CITY OF IDAHO SPRINGS
1711 Miner Street
P.O. Box 907
Idaho Springs, CO 80452-0907
Telephone (303) 567-4421
FAX (303) 567-4955

NOTICE AND AGENDA
Idaho Springs Planning Commission
1711 Miner Street, City Hall
Wednesday, November 1, 2023 – 6:00 p.m.

PLANNING COMMISSION
REGULAR MEETING
Wednesday, November 1st, 2023
6:00 PM

- **Call to Order**
- **Roll Call**
- **Approval of Minutes from June 14, 2023**
- **Conflict of Interest**
- **Public Comment (on non-agenda items)**
- **New Business**

  a) **Public Hearing: Final Development Plan (FDP) Application for 1501-1503 Colorado Blvd (Gem Motel)**

  b) **Public Hearing: Final Development Plan (FDP) for 320 Colo. Highway 103 (CCSD Transportation Maintenance Facility)**

- **Staff Update**
- **Adjournment**

IN-PERSON AND REMOTE MEETING PUBLIC ATTENDANCE AND PARTICIPATION INSTRUCTIONS

The Public is able to view and hear this meeting remotely at the following address on the City's website:
https://www.colorado.gov/pacific/idahosprings/city-council-live

To provide public comment remotely please use the link below
https://us02web.zoom.us/j/89171912558?pwd=cTNDR08rL0NhQzdVcG4wZlo5clY5dz09

For in-person Unscheduled Public Comment, please sign-in at the entrance to the Council Chambers.

Each individual that is providing public comment is limited to three (3) minutes.

PLANNING COMMISSION
MINUTES
June 14, 2023

CALL TO ORDER
Chair Cindy Olson called the meeting to order at 6:03 p.m.

ROLL CALL
Commissioners present were Cindy Olson, Don Reimer, Ursula Cruzalegui, and Chuck Howard. Commissioner Kent Slaymaker joined via zoon and commissioner Lisa Manifold was absent. Staff present were Assistant City Administrator Jon Cain, Deputy City Clerk Wonder Martell, and Assistant City Attorney Nick Klein.

APPROVAL OF MINUTES
Commissioner Ursula Cruzalegui moved to approve the minutes from April 12, 2023. Commissioner Chuck Howard seconded. The motion was carried by unanimous voice vote.

PUBLIC COMMENT
Chair Olson asked the audience if there was any public comment regarding anything not on the agenda, and there was none.

NEW BUSINESS

SPORTS COMPLEX MASTER PLAN
Assistant City Administrator Mr. Cain went over his staff report with the commission. Early in 2022, the Clear Creek Metropolitan Recreation District (CCMRD) and the City of Idaho Springs identified a partnership between the two organizations to redevelop the Shelley-Quinn Ballfields Complex (owned by the City and operated by CCMRD) to include these recreational facilities and other community amenities.

This site has approximately 4.5 usable acres and two baseball fields. Shelley Field (the east field) has limited use as a baseball field because of its small size and orientation. East of the fields is a public works storage facility that will no longer be necessary when the new public works facility is completed in early 2024, freeing this parcel for other uses. Mr. Cain introduced Kevin Shanks, Principal and Director of Landscape Architecture and Planning for THK Associates, to present the draft Sports & Recreation Complex Master Plan for the Shelley-Quinn Ballfields and to receive any feedback before the Plan is finalized and adopted by the City and CCMRD.

Kevin Shanks with THK went over the most recent changes to the master plan, those changes include not having the basketball court or the pump track located at this site. Mr. Shanks mentioned that the pump track was at the bottom of the priority/wish list and that pickleball won out over the basketball court. Mr. Shanks did bring up that the basketball court could potentially

be located in another area of the city. Mr. Shanks also wanted to note that the size of the skate park has been increased to 18,000 square feet.

Camerin Marlin with CCMRD advised the commission that they had done extensive research on this SPORTS COMPLEX and that there are 40 pages of data in the master plan showing all of this research and showing what the resident want and are looking for. Ms. Marlin also mentioned that COVID showed us a lot about outdoor recreation and mental health, and the creation of this space will be very beneficial for the youth and everyone in the community. Ben Shay is a youth coordinator and he also mentioned how much the community had been involved in this process.

BOARD QUESTIONS

Chair Olson asked if there were plans for irrigation included in this project. Mr. Shanks advised that yes, the costs for irrigation have been included in this presentation. Chair Olson also asked if they had received any pushback on not having the basketball court at this complex. Ms. Marlin stated no, that pickleball has taken off and there is a huge amount of interest in it, not much interest in basketball at present. Ms. Marlin also made note that there is a half-court at the elementary school and that there may be an opportunity to put one at the bus barn property.

Commissioner Cruzalegui wanted to ask about the possibility of holding zero waste events and maybe find an area for vessel composting. Ms. Cruzalegui stated that she was probably a little late in the game to bring this up. Ms. Marlin said she loves that idea. Mr. Cain said the city was interested in finding an area for composting, but it actually requires a lot of space so the city is interested, but it would most likely be located in another area that could accommodate it.

Assistant City Administrator Jon Cain advised the board that the next GOCO opportunity is in August, and this could be considered as a regional stakeholder project and possibly a LWCF grant could be tried for.

MOTION

Commissioner Howard moved to make a recommendation to City Council that the Sports Complex Master Plan be approved. Commissioner Reimer seconded followed by an all in favor roll call vote. Motion passes to council for the June 26th, 2023 city council meeting.

ADJOURMENT

Chair Olson adjourned the meeting at 6:50 pm

Proposal for a "small" Boutique Hotel - 1502-1505 Colorado Boulevard

1 message

Heather Campbell <theharvs1521@gmail.com> Wed, May 3, 2023 at 9:47 AM
To: Jonathan Cain <jcain@idahospringsco.com>

Hi Jonathan:
Would you please let me know the new date and time for the Planning Commission meeting for this proposed "small" Boutique Hotel? It's next to my house and I have a vested interest in the discussions.

Also, can you verify that the Planning Commission received my comments regarding the proposal that I sent to Jared on December 22,2022? Please see below.

Thank you.

Heather Campbell
1521 Colorado Blvd. - Pretty Blue House
theharvs1521@gmail.com
303-519-0287

Proposal for a "small" Boutique Hotel - 1502-1505 Colorado Boulevard Inbox

H

Heather Campbell <theharvs1521@gmail.com> Dec 22, 2022, 9:40 AM
to planning

Hi:

Per Tuesday's meeting, the following are our comments based on the information that was provided and most importantly what wasn't. We also question the timing of this meeting and how conveniently it was scheduled so close to the holidays when most people are traveling or are otherwise involved.

This is absolutely not the property to develop a 9-room boutique hotel. This is a **neighborhood** that needs housing for the citizens of Idaho Springs with a conscientious owner that respects the community and takes care of their property.

We purchased our home 17 years ago, raised our family here, and will retire here. I was raised here, and there are three generations of our family who call Idaho Springs home. We all live, work, and volunteer in our community. We are the citizens who make amazing contributions to the city, the schools, the gardens, the county---the community.

We're extremely concerned about what the proposed hotel will do to our privacy, our peaceful, quiet neighborhood, the quality of our serene outdoor space, and the impact on our property value.

Our notes from the meeting - December 20, 2022:

-It's very worrisome that there were NO plans showing exactly what the East side of the proposed building and property looks like. Why is that? It seems that you don't want people to see that. Specifically, what are the plans for the first-floor walkway, lighting, courtyard, second-floor walkway, parking, and fencing? Specifically, what will I see when I walk out my front door?

-The architect spoke about the thought process to reduce shadows to the North, what about the South and East?

-What are the plans for noise control and privacy? The proposed courtyard and firepit are directly on the fence line and outside of the neighbor's bedroom. The proposed 3rd story hot tub and private rooftop deck seem problematic for the neighbor's privacy.

-What are the requirements and plans for lightning so that the neighbors do not have their yards and homes affected by intrusive lighting?

-The proposed East side walkway runs parallel to a 20-year-old flower garden what are the specific plans for a wall/fence?

-Also on the East side, there is a row of very old lilac bushes (over 80 years old) that significantly block the view into the proposed parking lot. Again, what are the specific plans for a wall/fencing? Beautiful, mature apple trees will be cut down for this parking lot.

-What are the city's requirements as far as financing, construction noise, and construction debris for this project? What are the guarantees that the project will be completed in a manner that is respectful to the community and all the neighbors? What are the contingencies if the money runs out and the project isn't complete? What happens when the project costs double due to inflation, interest rates, building materials, or supply chain issues?

-What other properties have Craig Levy developed and do you have references and impact statements from property owners who were impacted by any development?

There are multiple properties for sale right downtown that would be perfect for a "Boutique Hotel," but 1503 Colorado Blvd. is NOT that property.

We look forward to additional information.

Heather Campbell & Dave Harvey
1521 Colorado Blvd.

J

Jerad Chipman <planning@idahospringsco.com> Dec 22, 2022, 11:53 AM
to me

Heather,

Thank you for your e-mail. As this was the first step in the entitlement process some of the finer details such as lighting have not been detailed. There will be future public meetings related to this proposed development, and you will receive an additional notice by mail. My guess is that those meetings will be in the first quarter of 2023. City staff completely agrees that housing is needed in the City and is working to address that issue. However, we are not able to compel a property owner to develop housing, but rather inform them of what uses are permitted within a zoning district. There is a new housing study that is beginning in 2023 and we would encourage your participation in that effort.

I am happy to pass on the comment for an eastern elevation. I have attached the images from Tuesday to this e-mail. Those images may answer some of your questions related to the courtyard and walkways. A shade study is not required by City code, however, is greatly encouraged. In the event that a shade study is developed, the north, east, and west are typically the focus. The south is not normally reviewed as there is less shading to the south. We will have to get additional information regarding the screening of the courtyard and the hot tubs. I will pass that comment along to the developer. As long as the lilacs are located on your side of the property line, they should not be disturbed. The City does not review the financing for a private development. There is always some risk in development, but the City does have mechanisms to mitigate some of the construction concerns. I am not certain of other developments that Mr. Levy has constructed. We could ask for more information in that regard.

I look forward to your continued input into the proposed development.

Thank you,

Jerad Chipman, City Planner

City of Idaho Springs

O: 303-567-4421

www.idahospringsco.com

Logo

6 Attachments • Scanned by Gmail

H

Heather Campbell <theharvs1521@gmail.com> Dec 22, 2022, 12:55 PM
to Jerad

Thank you. I took photos of the images at the meeting so that we could review them closely prior to commenting.

We definitely need to see the proposed East side rendering and look forward to receiving it.

Have a great holiday.

One attachment • Scanned by Gmail

Gmail

Heather Campbell <theharvs1521@gmail.com>

1505 Colorado Blvd. - FIRE DANGER, NUISANCE PROPERTY

10 messages

Heather Campbell <theharvs1521@gmail.com> Wed, Jun 21, 2023 at 2:33 PM
To: code@idahospringco.com
Cc: Nathan Buseck <nbuseck@idahospringsco.com>

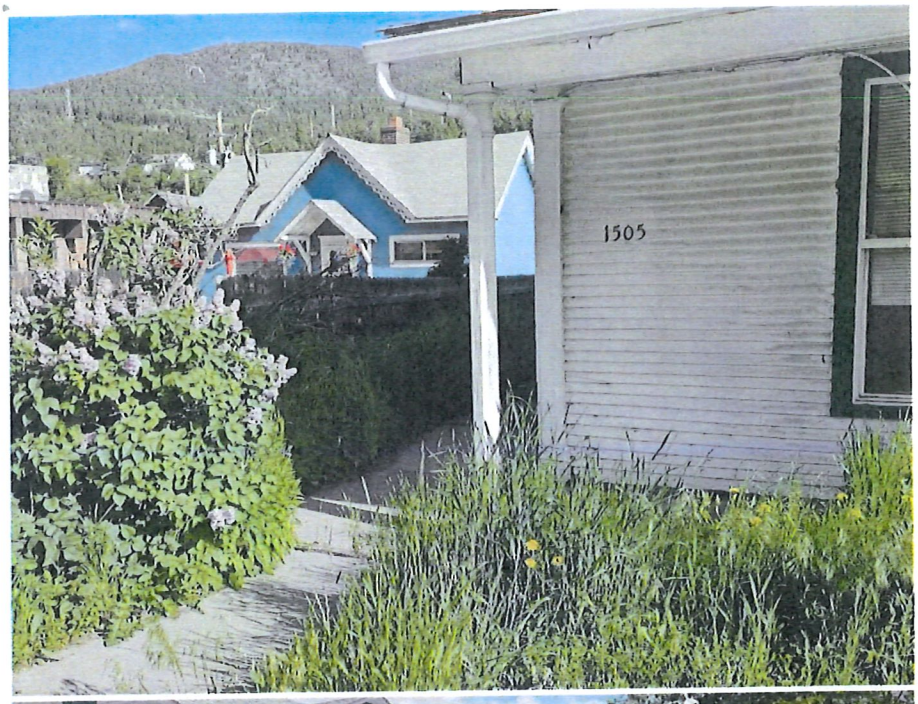
Hi:
I've been EXTREMELY patient with the owners of this dilapidated, nuisance property and the City of Idaho Springs hoping that if the owners wouldn't maintain their property, the City Ordinances would be enforced. I'm no longer willing to look the other way hoping that the owner or the city will rectify this situation. The property is now a fire hazard and the grass and noxious weeds have to be dealt with immediately.

Please let me know if the City Ordinances are no longer being enforced and I will reach out to Chief Babeoon and see if there is any way that his department can intervene due to the FIRE DANGER and risk that this presents to the neighborhood and the downtown historic district of Idaho Springs.

Attached are multiple images taken today.

Thank you for your immediate attention to this matter.

Heather Campbell
David Harvey
Owners of the beautiful, nicely maintained house next door to this disaster.
303-519-0287



Sec. 16-41. Weed and grass control.

(A) On developed lots or parcels, it is unlawful and shall be deemed a nuisance for the owner or occupant to allow the property to become overgrown with weeds or grass of any kind or nature. The owner or occupant shall keep the property substantially free of weeds. Weeds shall be controlled by removal or use of herbicides. It is unlawful and deemed a nuisance for the owner or occupant of any developed lot or parcel to allow turf grass to grow to a height of twelve (12) inches or greater.

(B) On undeveloped lots or parcels, it is unlawful and shall be deemed a nuisance for the owner or occupant of any property to permit weeds or grass to grow on such property to a height of more than twelve (12) inches within a distance of twenty-five (25) feet of any public street or publicly owned property, or within a distance of twenty-five (25) feet from any privately owned developed property.

(C) For purposes of this Section, *developed* shall mean any parcel of ground subdivided in accordance with the subdivision regulations of the City or subject to the Zoning Regulations of the City, on which any improvement has been constructed or which is used for parking or storage.

(Ord. 8 §1, 2006)

Sec. 16-42. Noxious weeds.

Pursuant to the Colorado Noxious Weed Act, Sections 35-5.5-101 through 35-5.5-119 C.R.S., as amended, the Commissioner of the Colorado Department of Agriculture has identified certain species of weeds to be designated as noxious weeds. Among those species so designated are those whose eradication is mandated by state law. Therefore, it is unlawful for the owner or

person responsible for any parcel of land within the City to permit any such noxious weed to remain upon such property. A list of such noxious weeds is on file in the office of the City Clerk.

(Ord. 8 §1, 2006)

Nathan Buseck <nbuseck@idahospringsco.com> Wed, Jun 21, 2023 at 2:42 PM
To: Heather Campbell <theharvs1521@gmail.com>, "code@idahospringco.com" <code@idahospringco.com>

Heather,

The code enforcement officer will address this violation (this is the first I have been made aware of this issue at that property). I would like to assure you that City Ordinances are enforced, but the ultimate goal is to seek compliance, cooperation, and consideration of one's neighbors. Either way, this will be addressed, and I thank you for letting us know.

Respectfully,

Nate Buseck

Nathan Buseck
Chief of Police
3000 Colorado Blvd.
P.O. Box 907
Idaho Springs, CO. 80452
Office: 303-567-4291
Fax: 303-567-1014
FBINA #277
https://cityofidahosprings.colorado.gov/ISPD

TO:	Planning Commission
CC:	City Administrator Andrew Marsh
FROM:	Jonathan Cain, Assistant City Administrator & Interim Community Development Planner
DATE:	November 1, 2023
SUBJECT:	Final Development Plan for The Gem Motel, 1503 Colorado Boulevard
ATTACHMENTS:	Submission Materials

PROPOSAL

Craig & Kurt Levy, (the "Applicants"), are requesting approval of a Final Development Plan ("FDP") at 1503 Colorado Boulevard (the "Property") for the construction of "The Gem Motel," a new three-story mixed-use motel and café building.

REQUIRED ACTIONS

Chapter 21, "Land Development Regulations" of the Idaho Springs Municipal Code (ISMC) requires the Project to go through a FDP process that includes public hearing and decision by both Planning Commission and City Council.

EXISTING CONDITIONS

The Property is situated on the southeast corner of Colorado Boulevard and 15th Avenue. The Property is bounded to the south by Center Alley. The Property has approximately 69.5' of Colorado Boulevard frontage and 127 Feet of 15th Avenue frontage. There is a duplex measuring approximately 56.5'x39' on the northeast portion of the lot, a Single-Family Home measuring approximately 28'x42' on the west portion of the lot, and a Multicar Garage measuring approximately 50'x72' on the southeast corner of the lot.

PROJECT DESCRIPTION

The Applicants have submitted a land use application for a new three-story mixed-use motel and café building. The building would have an Italianate Façade with a ground level storefront, second level single hung windows, an articulated brick cornice and engaged brick columns. It would be sided with unpainted brick and black painted siding on the secondary structure and trim.

Existing Use and Zoning.

In recent years, the Property has been used as multi-family residential housing. On January 15, 2022, the duplex on the property was struck and damaged by a drunk driver. It has been vacant due to safety concerns since that time. The zoning on this property is Commercial 1 (C-1).

Surrounding Use and Zoning.

The property sits adjacent to several different zone districts. To the North is Residential 3 (R-3), to the South is the Historic District (HD), to the East is Commercial 1 (C-1), and to the West is a Commercial 2 (C-2) zone district.

REVIEW PROCESS

The Land Development Regulations dictate the following process for an FDP application, and the dates are noted that each item was accomplished or is anticipated to be accomplished:

1. Community Mailing | December 5, 2022
2. Community Meeting | December 19, 2022
3. Application and Review by City Staff, City Consultants, and other Agencies.
4. Planning Commission Hearing | November 1, 2023
5. City Council Hearing |November 13, 2023

Effect of Approval.

An FDP runs with the associated property. The City Clerk maintains files containing all documents relevant to the application and approval. Approval of the FDP constitutes authorization to construct improvements upon and use of the property subject to the approved plan. The Applicant would next pursue permits through the City Building Department for construction.

REVIEW CRITERIA

The Land Development Regulations ("LDR") require approval of an FDP for all new commercial structures. For an FDP subject to public hearings, LDR section 21-106(F)(1) includes the following criterion:

Final development plans shall conform to all use and development standards of the ISMC as well as the Idaho Springs Standards and Specifications for Design and Construction and any underlying Planned Development.

ISMC USE AND DEVELOPMENT STANDARDS

Development Standards			
Zone District:	**Commercial 1 (C-1)**		
Minimum Lot Area:	**(-)**		
Minimum Lot Width at Front of Setback Line:	**(-)**		
Required Setbacks in Feet:	**Front: 10**	**Side: 5**	**Back: 10**
Provided Setbacks in Feet:	**Front: 10**	**Side: 5**	**Back: 18**
Required Unobstructed Open Space:	**Required: 10%**	**Provided: 948 SQ FT (10%)**	
Maximum Height:	**Required: 35'**	**Provided: 35'**	

Analysis: **It appears that the proposal conforms with these standards.**

PARKING AND LOADING REQUIREMENTS (ARTICLE V DIVISION 1)
No land shall be used or occupied, no structures shall be designed, erected, or altered and no use shall be operated unless the off-street parking and loading spaces herein are provided in at least the amount and maintained in the manner set forth.

Sec. 21-126. Location; parking and loading.
Stormwater Run Off
All parking spaces shall be designed to manage stormwater drainage that will result from increased runoff from the site.

Analysis*:* The Applicant should design their stormwater drainage to drain towards Colorado Boulevard to the maximum extent practical. The applicant shall work with the department of Public Works to ensure that stormwater drainage on the site is sufficient and directed towards Colorado Boulevard as a condition of approval of this FDP.

Snow Storage
Where a surface parking area of five (5) spaces or more is situated such that less than one half (1/2) the perimeter of the total area abuts a required yard that can be used for snow storage, then the total size of the parking area shall be increased by 5%.

Analysis: The Parking Lot area in this site plan measures approximately 3,000 square feet. The Site plan shows a snow storage area of 207 square feet, with approximately 8 feet of that area abutting the snow storage area. **While this does not meet the requirement of ISMC 21-126, staff *does believe* that the area is sufficient for snow storage on the site.**

Sec. 21-127. Parking space required.

Parking Spaces required (Sec. 21-127)	
Food and Beverage Services	**1 space per 250 SF GFA**
Lodging Facilities	**1 per guestroom; 2 for Staff (10 Total)**
Total Required Spaces:	**10**
Shared Parking Reduction Factor	**None**
Total Provided Parking Spaces:	**9, including Accessible Space**
Total Provided Accessible Spaces:	**1**

Analysis: The existing single-family home on the site falls under the legal non-conforming use category within the C-1 use district, in accordance with ISMC Sec. 21-12. As long as its use remains unchanged it will not require additional off-street parking spaces.

The Applicant's provided site plan reveals a deficiency of one (1) parking space for the proposed use. To rectify this shortfall, the Applicant has two viable options: either furnish an additional parking space or participate in the recently introduced fee-in-lieu program, requiring a payment of $20,000 for the 1 needed space. The applicant has applied for the fee-in-lieu program for the Planning Commission's

consideration this evening. Approval by the Planning Commission, coupled with an agreement to fulfill the fee, are prerequisites for FDP approval.

Fee in Lieu Application

ISMC Sec. 21-134: In accordance with ISMC Sec. 21-134, eligible applicants may opt for a substituted cash fee in lieu of providing all or part of the required parking spaces.

Parking Fee in Lieu Program Boundary: The Parking Fee in Lieu program is applicable to properties within the designated boundary. This area is generally outlined by Water St. to the South, Colorado Blvd. to the North, 13th Ave. to the West, and Riverside Dr. to the East (as depicted in ISMC Figure 21-134.1). The Property lies within the Program Boundary area.

Criteria for Consideration: There are five criteria for evaluating such applications. To approve an application, the Commission must find that a majority (at least 3) of these criteria are met:

1. Site-Specific Constraints: The first criterion assesses whether the applicant can reasonably provide all required parking on-site, considering any site-specific physical constraints or site design requirements.

***Analysis*:** The applicant's effort to preserve the home on the southwest corner of the property has limited the available open space for meeting this requirement. The application appears to meet this criterion.

2. Historic Significance: This criterion evaluates whether meeting on-site parking requirements would adversely affect the historic significance of existing buildings or site features.

***Analysis*:** While the old home on the property is not currently designated as historic, it may be designated at least locally or even nationally in the future. The application appears to meet this criterion.

3. Proximity to Public Resources: This criterion considers the property's proximity to permanent public parking or public transportation routes.

***Analysis*:** Although the applicant has stated that the property isn't in close proximity to public parking or public transportation routes, it is located a few blocks from public transportation (Bustang, Pegasus, Roundabout) at exit 240 and is very close to public parking resources in Downtown Idaho Springs. The application appears to meet this criterion.

4. Land Use Characteristics: This criterion assesses whether the proposed land use reduces the need for on-site parking.

***Analysis*:** Staff does not believe that there will be a reduced need for on-site parking at this location.

5. Public Health, Safety, and Welfare: The final criterion evaluates whether locating the required parking on the property would adversely affect public health, safety, or welfare.

***Analysis*:** There is no feasible way to provide additional on-site parking without compromising the safety of the parking area and the surrounding areas. The application appears to meet this requirement.

Staff Recommendation: Based on the analysis, this application satisfies four out of the five criteria for the Parking Fee-in-Lieu program. Staff recommends that the Planning Commission APPROVE this application for the Fee in Lieu Program. The required fee is $20,000 for one parking space.

Off Street Loading (Sec. 21-130)
One (1) space may be eliminated if off-street loading space for the handling of all materials and equipment is provided.

Analysis: It appears that adequate space for handling materials and equipment on site has been provided.

Parking Dimensions; Layout (Sec. 21-131)
The minimum size of a required parking space shall be a width of 9 feet and a length of 18 feet.

Analysis: **The parking spaces provided meet this requirement.**

Improvements; Maintenance (Sec. 21-132)
Entrances and exits shall be so located as to minimize traffic congestion.

Barriers shall be provided such that occupants of adjacent structures are not unreasonably disturbed by the movement of vehicles. No part of parked vehicles will extend beyond a parking area. Lighting facilities will be arranged to not disturb adjacent residential property or traffic.

Maintenance. All off-street parking and loading spaces, aisles and driveways shall be so graded as to dispose of all surface water, other dust free surface, and maintained in good condition, free of weeds, dust, trash, and debris. Additionally, all parking lots should be paved in asphalt or concrete (Sec. 21-126).

Analysis: The parking area appears to conform to these requirements.

BUILDING AND SITE DESIGN STANDARDS (DIVISION II)

Design Setting (Sec. 21-205).
Development shall be designed to be compatible with the Comprehensive Plan recommendations to fit into the setting of the City and protect scenic view corridors, historic districts, and historic landscapes.

The Property is in the Idaho Springs Downtown District that is bounded by Colorado Boulevard to the north, Interstate 70 to the south, Clear Creek to the East and 13th Avenue to the west. Buildings along Colorado Boulevard in this district are comprised of a mixture of newer and historic homes and both

commercial and civic buildings. Many of the residential homes in this area were built in the late 1800s to early 1900s and feature Victorian architecture such as hipped and gabbled roofs and clapboard siding.

Immediately to the south of the Property is the Idaho Springs Downtown Historic District. This area is listed on the National Register of Historic Places and features several resident and tourist-oriented service and retail establishments. Most of the buildings in the District are well over 100 years old and reflect the commercial style of the late 19th century with recessed entrances, large display windows, elaborate cornices, cast-iron pilasters, and intricate patterns of brickwork. Regarding the Historic District, the Comprehensive Plan states that "**New developments within a two-block radius of the outside boundary of the District should build upon and support the architectural features of the District itself. Use of Historic District building materials, architectural styles and designs based upon historic City sites are strongly encouraged."**

***Analysis*:** The proposed motel features an Italianate façade with a ground level storefront, second level single hung windows, an articulated brick cornice, and engaged brick columns. It will be clad in unpainted "orange" brick with black trim.

There is a "secondary" structure on the west side of the Property along 15th Avenue, a small house dating back to the second half of the 1800s. The structure is proposed to remain as a "caretaker unit." The Applicants propose painting this structure black to be complementary to the Motel trim.

The proposed project's morphology is in character with the requirements of the Downtown Historic District. The new three-level motel building will be larger than the two-level building it replaces, so there may be an impact on scenic view corridors for neighboring properties. **Overall, it appears that the Property conforms with ISMC standards.**

Commercial Architecture (Sec. 21-220 (B)).
The City establishes the following minimum architectural standards in order to support existing commercial and industrial development in the community and develop new commercial and industrial projects/districts that enhance the appearance and business setting in the City.

Building orientation. Buildings shall be located to front on and relate primarily to streets.

Analysis: This project is oriented towards Colorado Boulevard. The two buildings on this site will have varying setbacks (the historic home is located closer to the right of way on 15th Avenue). There are views into and through the project from City right of way. Parking for the property is provided off Center Alley on the South side. **The project conforms with ISMC standards.**

Building form. The design of all buildings shall employ textured surfaces, projections, recesses, shadow lines, color, window patterns, overhangs, reveals, changes in parapet heights and similar architectural features to avoid monolithic shapes and surfaces and to emphasize building entries. Buildings shall not contain unbroken flat walls of thirty (30) feet or greater in length.

Analysis: The Colorado Boulevard frontage of this proposed building is 62 feet long. It features single hung vertical windows on the second and third stories, and glass storefront on the first level on both the north and west sides. There are both horizontal and vertical breaks in the façade of the building, and it

features an Italianate façade with an articulated brick cornice. The building is clad in a mixture of lightly colored brick, horizontal lap siding and custom wood paneling on the storefront to the north.

The main entry to the building features a portico, clearly distinguishing the entry way from the mass of the building. The building's architectural features continue on each of its four sides. **It appears that the building conforms with ISMC standards.**

Exterior building materials and colors. Intense, bright, or fluorescent colors shall not be used as the predominant color on any wall or roof of any primary or accessory structure.

***Analysis*:** The proposed project appears to be consistent with ISMC guidelines.

Blank walls and wall articulation.

***Analysis*:** The proposed project appears to be consistent with ISMC guidelines.

Walkways. Walkways must be located and aligned to connect areas or points of pedestrian origin and destination directly and continuously and not be located and aligned solely based on the outline of a parking lot configuration that does not provide such direct pedestrian access.

***Analysis*:** The proposed pathway appears to be consistent with ISMC guidelines.

LANDSCAPE DESIGN (Division III)
Landscape plans must address the standards listed below:

Landscape materials shall be selected, sited, and planted to produce a hardy and drought resistant landscaped area. Selection shall include consideration of soil type and depth, the amount of maintenance required, spacing, exposure to sun and wind, elevation, the slope and contours of the site, and compatibility with existing native vegetation preserved on the site, and on adjacent sites. Landscaping should be designed to incorporate water conserving materials and techniques through the application of xeriscape landscaping principles.

***Analysis*:** The landscape plan appears to conform to most of these requirements. Some of the selected plants, such as the Acer Gininala 'Flame' Maple are not native to Colorado.

Site landscape design. Landscape improvements shall be an integral part of the overall site design for each property and:

(1) Configured to maximize connections within the site to natural areas and to landscaped areas in adjacent developments.
(2) Enhance natural features, creeks and streams, drainage ways and environmental resources.
(3)Designed for mature landscapes that will provide appropriate visibility for cars and pedestrians.
(4) Preserve and frame views.
(5) All landscapes shall maximize the use of native species. Where native material is not appropriate for the intended use or appearance, plant species that are regionally adapted and noninvasive may be used.
(6) Landscapes shall consist of a variety of species to enhance biodiversity.
Code Sec. 21-231(C).

Analysis: The landscape design appears to meet these requirements.

New buildings and paved areas.

(1) Anchor structures in the landscape through the use of trees, shrubs, and groundcover.
(2) Integrate adjacent land uses of different intensities through a combination of berming, plantings and fencing. Use opaque screening only when necessary to mitigate the impact of noise, light, unattractive aesthetics, and traffic. A fence shall not be the only screening material used.
(3) Use landscaping to provide a transition from developed, managed landscape to more natural vegetation.
Code Sec. 21-131(D).

Analysis**:** The landscape plan appears to meet these requirements.

Plant materials.

(1) Plants shall be healthy, well-branched, vigorous stock with a growth habit normal to the species and variety and free of diseases, insects, and injuries. A variety of plant species shall be installed to help prevent the spread of disease.

(2) All plants shall conform to standards for measurements, grading, branching, quality, ball and burlapping, as stated in the current edition of the American Standard for Nursery Stock, American Association of Nurserymen, Inc., (AAN-ASNS) and the Colorado Nursery Act of 1965 (CNA).

(3) The minimum planting sizes on all required landscaping shall be two-inch caliper deciduous trees, one- and-one-half-inch caliper ornamental trees, six-foot tall evergreen trees and five-gallon shrubs.

Code Sec. 21-131(E)

Analysis**:** The landscape plan appears to meet these requirements.

Street trees. Street trees shall be calculated to be placed at intervals of no greater than forty (40) feet along new and existing streets bordering the project. Code further states that "The placement of street trees may be combined into groupings as necessary to accommodate drive entrances, utility services and other elements particular to the site."

Analysis**:** While there is only one such street tree on the east end of the project, the proposed project does appear to meet these guidelines.

Irrigation. All required landscaping shall be irrigated as required for plant establishment and maintenance. Irrigation shall be appropriate to the type and scope of the improvements and, at City direction, may include installation of a permanent irrigation system. All automatic irrigation systems must be installed with moisture sensors.

***Analysis*:** The landscape plan appears to meet these requirements.

Standards and Specifications for Design and Construction.
JVA, Inc., the City's engineering firm reviewed this application. On April 20, 2023, JVA informed the City that additional information was needed: both a civil plan and landscape plan. This was conveyed to the applicant who provided those drawings on April 21, 2023.

REFFERALS
The application was sent for review by City Staff, Consultants, and Public Agencies on February 27, 2023. The City requested comments, questions, and concerns to be returned by March 1, 2023.

Sent	Returned	Referral	Comments Returned
☒	☒	Andrew Marsh, City Administrator	Final Review of Staff Report
☒	☒	Nathan Buseck, Chief of Police	No Concerns.
☒	☒	John Curtis, Director, Public Works	
☒	☒	Nathan Skalak, JVA Engineering	See comments above.
☒	☒	Dan Wester, Safebuilt	No Concerns. Concerns will be addressed during Building Permit review.
☒	☒	Kelly Babeon, Clear Creek Fire Authority	No Comments. Concerns will be addressed during Building Permit review.
☒	☒	Carmen Beery, City Attorney	Request Proof of Title from last 30 Days, per ISMC Requirement. Applicant provided, attached to staff report.
☒	☒	Wonder Martell, Deputy City Clerk	No Concerns.

PUBLIC NOTICE
Public Notice was provided based on the requirements of Table 21-85-1 of the ISMC. Requirements include a Community Meeting (**held December 19, 2022**), a Notification Mailing to Property Owners within 300 Feet of the Property (**sent December 5, 2022**), and a Sign Posted on the Property at least fourteen (14) days prior to the Planning Commission Hearing (**posted October 9, 2023).**

ATTACHMENTS
1. **Completed Land Use Application (3.27.2023)**
2. **Cover Letter by Zeke Freeman of Root Architecture and Development (3.27.2023)**
3. **Zoning Permit Application (3/16/2023)**
4. **Fee-in-Lieu Application**
5. **Architectural Elevations in Color**
6. **Vicinity Map**
7. **Site Plan**
8. **Landscape Plan**
9. **Legal Description of Property**

10. **Title Commitment**
11. **Approval of Property Owner for Project**
12. **Impact Analysis Letter**
    a. **Traffic Analysis**
    b. **Electrical Plans**
    c. **Plumbing Plans**
    d. **Mechanical Plans**
    e. **Floor Plans**

PLANNING STAFF SUMMARY, FINDINGS AND RECOMMENDATION

The City received an application from Kurt and Craig Levy requesting approval of a FDP at 1503 Colorado Boulevard for the construction of "The Gem Motel," a new three-story mixed-use motel and café building. City Staff finds that this project conforms with most of the requirements of the Idaho Springs Municipal Code and ***recommends FDP approval with conditions***.

SUGGESTED MOTION

Based on the findings made on the record of this matter, I move to recommend **APPROVAL** of the associated Fee-In-Lieu Application and **APPROVAL WITH CONDITIONS** of the Final Development Plan for the "Gem Motel" at 1503 Colorado Boulevard, the conditions being as follows…

Prior to the issuance of any permit related to the Plan, the following shall occur:

The applicant shall work with the department of Public Works to ensure that stormwater drainage on the site is sufficient and directed towards Colorado Boulevard.

/JHC

March 27, 2023
ROOT Architecture & Development
28677 S Buffalo Park Rd, Evergreen, CO 80439

THE GEM HOTEL
PROJECT OWNER:
Craig Levy
PO BOX 341
Indian Hills, CO 80452
clevy@acceleratedasi.com

To Whom It May Concern:

The following description applies to the development of "The Gem Hotel" located at 1503 Colorado Blvd, Idaho Springs, Co.80454.,

Current Land use: Residential. There are currently two residential structures built in the aforementioned lot, a Duplex to be demolished located at the North side of the Lot, and a single family house to remain located at the South West side of the Lot.

The proposed development is a new three-story mixed use hotel and café building, laid out as follows:

Basement level contains a Laundry room, break room for employees, mechanical room, storage area, common women's bathroom, and men's bathroom.

Main level contains the Hotel lobby/common area and a gift shop, two hotel rooms, a caretakers unit, courtyard and a parking lot with capacity up to 9 vehicles, one main pedestrian access abutting Colorado Bldv. And one vehicular access from the Center Alley.

Second floor layout has four hotel rooms, and two more units with private and common decks on the third floor.

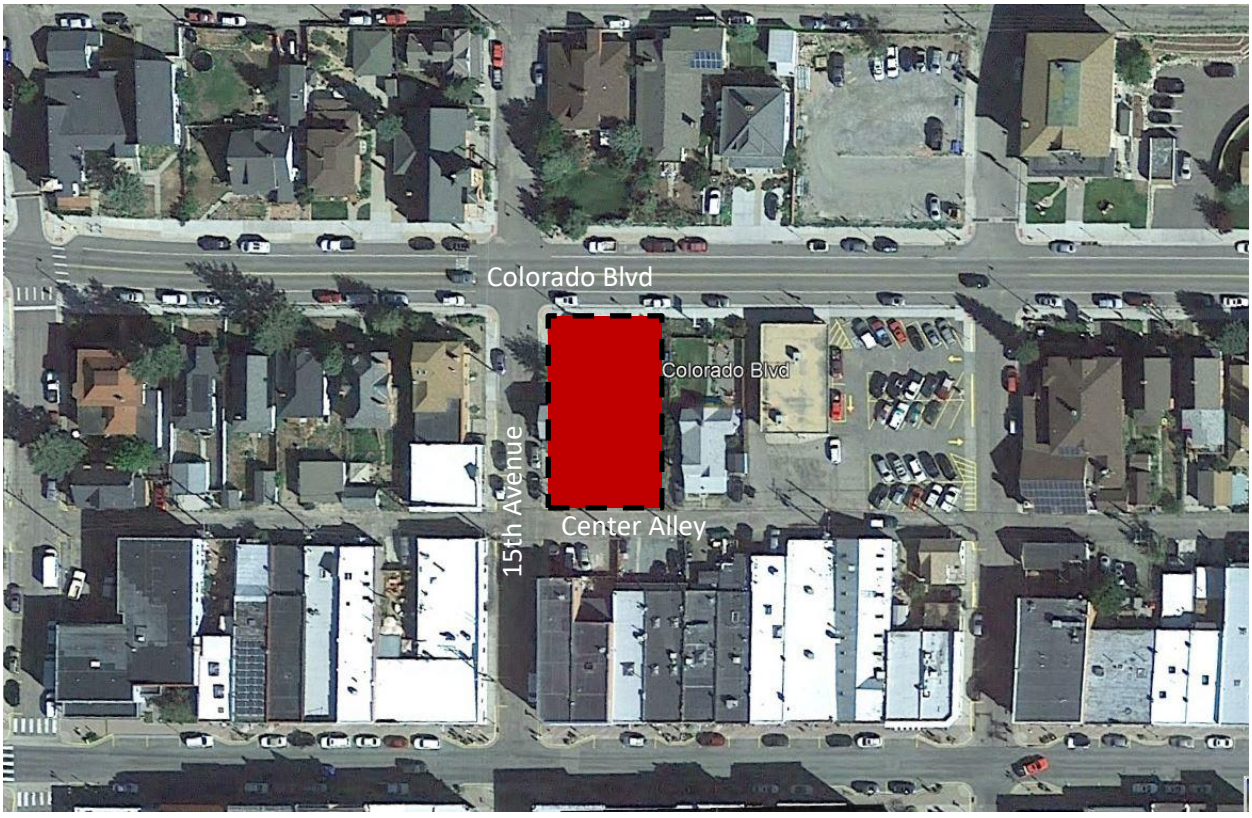
Taking into consideration the surrounding architectural features, the building presents an Italianate façade with ground level storefront and second level single hung windows, articulated brick cornice and engaged brick columns, usage of unpainted ballpark orange brick and black painted siding for the secondary structure and trim.

No known hazards and environmental issues anticipated for this project.

Traffic impact generation:

- **Parking:** The proposed parking capacity is 9 parking spots taking into account the 1.3 reduction factor for mix-use, divided as follows: 1 parking for each unit (9), 1 parking per 300 SF commercial use (1), 2 parking spots for employee use (2), making a total of 12 spots (9 total after applying the reduction factor). A snow storage area of 144 SF, and a covered trash container area are proposed in the parking area.

VICINITY MAP



Utilities: All utility sources such as water, sanitary sewer, gas, and electricity will be all public utilities.

- **Water main location:** Colorado Blvd
- **Sanitary Sewer location**: 15th Avenue
- **Gas main location**: 15th Avenue, and Center Alley.
- **Electricity overhead location:** one utility pole located at the southeast corner of the lot, overhead along the south property line

Service demands:

- **Water demand/service**: 67 gpm,

  2018 IPC Table E103.2(2) was used to determine the total water fixture units, WFUs, for this building. These WFUs were then converted to a 62 GPM value to which a 5 GPM hose bibb flow was added to estimate peak domestic flow

- **Sanitary sewer demand/service:** 62 gpm

  Sanitary peak flow was equivalent to this value minus the hose bibb 5 GPM flow, as this flow typically would be discharged to grade or storm after the use of a hose. This gives the 62 GPM peak flow value.

- **Storm (roof drainage alone):** 87 gpm
  Electrical demands were based on NEC 220.14 (M) Hotel and Motel Occupancies, NEC Table 220.12 General Lighting Loads by Non-Dwelling Occupancy and a W/SF number for the unknown mechanical loads.

Environmental hazards and mitigation plan: No environmental hazards anticipated for this project.

Natural resources: N/A

Historic preservation: The proposed project's morphology is in character with Idaho Springs historical architectural features. The building presents an Italianate façade with ground level storefront and second level single hung windows, articulated brick cornice and engaged brick columns, usage of unpainted ballpark orange brick and black painted siding for the secondary structure and trim.

Drainage, including off-site impacts: Drainage will be surfaced drained to city storm.

Visual impacts: The project has been designed to meet all required zoning setbacks and bulkplanes. The project is designed to fit within the architectural style and character of Idaho springs.

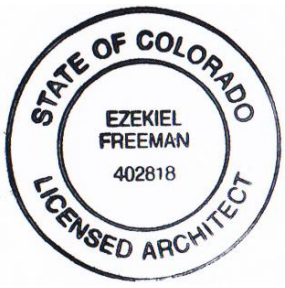
Educational needs: No special Education needs are anticipated at this time.

Emergency service's needs: Fire access, fire sprinkling, and proper means of egress has been provided for within the design of the project. The Design team will work with Emergency services for Fire alarm, knock box location or additional requirements during review of the project.

Telecom Impacts: The Hotel intends to provide high speed internet with the available comcast already located within the alley.

Sincerely,

Applicant:
Zeke Freeman
Principal
Root Architecture & Development
zfreeman@root-ad.com
C. 720.498.1925



BUILDING PERMIT APPLICATION

City of Idaho Springs
1711 Miner Street
Idaho Springs Colorado, 80452
Phone: 303-567-4421 Fax: 303-567-4955
Inspection Line: 303-450-8748

Permit # :

Property Owner	Craig Levy	Phone 720.350.8700
Mailing Address	Po Box 341, Indian Hills, CO 80454	
Job Address	1501/1503 Colorado Blvd, Idaho Springs 80452	
Contractor/Contact Person	TBD	Phone
Contracter Address		License Number
Licensed Plumber	TBD	License Number
Licensed Electrician	TBD	License Number
Mechanical Contractor	TBD	License Number
Description of Work:	New three-story mixed use hotel and restaurant	

IMPORTANT-YOU MUST COMPLETE A-C USE OTHER BOXES IF NEEDED

Proposed Use (A)

Residential
- ☐ One Family/Duplex
- ☐ Multi Family
- ☒ Hotel, motel, or dormitory
- ☐ Garage
- ☐ Carport
- ☐ Patio
- ☐ Basement
- ☐ Fireplace
- ☐ Other_____

Commercial
- ☐ Shell Only
- ☐ Tenant Finish
- ☐ Remodel/Addition
- ☒ New Building

Square Footage
Main Floor 2310.8
Add. Floors 3711.2
Basement 2074.1
Covered Porch_____
Decks_____
Garage _____
Other 1273

Occupancy
Classification R-1, B
Construction Type VB
- ☐ Seperated
- ☒ Non-Separated

Heating Fuel Type
- ☒ Gas LP or NG
- ☐ Electricity
- ☐ Solar
- ☐ Other

Type of Improvement (B)
- ☒ New Building
- ☐ Addition
- ☐ Remodel/Finish
- ☐ Repair Replacement
- ☐ Fence
- ☐ Other

Value of Work (C)
This is the value of materials **and** labor going into the project.
$ 1,600,000.00

Construction Type
- ☒ Wood Frame
- ☐ Structural Steel
- ☐ Masonry
- ☐ Other_____

Demolition
- ☒ Site Plan
- ☐ State Permit
- ☐ Asbestos Permit

Type of Sewage Disposal
- ☒ Public
- ☐ Individual (Septic Tank)

Fees / **Paid**
- ☐ Permit Fee_____ ☐
- ☐ Electrical Fee _____ ☐
- ☐ Plan Review_____ ☐
- ☐ Use Tax _____ ☐
- ☐ Other _____ ☐
- ☐ Total_____ ☐

Notes:

Miscellaneous
Number of Stories 3
Lot Size 9477 SF
Parking Spaces 9
Enclosed____Outdoors X

Type of Water Supply
- ☐ Private
- ☒ Public

Residential Only
# of Bedrooms_____

The applicant, his agents and employees shall comply with all the rules, restrictions, and requirements of the Town and Building Codes governing location, construction and creation of the above proposed work for which the permit is granted. The Town or its agents are authorized to order the immediate cessation of construction at anytime a violation of the codes or regulations appears to have occurred. Violation of any of the codes or regulations applicable may result in the revocation of this permit. Buildings MUST conform with plans as submitted to the Town. Any changes of plans or layout must be approved prior to proceeding with construction. The applicant is required to call for inspections at various stages of the construction, and in accordance with the aforesaid rule, the applicant shall give the building inspector not less than one day's notice to perform such activities. In the event construction is not commenced within 180 days of issuance of this permit, then the same is automatically void. Cessation of work for a period of 180 continuous days shall also cause this permit to be void. Permits are not transferable.

Signature of Applicant	Date 03/16/2023	Approved Town Official	Date
Approved Building Inspection	Date	Approved Zoning and Planning	Date
Approved Public Works	Date	Approved Fire District	Date

ZONING PERMIT

Idaho Springs City Hall
1711 Miner St • PO Box 907
Idaho Springs CO 80452
(303) 567-4421 • FAX (303) 567 4955

OVERVIEW

Zoning Permits are intended to be used to facilitate the opening of businesses in the City by verifying whether or not a use is permitted within a building or tenant lease space in accordance with the city's Zoning Ordinance in regards to occupancy and parking (Section 21-41 of the Municipal Code). A Zoning Permit is required for all businesses in Idaho Springs and will be distributed to all businesses applying for a business license and must be completed and returned to the Planning and Development Department. Zoning Permits require review and approval by Planning staff prior to any business being opened. This approval will provide confirmation that the use being proposed is compatible with the zoning of the property. ***Please note that the approval of a Zoning Permit does not constitute approval from Building, Fire Department or other agency codes or requirements.*** However, Planning staff will provide you with comments from other city- wide departments that might be applicable to the opening of your business in Idaho Springs. As a result, you may be required to coordinate with other departments to address any specific requirements they may have. In some cases, a pre-application meeting may be recommended.

SUBMITTAL REQUIREMENTS

A Zoning Permit shall be submitted directly to the Planning and Development Department. You may submit application in person or via email at adminsec@idahospringsco.com, and to planner@idahospringsco.com. The following application package must be submitted to the Planning and Development Department to commence review:

- ☐ Completed **Application** (see attached).
- ☐ Completed **Questionnaire** (see attached) that describes the proposed business.

PROCESS

- Prior to opening of your business, you will need to submit to the Planning and Development Department a fully completed Application and Questionnaire for a Zoning Permit. A Zoning Permit is required with any new business, change in business name, change in business type, ownership, or location. A Zoning Permit can be applied for concurrently with a business license or any building permits that may be required prior to opening of your business. ***DISCLAIMER – The issuance of a business license does not confirm that the use of the property is permitted in accordance with the underlying zoning for the property.***
- Zoning Permits are reviewed administratively by Planning staff. Planning staff will also forward the permit for review by various city departments, including but not limited to the following: Public Works, Building, and Finance, if necessary.
- If the use being proposed is consistent with the underlying zoning of the property, the Zoning Permit will be issued by the City. If any conditions are associated with the approval, they will be noted on the permit.
- Clear Creek Fire Authority conducts separate review of permits for compliance with the fire code. Separate approval may be required from CCFA. You may contact CCFA at 303-567-4342.

CODE REQUIREMENTS

Section 21-41 of the Municipal Code is the city's Zoning Ordinance. The city's various zone districts allow for different land uses. If you would like to know the zoning of your property, you can use the zoning map link on the city's website (https://www.colorado.gov/pacific/sites/default/files/Zoning%20Map%20NEW.pdf) or contact the Planning and Development Department directly at 303-567-4421 Ext 118 or via email at planner@idahospringsco.com. You can obtain a list of allowed uses for the various zone districts by accessing the Zoning Ordinance through the City of Idaho Springs Municipal Code: https://library.municode.com/co/idaho_springs/codes/municipal_code?nodeId=IDAHO_SPRINGSMUCO.

ZONING PERMIT

Idaho Springs City Hall
1711 Miner St • PO Box 907
Idaho Springs CO 80452
(303) 567-4421 • FAX (303) 567 4955

PROJECT INFORMATION

Site Address: 1501/1503 Colorado Blvd, Idaho Springs 80452

Business Name: The Gem Hotel ☒ New Building ☐ Existing Building

PROPERTY OWNER(S) INFORMATION

Name: Craig Levy

Company (if applicable):

Address: PO BOX 341

City: Indian Hills State: Colorado Zip: 80454

Phone: 720.350.8700 Email: clevy@acceleratedasi.com

TENANT INFORMATION (If other than owner)

Name:

Company (if applicable):

Address:

City: State: Zip:

Phone: Email:

OWNER(S) & AGENT CERTIFICATION

I hereby depose and state under the penalties of perjury that all statements, proposals and/or plans submitted with/or contained in this application are true and correct and the application is complete to the best of my knowledge and belief.

Agent's Signature: Date: 03/16/2023

Owner(s)' Signature(s): Date: 03/01/2023

STAFF USE ONLY:

Zoning: Nonconformities: ☐ Yes ☐ No

Describe any NCs:

☐ Approved ☐ Denied

By: Date:

Comments:

Date Application Received:

ZONING PERMIT

Idaho Springs City Hall
1711 Miner St • PO Box 907
Idaho Springs CO 80452
(303) 567-4421 • FAX (303) 567 4955

BUSINESS NAME: The Gem Hotel

BUSINESS ADDRESS: 1503 Colorado Blvd, Idaho Springs, Co 80454

1. What is the proposed use of the building/tenant space? Hotel / Restaurant
2. What was the previous use of the building/tenant space? Residential, Duplex
3. What is the square footage of the building/lease area? _____
4. Is your business currently operating in Idaho Springs at a different address? ☐ Yes ☒ No

   If yes, address: _____
5. ☐ Retail ☒ Restaurant ☐ Office ☐ Manufacturing/Distribution ☐ Service ☐ Other: Hotel
6. Provide a detailed description of operation/s to be performed within the building:
   Hotel guests accommodation and coffee shop service.
7. Is there food preparation involved: ☒ Yes ☐ No
8. Number of employees: 7
9. Describe any specific *EQUIPMENT and MATERIALS that may be used to conduct your business:*
   Automatic drip coffee makers, espresso machine, POS system, Industrial blenders, Ovens and toasters, Refrigerators and freezers,

   Any outdoor storage of materials: ☐ Yes ☒ No If yes, describe: _____
10. Are there any *CHEMICALS* that will be stored on site:

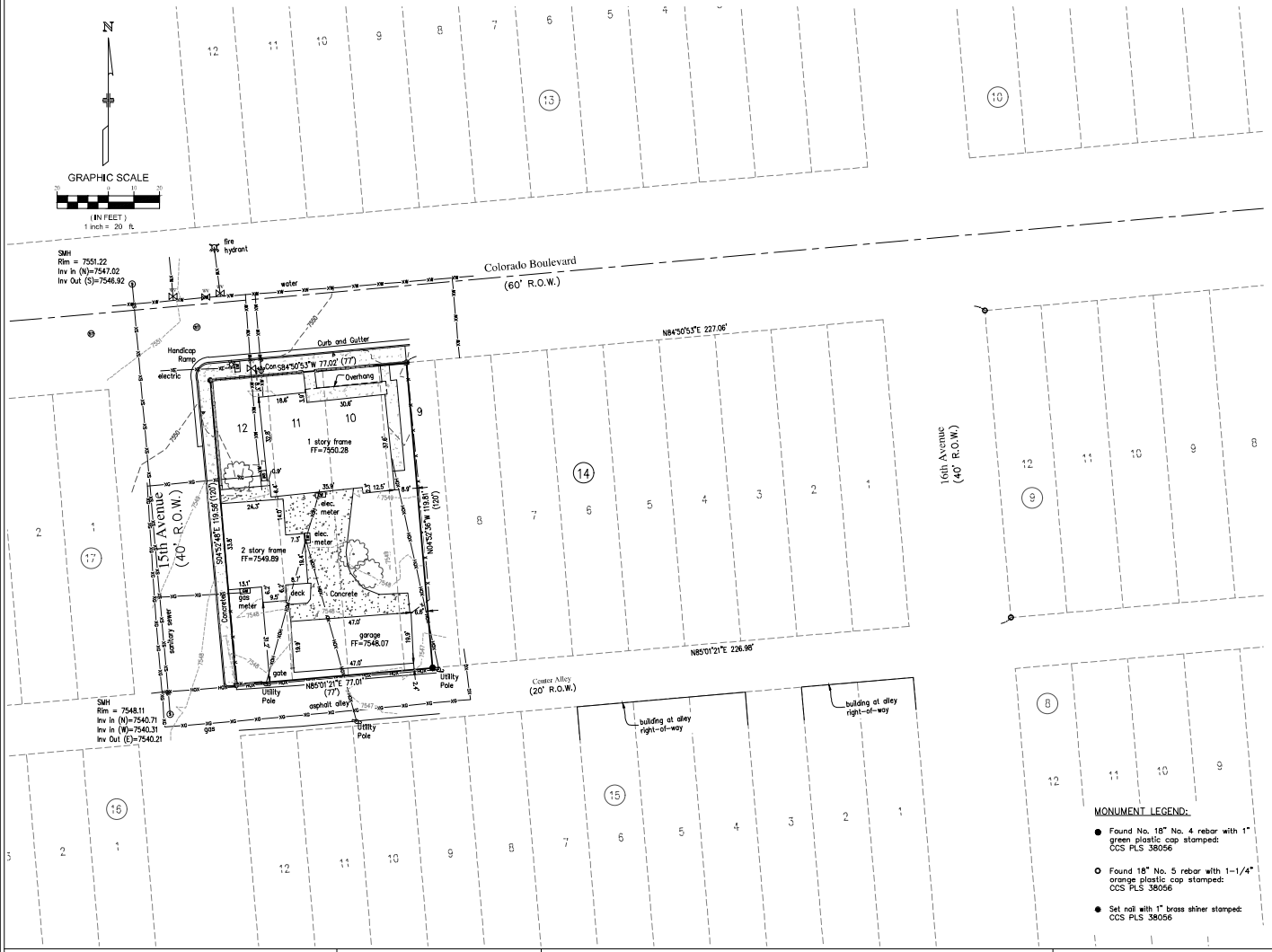
    INSIDE: There will be no chemicals stored on site for this project

    OUTSIDE: _____
11. Will there be any alterations to the **interior** of the building: ☒ Yes ☐ No
12. Will there be any alterations to the **exterior** building: ☒ Yes ☐ No
13. Will a new or replacement plumbing fixtures be installed? ☒ Yes ☐ No

    If yes to either of the three questions above, provide a description of the work proposed:
    Demolition of existing Duplex and Construction of
    New three-story mixed use hotel and restaurant

IMPROVEMENT SURVEY PLAT

A part Lot 9 and Lots 10, 11 and 12, Block 14, City of Idaho Springs
County of Clear Creek, State of Colorado



DESCRIPTION:

The West half of Lot 9 and Lots 10, 11 and 12, Block 14, City of Idaho Springs
County of Clear Creek, State of Colorado

NOTES:

1. Notice: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.
2. Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory, commits a class two (2) misdemeanor pursuant to state statute 18-4-508, C.R.S.
3. All dimensions shown hereon are expressed in U.S. Survey feet and decimals thereof. A U.S. Survey foot is defined as exactly 1200/3937 meters. All bearings shown here on are degrees-minutes-seconds.
4. This survey does not constitute a title search by Clear Creek Surveying. To determine title or easements of record. Research for this survey was performed in accordance with C.R.S. 38-51-106 and the rules of procedure and board policy statements of the state board of licensure for architects, professional engineers and professional land surveyors. No title commitment was provided for this survey.
5. Basis of Bearings: Bearings are based on a grid bearing of South 54°24'42" East on a line connecting I-70 CM-MP 238.8 (type II monument) and I-70 CM-MP 239 (type II monument) as shown on the Department of Transportation Right-of-Way plans, Federal Aid Project No. NH 0404-039
6. Measurements of record are denoted in parenthesis ( ).
7. Utilities are shown per visible and apparent surface evidence. If more accurate locations of underground utilities are required, the utility will have to be verified by either field potholing or contact the appropriate utility company. Clear Creek Surveying and the surveyor of record shall not be liable for the location of or the failure to note the location of non-visible utilities.
8. Coordinate Datum: Coordinates on this project are for the exclusive use of the client and are considered project coordinates only. Project coordinates for the topography are modified Colorado State Plane Coordinates Central Zone, North American Datum 1983, U.S. survey feet. Elevations are NAVD 88 Based upon Clear Creek County Geodetic Control Network Point No. 8, being NGS point KK2023, Idaho Az Mk having an elevation of 7683.77. The State Plane Coordinates were raised by a combined scale factor of 1.0003604482, having a Northing of 1694588.89 and an Easting of 2996130.36.

SURVEYOR'S CERTIFICATION:

I, Weston D. Spears, a Professional Land Surveyor registered in the State of Colorado, hereby certify that this survey was made in accordance with applicable standards of practice, was prepared under my responsible charge based on a field survey performed in January, 2023 and to the best of my professional knowledge, information and belief is an accurate representation of that field survey. This is not a guaranty or warranty, either expressed or implied.

COLORADO LICENSED PROFESSIONAL LAND SURVEYOR 09/26/2023 38056

Weston D. Spears, Professional Land Surveyor
Colorado P.L.S. No. 38056
for and on behalf of Clear Creek Surveying

MONUMENT LEGEND:

- ● Found No. 18" No. 4 rebar with 1" green plastic cap stamped: CCS PLS 38056
- O Found 18" No. 5 rebar with 1-1/4" orange plastic cap stamped: CCS PLS 38056
- ● Set nail with 1" brass shiner stamped: CCS PLS 38056

COUNTY RECORDER'S CERTIFICATE:

This plat was filed for record in the office of the County Clerk and Recorder of Clear Creek County this day of _____, 20___, at_____ .m., in book_____, at page_____, reception number_____.

_____
Clerk and Recorder

Revisions	Field Date	Drawn by	TITLE	CLIENT		Project No.	Sheet No.	No. of Sheets
Date By: Description	Party Chief	Checked By	Improvement Survey Plat	Craig & Kurt Levy	Clear Creek Surveying	22GEN73	1	1
Date By: Description	P.L.S. WDS		SEC36, T3S, R73W of the 6th P.M.	1505 Colorado Blvd. Idaho Springs, CO 80452	P.O. Box 3184 Idaho Springs, CO 80452 (303) 567-4755			
Date By: Description								
Date By: Description								

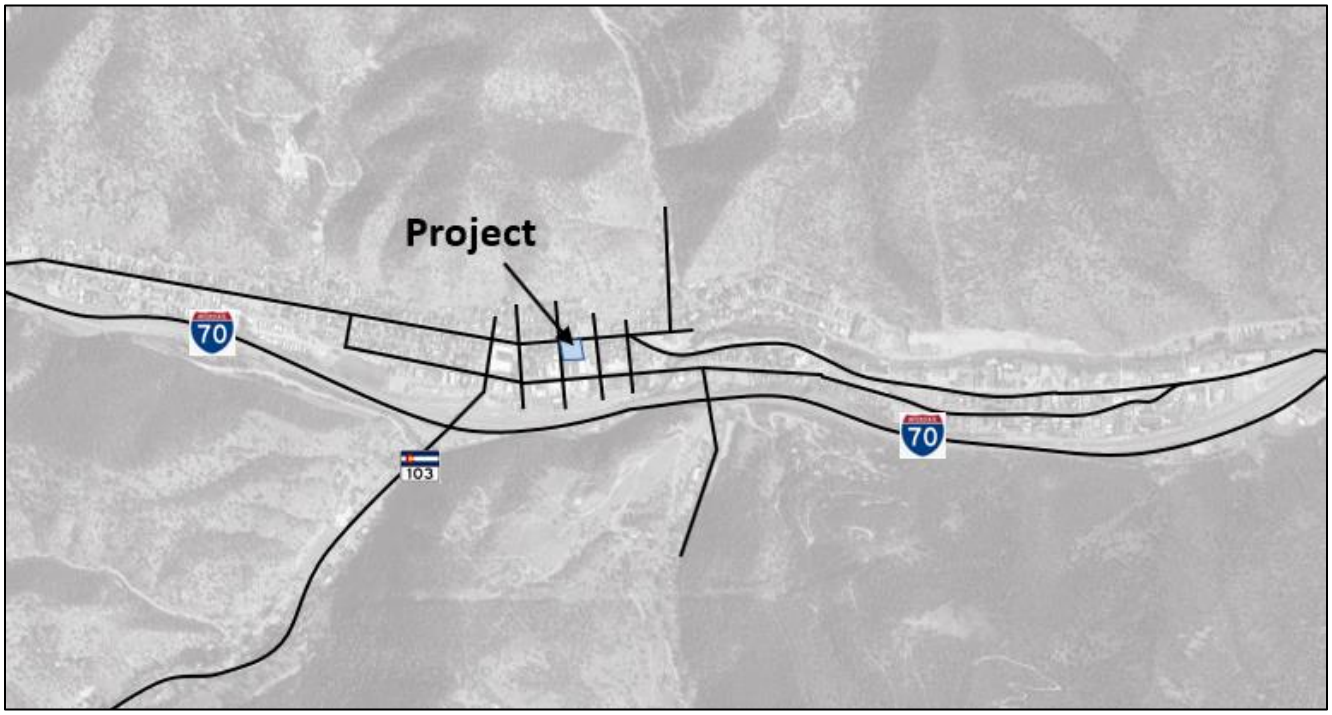
Z:_Survey\Clear Creek Surveying_Projects\2022\22GEN73 LOTS 9-12 BLOCK 14 IDAHO SPRINGS\Office\CAD\22GEN73.dwg January 26, 2023 - 10:18am

Traffic Impact Analysis

Prepared For:

1503 Colorado Blvd.

Idaho Springs, CO



January 2023

Prepared by Roxann M. Hayes, P.E.
Roxann Hayes Consulting, LLC
roxann.hayes@gmail.com

4875 Foothills Ct.
Castle Rock, CO 80109
303-803-8920

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1 Introduction

This traffic impact analysis is being conducted for the new construction of a boutique hotel in Idaho Springs (Project).

The Project is located at 1503 Colorado Blvd. in Idaho Springs, with vehicular access provided from Center Alley south of Colorado Blvd. between 15th Ave. and 16th Ave.

This traffic analysis will provide an assessment of traffic, accesses, and impacts for the proposed construction the Project.

1.1 Project Characteristics

The Project will consist of a caretaker unit of 927 square feet and a gift shop. Eight rooms/units are included on the site, along with nine parking spaces.

The lobby and gift shop area will primarily serve hotel patrons.

1.1.1 Size, Type & Location

The area surrounding the Project generally consists of typical small-town downtown mixed uses, including single-family and multi-family housing, shops, restaurants, and other commercial uses.

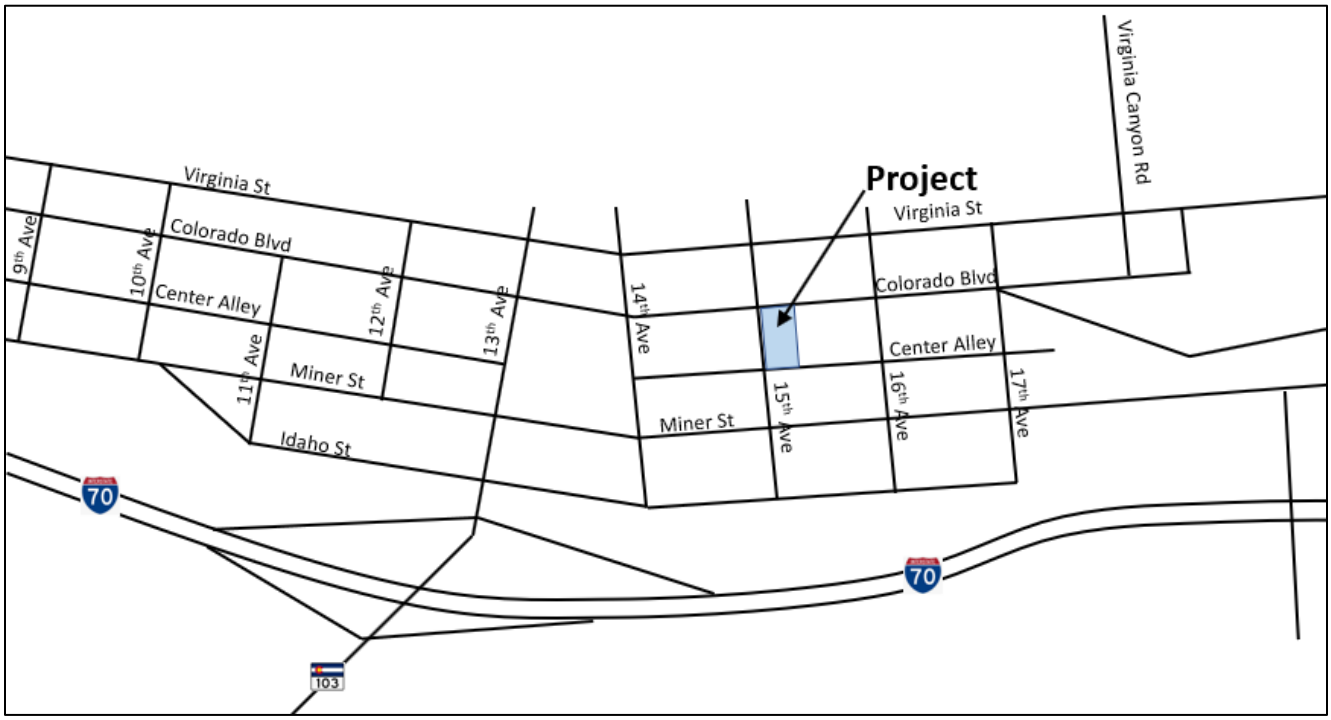
The Project is located south of Colorado Boulevard, bordering Center Alley to the south and 15th Ave. to the west.

The major access roads within the analysis area are:

- Colorado Boulevard that extends west and east. This is a two-lane road that services Idaho Springs from I-70 in each direction. Parking is permitted on both sides of the road.
- 15th Ave. that extends north and south, but is one-way in the south direction.
- Center Alley that extends west and east. This narrow alley serves as vehicular access to the housing and businesses, as well as trash collection. Parking is not permitted directly on the Alley.
- 16th Ave. that extends north and south, but is one-way in the north direction

Impacts generated by the Project will be derived from the change of traffic due to the construction of the new building.

Figure 1 - Vicinity Map



1.2 Adjacent Access Points, Area Intersections

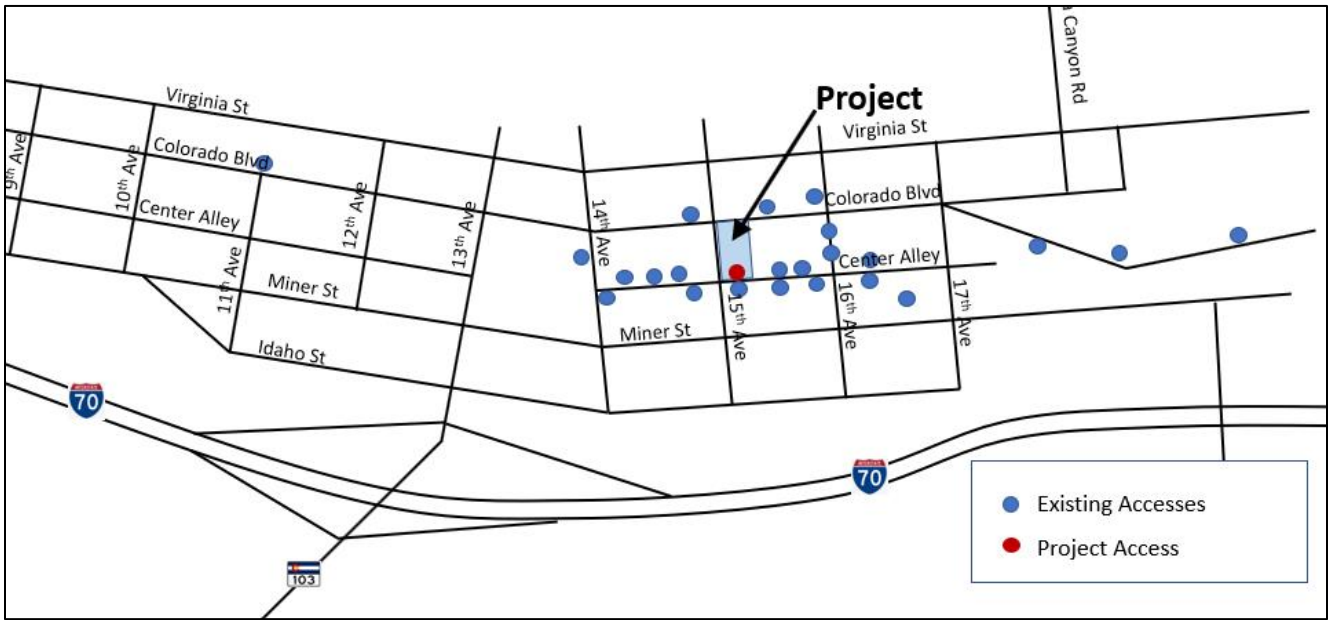
1.2.1 Adjacent Access Points

There are numerous points of access within 1500 feet of the Project.

- The Project will provide vehicular access off of Center Alley directly to the east of 15th Ave. Center Alley has many accesses to businesses and housing, as noted in the Figure below.
- All accesses within 1500 feet of the Project on Colorado Blvd. are noted in the Figure below.

Please see Figure 2 for the locations of these access points.

Figure 2 - Vicinity Accesses



1.2.2 Area Intersections

There are several intersections of distinction in the analysis area:

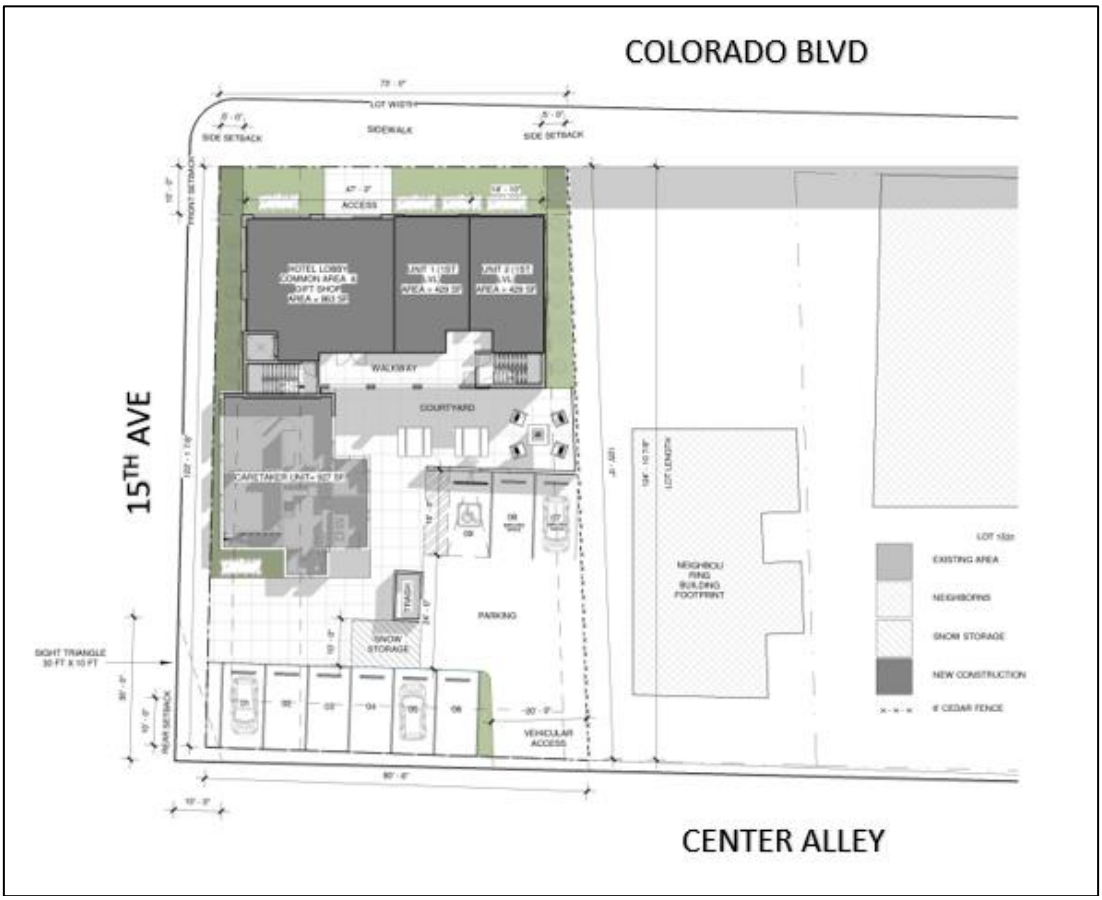
- Colorado Blvd./15th Ave.
  - This is a four-legged unsignalized intersection. 15th Ave. is one-way heading south. A stop sign is provided north of Colorado Blvd. to stop traffic headed southbound.
- Colorado Blvd./16th Ave.
  - This is a four-legged unsignalized intersection. 16th Ave. is one-way heading north. A stop sign is provided south of Colorado Blvd. to stop traffic headed northbound.

- 15th Ave./Center Alley
  - This is a four-legged unsignalized intersection. No stop signs are provided in any direction.
- 16th Ave./Center Alley
  - This is a four-legged unsignalized intersection. No stop signs are provided in any direction.

1.2.3 Site Plan

The proposed site and access point location is shown in Figure 3.

Figure 3 - Site Circulation and Accesses



1.3 Trip Generation

Typically, Project trip generation forecast is based on the Institute of Transportation Engineers *Trip Generation Manual* (Eleventh Edition)[1].

This edition of the *Trip Generation Manual* provides five different land use groups in the lodging category, ranging from hotels to motels. Most of these land uses start (at a minimum) with 100 units or more. The Land Use 320 (Motel) is: "A place of lodging that provides sleeping accommodations and provides little to no meeting space and few supporting facilities." This land use is closest to the Project proposed use.

The hotel will include a caretakers suite, but this was not included in trip generation calculations since there is an existing housing use on the site.

Land Use Code 320 (Motel) was used to calculate the net increase in vehicular trips the development will generate during the weekday AM and PM peak hours. This trip generation data is found in Table 1 (below):

Table 1 - Trip Generation Data

Data Source	Period	Average Rate	Trip Ends. Vs.		Fitted Curve Equation	% Entering	% Exiting	No. of Rooms	Peak Hour Trips			Daily Trips
									In	Out	TOTAL	TOTAL
ITE Trip Generation 11th Edition - Land Use Code 320 (Motel)	AM Peak Hour of Generator	0.40	1	Room	T = 0.27(X) + 13.67	41	59	8	1	2	3	_
	PM Peak Hour of Generator	0.41	1	Room	Ln(T) = 0.83 Ln(X) - 0.15	55	45	8	2	1	3	_
	Weekday	3.35	1	Room	T = 3.62 (X) - 29.43	50	50	8	_	_	_	27

For each peak hour and weekday, the R values were low. Therefore, the average rates were used for calculating the overall trips produced.

Table 1 indicates the Project will produce approximately 3 vehicle trips during the AM Peak hour, 3 trips during the PM Peak hour, and 27 weekday trips.

[1] *Trip Generation. Institute of Transportation Engineers, 11th Edition.*

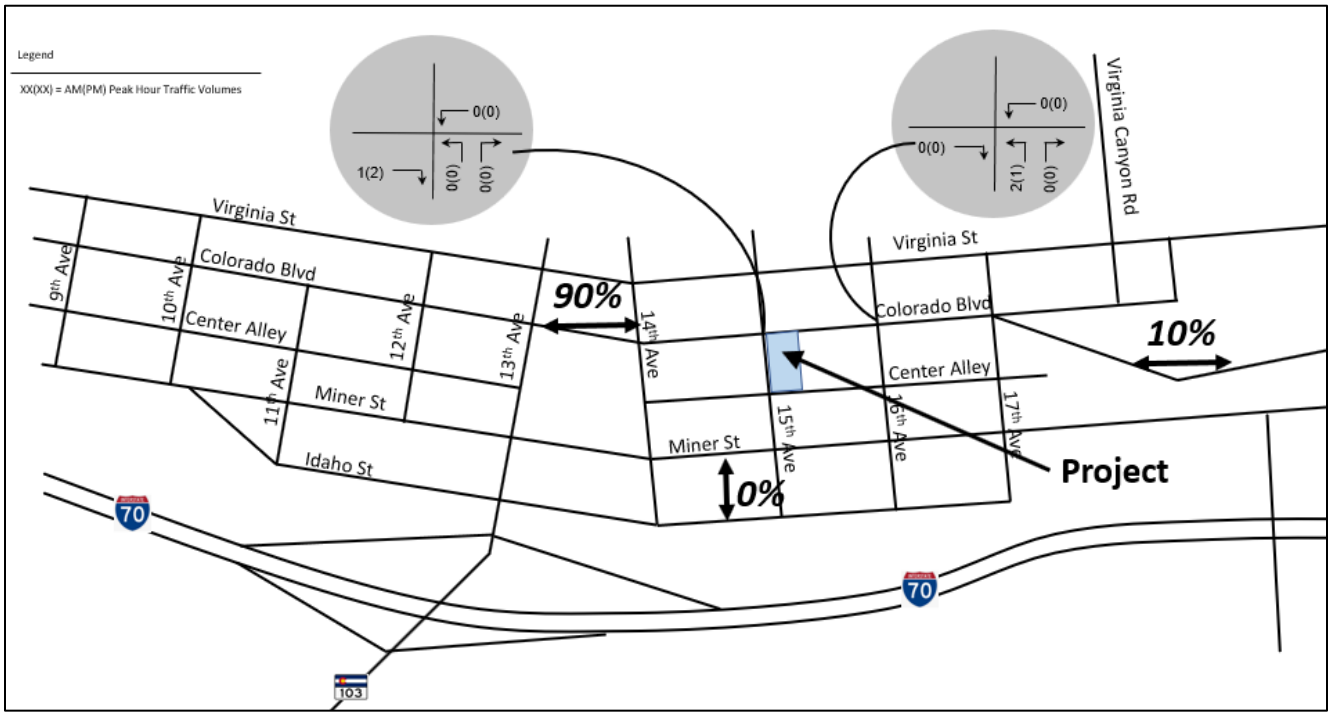
1.4 Trip Distribution

Trip distribution for the Project was based on Trip Distribution is based on the location of the Project in proximity to the major roadways in the area. This distribution is shown in Table 2. The overall Project distribution and Site Generated Traffic is shown on Figure 4.

Table 2 - Overall Project Trip Distribution
To/From the Site

Direction	Distribution
To/From North	0%
To/From South	0%
To/From East	10%
To/From West	90%
Total	100%

Figure 4 - Trip Distribution and Site Generated Traffic Assignment



1.5 Road Classification

The Project will produce approximately 3 vehicle trips during the AM Peak hour, 3 trips during the PM Peak hour, and 27 weekday trips. The proposed increase in traffic is minimal, and will not result in a road classification change for any of the roads within this analysis.

1.6 On-Site Issues

The Project will access all driveways and parking from Center Alley, which is typical of driveways and parking in the immediate area. Pedestrians from the Project can utilize the provided sidewalks to access the shops and restaurants in the downtown area.

1.7 Transportation Affected by Project

The proposed increase in traffic by the Project is minimal, and will not result in a significant impact to any area roads or streets.

2 Conclusion

Due to the Project's site generated traffic, no improvements will be necessary to the City of Idaho Springs' streets or roads.

Chicago Title of Colorado

1660 Wynkoop Street, Suite 140, Denver, CO 80202

Phone: (303) 244-9160
Fax: (303) 633-7678

DATE: **October 19, 2021**
FILE NUMBER: **598-C2065722-078-FV4**, Amendment No. **4**
PROPERTY ADDRESS: **1505 Colorado Boulevard**, **Idaho Springs, CO 80452-5033**
BUYER/BORROWER: **Kurt Levy and Craig Levy**
OWNER(S): **David Caldiero and Ken Reid**
YOUR REFERENCE NUMBER:
ASSESSOR PARCEL NUMBER: **1835-36-3-28-002**

PLEASE TAKE NOTE OF THE FOLLOWING REVISED TERMS CONTAINED HEREIN:

Deleted requirement h.

WIRED FUNDS ARE REQUIRED ON ALL CASH PURCHASE TRANSACTIONS. FOR WIRING INSTRUCTIONS, PLEASE CONTACT YOUR ESCROW OFFICE AS NOTED ON THE TRANSMITTAL PAGE OF THIS COMMITMENT.

TO:	**Chicago Title of Colorado** **1660 Wynkoop Street** **Suite 140** **Denver, CO 80202**	ATTN: PHONE: FAX: E-MAIL:	**Faith Vincent** **(303) 291-9836** (303) 633-7678 **faith.vincent@ctt.com**

TO:	**David Caldiero**	**ATTN:** **PHONE:** **FAX:** **E-MAIL:**	 **Delivered via email**
TO:	**Ken Reid**	**ATTN:** **PHONE:** **FAX:** **E-MAIL:**	 **Delivered via email**
TO:	**FirstBank, A Colorado State Banking Corporation, Its Successors and/or Assigns** **12345 E Colfax Ave** **Lakewood, CO 80215**	**ATTN:** **PHONE:** **FAX:** **E-MAIL:**	**DeeDee** **CLordering@efirstbank.com**
TO:	**Brokers Guild Homes** **7995 E. Hampden Ave.** **#100** **Denver, CO 80237**	**ATTN:** **PHONE:** **FAX:** **E-MAIL:**	**Michael Peacock** **(720) 503-2085** **(303) 000-0000** **appraisals@bluestemrealtyco.com**
TO:	**BSW Real Estate, LLC** **4380 S. Syracuse Way** **508B** **Denver, CO 80237**	**ATTN:** **PHONE:** **FAX:** **E-MAIL:**	**Bret Weinstein** **(303) 981-1237** **(000) 000-0000** **bret@bswrealestate.com**

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AMERICAN LAND TITLE ASSOCIATION

TO:	**BSW Real Estate**	**ATTN:**	**BSW Real Estate**
	4380 S. Syracuse Way	**PHONE:**	**(000) 000-0000**
	508B	**FAX:**	**(000) 000-0000**
	Denver, CO 80237	**E-MAIL:**	**christine@bswrealestate.com**
TO:	**Colorado Transaction Management**	**ATTN:**	**Kayla Monroe**
	117 N. Main St.	**PHONE:**	**(303) 619-1265**
	Unit B	**FAX:**	**(000) 000-0000**
	Brighton, CO 80601	**E-MAIL:**	**kayla@coloradotm.com**
TO:	**Chicago Title of Colorado**	**ATTN:**	**Laurie Lopez**
	1660 Wynkoop	**PHONE:**	**(000) 000-0000**
	140	**FAX:**	**(000) 000-0000**
	Denver, CO 80202	**E-MAIL:**	**Laurie.Lopez@ctt.com**
TO:	**LoDo**	**ATTN:**	**Faith Vincent**
	1660 Wynkoop Street	**PHONE:**	**(303) 244-9160**
	Suite 140	**FAX:**	**(303) 633-7678**
	Denver, CO 80202	**E-MAIL:**	**faith.vincent@ctt.com**

END OF TRANSMITTAL

Chicago Title Insurance Company

COMMITMENT FOR TITLE INSURANCE

Issued by

Chicago Title Insurance Company

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRA CONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

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Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, **Chicago Title Insurance Company**, a Florida Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within 6 Months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Countersigned

By: _____
Authorized Signature

Chicago Title Insurance Company

By: _____
Randy Quirk
President

ATTEST _____
Marjorie Nemzura
Corporate Secretary

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AMERICAN LAND TITLE ASSOCIATION

COMMITMENT CONDITIONS

1. DEFINITIONS

(a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.

(b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.

(c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.

(d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.

(e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.

(f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.

(g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.

(h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

(a) the Notice;
(b) the Commitment to Issue Policy;
(c) the Commitment Conditions;
(d) Schedule A;
(e) Schedule B, Part I—Requirements;
(f) Schedule B, Part II—Exceptions; and
(g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

(a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:

(i) comply with the Schedule B, Part I—Requirements;
(ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
(iii) acquire the Title or create the Mortgage covered by this Commitment.

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(b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
(c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
(d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
(e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
(f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
(g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

(a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
(b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
(c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
(d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
(e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
(f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is $2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

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AMERICAN LAND TITLE ASSOCIATION

Transaction Identification Data for reference only:

Issuing Agent:	Chicago Title of Colorado
Issuing Office:	8055 E Tufts Ave, Suite 300, Denver, CO 80237
Loan ID Number:	9654172E
Issuing Office File Number:	598-C2065722-078-FV4, Amendment No. 4
Property Address:	1505 Colorado Boulevard, Idaho Springs, CO 80452-5033
Revision Number:	Amendment No. 4, Amendment Date: October 19, 2021

SCHEDULE A

AMERICAN LAND TITLE ASSOCIATION COMMITMENT

1. Commitment Date: **October 8, 2021**
2. Policy to be issued:
   (a) **ALTA Owner's Policy (6-17-06)**
   Proposed Insured: **Kurt Levy and Craig Levy**
   Proposed Policy Amount: **$598,000.00**

   (b) **ALTA Loan Policy (6-17-06)**
   Proposed Insured: **FirstBank, A Colorado State Banking Corporation, Its Successors and/or Assigns**
   Proposed Policy Amount: **$400,000.00**

   (c) **None**
   Proposed Insured:
   Proposed Policy Amount: **$0.00**
3. The estate or interest in the Land described or referred to in this Commitment is:

   FEE SIMPLE
4. The Title is, at the Commitment Date, vested in:

   David Caldiero and Ken Reid
5. The Land is described as follows:

   See Exhibit A attached hereto and made a part hereof.

PREMIUMS:

ALTA Owner's Policy (6-17-06)	2,093.00
Extended Coverage	75.00
Simultaneous Loan Policy (if issued concurrently with the above referenced Owner's Policy)	575.00
Full Loan Policy Amount for CDF disclosure only (Endorsements not included)	1,713.00

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EXHIBIT A
(Continued)

EXHIBIT A
LEGAL DESCRIPTION

West 1/2 of Lot 9 and all of Lots 10, 11 and 12, Block 14, City of Idaho Springs, County of Clear Creek, State of Colorado.

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AMERICAN LAND TITLE ASSOCIATION

SCHEDULE B

PART I – REQUIREMENTS

All of the following Requirements must be met:

a. Pay the agreed amounts for the interest in the land and/or for the mortgage to be insured.

b. Pay us the premiums, fees and charges for the policy.

c. Obtain a certificate of taxes due from the county treasurer or the county treasurer's authorized agent.

d. Evidence that any and all assessments for common expenses, if any, have been paid.

e. The Company will require that an Affidavit and Indemnity Agreement be completed by the party(s) named below before the issuance of any policy of title insurance.

Party(s): David Caldiero and Ken Reid

The Company reserves the right to add additional items or make further requirements after review of the requested Affidavit.

f. Deed sufficient to convey the fee simple estate or interest in the Land described or referred to herein, to the Proposed Insured Purchaser.

g. Deed of Trust sufficient to encumber the estate or interest in the Land described or referred to herein for the benefit of the Proposed Insured Lender.

h. Intentionally deleted.

i. Intentionally Deleted.

j. Intentionally Deleted.

Click to view Tax Info

Note: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

NOTE: Bundled Loan Premium Rate includes: Loan Policy Premium, Included Loan Endorsement Charges and Tax Certificate Charge. (Contact your Escrow Officer for the Tax Certificate)

NOTE: Exception(s) number(ed) 1-4 will not appear on the Owner's/ Lenders Policy. Exception number 5 will be removed from the policy provided the company conducts the closing.

24 MONTH CHAIN OF TITLE, FOR INFORMATIONAL PURPOSES ONLY:

The following vesting deeds relating to the subject property have been recorded in the Clerk and Recorder's office of the County in which the property is located:

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AMERICAN LAND TITLE ASSOCIATION

SCHEDULE B
PART I – Requirements
(Continued)

Quit Claim Deed recorded October 13, 2021 at Reception No. 303066

END OF REQUIREMENTS

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SCHEDULE B

PART II – EXCEPTIONS

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

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

1. Any facts, rights, interests or claims that are not shown by the Public Records but which could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.

2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.

3. Any encroachments, encumbrances, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by Public Records.

4. Any lien or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

5. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires of record for the value the estate or interest or mortgage thereon covered by this Commitment.

   NOTE: Upon satisfaction of all requirements herein, the above exception will not be reflected on any proposed title policy identified in Schedule A.

6. Water rights, claims of title to water, whether or not these matters are shown by the Public Records.

7. All taxes and assessments, now or heretofore assessed, due or payable.

   NOTE: This tax exception will be amended at policy upon satisfaction and evidence of payment of taxes.

8. Reservations or exceptions in Patents or in Acts authorizing the issuance thereof, including, but not limited to, reservations contained in the Patent to the Town of Idaho Springs recorded in Book 26 at Page 427, as follows:

   'Providing that no title shall be hereby acquired to any mine of gold, silver, cinnabar or copper or to any valid mining claim or possession held under existing laws.

9. Terms, agreements, provisions, conditions and obligations as contained in the Ordinance of the City of Idaho Springs recorded July 30, 1945, in Book 234 at Page 232, concerning water rents and similar matters.

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AMERICAN LAND TITLE ASSOCIATION

SCHEDULE B
PART II – Exceptions
(Continued)

10. Terms, agreements, provisions, conditions and obligations as contained in City of Idaho Springs Zoning Ordinance No. 9, Series 2003, recorded on January 14, 2004, in Book 696 at Page 536, and Zoning Map recorded on January 14, 2004, in Book 696 at Page 556.

11. Terms, conditions, restrictions, provisions, notes and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on the Plat(s) of said subdivision set forth below:

    Recording Date: May 22, 1893
    Recording No: Plat Book I at Page 1

NOTE FOR BUNDLED LOAN POLICY: Unless stated contrary herein, the Company will incorporate and provide the following ALTA/Colorado endorsement(s) (including the versions of ALTA 06 endorsements) on the ALTA Short Form Residential Loan Policy or ALTA Loan Policy, together with or included in said loan policy is a tax status letter, commitment vesting and all-inclusive rate.

Endorsement ALTA 9 or 9.3/Form 100 Restrictions
Endorsement ALTA 8.1 Environmental Protection Lien
Endorsement ALTA 4.1/Form 115.3 Condominium or ALTA 5.1/Form 115.4 Planned Unit Development
Endorsement ALTA 4/Form 115.1 Condominium or ALTA 5/Form 115.2 Planned Unit Development
Endorsement ALTA 22/Form 116 Location
Endorsement ALTA 28-06/Form 103.1 Damage to or Forced Removal of Improvements
Endorsement Form 100.29 or Form 100.30 Mineral Rights
Endorsement ALTA 14.3/ALTA 14.3-06 Future Advance–Reverse Mortgage with Construction Lien Coverage/ Form 111.11 Revolving Line of Credit (Lender)

And any “one” of the following optional endorsements:

Endorsement Form 111.9 FNMA Balloon
Endorsement ALTA 6/Form 110.7 Variable
Endorsement Form 110.9 Adjustable
Endorsement ALTA 6.2/Form 110.8 Negative Amortization

END OF EXCEPTIONS

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AFFIDAVIT AND INDEMNITY AGREEMENT

TO Chicago Title of Colorado a Colorado Corporation and Chicago Title Insurance Company, a Florida Corporation.

1. This is written evidence to you that there are no unpaid bills, and to the extent there may be unpaid bills, that the undersigned undertakes and agrees to cause the same to be paid such that there shall be no mechanics or materialmen's liens affecting the property for materials or labor furnished for construction and erection, repairs or improvements contracted by or on behalf of the undersigned on property:

   legally described as:

   See Attached Affidavit and Indemnity Agreement Legal Description

   Property Address: 1505 Colorado Boulevard, Idaho Springs, CO 80452-5033

2. We further represent that to the actual knowledge and belief of the undersigned there are no public improvements affecting the property prior to the date of closing that would give rise to a special property tax assessment against the property after the date of closing.

3. We further represent that to the actual knowledge and belief of the undersigned there are no pending proceedings or unsatisfied judgments of record, in any Court, State, or Federal, nor any tax liens filed or taxes assessed against us which may result in liens, and that if there are judgments, bankruptcies, probate proceedings, state or federal tax liens of record against parties with same or similar names, that they are not against us.

4. We further represent that there are no unrecorded contracts, leases, easements, or other agreements or interests relating to said premises of which we have knowledge.

5. We further represent that to the actual knowledge and belief of the undersigned we are in sole possession of the real property described herein other than leasehold estates reflected as recorded items under the subject commitment for title insurance.

6. We further represent that there are no unpaid charges and assessments that could result in a lien in favor of any association of homeowners which are provided for in any document referred to in Schedule B of Commitment referenced above.

7. We further understand that any payoff figures shown on the settlement statement have been supplied to Chicago Title of Colorado as settlement agent by the seller's/borrower's lender and are subject to confirmation upon tender of the payoff to the lender. If the payoff figures are inaccurate, we hereby agree to immediately pay any shortage(s) that may exist. If applicable as disclosed or referred to on Schedule A of Commitment referenced above.

   The undersigned affiant(s) know the matters herein stated are true and indemnifies Chicago Title of Colorado, a Colorado Corporation and Chicago Title Insurance Company, a Florida Corporation against loss, costs, damages and expenses of every kind incurred by it by reason of its reliance on the statements made herein.

   This agreement is executed with and forms a part of the sale and/or financing of the above described premises, and is given in addition to the conveyance and/or financing of the premises in consideration for the conveyance and/or financing, and forms a complete agreement by itself for any action thereon.

SELLER:

_____
David Caldiero

SELLER:

_____

SELLER:

_____
Ken Reid

SELLER:

_____

State of Colorado }ss:
County of **Clear Creek**

The foregoing instrument was acknowledged, subscribed, and sworn to before me on _____ by David Caldiero and Ken Reid.

(SEAL)

_____
Notary Public
My Commission Expires:

ATTACHED AFFIDAVIT AND INDEMNITY AGREEMENT
LEGAL DESCRIPTION

West 1/2 of Lot 9 and all of Lots 10, 11 and 12, Block 14, City of Idaho Springs,
County of Clear Creek, State of Colorado.

DISCLOSURE STATEMENT

- Pursuant to Section 38-35-125 of Colorado Revised Statutes and Colorado Division of Insurance Regulation 8-1-2 (Section 5), if the parties to the subject transaction request us to provide escrow-settlement and disbursement services to facilitate the closing of the transaction, then all funds submitted for disbursement must be available for immediate withdrawal.
- Colorado Division of Insurance Regulation 8-1-2, Section 5, Paragraph H, requires that "Every title insurance company shall be responsible to the proposed insured(s) subject to the terms and conditions of the title insurance commitment, other than the effective date of the title insurance commitment, for all matters which appear of record prior to the time of recording whenever the title insurance company, or its agent, conducts the closing and settlement service that is in conjunction with its issuance of an owners policy of title insurance and is responsible for the recording and filing of legal documents resulting from the transaction which was closed". Provided that Chicago Title of Colorado conducts the closing of the insured transaction and is responsible for recording the legal documents from the transaction, exception No. 5 in Schedule B-2 will not appear in the Owner's Title Policy and Lender's Title Policy when issued.
- Colorado Division of Insurance Regulation 8-1-2, Paragraph M of Section 5, requires that prospective insured(s) of a single family residence be notified in writing that the standard exception from coverage for unfiled Mechanics or Materialmans Liens may or may not be deleted upon the satisfaction of the requirement(s) pertinent to the transaction. These requirements will be addressed upon receipt of a written request to provide said coverage, or if the Purchase and Sale Agreement/Contract is provided to the Company then the necessary requirements will be reflected on the commitment.
- Colorado Division of Insurance Regulation 8-1-3, Paragraph C. 11.f. of Section 5 - requires a title insurance company to make the following notice to the consumer: “A closing protection letter is available to be issued to lenders, buyers and sellers.”
- If the sales price of the subject property exceeds $100,000.00 the seller shall be required to comply with the Disclosure of Withholding Provisions of C.R.S. 39-22-604.5 (Nonresident Withholding).
- Section 39-14-102 of Colorado Revised Statutes requires that a Real Property Transfer Declaration accompany any conveyance document presented for recordation in the State of Colorado. Said Declaration shall be completed and signed by either the grantor or grantee.
- Recording statutes contained in Section 30-10-406(3)(a) of the Colorado Revised Statutes require that all documents received for recording or filing in the clerk and recorder's office shall contain a top margin of at least one inch and a left, right, and bottom margin of at least one-half of an inch. The clerk and recorder may refuse to record or file a document that does not conform to requirements of this paragraph.
- Section 38-35-109 (2) of the Colorado Revised Statutes, requires that a notation of the purchasers legal address, (not necessarily the same as the property address) be included on the face of the deed to be recorded.
- Regulations of County Clerk and Recorder's offices require that all documents submitted for recording must contain a return address on the front page of every document being recorded.
- Pursuant to Section 10-11-122 of the Colorado Revised Statutes, the Company is required to disclose the following information:
    - The subject property may be located in a special taxing district.
    - A Certificate of Taxes Due listing each taxing jurisdiction shall be obtained from the County Treasurer or the County Treasurer's authorized agent.
    - Information regarding special districts and the boundaries of such districts may be obtained from the Board of County Commissioners, the County Clerk and Recorder or the County Assessor.
- Pursuant to Section 10-11-123 of the Colorado Revised Statutes, when it is determined that a mineral estate has been severed from the surface estate, the Company is required to disclose the following information: that there is recorded evidence that a mineral estate has been severed, leased, or otherwise conveyed from the surface estate and that there is a substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property; and that such mineral estate may include the right to enter and use the property without the surface owner's permission.

Note: Notwithstanding anything to the contrary in this Commitment, if the policy to be issued is other than an ALTA Owner's Policy (6/17/06), the policy may not contain an arbitration clause, or the terms of the arbitration clause may be different from those set forth in this Commitment. If the policy does contain an arbitration clause, and the Amount of Insurance is less than the amount, if any, set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties.

Wire Fraud Alert

This Notice is not intended to provide legal or professional advice. If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. DO NOT use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the phone number of relevant parties to the transaction as soon as an escrow account is opened**. DO NOT send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do NOT reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:
http://www.fbi.gov

Internet Crime Complaint Center:
http://www.ic3.gov

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FIDELITY NATIONAL FINANCIAL, INC.
PRIVACY NOTICE

Effective August 1, 2021

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary's website and this Privacy Notice does not apply.

Collection of Personal Information

FNF may collect the following categories of Personal Information:

- contact information (*e.g.*, name, address, phone number, email address);
- demographic information (*e.g.*, date of birth, gender, marital status);
- identity information (*e.g.* Social Security Number, driver's license, passport, or other government ID number);
- financial account information (*e.g.* loan or bank account information); and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Collection of Browsing Information

FNF automatically collects the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

Cookies. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for three main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you about our, our affiliates', and others' products and services, jointly or independently.

When Information Is Disclosed

We may disclose your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;

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- to nonaffiliated third party service providers with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law. We may share your Personal Information with affiliates (other companies owned by FNF) to directly market to you. Please see "Choices with Your Information" to learn how to restrict that sharing.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Security of Your Information
We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

Choices With Your Information
If you do not want FNF to share your information among our affiliates to directly market to you, you may send an "opt out" request as directed at the end of this Privacy Notice. We do not share your Personal Information with nonaffiliates for their use to direct market to you without your consent.

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the "California Privacy" link on our website (https://fnf.com/pages/californiaprivacy.aspx) or call (888) 413-1748.

For Nevada Residents: You may be placed on our internal Do Not Call List by calling (888) 714-2710 or by contacting us via the information set forth at the end of this Privacy Notice. Nevada law requires that we also provide you with the following contact information: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: BCPINFO@ag.state.nv.us.
For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

For Vermont Residents: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

Information From Children
The FNF Websites are not intended or designed to attract persons under the age of eighteen (18).We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users
FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

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Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except as required or authorized by contract with the mortgage loan servicer or lender, or as required by law or in the good-faith belief that such disclosure is necessary: to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

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Accessing and Correcting Information; Contact Us

If you have questions, would like to correct your Personal Information, or want to opt-out of information sharing for affiliate marketing, visit FNF's Opt Out Page or contact us by phone at (888) 714-2710 or by mail to:

Fidelity National Financial, Inc.
601 Riverside Avenue,
Jacksonville, Florida 32204
Attn: Chief Privacy Officer

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CITY OF IDAHO SPRINGS

AGREEMENT FOR PAYMENT OF

DEVELOPMENT REVIEW EXPENSES INCURRED BY THE CITY

Regarding Project:

THIS AGREEMENT ("Agreement"), made and entered into this 27th day of March 2023, by and between the CITY OF IDAHO SPRINGS, COLORADO, a municipal corporation, hereinafter referred to as "the City", and Craig Levy, hereinafter referred to as "the Developer",

WITNESSETH

WHEREAS, the Developer is seeking approvals for a certain Property situated in the County of Clear Creek, State of Colorado, and legally described as follows, to wit:

See **Exhibit A** — Legal Description attached hereto

WHEREAS, the City's review process includes review of the Developer's proposed plans for the Property which identify land use, the location of parks, schools and open space dedications, general location of streets, and a review of utility service issues including the installation of public improvements, dedication of utility easements, confirmation of the availability of utility services and the method for developing and paying for such utility services; and

WHEREAS, the Developer desires to develop said Property and has made application to the City of Idaho Springs, and

WHEREAS, the Parties hereto recognize that the fees as specified by the Municipal Code of the City of Idaho Springs are not adequate to fully cover the City's expenses in considering the application, which include, but are not limited to, legal publications, engineering fees, attorney fees, land planner fees, other consultant fees, reproduction of materials, public hearing expenses and recording of documents; and

WHEREAS, Ordinance No.12-2018 adopted the City of Idaho Springs Land Development Regulations, Section 21-75 identifying a deposit to be placed with the City to cover the Cities expenses incurred in processing and preparing impact studies related to Project, and

WHEREAS, the Parties recognize that the City will incur expenses prior to the Developer's formal submittal of any Development review proposal; and

WHEREAS, the Parties hereto recognize that the City will continue to incur expenses throughout the entire review process until either (i) abandonment of the work by either the City or the Developer or (ii) completion of the process.

NOW, THEREFORE, for and in consideration of the foregoing premises and of the mutual promises and conditions hereinafter contained, it is hereby agreed as follows:

1. Full and separate accounting of annexation and development review expenses. The City will maintain separate accounts of all funds expended and fees and expenses incurred by the City as a result of the development review of the above referenced project. Monthly statements of expenses incurred will be made available to the Developer by the City upon request. Expenses to be charged to the Developer's account shall include, but shall not be limited to, those fees and expenses attributable to legal publications, referral costs, engineering services, attorney fees, planner/consultant fees, reproduction of materials, public hearing expenses, the securing of permits and easements and the recording of documents.

2. Developer payment of expenses – estimate of expenses. The Developer acknowledges that the City does not employ in-house staff to review development proposals. Portions of all development proposals are reviewed by third party consultants engaged by the City. An estimate of the City's anticipated third party planner, civil engineer, attorney, and other professional fees to be incurred as part of the review and approval of the above referenced project is $5,000.00.

(a) Initial developer deposit. Upon the execution of this Agreement, the Developer agrees to deposit with the City the sum of **$5,000.00**, which sum shall serve as an initial deposit and partial payment of third party professional costs incurred by the City while processing the Developer's proposal.

As the City receives third party billings from its professionals, it will forward photocopies of the same to the Developer for immediate payment to the City of the amount shown on each professional service invoice approved for payment by the City. In the event the Developer fails to pay the invoice as submitted by the City within ten (10) days of the City's delivery of an invoice, the City shall be entitled to take the following action: (i) suspend all further review; (ii) cancel any public hearings scheduled by the City with respect to the review process; and (iii) apply the funds on deposit to retire the balance due any third party professional engaged by the City.

(b) Payment of balance due at termination. In the event the City's review expenses are greater than the funds held by the City at the time of its suspension of review, the Developer agrees to reimburse to the City, upon demand, such funds as are necessary to retire the balance due third party professionals at the time of the City's termination of the review.

(c) Obligation to pay fees in excess of estimate. The Developer understands that estimates by third party professionals are subject to factors outside the control of those professionals. Factors including the quality of materials submitted by the applicant, input from review agencies, unforeseen problems or issues and decisions by the City of Idaho Springs Planning Commission and/or City Council may affect charges from third party professionals. The Developer agrees to pay fees in excess of the estimate above.

3. Application termination. Except where the law or an agreement with the City provides otherwise, the Developer may terminate its application at any time by giving written notice to the City. The City shall take all reasonable steps necessary to terminate the accrual of costs to the Developer and file such notices as are required under the City's

annexation and development review regulations. The Developer will be liable for all costs incurred and those costs reasonably incurred by the City to terminate the application.

4. Collection of fees and costs. If the Developer fails to pay the fees required herein when due, the City may take those steps necessary and authorized by law to collect the fees due. The City shall also be entitled to all court costs and attorney fees incurred in collection of the balance due, including interest on the amount due from its due date at the rate of 18% per annum.

IN WITNESS WHEREOF, the City and the Developer have caused this Agreement to be duly executed on the day and year first above written.

DEVELOPER:

CRAIG LEVY

By: _____

By: _____

ATTEST:

_____

Diane Breece, City Clerk

CITY OF IDAHO SPRINGS:

By: _____

Chuck Harmon, Mayor

EXHIBIT A

LEGAL DESCRIPTION

SUBDIVISION: IDAHO SPRINGS BLOCK: 14 LOT: W2 9 - ALL LOTS 10 & 11 & 12 & IMP 518/899 COLORADO BLVD PROJECT #234107 PAGE 10 733/802

02 VICINITY MAP
3/4" = 1'-0"

DRAWING INDEX

ARCHITECTURE	
G1.0	COVER FDP
A1.0	SITE PLAN
A1.1	BASEMENT
A1.2	MAIN LEVEL
A1.3	SECOND FLOOR
A3.0	ELEVATIONS
A3.1	ELEVATIONS2
A1.5	ROOF PLAN
A1.4	THIRD FLOOR
A8.0	3D VIEWS
CIVIL	
C-1.0	GRADIN PLAN
C-2.0	UTILITY PLAN
LANDSCAPE	
L1.0	LANDSCAPE PLAN
L2.0	LANDSCAPE DETAILS
L3.0	COURTYARD 1 PLAN/ELEVATION
PHOTOMETRIC	
E3.1	SITE PLAN - PHOTOMETRIC
SURVEY	
1	SEE SURVEY SHEET

PROJECT TEAM:

OWNER: **CRAIG LEVY**
THE GEM HOTEL PO Box 341
INDIAN HILLS, CO 80454
PHONE: 720.350.8700
EMAIL: clevy@acceleratedasi.com

ARCHITECT: **ROOT ARCHITECTURE AND DEVELOPMENT, LLC**
28677 S BUFFALO PARK RD
SUITE 205, EVERGREEN,
DENVER,CO 80439
PHONE: 720.498.1925
EMAIL: zfreeman@root-ad.com

SURVEYOR: **CLEAR CREEK SURVEYING.**
P.O.BOX. 3184.
IDAHO SPRINGS, CO 80452.
PHONE: 303.567.4755
EMAIL: spears@clearcreeksurveying.com

STRUCTURAL: **APEX ENGINEERS, INC.**
JARED LAMBRECHT, P.E
PHONE: 720.5883222
EMAIL: jared@apex-engineers.com

MECHANICAL: **PROFICENT ENGINEERING, INC.**
NATE FINNERTY
5335 W. 48TH AVE SUITE 103
DENVER CO 80212
PHONE: 720.779.3556 | 720.845.5619
EMAIL: nfinnerty@proficientengineering.com

LANDSCAPE: **FREEMAN CONSTRUCTION LTD**
ALEKSANDRA FREEMAN, MLA
PHONE: 719.330.4971
EMAIL:aleksandra.freeman@outlook.com

1503 COLORADO BLVD. IDAHO SPRINGS, CO 80452

LEGAL DESCRIPTION
THE WEST HALF OF LOT 9 AND LOTS 10,11 AND 12, BLOCK 14, CITY OF IDAHO SPRINGS COUNTY OF CLEAR CREEK, STATE OF COLORADO.

OWNER:
CRAIG LEVY
PO BOX 341
INDIAN HILLS, CO
80454

ROOT ARCHITECTURE AND DEVELOPMENT, LLC
ZEKE FREEMAN, R.A., G.C.
28677 S BUFFALO PARK RD, EVERGREEN, CO 80439
PHONE: 720.498.1925
Email: zfreeman@root-ad.com

ZONED: C1
APPLICABLE CODES:
IDAHO SPRINGS MUNICIPAL CODE

USE: HOTEL & RETAIL

BUILDING COVERAGE ANALYSIS

LOT SIZE: 9,477 SF
MAX HEIGHT = 35'
OPEN SPACES MIN: 10% =948
MAX TOTAL BUILDING COVERAGE: 90% = 8,529 SF

FRONT SETBACK= 10'
SIDE SETBACK= 5'
REAR SETBACK= 10'

PROVIDED SF

UNIT 1 - UNIT 8=	3,653 SF
SINGLE FAMILY UNIT =	1,013 SF
HOTEL LOBBY COMMON AREA=	576 SF
COFFEE/GIFT SHOP=	300 SF
TOTAL=	**5,542 SF**
PARKING AREA=	**3,204 SF**

POTENTIAL EMPLOYEES: 7

SPACE BY USE:	**MAX. ALLOWED**	**PROPOSED**
NUMBER OF DWELING UNITS		9
RETAIL SF.		300SF

DWELLING UNIT DENSITIES:
9 UNITS/0.21 ACRES= 42 UNITS/ACRES

PROPOSED UNIT MIX:
8= HOTEL ROOM UNIT
1= SINGLE FAMILY UNIT

1 PARKING FOR EACH UNIT =	**9 PROVIDED***
1 PARKING PER 300SF COMERCIAL USE=	**1 PROVIDED**
2 PARKING SPOTS FOR EMPLOYEE USE=	**2 PROVIDED**
TOTAL=	**12**

12 PARKING SOPTS / 1.3 = 9.23 OR 9 PARKING SPOTS**

***SINGLE FAMILY UNIT**
****REDUCTION FACTOR FOR MIX-USE**

SIGNATURE AND NOTARY AREA

PROPERTY OWNER
CRAIG LEVY

SUPERINTENDENT

_____
DATE

BOARD PRESIDENT

_____
DATE

THIS PLANNED DEVELOPMENT, THE GEM HOTEL COMMERCIAL DEVELOPMENT, WAS ACCEPTED AND APPROVED THE ____DAY OF _____, 2023, BY THE IDAHO SPRINGS CITY COUNCIL.

NOTARY PUBLIC

CITY OF IDAHO SPRINGS, COUNTY OF CLEAR CREEK, STATE OF COLORADO, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

_____ DAY OF _____, 2023, BY

_____
WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES:_____

_____
NOTARY PUBLIC

CLERK AND RECORDER:

FFICE OF THE CITY CLERK AND RECORDER OF ITY OF IDAHO SPRINGS, COLORADO, ON THIS

_____ DAY OF _____, 2023, BY

_____
IDAHO SPRINGS CLERK

_____
CLEAR CREEK RECORDER

BY: _____
DEPUTY CLERK

THE GEM HOTEL
1503 COLORADO BLVD, CO 80452

ROOT Architecture & Development

ROOT ARCHITECTURE AND DEVELOPMENT, LLC
Zeke Freeman, R.A., G.C.
28677 S Buffalo Park Rd, Evergreen, CO 80439
Phone: 720.498.1925
Email: zfreeman@root-ad.com

DIGITAL SIGNATURE

THE GEM HOTEL
1503 COLORADO BLVD, IDAHO SPRINGS, COLORADO 80452

STATE OF COLORADO
EZEKIEL FREEMAN
402818
LICENSED ARCHITECT

THE GEM HOTEL

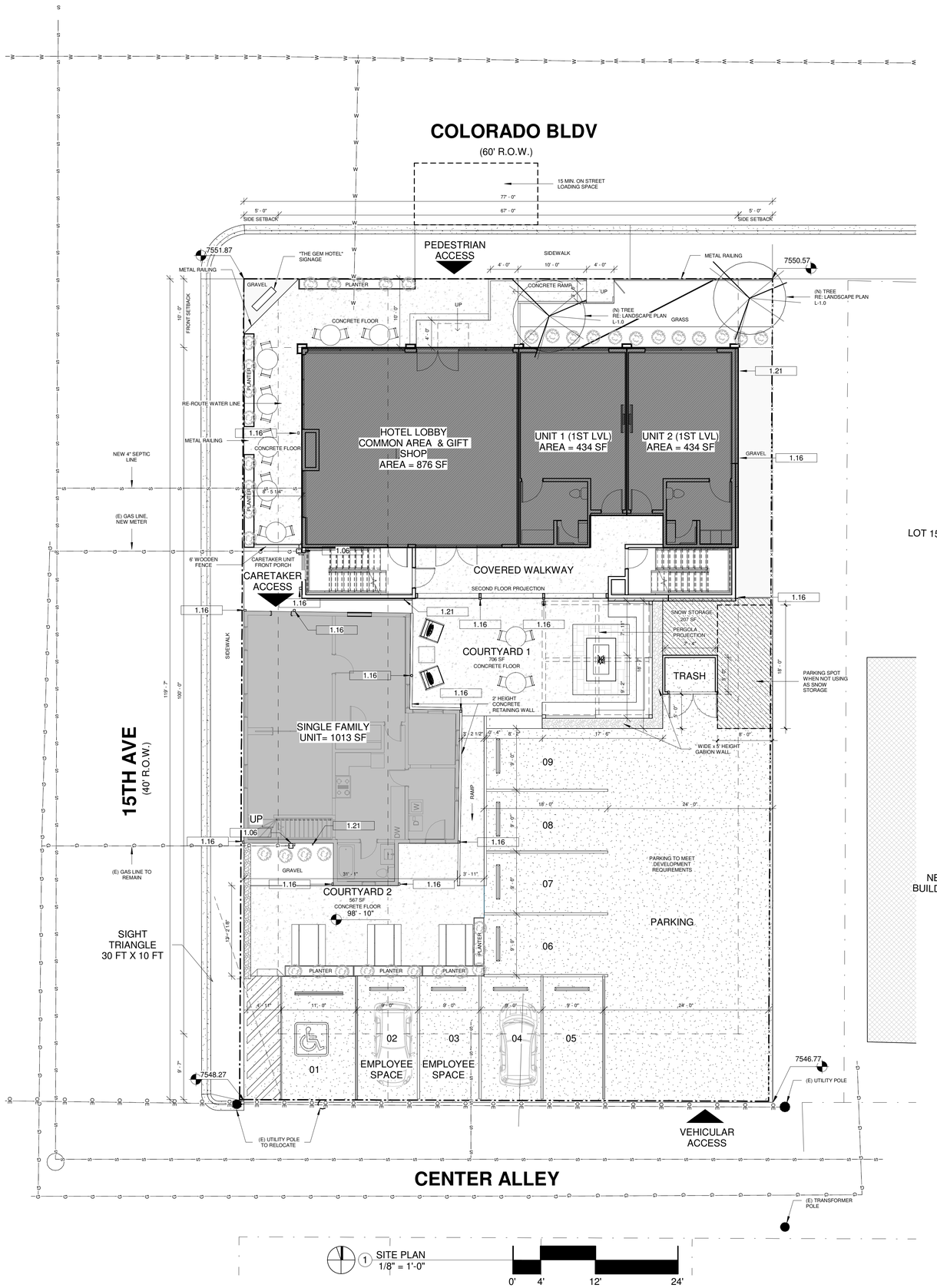
ISSUED FOR:
50% CONSTRUCTION DOCUMENTS

PROJ. NO. Project Number
DRAWN: MR
CHECKED: ZF
DATE: 06/09/2023
DESIGN DEVELOPMENT

SHEET TITLE:
COVER FDP

SCALE: As indicated
SHEET NUMBER
G1.0

C:\Users\USER2\Root Architecture Dropbox\03_Root Architecture Team Folder\22017_1503 Colorado Blvd\02_Revit\1503 Colorado Blvd_Enclosed Stairs option.rvt
6/9/2023 9:37:51 AM



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

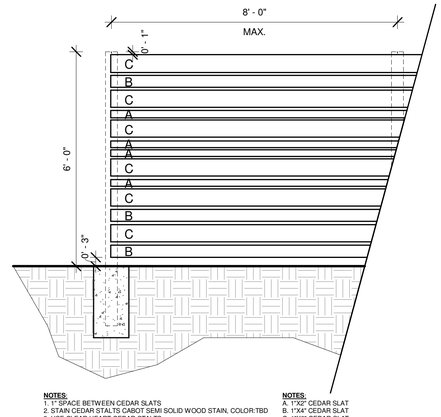
0' 4' 12' 24'

NEIGHBOURING BUILDING FOOTPRINT

- EXISTING BUILDING
- NEIGHBORNS
- SNOW STORAGE
- NEW CONSTRUCTION
- 6' CEDAR FENCE
- GAS LINE
- SEWER LINE
- OVERHEAD ELECTRIC LINE
- WATER LINE

KEYNOTE	
Key Value	Keynote Text
1.06	NEW GAS METER, MIN 3 FT FROM OPERABLE WINDOW AND RETURN AIR INTAKE
1.16	DOWNSPOUT AND EXTENSION
1.21	WATER SPICKET
1.39	METAL GUTTER

Area Schedule (Gross Building)		
Name	Area	Level
HOTEL BASEMENT	2283.7 SF	0 - BASEMENT
	2283.7 SF	
HOTEL FIRST FLOOR	2310.8 SF	MAIN LEVEL
FIRST FLOOR SINGLE FAMILY UNIT	1011.7 SF	MAIN LEVEL
	3322.5 SF	
HOTEL SECOND FLOOR	2341.8 SF	2 - SECOND FLOOR
SECOND FLOOR SINGLE FAMILY	478.7 SF	2 - SECOND FLOOR
	2820.5 SF	
HOTEL THIRD FLOOR	1373.0 SF	THIRD FLOOR
	1373.0 SF	
	9799.7 SF	



NOTES:
1. 1" SPACE BETWEEN CEDAR SLATS
2. STAIN CEDAR STALTS CABOT SEMI SOLID WOOD STAIN, COLOR:TBD
3. USE CLEAR HEART CEDAR STALTS
4. USE STAINLESS STEEL SCREWS

NOTES:
A. 1"X2" CEDAR SLAT
B. 1"X4" CEDAR SLAT
C. 1"X6" CEDAR SLAT

2 CEDAR FENCE DETAIL
1/2" = 1'-0"

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DIGITAL SIGNATURE

THE GEM HOTEL
1503 COLORADO BLVD, IDAHO SPRINGS, COLORADO 80452

STATE OF COLORADO
EZEKIEL FREEMAN
402818
LICENSED ARCHITECT

THE GEM HOTEL

ISSUED FOR:
50% CONSTRUCTION DOCUMENTS

PROJ. NO. Project Number
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DATE: 06/09/2023

DESIGN DEVELOPMENT

SHEET TITLE:
SITE PLAN

SCALE: As indicated
SHEET NUMBER
A1.0

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PLAN GENERAL NOTES

1. DIMENSIONS ARE SHOWN TO FACE OF STUD (EDGE OF BUILDING FRAME), TO CENTER OF DOOR FRAME, AND TO CENTER OF WINDOW, UNLESS OTHERWISE ILLUSTRATED.

2. THERE SHALL BE NO MORE THAN 3/8" VARIATION BETWEEN STAIR RISERS OR BETWEEN THE RUN OF STEPS IN ANY STAIRCASE. MINIMUM RISE FOR EACH STEP TO BE AT LEAST 4" AND NOT GREATER THAN 7-3/4".

3. EXTERIOR LANDINGS SHALL NOT BE MORE THAN 1-1/2" BELOW TOP OF THRESHOLD AT EXTERIOR EGRESS DOORS, AND AT ALL OTHER EXTERIOR DOORS SWINGING OUTWARD. EXCEPTION: EXTERIOR LANDINGS OR FLOORS SHALL NOT BE MORE THAN 7-3/4" BELOW THE TOP OF THRESHOLD PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR. LANDINGS MUST BE AT LEAST AS WIDE AS THE DOOR AND A MINIMUM OF 36" IN THE DIRECTION OF TRAVEL.

4. GARAGE DOOR ACCESSING CONDITIONED LIVING SPACE SHALL BE SOLID WOOD NOT LESS THAN 1-3/8" THICK OR HONEYCOMB-CORE STEEL NOT LESS THAN 1-3/8" THICK, OR 20-MIN. FIRE-RATED. DOOR SHALL ALSO BE SELF-CLOSING AND SELF-LATCHING w/ 5 LBS. PRESSURE.

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5.4.1. EXCEPTION: GRADE FLOOR OR BELOW GRADE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5 SQUARE FEET.

6. WHEN CEMENT, FIBER-CEMENT, OR GLASS MAT GYPSUM BACKERS ARE USED AS A WATER-RESISTANT BACKING FOR TILE OR WALL PANELS FOR TUBS, SHOWERS, OR WATER CLOSET COMPARTMENT WALLS, IT SHALL BE INSTALLED TO A HEIGHT OF 72" ABOVE THE DRAIN INLET.

7. ALL GLASS SLIDING DOORS, SHOWER ENCLOSURES, AND WINDOWS WITHIN 60 INCHES OF WET WALKING SURFACES SHALL BE TEMPERED.

8. ANY WINDOWS AT STAIRWAYS, STAIRWAY LANDINGS, OR WITHIN 5'-0" OF THE BOTTOM AND TOP OF STAIRWAYS WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 60 INCHES ABOVE A WALKING SURFACE SHALL BE TEMPERED.

9. ANY WINDOW WITHIN 2'-0" OF A DOOR SWING SHALL BE TEMPERED.

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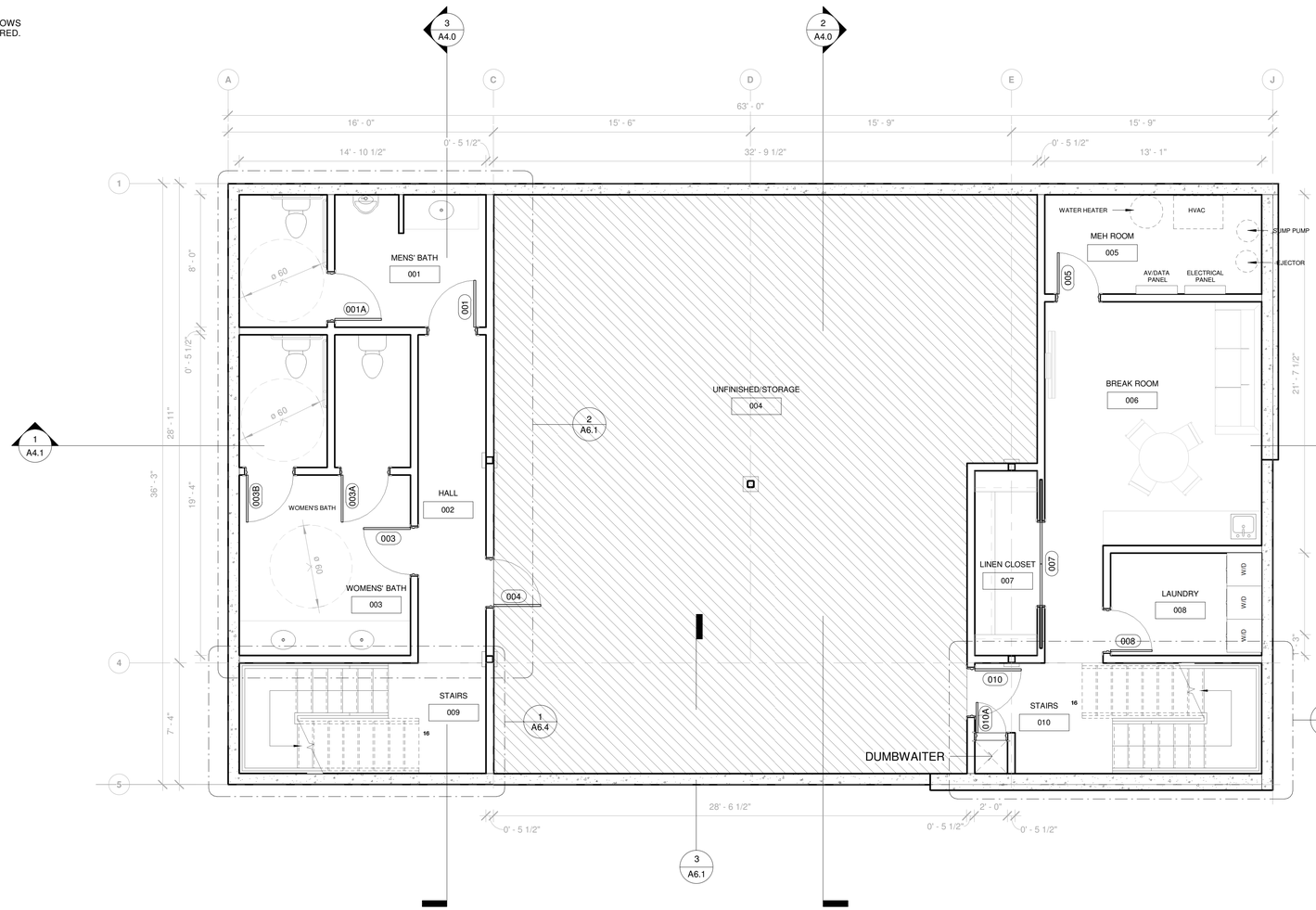

1 BASEMENT FLOOR PLAN
1/4" = 1'-0"

0' 4' 12' 24'

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DESIGN DEVELOPMENT

SHEET TITLE:
BASEMENT

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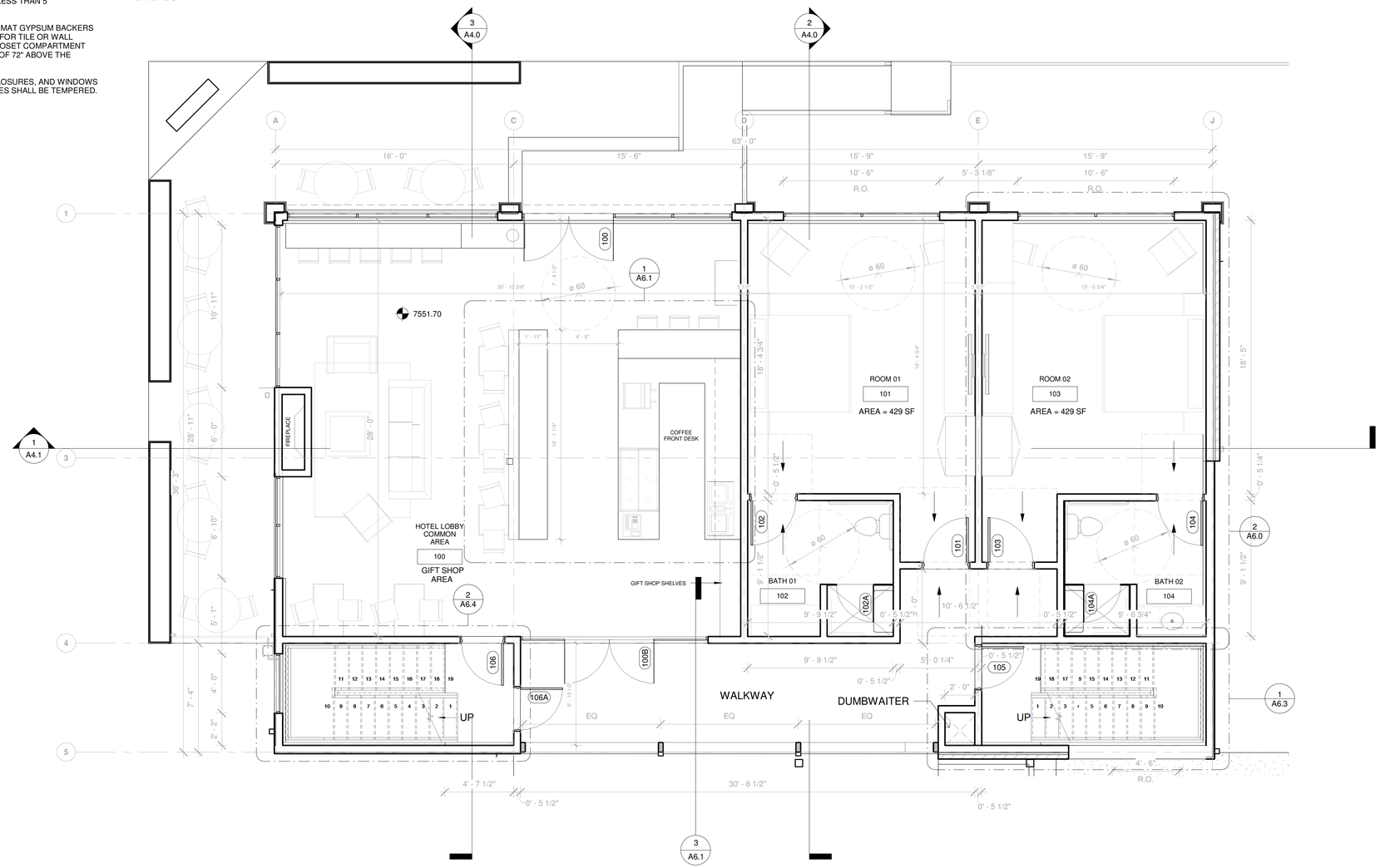

1 FIRST FLOOR PLAN
1/4" = 1'-0"

0' 4' 12' 24'

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LICENSED ARCHITECT

THE GEM HOTEL

1503 COLORADO BLVD, IDAHO SPRINGS, COLORADO 80452

THE GEM HOTEL

ISSUED FOR:
50% CONSTRUCTION DOCUMENTS

PROJ. NO. Project Number
DRAWN: MR
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DESIGN DEVELOPMENT

SHEET TITLE:
MAIN LEVEL

SCALE: As indicated
SHEET NUMBER
A1.2

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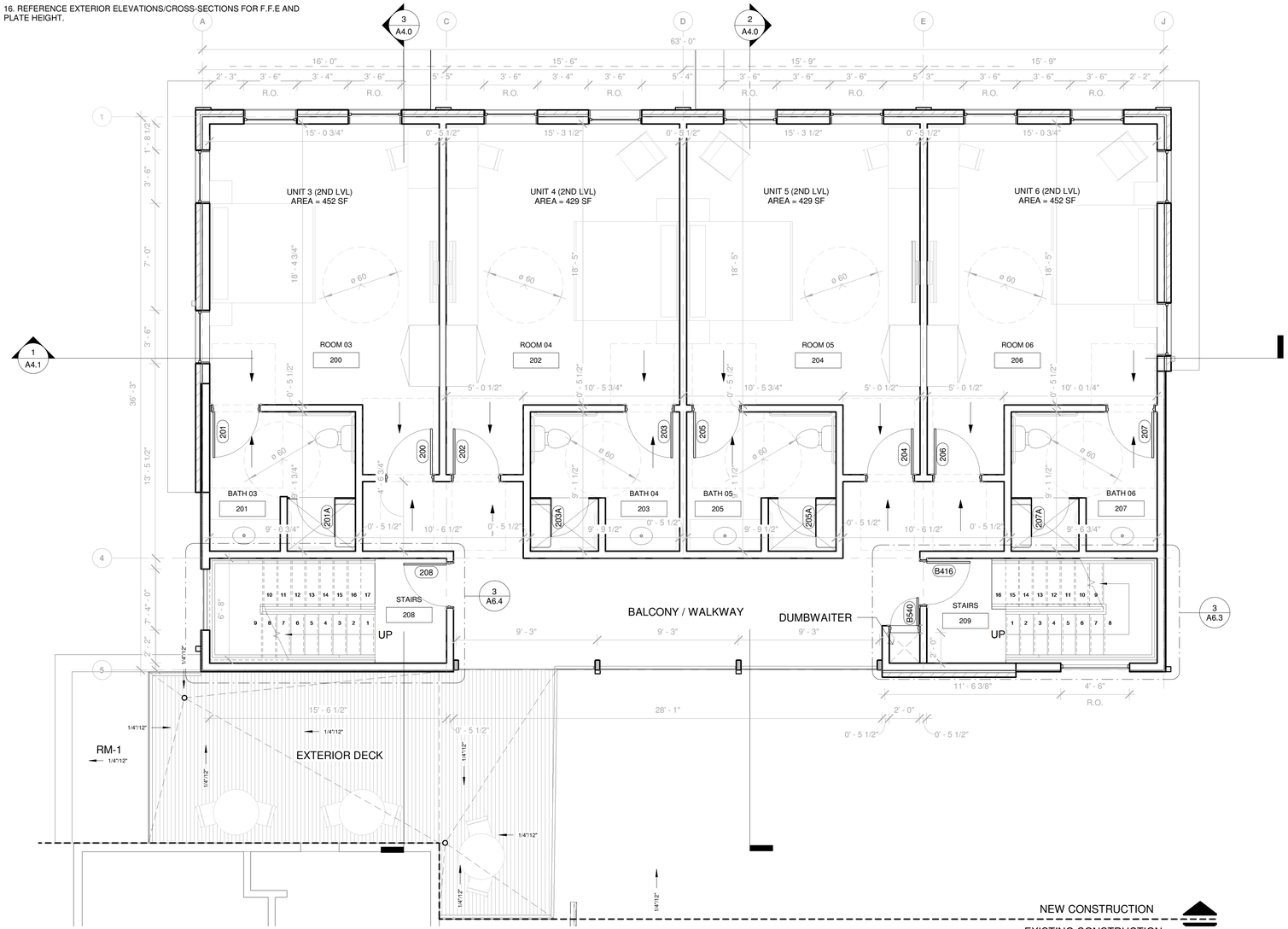

1 SECOND FLOOR PLAN
1/4" = 1'-0"

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SHEET TITLE:
SECOND FLOOR

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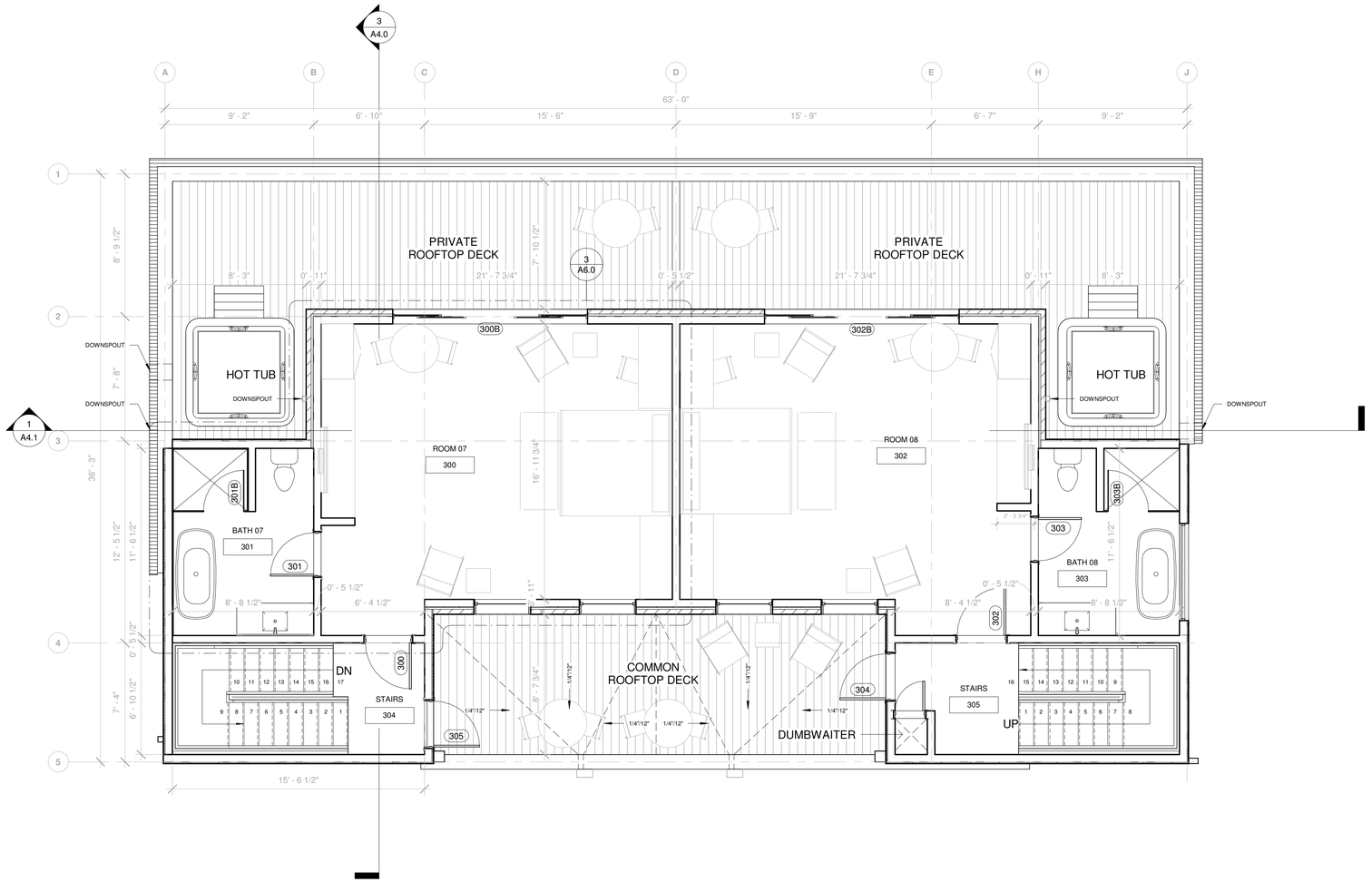

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SHEET TITLE:
THIRD FLOOR

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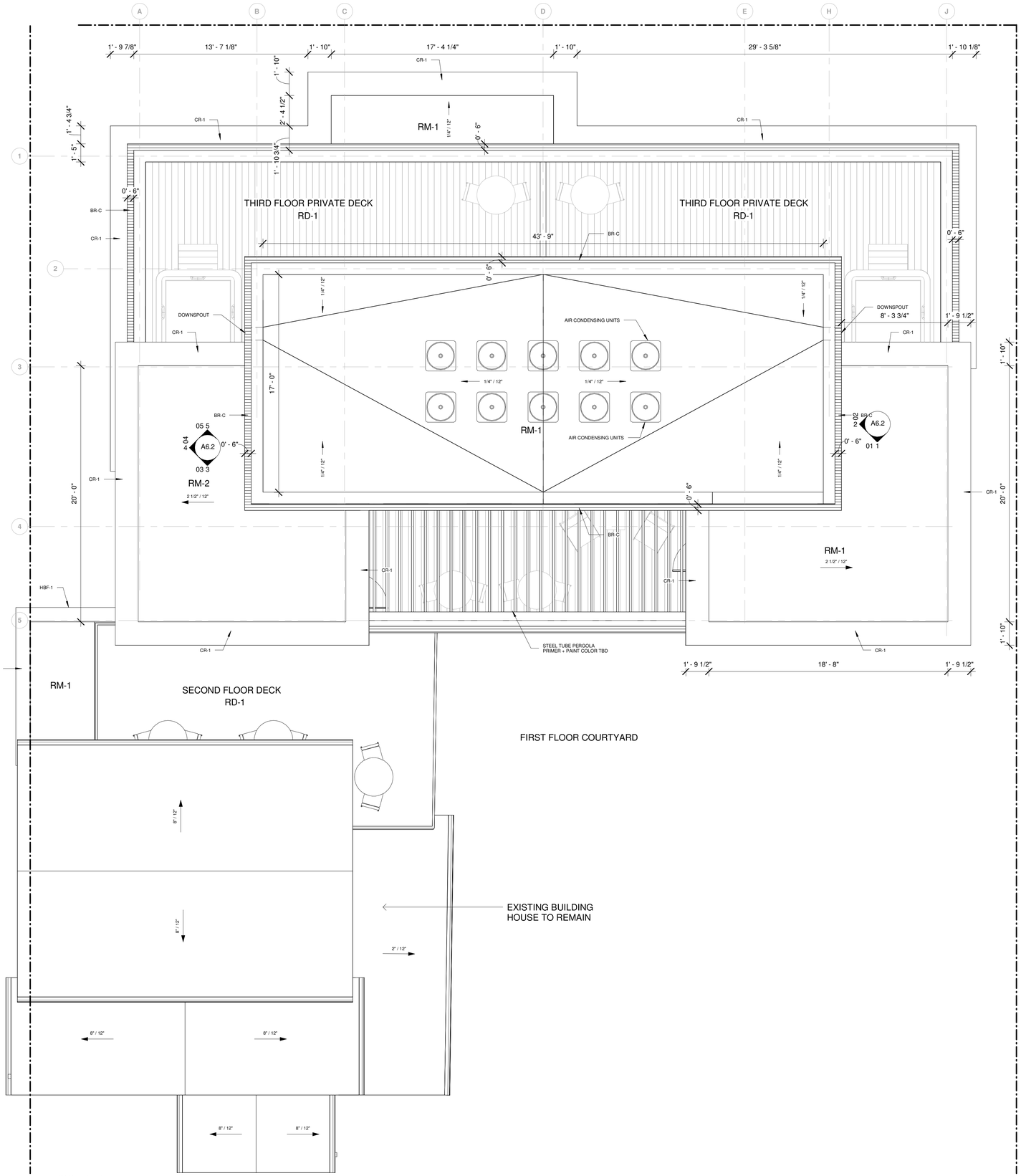

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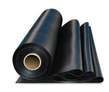
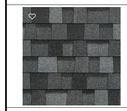
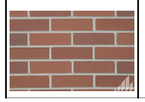
ROOF MATERIALS SELECTION

IMAGE	TYPE MARK	DESCRIPTION	MFG	SIZE	COLOR	TEXTURE
	RM-1	BLACK EPDM	https://www.metalsales.us.com/findproducts/	40"	BLACK	SMOOTH
	RM-2	ASPHALT SHINGLE	https://redrockroofingcolorado.com//roofing-products/asphalt-shingles/	6"	SLATESTONE GRAY	SMOOTH
	CR-1	CORNICE	ROCKY MOUNTAIN FOREST PRODUCTS https://www.rmfp.com/	-	SW IRON ORE 7069	SMOOTH
	BR-C	BALLPARK BRICK CORNICE	https://generalshale.com/products/ballpark/	MODULAR SIZE STRAIGHT EDGE H=2-1/4" W=3-5/8" L= 7-5/8"	NATURAL (ORANGE)	ROUGH

ROOT ARCHITECTURE AND DEVELOPMENT, LLC
Zeke Freeman, R.A., G.C.
28677 S Buffalo Park Rd, Evergreen, CO 80439
Phone: 720.498.1925
Email: zfreeman@root-ad.com

DIGITAL SIGNATURE

THE GEM HOTEL
1503 COLORADO BLVD, IDAHO SPRINGS, COLORADO 80452

STATE OF COLORADO
EZEKIEL FREEMAN
402818
LICENSED ARCHITECT

THE GEM HOTEL

ISSUED FOR:
50% CONSTRUCTION DOCUMENTS

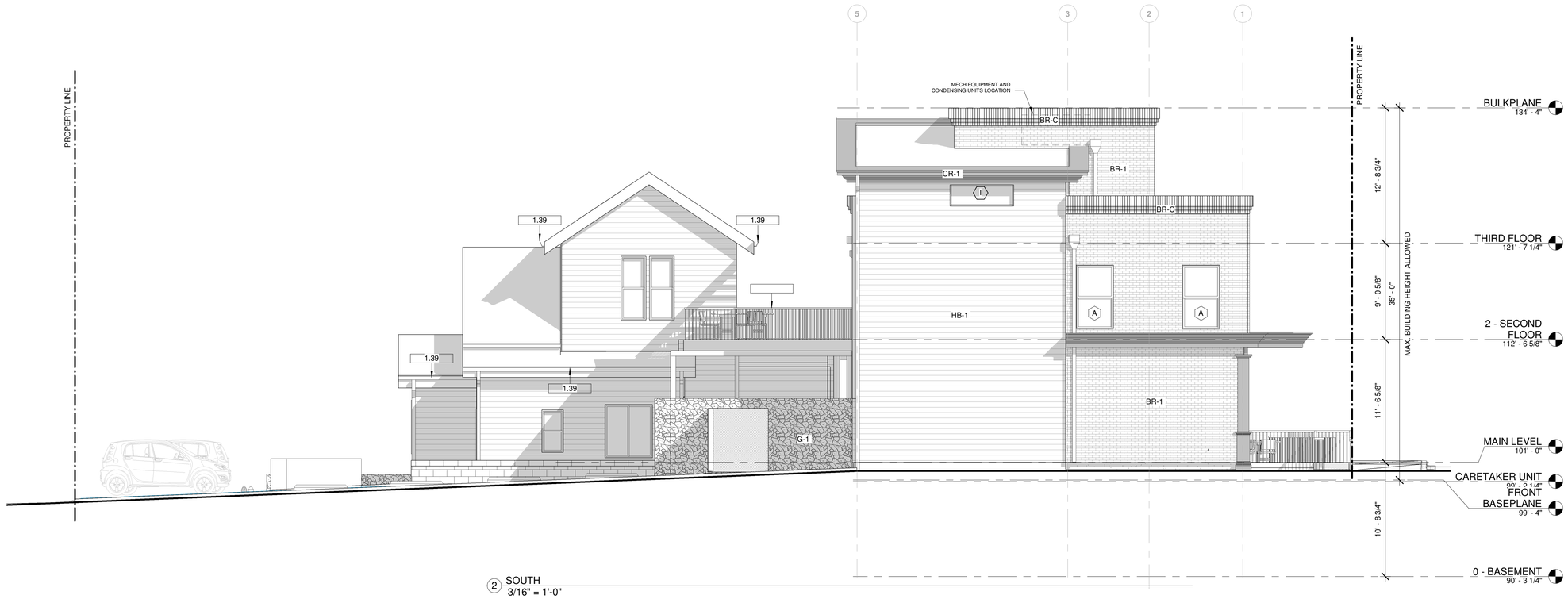
PROJ. NO. Project Number
DRAWN: MR
CHECKED: ZF
DATE: 06/09/2023
DESIGN DEVELOPMENT

SHEET TITLE:
ROOF PLAN

SCALE: As indicated
SHEET NUMBER
A1.5

6/9/2023 9:37:20 AM C:\Users\USER2\Root Architecture Dropbox\03_Root Architecture Team Folder\22017_1503 Colorado Blvd\02_Revit\1503 Colorado Blvd_Enclosed Stairs option.rvt

1 EAST
3/16" = 1'-0"



2 SOUTH
3/16" = 1'-0"

MATERIALS SELECTION

IMAGE	TYPE MARK	DESCRIPTION	MFG	SIZE	COLOR	TEXTURE
	BR-1	BALLPARK BRICK (UNPAINTED)	https://generalshale.com/products/ballpark/	MODULAR SIZE STRAIGHT EDGE H=2-1/4" W=3-5/8" L= 7-5/8"	NATURAL (ORANGE)	ROUGH
	WD1	6" HORIZONTAL SHIPLAP WOOD SIDING	ROCKY MOUNTAIN FOREST PRODUCTS https://www.rmfp.com/	6"	BLACK STAIN	SMOOTH
	DC-1	CUSTOM WOODEN DECORATIVE COLUMN, BASE AND CAPITAL		-	ACRYLIC-LATEX PRIMER AND PAINT SW IRON ORE 7069	SATIN
Iron Ore SW 7069	CR-1	CORNICE	ROCKY MOUNTAIN FOREST PRODUCTS https://www.rmfp.com/	-	SW IRON ORE 7069	SMOOTH
	BR-C	BALLPARK BRICK CORNICE	https://generalshale.com/products/ballpark/	MODULAR SIZE STRAIGHT EDGE H=2-1/4" W=3-5/8" L= 7-5/8"	NATURAL (ORANGE)	ROUGH
	C-1	CONCRETE CAST IN SITU		-	-	SMOOTH
	HBF-1	HARDIE-BOARD FASCIA PAINTED BLACK	JAMES HARDIE https://www.jameshardie.com/	-	SW IRON ORE 7069	SMOOTH
	MTL	BRAKE METAL PANEL	http://customsheetmetal.co	-	SW IRON ORE 7069	SMOOTH

	WINDOWS: ANDERSEN 100 SERIES SINGLE-HUNG MATERIAL: FIBREX COLOR: BLACK WEBSITE: https://www.andersenwindows.com
	ROOF: ANDERSEN 100 SERIES SINGLE-HUNG MATERIAL: ASPHALT SHINGLE COLOR: BLACK WEBSITE: https://www.owenscorning.com
	ROOF: OWENS CORNING MATERIAL: BLACK EPDM COLOR: BLACK WEBSITE:

ROOT Architecture & Development

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Zeke Freeman, R.A., G.C.
28677 S Buffalo Park Rd, Evergreen, CO 80439
Phone: 720.498.1925
Email: zfreeman@root-ad.com

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LICENSED ARCHITECT

THE GEM HOTEL

ISSUED FOR:
50% CONSTRUCTION DOCUMENTS

PROJ. NO. Project Number
DRAWN: MR
CHECKED: ZF
DATE: 06/09/2023

DESIGN DEVELOPMENT

SHEET TITLE:
ELEVATIONS

SCALE: As indicated
SHEET NUMBER
A3.0

6/9/2023 9:37:29 AM C:\Users\USER2\Root Architecture Dropbox\03_Root Architecture Team Folder\22017_1503 Colorado Blvd\02_Revit\1503 Colorado Blvd_Enclosed Stairs option.rvt

1 WEST
3/16" = 1'-0"

2 NORTH
3/16" = 1'-0"

MATERIALS SELECTION

IMAGE	TYPE MARK	DESCRIPTION	MFG	SIZE	COLOR	TEXTURE
	BR-1	BALLPARK BRICK (UNPAINTED)	https://generalshale.com/products/ballpark/	MODULAR SIZE STRAIGHT EDGE H=2-1/4" W=3-5/8" L= 7-5/8"	NATURAL (ORANGE)	ROUGH
	WD1	6" HORIZONTAL SHIPLAP WOOD SIDING	ROCKY MOUNTAIN FOREST PRODUCTS https://www.rmfp.com/	6"	BLACK STAIN	SMOOTH
	DC-1	CUSTOM WOODEN DECORATIVE COLUMN, BASE AND CAPITAL		-	ACRYLIC-LATEX PRIMER AND PAINT SW IRON ORE 7069	SATIN
Iron Ore SW 7069	CR-1	CORNICE	ROCKY MOUNTAIN FOREST PRODUCTS https://www.rmfp.com/	-	SW IRON ORE 7069	SMOOTH
	BR-C	BALLPARK BRICK CORNICE	https://generalshale.com/products/ballpark/	MODULAR SIZE STRAIGHT EDGE H=2-1/4" W=3-5/8" L= 7-5/8"	NATURAL (ORANGE)	ROUGH
	C-1	CONCRETE CAST IN SITU		-	-	SMOOTH
	HBF-1	HARDIE-BOARD FASCIA PAINTED BLACK	JAMES HARDIE https://www.jamesha rdie.com/	-	SW IRON ORE 7069	SMOOTH
	MTL	BRAKE METAL PANEL	http://customsheetmetal.co	-	SW IRON ORE 7069	SMOOTH

	WINDOWS: ANDERSEN 100 SERIES SINGLE-HUNG MATERIAL: FIBREX COLOR: BLACK WEBSITE: https://www.andersenwindows.com
	ROOF: ANDERSEN 100 SERIES SINGLE-HUNG MATERIAL: ASPHALT SHINGLE COLOR: BLACK WEBSITE: https://www.owenscorning.com
	ROOF: OWENS CORNING MATERIAL: BLACK EPDM COLOR: BLACK WEBSITE:

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DRAWN: MR
CHECKED: ZF
DATE: 06/09/2023

DESIGN DEVELOPMENT

SHEET TITLE:
ELEVATIONS2

SCALE: As indicated
SHEET NUMBER
A3.1

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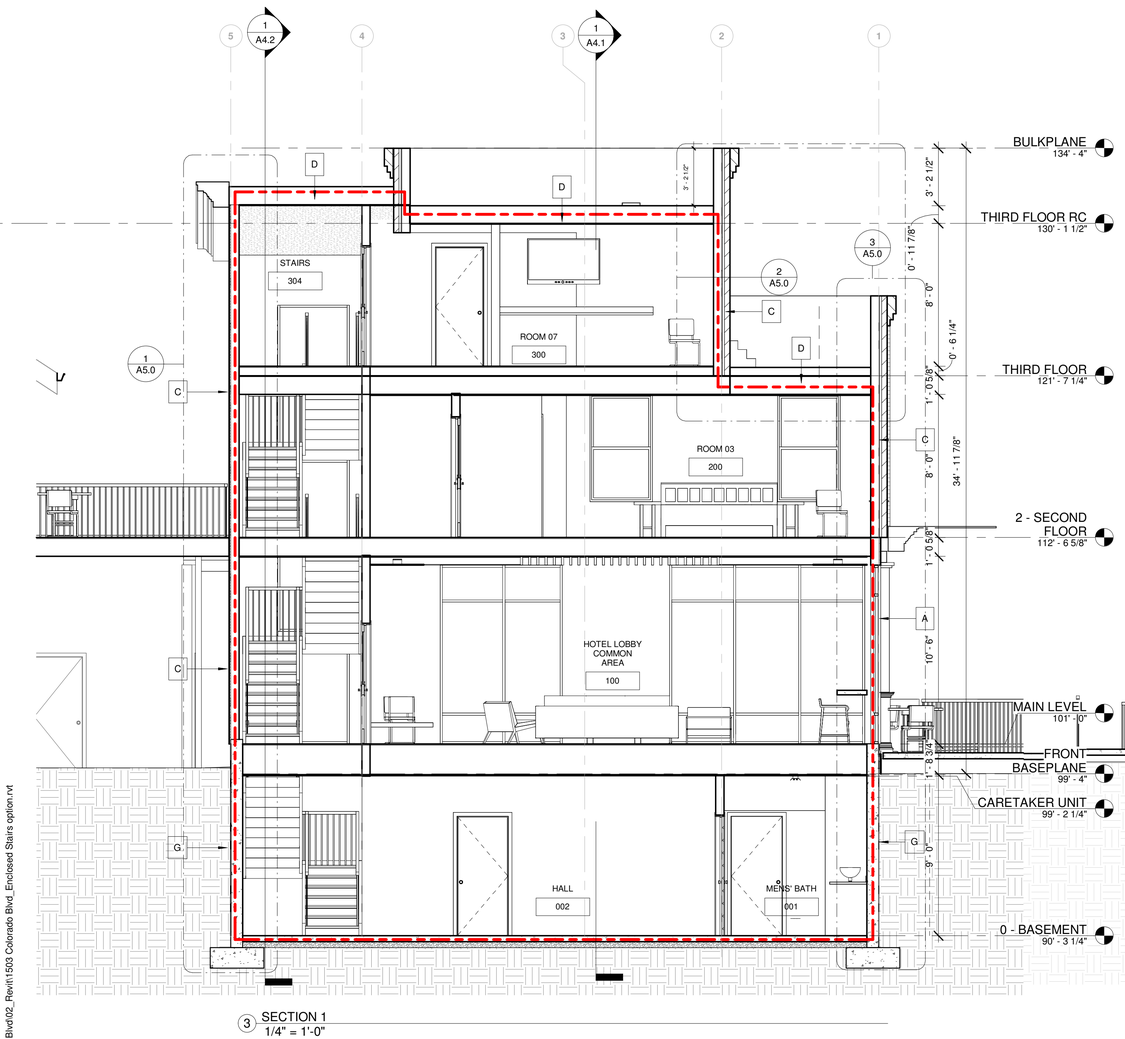
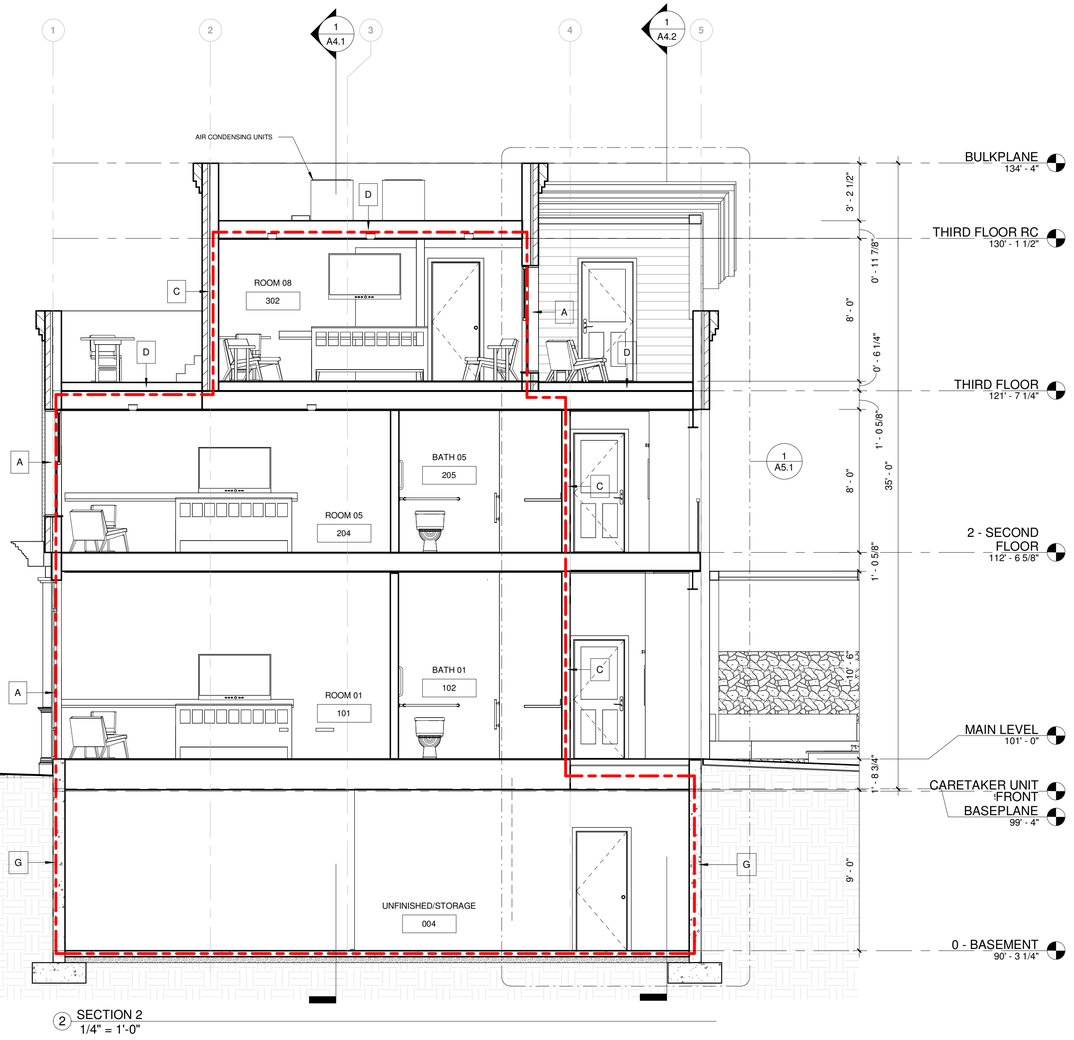


3 SECTION 1
1/4" = 1'-0"



2 SECTION 2
1/4" = 1'-0"

MANDATORY MINIMUM ENERGY EFFICIENCY REQUIREMENTS OF IRC TABLE N1102.1:

A	FENESTRATION U-FACTOR 0.30
B	SKYLIGHT U-FACTOR 0.55
C	EXTERIOR FRAMED WALLS R-20
D	ROOF/ ATTIC/ ENCLOSED RAFTERS R-49
E	CRAWL SPACE WALLS R-15 RIGID INSULATION
F	FLOORS CANTILEVERED OR OVER UNCONDITIONED SPACE R-30
G	BASEMENT CONCRETE WALLS: R-10 CONTINUOUS
H	BASEMENT FRAMED WALL CAVITY R-19
J	(E) MASS WALL TO REMAIN
	CONTINUOUS THERMAL ENVELOPE
1	CONDITIONED CRAWL SPACE WITH CLASS 1 VAPOR RETARDER WITH OVERLAPPING JOINTS TAPED AND SEALED

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PROJ. NO. Project Number
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CHECKED: ZF
DATE: 06/09/2023

DESIGN DEVELOPMENT

SHEET TITLE:
BUILDING SECTIONS

SCALE: As indicated
SHEET NUMBER
A4.0

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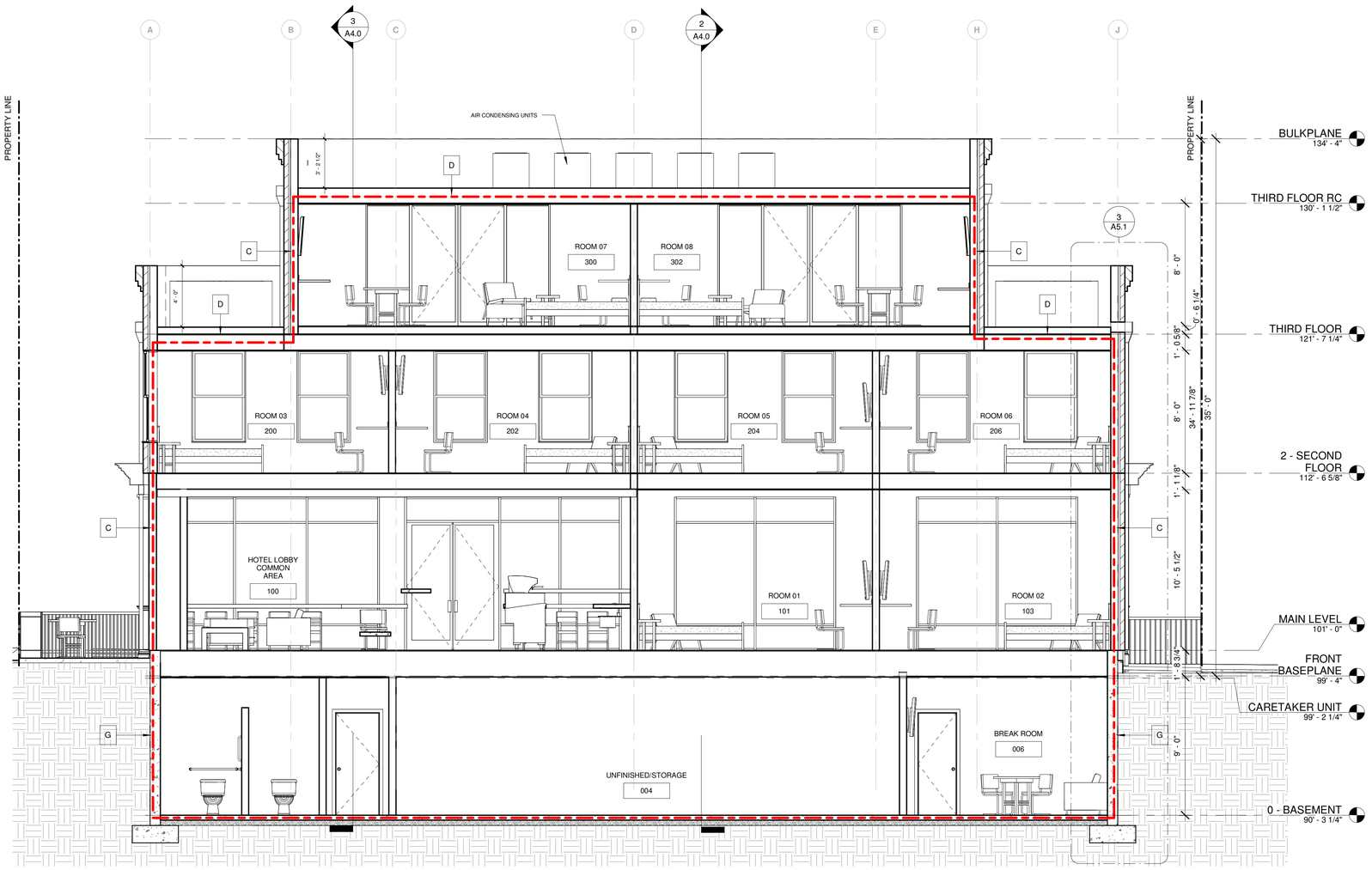

1 SECTION 3
1/4" = 1'-0"

MANDATORY MINIMUM ENERGY EFFICIENCY REQUIREMENTS OF IRC TABLE N1102.1:

- A FENESTRATION U-FACTOR 0.30
- B SKYLIGHT U-FACTOR 0.55
- C EXTERIOR FRAMED WALLS R-20
- D ROOF/ ATTIC/ ENCLOSED RAFTERS R-49
- E CRAWL SPACE WALLS R-15 RIGID INSULATION
- F FLOORS CANTILEVERED OR OVER UNCONDITIONED SPACE R-30
- G BASEMENT CONCRETE WALLS: R-10 CONTINUOUS
- H BASEMENT FRAMED WALL CAVITY R-19
- J (E) MASS WALL TO REMAIN
- CONTINUOUS THERMAL ENVELOPE
- 1 CONDITIONED CRAWL SPACE WITH CLASS 1 VAPOR RETARDER WITH OVERLAPPING JOINTS TAPED AND SEALED

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THE GEM HOTEL

ISSUED FOR:
50% CONSTRUCTION DOCUMENTS

PROJ. NO. Project Number
DRAWN: MR
CHECKED: ZF
DATE: 06/09/2023

DESIGN DEVELOPMENT

SHEET TITLE:
BUILDING SECTIONS

SCALE: As indicated
SHEET NUMBER
A4.1

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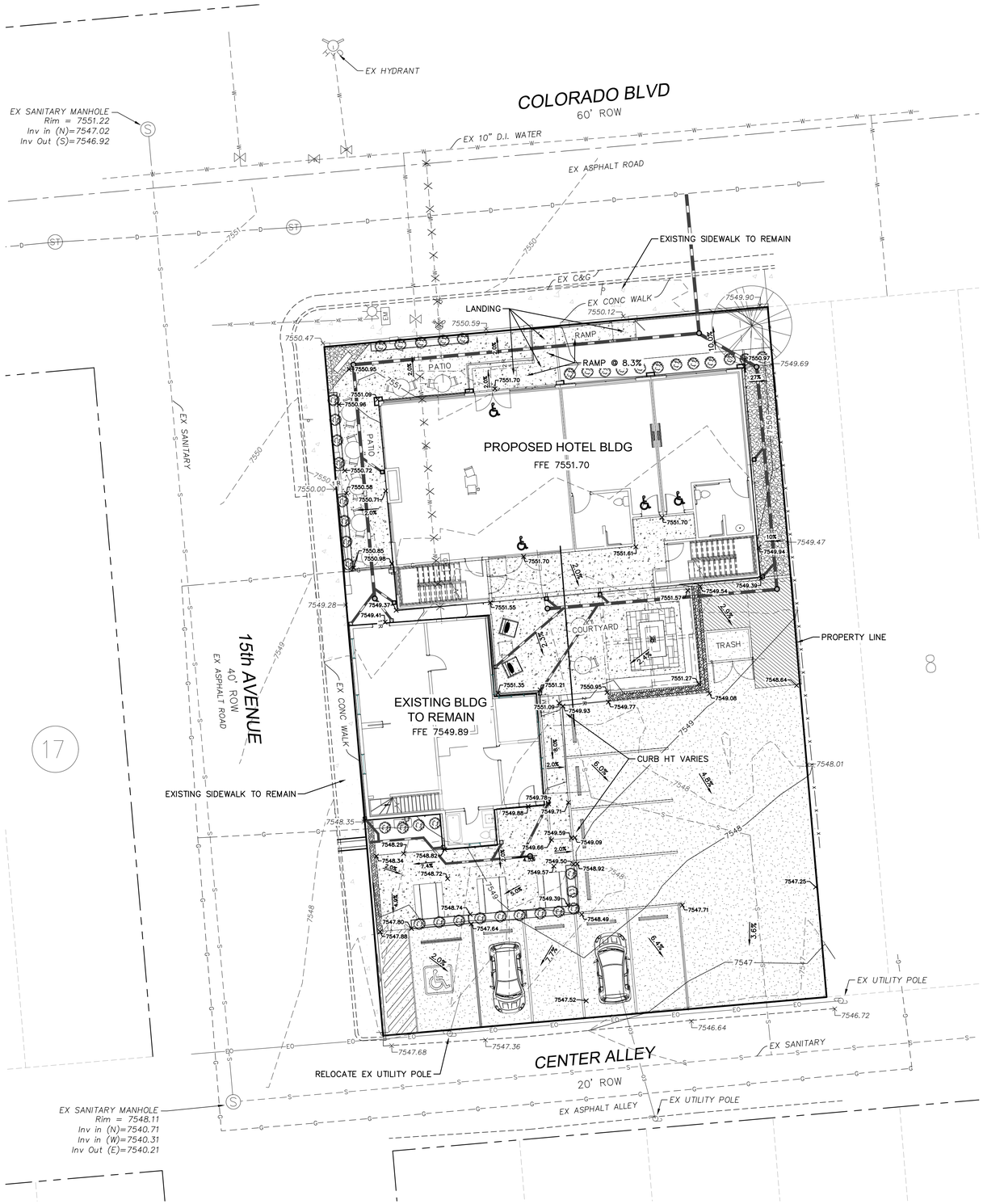


NORTH

0 10' 20'

LEGEND

- ZONE LOT LINE
- X — EXISTING CHAIN LINK FENCE
- EXISTING WOOD FENCE
- SS — EXISTING SANITARY SEWER
- W — EXISTING WATER MAIN
- ST — EXISTING STORM DRAIN
- G — EXISTING GAS MAIN
- E — EXISTING BURIED ELECTRIC
- TE — EXISTING BURIED PHONE/CABLE
- 5230 — PROPOSED CONTOUR
- 5230 — EXISTING CONTOUR
- PROPOSED WALL
- 2.2% PROPOSED SLOPE/FLOW ARROW
- 2.2% EXISTING SLOPE/FLOW ARROW
- X 5280 EXISTING SPOT ELEVATION
- o 5280 EXISTING FLOWLINE SPOT ELEV
- X 5280.00 PROPOSED FINISHED GRADE ELEV
- ● 5280.00 PROPOSED FLOWLINE SPOT ELEV
- FFE = FINISHED FLOOR ELEVATION
- PROPOSED STORM DRAIN PIPE
- ACCESSIBLE ENTRY

GENERAL NOTES:

1. THE CONTRACTOR SHALL, PRIOR TO CONSTRUCTION, MOBILIZATION, OR ORDERING OF MATERIALS, CONFIRM THAT EXISTING UTILITY LOCATIONS ARE AS SHOWN ON THE PLANS. THE CONTRACTOR SHALL BEAR THE FULL COST OF REMOVAL, REPLACEMENT, DELAY, AND MOBILIZATION RELATED TO UNVERIFIED EXISTING CONDITIONS. WHERE THE CONTRACTOR FINDS DISCREPANCIES THEY SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER.
2. THE CONTRACTOR SHALL PERFORM ALL WORK NECESSARY TO COMPLETE THE WORK SHOWN ON THE PLANS OR DESCRIBED IN THE SPECIFICATIONS IN A SATISFACTORY MANNER. UNLESS OTHERWISE PROVIDED, THE CONTRACTOR SHALL FURNISH ALL MATERIALS, EQUIPMENT, TOOLS, LABOR, AND INCIDENTALS TO COMPLETE THE WORK.
3. SEE GEOTECH REPORT FOR PAVEMENT DESIGN.
4. ALL SITE IMPROVEMENTS SHALL BE PER CITY OF IDAHO SPRINGS STANDARDS OR CDOT STANDARDS, IF NOT COVERED BY CITY.

UNCC
UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987

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

PREPARED FOR

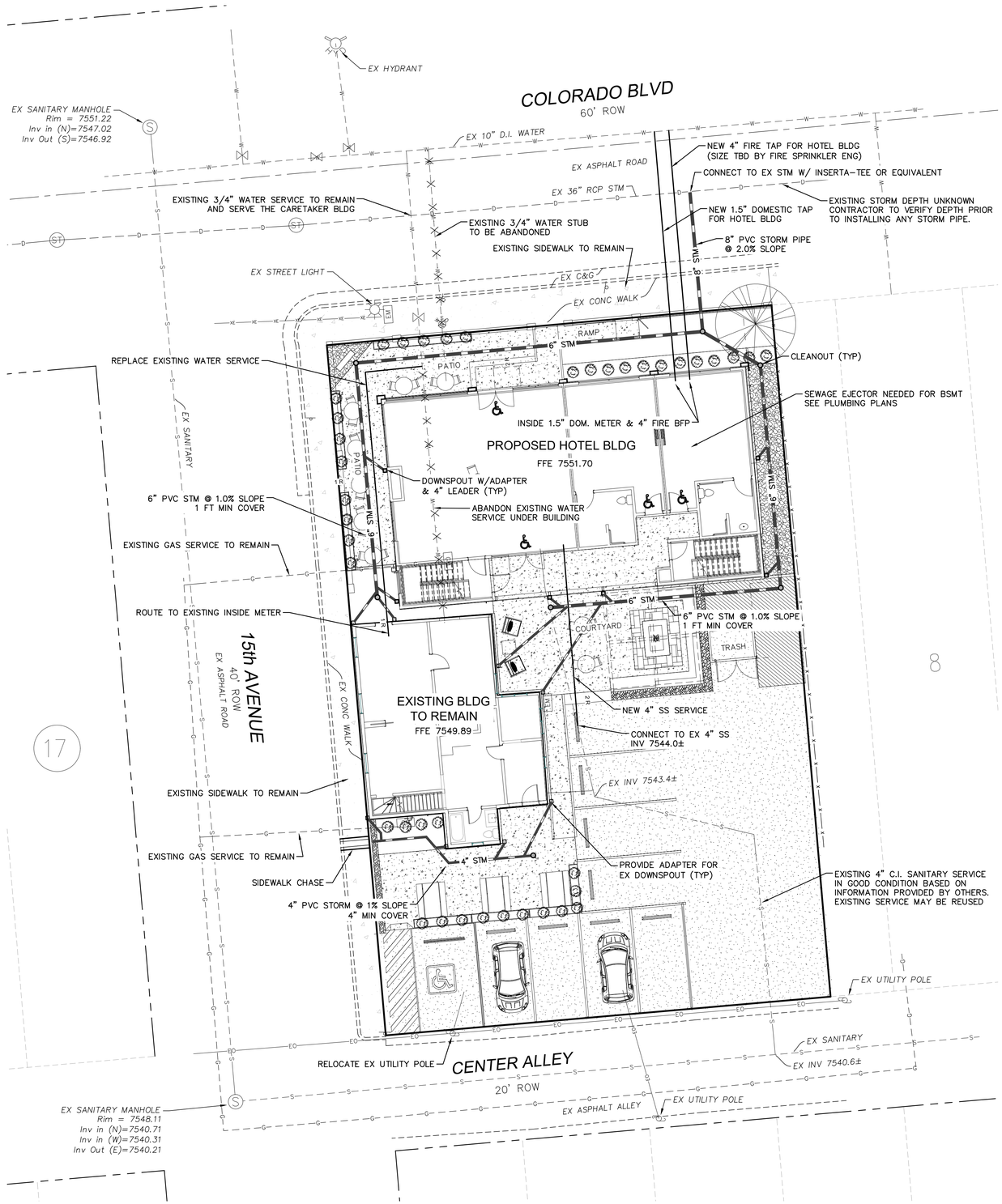
No.	Revision	Designed By: CCF	Checked By: CCF	Date	By	Chk

FABRE ENGINEERING INC.
civil, municipal, urban, land development
2063 Pinon Place
Erie, CO 80516
720-903-0048

THE GEM HOTEL

GRADING PLAN

Scale: AS NOTED
Date: 5/23/23
Job No. 1503-01
File No.
Sheet C-1.0



NORTH

0 10' 20'

LEGEND

- ZONE LOT LINE
- X — EXISTING CHAIN LINK FENCE
- EXISTING WOOD FENCE
- SS — EXISTING SANITARY SEWER
- W — EXISTING WATER MAIN
- ST — EXISTING STORM DRAIN
- G — EXISTING GAS MAIN
- E — EXISTING BURIED ELECTRIC
- TE — EXISTING BURIED PHONE/CABLE

FFE = FINISHED FLOOR ELEVATION

PROPOSED STORM DRAIN PIPE

GENERAL NOTES:

1. THE CONTRACTOR SHALL, PRIOR TO CONSTRUCTION, MOBILIZATION, OR ORDERING OF MATERIALS, CONFIRM THAT EXISTING UTILITY LOCATIONS ARE AS SHOWN ON THE PLANS. THE CONTRACTOR SHALL BEAR THE FULL COST OF REMOVAL, REPLACEMENT, DELAY, AND MOBILIZATION RELATED TO UNVERIFIED EXISTING CONDITIONS. WHERE THE CONTRACTOR FINDS DISCREPANCIES THEY SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER.
2. THE CONTRACTOR SHALL PERFORM ALL WORK NECESSARY TO COMPLETE THE WORK SHOWN ON THE PLANS OR DESCRIBED IN THE SPECIFICATIONS IN A SATISFACTORY MANNER. UNLESS OTHERWISE PROVIDED, THE CONTRACTOR SHALL FURNISH ALL MATERIALS, EQUIPMENT, TOOLS, LABOR, AND INCIDENTALS TO COMPLETE THE WORK.
3. PIPE LENGTHS SHOWN ARE 2D, MEASURED FROM CENTER TO CENTER OF STRUCTURES.
4. CONTRACTOR TO CONFIRM BUILDING SANITARY SERVICE LOCATIONS AND DEPTHS PRIOR TO CONSTRUCTION.
5. CONTRACTOR TO CONFIRM BUILDING ROOFDRAIN LOCATIONS PRIOR TO CONSTRUCTION.
6. ALL WATER, SANITARY & STORM IMPROVEMENTS SHALL BE PER CITY OF IDAHO SPRINGS STANDARDS.

UNCC
UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987

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

PREPARED FOR

No.	Revision	Date	By	Chk
Designed By: CCF			Checked By: CCF	

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Erie, CO 80516
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THE GEM HOTEL

UTILITY PLAN

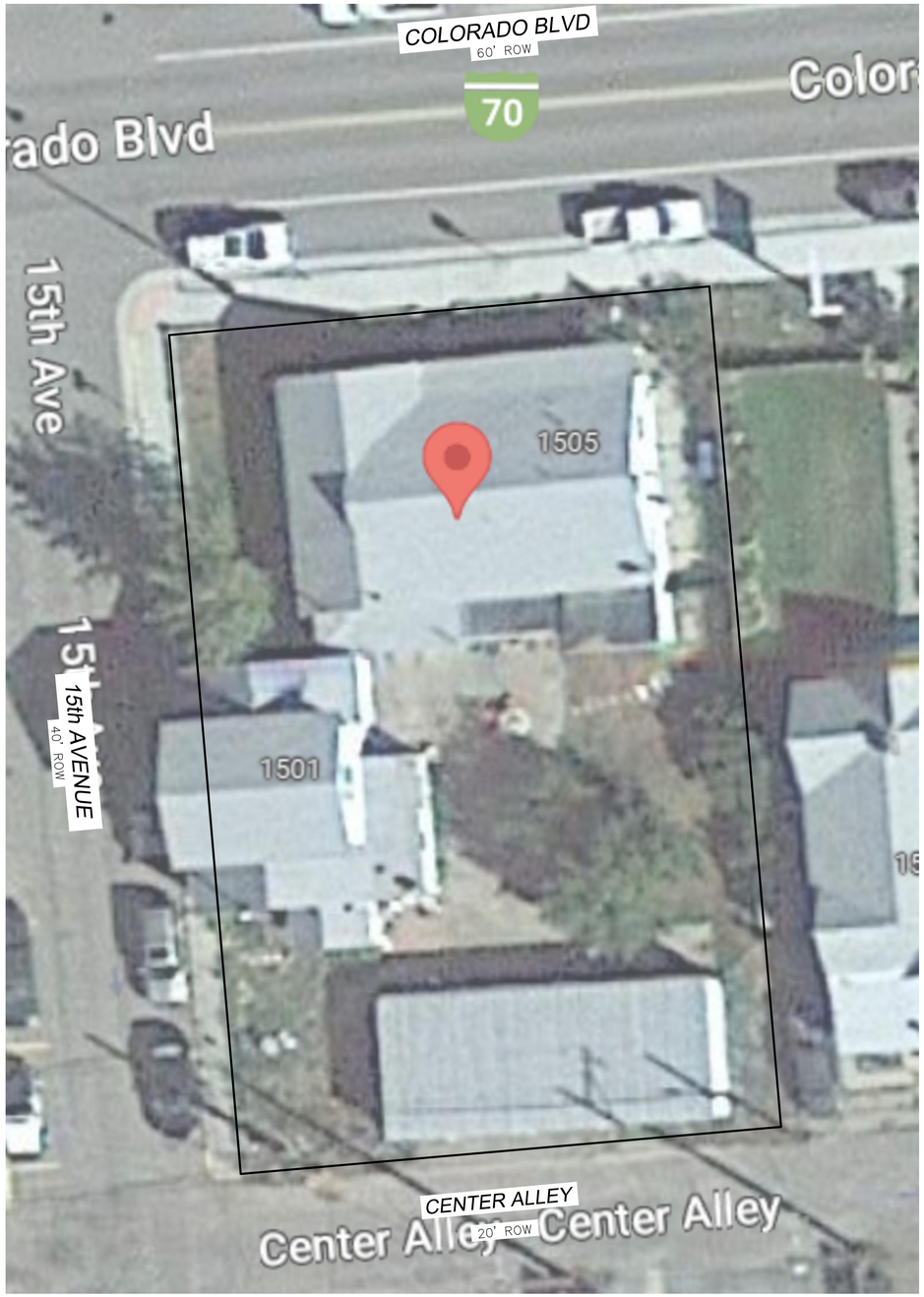
Scale: AS NOTED

Date: 5/23/23

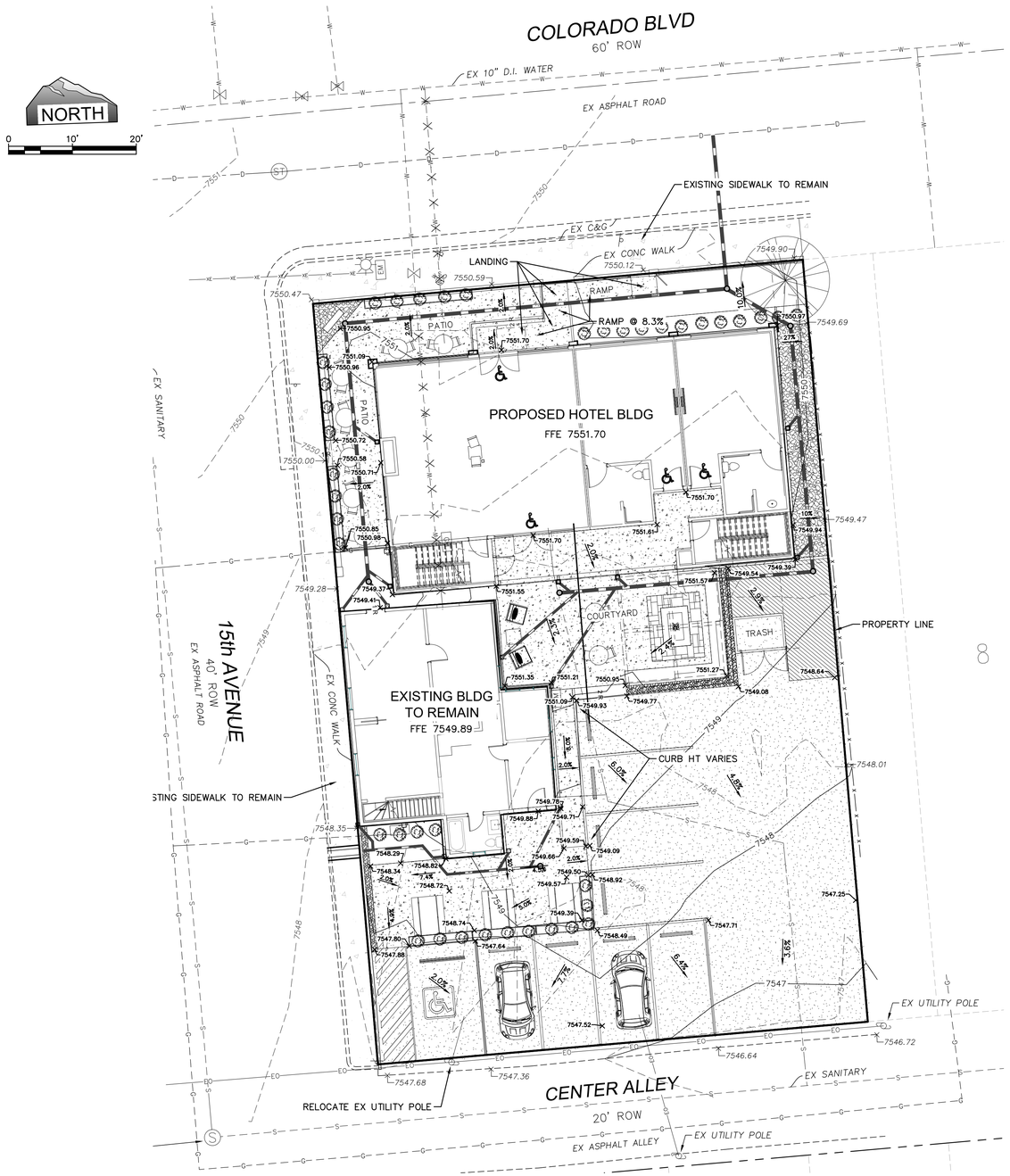
Job No. 1503-01

File No.

Sheet C-2.0



EXISTING SITE



PROPOSED SITE

Existing Site Total	AREA	% OF	IMPERVIOUSNESS		C-VALUE**		
	(SF.)*	TOTAL AREA	(%)	C2	C5	C10	C100
roofs/drives/walks	4,090.00	44.4	90	0.43	0.77	0.80	0.85
pavement	810.00	8.8	100	0.47	0.86	0.87	0.89
lawns/open space	4,318.00	46.8	2	0.01	0.05	0.15	0.49
gravel driveway/storage	0.00	0.0	40	0.19	0.36	0.43	0.65
TOTAL	9,218.00	100.0	50	0.23	0.44	0.50	0.69

DESIGN STORM	BASINS	AREA (AC)	COEFF. (C)	Tc (Min.)	Summation C*A	I* (in./hr.)	RATIONAL Q (cfs)
100YR	Existing	0.212	0.69	7.55	0.146	7.70	1.12

Proposed Site Total	AREA	% OF	IMPERVIOUSNESS		C-VALUE**		
	(SF.)*	TOTAL AREA	(%)	C2	C5	C10	C100
roofs/drives/walks	5,208.00	56.5	90	0.74	0.77	0.80	0.85
pavement	3,180.00	34.5	100	0.83	0.86	0.87	0.89
lawns/open space	830.00	9.0	2	0.01	0.05	0.15	0.49
gravel driveway/storage	0.00	0.0	40	0.30	0.36	0.43	0.65
TOTAL	9,218.00	100.0	86	0.70	0.74	0.76	0.83

DESIGN STORM	BASINS	AREA (AC)	COEFF. (C)	Tc (Min.)	Summation C*A	I* (in./hr.)	RATIONAL Q (cfs)
100YR	Proposed	0.212	0.83	5.00	0.177	8.72	1.54

PREPARED FOR

No.	Revision	Date	By	Chk
Designed By: CCF		Checked By: CCF		

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Erie, CO 80516
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THE GEM HOTEL

DRAINAGE MAP

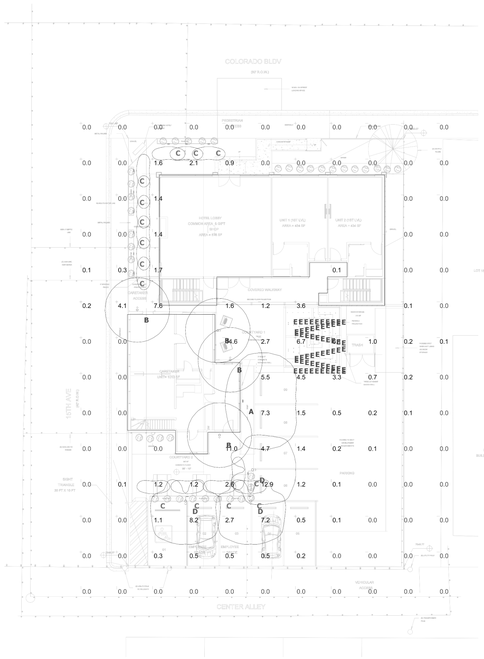
Scale: AS NOTED
Date: 5/23/23
Job No. 1503-01
File No.
Sheet DRN-1

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Filename	Light Loss Factor	Total Lamp Lumens	Wattage	Plot
	A	1	WE-EF USA	131-9984_us	RLS420 LED, Wall Luminaires / Surface Mounted RLS420-LED-6/26W [R45];RLS420 LED, Wall Luminaires / Surface Mounted	131-9984_us.ies	1	1970	29	Max: 1220cd
	B	4	LIGMAN	CI-30121-VW-W30	Cinati 1 wall washer luminaries	CI-30121-VW-W30.IES	1	1573	21	Max: 1144cd
	C	14	WE-EF USA	190-9008_us	STI134 LED, Wall Luminaires / Recessed STI134 3P55:LED-6W/3K;STI134 LED, Wall Luminaires / Recessed	190-9008_us.ies	1	117	8	Max: 103cd
	D	3	Lumenpulse	LIB-120_277-CSL-RO-30K-CRI 80-4-XX-XX	Lumenicon Bollard	LIB-120_277-CSL-RO-30K-CRI 80-4-XX-XX.ies	1	1396	20	Max: 664cd
	E	59	Tivoli LLC	LSA-B-12-V-30-GIN-12	LITESPHERE ADAPT GINA 12OC VHO 3000K	9023-[IES]L11170801 5-LSA-B-12-V-30-GIN-12.IES	1	66	1.07	Max: 40cd

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.1 fc	14.6 fc	0.0 fc	N/A	N/A



Plan View
Scale - 1" = 20ft

Luminaire Locations

No.	Label	Location X	Y	Z	MH	Orientation	Tilt
1	A	-33.75	-32.75	8.75	8.75	90.00	0.00
1	B	-40.25	-42.00	8.75	8.75	180.00	0.00
2	B	-41.00	-13.00	8.75	8.75	90.00	0.00
3	B	-37.25	-21.50	8.75	8.75	0.00	0.00
4	B	-63.25	-7.50	8.75	8.75	0.00	0.00
1	C	-49.50	39.25	3.00	3.00	180.00	0.00
2	C	-43.25	39.25	3.00	3.00	180.00	0.00
3	C	-54.50	39.25	3.00	3.00	180.00	0.00
4	C	-64.25	25.75	3.00	3.00	90.00	0.00
5	C	-64.25	31.75	3.00	3.00	90.00	0.00
6	C	-64.25	20.25	3.00	3.00	90.00	0.00
7	C	-64.25	8.50	3.00	3.00	90.00	0.00
8	C	-64.25	14.50	3.00	3.00	90.00	0.00
9	C	-64.25	3.00	3.00	3.00	90.00	0.00
10	C	-58.75	-59.50	3.00	3.00	0.00	0.00
11	C	-49.25	-59.50	3.00	3.00	0.00	0.00
12	C	-40.25	-59.50	3.00	3.00	0.00	0.00
13	C	-31.75	-59.50	3.00	3.00	0.00	0.00
14	C	-32.25	-53.00	3.00	3.00	270.00	0.00
1	D	-49.75	-60.75	3.50	3.50	180.00	0.00
2	D	-31.50	-60.75	3.50	3.50	180.00	0.00
3	D	-31.00	-52.00	3.50	3.50	90.00	0.00
1	E	-21.25	-8.00	10.00	10.00	0.00	0.00
2	E	-19.75	-8.00	10.00	10.00	0.00	0.00
3	E	-18.25	-8.00	10.00	10.00	0.00	0.00
4	E	-16.75	-8.00	10.00	10.00	0.00	0.00
5	E	-15.25	-8.00	10.00	10.00	0.00	0.00
6	E	-13.75	-8.00	10.00	10.00	0.00	0.00
7	E	-12.25	-8.00	10.00	10.00	0.00	0.00
8	E	-10.75	-8.00	10.00	10.00	0.00	0.00
9	E	-9.25	-8.00	10.00	10.00	0.00	0.00
11	E	-20.97	-10.77	10.00	10.00	168.58	0.00
12	E	-19.50	-10.48	10.00	10.00	168.58	0.00
13	E	-18.03	-10.18	10.00	10.00	168.58	0.00
14	E	-16.56	-9.88	10.00	10.00	168.58	0.00
15	E	-15.09	-9.58	10.00	10.00	168.58	0.00
16	E	-13.62	-9.29	10.00	10.00	168.58	0.00
17	E	-12.15	-8.99	10.00	10.00	168.58	0.00
18	E	-10.68	-8.69	10.00	10.00	168.58	0.00
19	E	-9.21	-8.40	10.00	10.00	168.58	0.00
20	E	-7.74	-8.10	10.00	10.00	168.58	0.00
31	E	-20.97	-11.23	10.00	10.00	11.42	0.00
32	E	-19.50	-11.52	10.00	10.00	11.42	0.00
33	E	-18.03	-11.82	10.00	10.00	11.42	0.00
34	E	-16.56	-12.12	10.00	10.00	11.42	0.00
35	E	-15.09	-12.42	10.00	10.00	11.42	0.00
36	E	-13.62	-12.71	10.00	10.00	11.42	0.00
37	E	-12.15	-13.01	10.00	10.00	11.42	0.00
38	E	-10.68	-13.31	10.00	10.00	11.42	0.00
39	E	-9.21	-13.60	10.00	10.00	11.42	0.00
40	E	-7.74	-13.90	10.00	10.00	11.42	0.00
41	E	-20.97	-18.73	10.00	10.00	11.42	0.00
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60	E	-7.74	-15.60	10.00	10.00	168.58	0.00
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64	E	-16.75	-21.75	10.00	10.00	0.00	0.00
65	E	-15.25	-21.75	10.00	10.00	0.00	0.00
66	E	-13.75	-21.75	10.00	10.00	0.00	0.00
67	E	-12.25	-21.75	10.00	10.00	0.00	0.00
68	E	-10.75	-21.75	10.00	10.00	0.00	0.00
69	E	-9.25	-21.75	10.00	10.00	0.00	0.00
70	E	-7.74	-21.85	10.00	10.00	168.58	0.00

SITE PLAN - PHOTOMETRIC
1" = 20'-0"

ROOT ARCHITECTURE AND DEVELOPMENT, LLC
Zeke Freeman, R.A., G.C.
28677 S Buffalo Park Rd, Evergreen, CO 80439
Phone: 720.498.1925
Email: zfreeman@root-ad.com

PROFICIENT ENGINEERING
5335 West 48th Avenue Suite 103
Denver, Colorado 80212
720.779.3556
Project#323008

Boutique Hotel Idaho Springs CO
1503 COLORADO BLVD, IDAHO SPRINGS, COLORADO

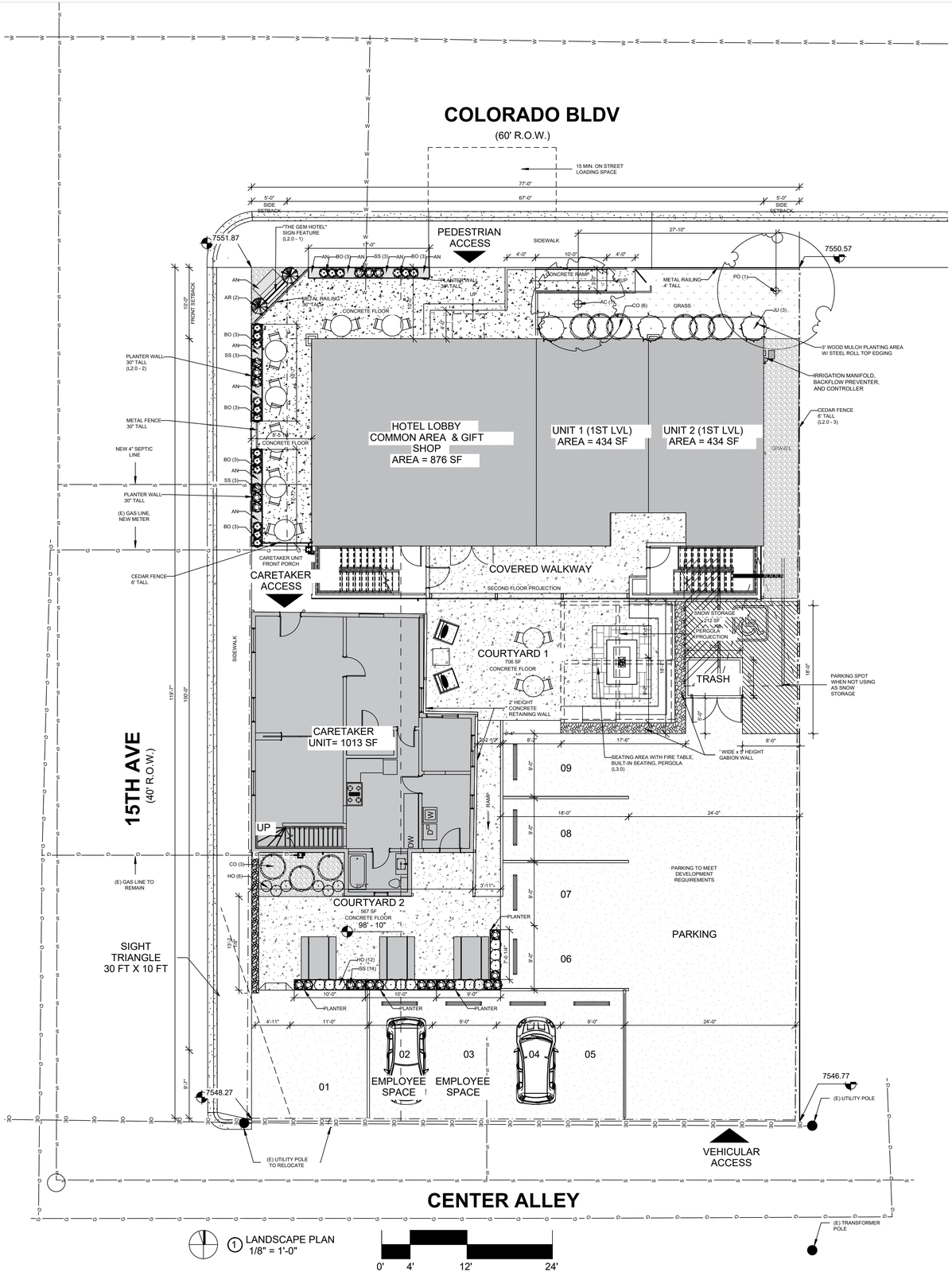
COLORADO LICENSED
41592
PROFESSIONAL ENGINEER

PROJ. NO. 323008
DRAWN: RD / NF / TS
CHECKED: BA
DATE: 05/23/2023
DESIGN DEVELOPMENT

SHEET TITLE:
SITE PLAN - PHOTOMETRIC

SCALE: 1" = 20'-0"
SHEET NUMBER
E3.1

6/2/2023 5:22:30 PM C:\Users\RossDommy\OneDrive - Proficient Engineering, Inc\Documents\323008 Boutique Hotel Idaho Springs CO - MEPv23_rossQHDZF.rvt



PLANTING SCHEDULE

ABV SYM	BOTANICAL NAME / COMMON NAME	AMT	SIZE
	TREES		
AC	ACER GRANDIDENTATUM MAPLE, BIGTOOTH	1	2" cal.
PO	POPULUS ANGUSTIFOLIA COTTONWOOD, NARROWLEAF	1	2" cal.
	SHRUBS AND GRASSES		
AR	ARCTOSTAPHYLOS 'PANCHITO' MANZANITA, PANCHITO	2	5 gal.
BO	BOUTELOUA GRACILLIS BLUE GRAMA, BLONDE AMBITION	18	1 gal.
CO	CORNUS ALBA 'ARGENTEO-MARGINATA' DOGWOOD, VARIEGATED	8	5 gal.
HO	HOLODISCUS DUMOSUS SPIREA, ROCK	18	2 gal.
JU	JUNIPERUS SCOPULORUM JUNIPER, ROCKY MOUNTAIN	3	10 gal.
SS	SCHIZACHYRIUM SCOPARIUM LITTLE BLUESTEM	23	1 gal.
AN	ANNUALS TO BE PLANTED EVERY SPRING PETUNIAS, GERANIUMS, DAHLIAS, ETC.		

SYMBOLS AND HATCH KEY

- EXISTING BUILDING
- NEW CONSTRUCTION
- SNOW STORAGE
- CONCRETE PATIO
- FLAGSTONE PATIO
- LOW-WATER SOD LAWN
- 1-1/2" GRAVEL
- 6' CEDAR FENCE
- GAS LINE
- SEWER LINE
- OVERHEAD ELECTRIC LINE
- WATER LINE

IRRIGATION NOTES:

1. A BACKFLOW PREVENTER, AUTOMATIC IRRIGATION CONTROLLER (WITH MOISTURE SENSORS), AND VALVE BOX ASSEMBLY ARE REQUIRED AS INDICATED ON THIS PLAN.
2. ALL RAISED PLANTING WALLS TO BE SUPPLIED WITH 1/2" DRIP LINE STUBBED UP THROUGH BOTTOM OF PLANTER WALL AND ALONG THE LENGTH OF EACH WALL WITH CHASE PIPES THROUGH CONCRETE WHERE NECESSARY TO MAINTAIN CONTINUOUS LINE.
3. ALL RAISED PLANTING WALLS TO BE IRRIGATED 2 TIMES PER DAY FOR 15 MIN WITH MINI CONTAINER SPRAY HEADS COMPATIBLE WITH DRIP LINE PRESSURE TO BE INSTALLED EVERY 2' ALONG THE LENGTH OF THE PLANTER WALL.
4. ALL PLANTING AREAS TO BE SUPPLIED WITH SURFACE DRIP LINES WITH CHASE PIPES THROUGH CONCRETE WHERE NECESSARY TO MAINTAIN CONTINUOUS LINE. ALL PLANTS IN PLANTING AREAS MUST BE IRRIGATED WITH DRIP EMITTERS BASED ON THEIR SIZE AND WATER REQUIREMENT (PERENNIALS TO BE SUPPLIED WITH 2 GAL/HR EMITTERS WHILE LARGER SHRUBS AND TREES WILL NEED 5 GAL/HR EMITTERS).
5. PLANTING AREAS TO BE IRRIGATED TWICE DAILY ONCE BEFORE SUNRISE AND ONCE AFTER SUNSET) FOR THE FIRST 8 WEEKS AFTER INSTALLATION TO ALLOW FOR ROOT ESTABLISHMENT. AFTER THE INITIAL 8 WEEKS, PLANTING AREAS ARE TO BE IRRIGATED ONCE A DAY, 3-4 DAYS PER WEEK.
6. ALL TURF AREAS TO BE IRRIGATED WITH POP-UP SPRAY HEADS.
7. TURF AREAS TO BE IRRIGATED THREE TIMES DAILY (ONCE BEFORE SUNRISE, ONCE AT NOON, AND ONCE AFTER SUNSET) FOR THE FIRST 8 WEEKS AFTER INSTALLATION TO ALLOW FOR ROOT ESTABLISHMENT. AFTER THE INITIAL 8 WEEKS, TURF IS TO BE IRRIGATED ONCE PER DAY, 5 DAYS PER WEEK.

ROOT Architecture & Development

ROOT ARCHITECTURE AND DEVELOPMENT, LLC
Zeke Freeman, R.A., G.C.
28677 S Buffalo Park Rd, Evergreen, CO 80439
Phone: 720.498.1925
Email: zfreeman@root-ad.com

DIGITAL SIGNATURE

THE GEM HOTEL
1503 COLORADO BLVD, IDAHO SPRINGS, COLORADO

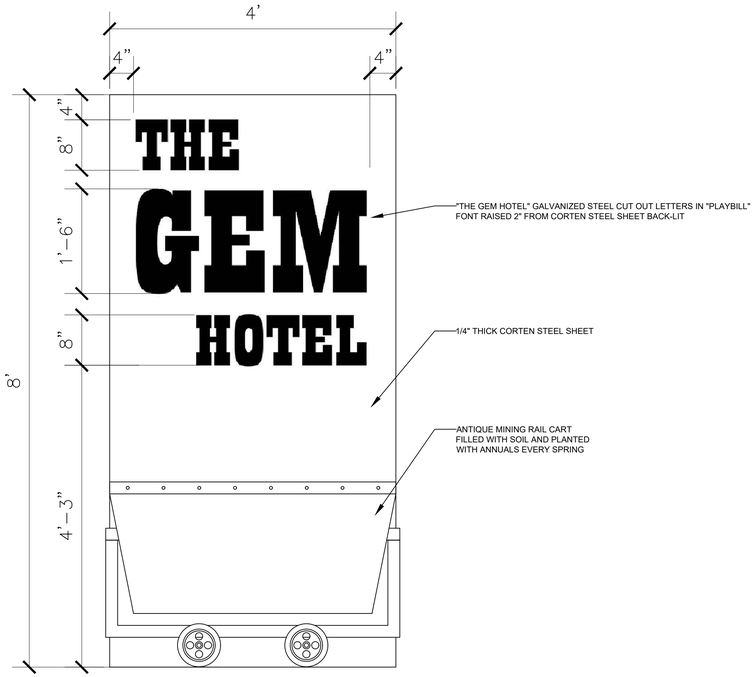
THE GEM HOTEL

ISSUED FOR:
Project Status

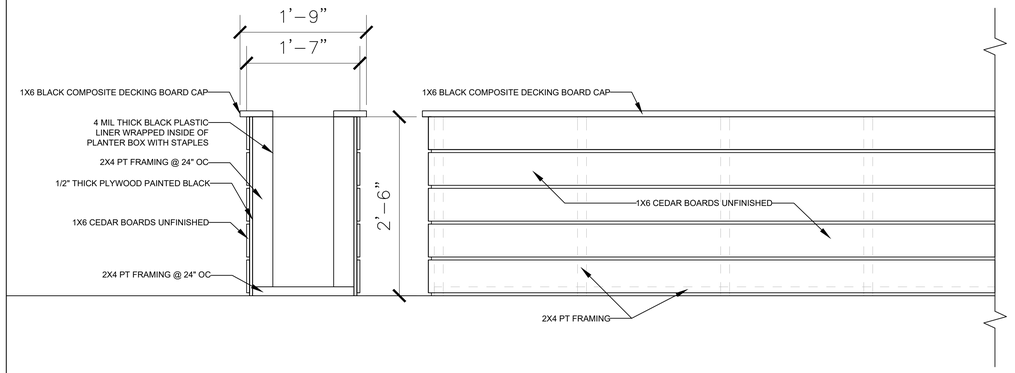
PROJ. NO. Project Number
DRAWN: AF
CHECKED: ZF
DATE: 05/29/2023
DESIGN DEVELOPMENT

SHEET TITLE:
LANDSCAPE PLAN

SCALE: 1/8" = 1'-0"
SHEET NUMBER
L1.0



① "THE GEM HOTEL" SIGN FEATURE ELEVATION
1" = 1'-0"



② PLANTER BOX SECTION AND ELEVATION
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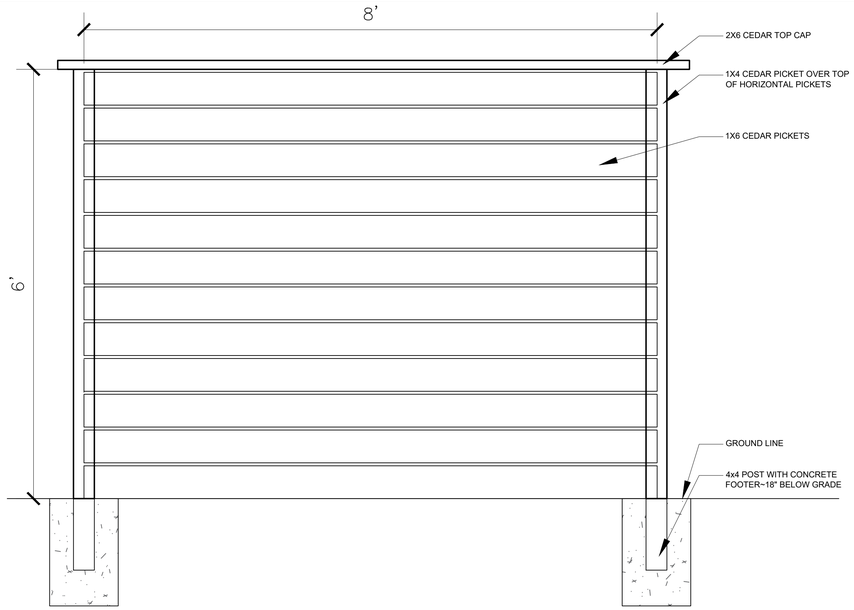
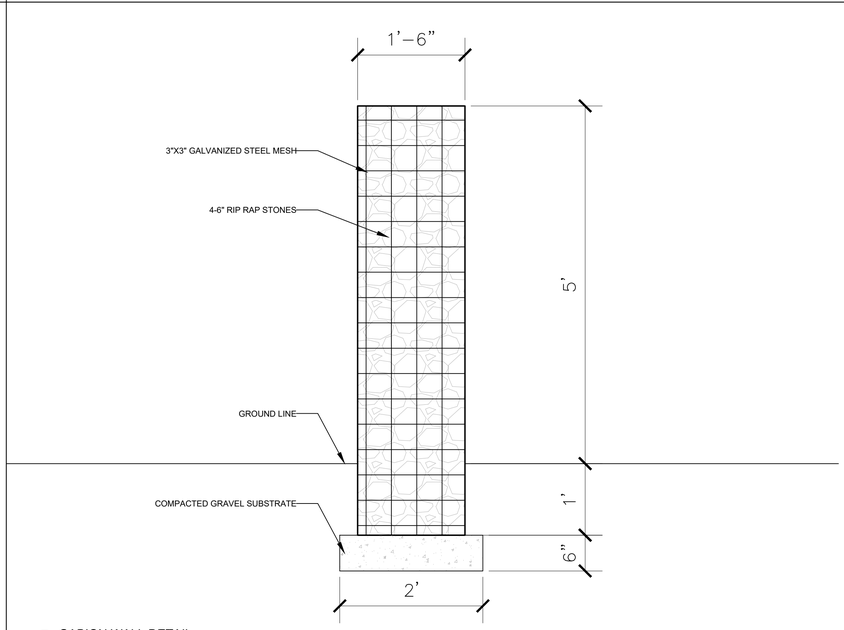


③ CEDAR FENCE DETAIL
1" = 1'-0"



④ GABION WALL DETAIL
1" = 1'-0"

L2 LANDSCAPE DETAILS
1" = 1'-0"

0' 6" 1'-6" 3'

ROOT
Architecture & Development

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Zeke Freeman, R.A., G.C.
28677 S Buffalo Park Rd, Evergreen, CO 80439
Phone: 720.498.1925
Email: zfreeman@root-ad.com

DIGITAL SIGNATURE

THE GEM HOTEL
1503 COLORADO BLVD, IDAHO SPRINGS, COLORADO

THE GEM HOTEL

ISSUED FOR:
Project Status

PROJ. NO. Project Number
DRAWN: AF
CHECKED: ZF
DATE: 01/23/2023

DESIGN DEVELOPMENT

SHEET TITLE:
LANDSCAPE DETAILS

SCALE: 1" = 1'-0"
SHEET NUMBER
L2.0

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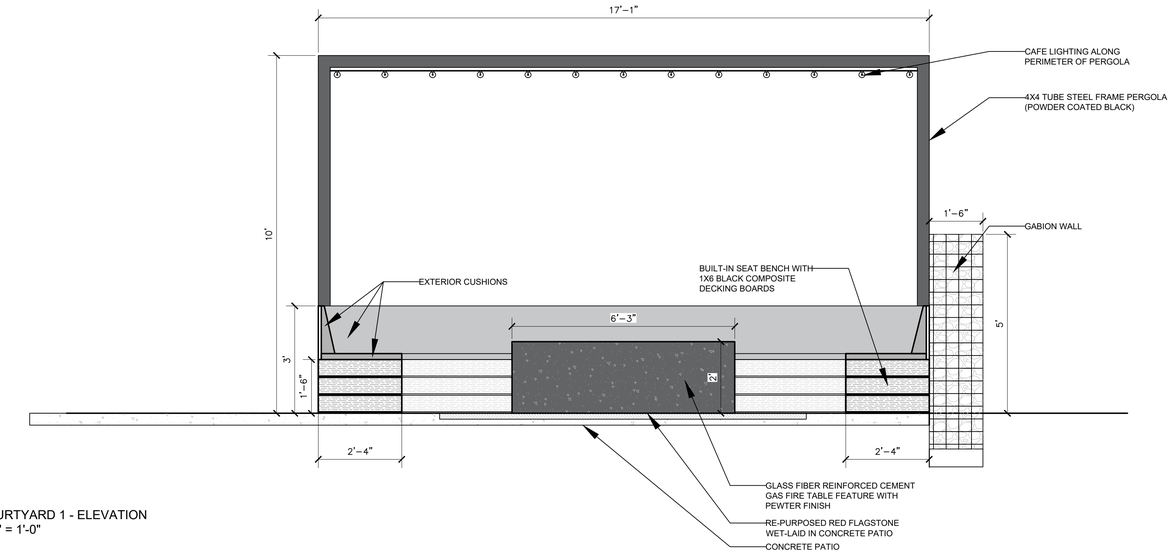
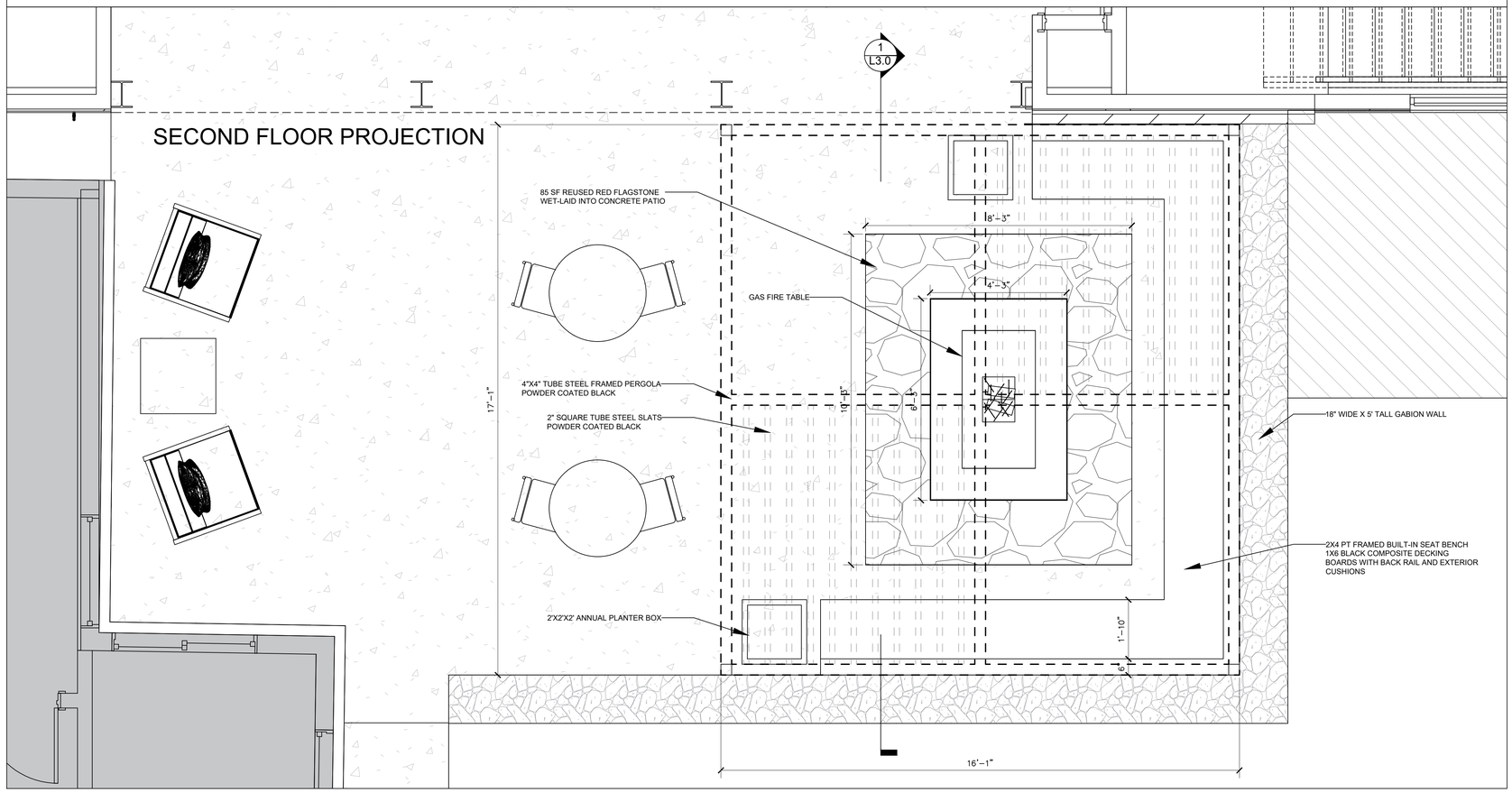


1 COURTYARD 1 - ELEVATION
1/2" = 1'-0"



COURTYARD 1 - ENLARGED PLAN
1/2" = 1'-0"

0' 1' 3' 6'

ROOT ARCHITECTURE AND DEVELOPMENT, LLC
Zeke Freeman, R.A., G.C.
28677 S Buffalo Park Rd, Evergreen, CO 80439
Phone: 720.498.1925
Email: zfreeman@root-ad.com

DIGITAL SIGNATURE

THE GEM HOTEL

1503 COLORADO BLVD, IDAHO SPRINGS, COLORADO

THE GEM HOTEL

ISSUED FOR:
Project Status

PROJ. NO. Project Number
DRAWN: AF
CHECKED: ZF
DATE: 01/23/2023

DESIGN DEVELOPMENT

SHEET TITLE:
COURTYARD 1
PLAN/ELEVATION

SCALE: 1/2" = 1'-0"
SHEET NUMBER
L3.0

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2/16/2023 1:51:59 PM

Administrative Department

TO:	Planning Commission
CC:	City Administrator Andrew Marsh
FROM:	Jonathan Cain, Assistant City Administrator & Interim Community Development Planner
DATE:	November 1, 2023
SUBJECT:	Proposed Final Development Plan for 320 Colorado Highway 103
ATTACHMENTS:	Submission Materials

PROPOSAL

The Clear Creek School District, referred to as the "Applicant," is requesting approval for a Final Development Plan (FDP) to construct a "Transportation Maintenance Facility" (TMF) at 320 Colorado 103. This request adheres to the City of Idaho Springs Municipal Code (ISMC), specifically Chapter 21, "Land Development Regulations," which mandates the FDP process.

BACKGROUND

In 2022, the Applicant submitted an FDP application for the TMF facility located on the south side of the parcel at 320 Colorado 103. Although the planning commission hearing was initially scheduled for September 2022, the Applicant requested a postponement prior to the hearing date. The application has since been continued and is now presented for Planning Commission consideration. Attached to this staff report is a copy of the staff report for the initial hearing, prepared by Jerad Chipman, for reference.

The Staff report from Mr. Chipman listed six (6) conditions of approval. This staff report includes updates on those items, along with a suggested motion for Planning Commission related to this FDP Application.

2022 CONDITIONS OF APPROVAL

1. **That the Petitioner provide a revised plat indicating the property acquired from CDOT resulting in compliance with the front yard setback. The garbage enclosure is required to meet the 1.5 times front yard setback.**

   2023 Staff Analysis: The Applicant has provided a quit claim deed between the Applicant and CDOT, demonstrating compliance with front yard setback requirements. The Applicant has also committed to providing a permanent easement for the main water line extension required for the property.

2. **That a minor landscape plan be submitted that addresses the spirit of the landscape provisions found within Section 21-231, focusing on drought tolerant materials and practices.**

   2023 Staff Analysis: The School District has provided an erosion control plan to the City that generally meets the intents of Section 21-231 of the City Code. They have also committed to only using native plants in this process.

3. **That a photometric plan be submitted to ensure that neighboring residential properties are not adversely affected.**

   2023 Staff Analysis: The School District has submitted a photometric plan. All neighboring residential properties are nearly 200 feet from the site and significantly lower in elevation. It appears that the photometric impact on neighboring properties from this facility is minimal.

4. **The parking stalls shall comply with the minimum depth of eighteen (18) feet.**

   2023 Staff Analysis: Parking and Bus Stalls meet the necessary standards.

5. **That the building design be amended to include additional architectural delineations on the north side of the building, parapet variations on the east side, and demonstrate that the rooftop mechanical units are not visible from Colorado 103 or the neighboring residences.**

   2023 Staff Analysis: The building design, while lacking some requested architectural details, complies with the architectural guidelines for this location, with no visible rooftop mechanical units.

Additional Staff Considerations

Fuel Structure: After a thorough examination of the ordinance pertaining to the placement of fuel structures underground, City Staff has determined that the provision mandating smaller tanks, such as the one in question, to be placed underground is outdated. City Council deliberated on and approved the first reading of this ordinance on October 9th. If the ordinance successfully passes the second reading, this requirement will be considered fulfilled.

STAFF ANALYSIS AND SUGGESTED MOTION

In this case, the Applicant holds specific construction rights, and this FDP process has focused on the regulations within Chapter 21 over which the City retains control. The analysis in this staff report addresses matters within the city's jurisdiction. It appears that this Final Development Plan is generally in compliance with the regulations within the City's jurisdiction in Chapter 21.

SUGGESTED MOTION

Based on the findings in this matter, I move to **APPROVE** the Final Development Plan for the "Transportation Maintenance Facility" at 320 Colorado 103.

Attachments:

1. Previous Staff Report from Jerad Chipman
2. Current Site Plan Documents Provided by the School District
3. Quit Claim Deed between Applicant and CDOT
4. Email Confirmation regarding the use of Native Plantings on the Site and use of Bear Proof Locking Dumpster

CITY OF IDAHO SPRINGS
Planning Commission Communication

REPORT DATE: SEPTEMBER 22, 2022

MEETING DATE: SEPTEMBER 22,2022

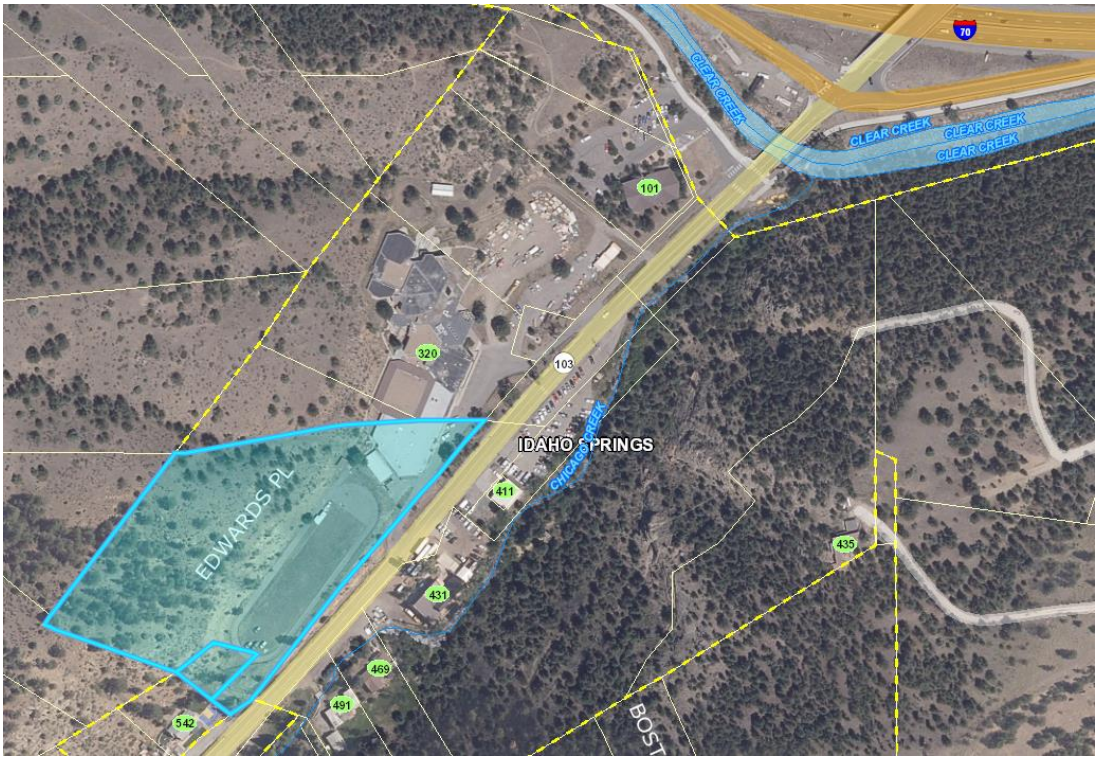
PRESENTED BY: JERAD CHIPMAN, AICP
COMMUNITY DEVELOPMENT PLANNER

ITEM: FINAL DEVELOPMENT PLAN FOR A PUBLIC FACILITY IN THE FORM OF A TRANSPORTATION MAINTENANCE FACILITY LOCATED SOUTH OF THE 320 COLORADO 103 SCHOOL DISTRICT BUILDING.

PETITIONER: Clear Creek School District

PROPERTY OWNER: Clear Creek School District

GENERAL LOCATION: The former track located south of School District Building 320 Colorado 103



REQUEST: Final Development Plan (FDP)

CURRENT ZONING: Commercial One (C-1)

DEVELOPMENT ACERAGE: The acreage of the site is 5.72, however, the buildable area is significantly smaller as much of the site is mountainous.

COMPREHENSIVE PLAN: The proposed development is within the Exit 240 Gateway Area. The Comprehensive Plan indicates the area as Regional Commercial and Transitional Mixed Use.

BACKGROUND:

The Petitioner is requesting review and approval of an FDP for a Transportation Maintenance Facility (TMF) located on the old track south of the former high school. The existing TMF, located on Idaho Street, is intended to be redeveloped as part of the recently approved 4Points mixed-use development. The proposed TMF building is approximately 6,600 square feet and has a southern orientation facing the parking facility with Colorado 103 to the east. The building is composed of four (4) service bays and associated office space. The site is well elevated above the adjacent State highway effectively screening the majority of the site. The School District would like to move quickly to begin construction on the property. Staff has attempted to accommodate the abridged timeline by holding this special meeting of the Planning Commission. Many aspects of this School District Development are reviewed and regulated by the State of Colorado, however, the City has zoning and site plan review authority for the development. The below report focuses on the proposed development's compliance with the Zoning Ordinance and the "Standards and Specifications for Design and Construction".

ZONING AND CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The property is zoned Commercial One (C-1). A public facility is a permitted use in the C-1 Zoning District.

The Comprehensive Plan contemplates a mix of uses for this site as outlined in the below excerpt from the Comprehensive Plan. This excerpt provides further detail for the area beyond the Regional Commercial designation and describes the potential future land uses as follows: "In 2016, Idaho Springs and Clear Creek County Economic Development Corporation contracted with a consultant to complete the Highest and Best Use Economic Feasibility Study for the Interstate 70 Economic Hub at Exit 240. This market analysis recommended development scenarios including mixed uses, hotels, multifamily residential, office and the possibility of a mountain adventure center."

LAND USE AND ZONING STANDARDS:

SETBACKS:

The C-1 Zoning District requires a front yard setback of ten (10) feet. The site plan indicates that the building, accessory structure, and parking encroach into the front yard setback. The Petitioner has informed staff that they are in communication with CDOT to acquire additional property on the east side of the property abutting Colorado 103. The plan complies with the side and rear yard setbacks. The plan complies with the minimum proportion of lot in unobstructed space.

District	Minimum Lot Area in Square Feet	Minimum Lot Width in Feet at Front of Setback Line(a)	Minimum Proportion of Lot in Unobstructed Open Space	Setbacks in Feet See notes (d)(e)(f)			Max Height
				Front	Rear	Side	
C-1	(—)	(—)	10%	10'	10'	5'	35'

MAXIMUM HEIGHT:

The building is twenty-seven (27) feet tall, complying with the maximum height requirement of thirty-five (35) feet.

ACCESS:

One access point is proposed for the TMF. That access point is located on the very southern side of the site and curves into the site at a five percent (5%) grade.

TRAFFIC STUDY:

A traffic study has been submitted for review. The City has hired a third-party engineer, HDR Inc., to review the plans as they were developed by the JVA, the City Engineer. Review of the traffic study can be found within the review letter from HDR.

PARKING:

The attached site plan indicates thirty-four (34) automobile parking spaces and fourteen (14) bus parking spaces.

The Zoning Ordinance indicates that Automobile Repairing Facilities require one (1) per 300 square feet of office area and three (3) spaces per service bay. This results in a parking requirement of eighteen (18) spaces. The site plan complies with the minimum parking requirements for number of parking spaces. The plan is, however, deficient in parking stall depth for the spaces on the south side of the site. The spaces indicated are seventeen (17) feet deep, and the minimum requirement is eighteen (18) feet.

LIGHTING:

The Zoning Ordinance requires lighting facilities to be arranged so as to not disturb adjacent residential properties or traffic. The plans indicate six (6) twenty-two (22) foot high poles with full cutoff heads. As there is residential to the south and west of the site, a photometric plan shall be submitted to ensure that nearby residents are not affected by the lights. The significant grade change should be taken into account as the site is substantially higher than the neighboring residential properties. It is also recommended that all exterior building lighting be downcast and not spill past the horizontal plane.

BUILDING DESIGN STANDARDS:

The Zoning Ordinance provides design standards for new commercial and industrial architecture. The building is proposed to be constructed with a concrete block veneer. The elevations of the eastern and southern exposures indicate the use of color bands running through the façade and several doors and windows break up the walls. These two features comply with the minimum building form requirements for buildings that have single walls that exceed thirty (30) feel in length. Four-sided architecture is required for all new buildings, with the exception of walls that do not face a public right-of-way or that are not likely to be seen. The west side of the building falls into this exempt category. The north side of the building is likely to be seen from the neighboring school property and Colorado 103. Additional architectural delineations shall be indicated on the north side of the building. Parapet deviation are strongly recommended. Rooftop mechanical units are required to be screened, however, staff is amenable to the mechanical units remaining as proposed as long as the Petitioner can demonstrate that the units are not visible from Colorado 103 or the neighboring residences.

FUEL STORAGE:

Section 21-29 of the Zoning Ordinance indicates that "No highly flammable or explosive liquids, solids or gases shall be stored in bulk above ground". There is a proposed above ground fuel tank indicated on the site plan.

GARBAGE FACILITIES:

Garbage locations have been indicated on the plans. The garbage enclosure is located within the front yard setback. The front yard setback for accessory structures is 1.5 times that of the required minimum in the setback table.

SNOW REMOVAL:

Snow Storage areas are required to be indicated on the plans.

FENCE:

A six (6) foot tall chain link fence is proposed on the property. The Zoning Ordinance allow this type and height of fence for school facilities.

LANDSCAPING:

The proposed plan set does not include a landscape plan. The site is located approximately twelve (12) feet above Colorado 103 on a significant slope, and the rear yard consists of mountainous environs. Staff is amenable to a reduced amount of landscaping due to the challenging environment in which the landscaping would be forced to grow, however, a landscape plan that addresses the spirit of the ordinance is required to be submitted.

CONSIDERATION FOR REVIEW AND APPROVAL; FINAL DEVELOPMENT PLAN (FDP)

Section 21-106 (F) of the Code addresses the review and approval criteria for FDPs. That criteria is as follows:

> (1) Final development plans shall conform to all use and development standards of the Idaho Springs Municipal Code as well as the Idaho Springs Standards and Specifications for Design and Construction and any underlying Planned Development.

Staff has identified several details on the plans that do not comply with the development standard of the Municipal Code. Those items have been discussed in the above report and will be summarized in the "Staff Summary" section of this report.

COMMUNITY ENGAGEMENT MEETINGS:

The Petitioner has held several community engagement meetings over the summer, complying with the required community meeting portion of the public process.

REFERRALS:

Referrals were sent to the following individuals and entities for review and comment:

- Administrator Marsh
- Public Works Superintendent Bordoni
- City Attorney Beery
- Engineering Consultant HRD Inc.

There were fewer referrals for this proposed development as much of the review is conducted by the State of Colorado.

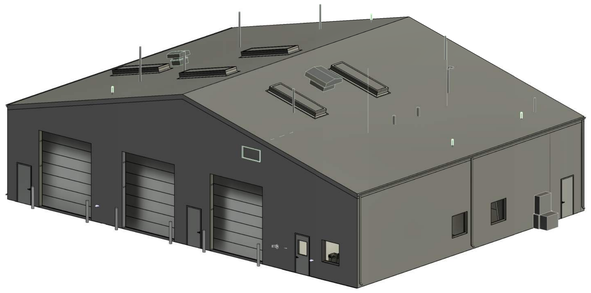
STAFF SUMMARY:

It is staff's opinion that the proposed FPD meets many of the provisions of the Zoning Ordinance. Staff has outlined the ordinance requirements that have not been met in the above report. The orientation of the building is not ideal, however, provides the best configuration of such a constrained site. Items to be addressed are the front yard setback, the lack of a landscape plan, additional lighting details, a small parking stall adjustment, and minor building design alterations.

PLANNING STAFF RECOMMENDATION:

Staff recommends **APPROVAL** of the proposed Final Development Plan with the following conditions.

- That the Petitioner provide a revised plat indicating the property acquired from CDOT resulting in compliance with the front yard setback. The garbage enclosure is required to meet the 1.5 times front yard setback.
- That a minor landscape plan be submitted that addresses the spirit of the landscape provisions found within Section 21-231, focusing on drought tolerant materials and practices.
- That a photometric plan be submitted to ensure that neighboring residential properties are not adversely affected.
- The parking stalls shall comply with the minimum depth of eighteen (18) feet.
- That the building design be amended to include additional architectural delineations on the north side of the building, parapet variations on the east side, and demonstrate that the rooftop mechanical units are not visible from Colorado 103 or the neighboring residences.



PERMIT DOCUMENTS
OF
CCSD RE1 -TRANSPORTATION MAINTENANCE FACILITY
320 Chicago Creek Road, Idaho Springs, CO 80452

FOR
Clear Creek County School District RE-1

05.05.2023

PROJECT DIRECTORY

Architect:
MOA ARCHITECTURE

414 14th Street, Suite 300
Denver, CO 80202
303.308.1190
Contact:
jblanford@moaarch.com

Architect's Consultants:

Civil Engineer:
JVA, Incorporated

1319 Spruce Street
Boulder, CO 80302
720.975.1461
Contact:
sprocopio@jvajva.com

Mechanical / Electrical Engineer:
Envision Mechanical Engineers, Inc.

9777 Pyramid Court
Englewood, CO 80112
303.688.0223
Contact:
ans@envisionengrs.com

Structural Engineer:
Fortis Structural, LLC

7935 E. Prentice Ave., Suite 305
Greenwood Village, CO 80111
720.230.6662
Contact:
sclark@fortisstructural.com

Owner:
Clear Creek School District RE-1

PO Box 3399
Idaho Springs, CO 80452
303.746.6429
Contact:
justin.watanabe@ccsdre1.org

Owner's Representative:
Jacobs

PO Box 3399
Idaho Springs, CO 80452
240.418.7248
Contact:
Rachel.Rubinstein@jacobs.com

TERMS AND ABBREVIATIONS

A	
AAlt(#)	ADD ALTERNATE #(#)
ACI	AMERICAN CONCRETE INSTITUTE
ACR	ACRYLIC
ACT	ACOUSTICAL CEILING TILE
AD	AREA DRAIN
ADA	AMERICANS WITH DISABILITIES ACT
ADD	ADD or ADDENDUM
ADJ	ADJACENT, ADJUSTABLE or ADJOINING
AESS	ARCHITECTURAL EXPOSED STRUCTURAL STEEL
AFF	ABOVE FINISHED FLOOR
AFS	ACCESS FLOOR SYSTEM
AGC	ASSOCIATED GENERAL CONTRACTORS
AHJ	AUTHORITY HAVING JURISDICTION
AHU	AIR HANDLING UNIT
AIA	AMERICAN INSTITUTE of ARCHITECTS
AISC	AMERICAN INSTITUTE of STEEL CONSTRUCTION
AL	ALIGN
ALT	ALTERNATE
ALUM	ALUMINUM
ANN	ANNUNCIATOR
ANOD	ANODIZED
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
AP	ACOUSTICAL PANEL
APA	AMERICAN PLYWOOD ASSOCIATION
APPROX	APPROXIMATE(LY)
APT	APARTMENT
ARCH	ARCHITECT or ARCHITECTURAL
ASCE	AMERICAN SOCIETY of CIVIL ENGINEERS
ASHRAE	AMERICAN SOCIETY of HEATING, REFRIGERATION and AIR CONDITIONING ENGINEERS
ASI	ARCHITECT'S SUPPLEMENTAL INSTRUCTIONS
ASID	AMERICAN SOCIETY of INTERIOR DESIGNERS
ASME	AMERICAN SOCIETY of MECHANICAL ENGINEERS
ASSY	ASSEMBLY
ASTM	AMERICAN SOCIETY for TESTING and MATERIALS
ATM	AUTOMATIC TELLER MACHINE
ATTN	ATTENTION
AUTO	AUTOMATIC
AUX	AUXILIARY
AV	AUDIO / VISUAL
AWI	ARCHITECTURAL WOODWORKING INSTITUTE
AWPA	AMERICAN WOOD PRESERVERS ASSOCIATION
B	
BD	BOARD
BIA	BRICK INSTITUTE of AMERICA
BITUM	BITUMINOUS
BKT	BRACKET
BLDG	BUILDING
BLKG	BLOCKING
BLVD	BOULEVARD
BO	BOTTOM OF
BOD	BASIS OF DESIGN
BPG	BACK PAINTED GLASS
BR	BEDROOM
BSMT	BASEMENT
BUR	BUILT-UP ROOFING
C	
C	CHANNEL
CA	ARCHITECTURAL CONCRETE
CAB	CABINET
CATV	COMMUNITY ANTENNA (cable) TELEVISION
CB	CORNER BEAD
CBB	CEMENTITIOUS BACKER BOARD
CCD	CONTRACT CHANGE DIRECTIVE
CCTV	CLOSED CIRCUIT TELEVISION
CCW	COUNTER-CLOCKWISE
CD	CONSTRUCTION DOCUMENTS or CONTRACT DOCUMENTS
CEM	CEMENT or CEMENTITIOUS
CER	CERAMIC
CERT	CERTIFY or CERTIFICATE
CFCI	CONTRACTOR FURNISHED CONTRACTOR INSTALLED
CG	CORNER GUARD
CIP	CAST-IN-PLACE (CONCRETE)
CJ	CONTROL JOINT - CONCRETE (CMU)
CL	CENTERLINE
CLG	CEILING
CLO	CLOSET
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CNTR	COUNTERTOP
CO	CLEANOUT
COAX	COAXIAL CABLE
COB	CHANGE ORDER BULLETIN
COL	COLUMN
COMM	COMMUNICATION
CONC	CONCRETE
CONF	CONFERENCE
CONN	CONNECT(ION)
CONST	CONSTRUCTION
CONST	
CONT	CONTINUE, CONTINUOUS
COORD	COORDINATE
CORR	CORRIDOR
CPPS	CONCRETE PEDESTAL PAVER SYSTEM
CPT	CARPET
CR	CARD READER
CRSI	CONCRETE REINFORCING STEEL INSTITUTE
CS	STRUCTURAL CONCRETE
CSI	CONSTRUCTION SPECIFICATIONS INSTITUTE
CSK	COUNTERSINK or COUNTERSUNK
CSMT	CASEMENT
CSS	CLINICAL SERVICE SINK
CSWK	CASEWORK
CT	COUNT
CTR	CENTER
CTRL	CONTROL
CU	CUBIC
CW	CLOCKWISE
D	
D	DEPTH
dB	DECIBEL
DBL	DOUBLE
DEG	DEGREE(S)
DEMO	DEMOLISH or DEMOLITION
DEPT	DEPARTMENT
DF	DRINKING FOUNTAIN
DH	DOUBLE-HUNG
DIA	DIAMETER
DIAG	DIAGONAL
DIFF	DIFFERENCE
DIM	DIMENSION or DIMENSIONAL
DISP	DISPENSER
DIST	DISTANCE
DIV	DIVIDE or DIVISION
DN	DOWN
DOC	DOCUMENT
DPS	DOOR POSITION SWITCH
DR	DRIVE
DS	DOWNSPOUT
DT	DRAIN TILE
DTL	DETAIL
DW	DISHWASHER
DWG	DRAWING
DWR	DRAWER
E	
(E)	EXISTING
E	EAST
EA	EACH
EC	EPOXY COUNTERTOP
ED	EDUCATION(AL)
EF	EXHAUST FAN or EPOXY FLOORING
EIFS	EXTERIOR INSULATION and FINISHING SYSTEM
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRIC(AL)
ELEV	ELEVATOR
EMER	EMERGENCY
ENCL	ENCLOSURE
ENGR	ENGINEER
EO	EDGE OF
EOS	EDGE OF SLAB
EPA	ENVIRONMENTAL PROTECTION AGENCY
EPDM	ETHYLENE PROPYLENE DIENE MONOMER (roofing)
EPS	EXPANDED POLYSTYRENE (insulation board)
EQ	EQUAL
EQUIP	EQUIPMENT
ESMT	EASEMENT
ETC	ET CETERA (and so forth)
EWC	ELECTRIC WATER COOLER
EXH	EXHAUST
EXP	EXPAND, EXPANDED or EXPANSION
EXPS	EXPOSED STRUCTURE
EXT	EXTERIOR
F	
FA	FIRE ALARM
FAAP	FIRE ALARM ANNUNCIATOR PANEL
FACP	FIRE ALARM CONTROL PANEL
FAF	FLUID APPLIED FLOORING
FAR	FLOOR AREA RATIO
FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FFE	FURNITURE, FIXTURES AND EQUIPMENT
FFL	FINISHED FLOOR LINE
FHC	FIRE HOSE CABINET
FHS	FIRE HOSE STATION
FL	FLOOR LINE
FLR	FLOOR
FO	FACE OF
FOF	FACE OF FINISH
FOS	FACE OF STUD
FR	FIRE RATING, FIRE RESISTIVE, FIRE RESISTANT or FRAME
FRP	FIBERGLASS-REINFORCED PANEL
FRT	FIRE RETARDENT TREATED
FS	FLOOR SINK
FT	FEET or FOOT
FURR	FURRING
G	
GA	GAUGE or GYPSUM ASSOCIATION
GALV	GLAVANIZED
GB	GRAB BAR
GC	GENERAL CONTRACTOR
GCMU	GLAZED CONCRETE MASONRY UNIT(S)
GL	GLASS or GLAZING
GLU-LAM	GLUED-LAMINATED WOOD
GMP	GUARANTEED MAXIMUM PRICE
GYM	GYMNASIUM
GYP	GYPSUM
H	
HB	HOSE BIBB
HC	HANDICAP
HDW	HARDWARE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HR	HOUR
HSS	HOLLOW STRUCTURAL SECTION(S)
HT	HEIGHT
HVAC	HEATING, VENTILATION and AIR CONDITIONING
HW	HOT WATER
I	
IBC	INTERNATIONAL BUILDING CODE
ID	IDENTIFICATION
IGU	INSULATING GLASS UNIT
IN	INCH
INFO	INFORMATION
INSUL	INSULATED or INSULATION
INT	INTERIOR
INV	INVERT
J	
JAN	JANITOR
JT	JOINT
K	
KD	KNOCKED DOWN
KITCH	KITCHEN
KPL	KICK PLATE
L	
L	ANGLE
LAB	LABORATORY
LAV	LAVATORY
LF	LINEAR FEET / LINOLEUM FLOORING
LH	LEFT HAND
LHR	LEFT HAND REVERSE
LIB	LIBRARY
LT	LIGHT
LVT	LUXURY VINYL TILE
M	
M	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MCM	METAL COMPOSITE MATERIAL PANEL
MECH	MECHANICAL
MEMB	MEMBRANE
MEP	MECHANICAL, ELECTRICAL and PLUMBING
MEZZ	MEZZANINE
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MP	METAL PANEL
MTD	MOUNTED
MTL	METAL
N	
N	NORTH
NA	NOT APPLICABLE
NC	NOISE CRITERIA
NEC	NATIONAL ELECTRICAL CODE
NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NR	NON-RATED
NRC	NOISE REDUCTION COEFFICIENT
NTS	NOT TO SCALE
O	
O2	OXYGEN
OC	ON-CENTER
OD	OVERFLOW DRAIN
OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
OFF	OFFICE
OFOI	OWNER FURNISHED OWNER INSTALLED
OH	OVERHEAD DOOR
OPH	OPPOSITE HAND
OPNG	OPENING
OPP	OPPOSITE
OSHA	OCCUPATIONAL SAFETY and HEALTH ADMINISTRATION
P	
PA	PUBLIC ADDRESS
PC	POLISHED CONCRETE
PED	PEDESTRIAN
PERF	PERFORATED
PERIM	PERIMETER
PF	PREFINISHED
PL	PLATE or PROPERTY LINE or PLASTIC LAMINATE
PLAM	PLASTIC LAMINATE
PLYWD	PLYWOOD
PR	PAIR or PROPOSAL REQUEST
PREFAB	PREFABRICATED
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	PAINT(ED)
PV	PHOTOVOLTAIC
PVT	PAVER TILE
PWR	POWER
Q	
QA	QUALITY ASSURANCE
QTY	QUANTITY
R	
R	RADIUS
RB	RESILIENT BASE
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN or ROAD
RE	REFER TO or REFERENCE
REBAR	STEEL REINFORCING BARS
REF	REFRIGERATOR or REFRIGERATED
REINF	REINFORCED
REQD	REQUIRED
REV	REVISE, REVISED or REVISION
RF	RUBBER FLOORING
RFI	REQUEST FOR INFORMATION
RFP	REQUEST FOR PROPOSAL
RH	RIGHT HAND
RHR	RIGHT HAND REVERSE
RM	ROOM
RO	ROUGH OPENING
ROW	RIGHT-OF-WAY
RSF	RESILIENT SPORTS FLOORING
RTU	ROOFTOP UNIT
S	
S	SOUTH
SAN	SANITARY
SC	SEALED CONCRETE
SCF	STATIC CONTROL FLOORING
SCHED	SCHEDULE
SDT	STATIC DISSIPATIVE TILE
SF	SQUARE FOOT (FEET) or SPORTS FLOORING
SIM	SIMILAR
SMACNA	SHEET METAL and AIR CONDITIONING CONTRACTOR'S NATIONAL ASSOCIATION
SPEC	SPECIFICATION(S)
SQ	SQUARE
SS	SOLID SURFACING
SST	STAINLESS STEEL
SSTB	STAINLESS STEEL BASE
ST	STONE (REAL / ENGINEERED)
STC	SOUND TRANSMISSION CLASS
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRUC	STRUCTURE or STRUCTURAL
SYS	SYSTEM
T	
T	TILE
T&G	TONGUE AND GROOVE
TB	TILE BASE
TEL	TELEPHONE
TEMP	TEMPORARY
THK	THICKNESS
TO	TOP OF
TOW	TOP OF WALL
TP	TOILET PARTITION
TS	TACK SURFACE
TV	TELEVISION
TYP	TYPICAL
U	
UL	UNDERWRITER'S LABORATORY
UNO	UNLESS NOTED OTHERWISE
UOS	UNLESS OTHERWISE SPECIFIED
UP	UPHOLSTERY
UTIL	UTILITY
V	
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VEST	VESTIBULE
VF	VINYL FLOORING
VIF	VERIFY IN FIELD
VOC	VOLATILE ORGANIC COMPOUND
VOL	VOLUME
W	
W	WEST or WIDE FLANGE or WIDTH
W/	WITH
W/O	WITHOUT
WB	WOOD BASE
WC	WALL COVERING
WD	WOOD
WDW	WINDOW
WOM	WALK OFF MAT
WP	WALL PROTECTION
WSCT	WAINSCOT
WT	WEIGHT or WINDOW TREATMENT
WV	WOOD VENEER
X	
X	EXTRUDED POLYSTYRENE

REFERENCE SYMBOLS

BUILDING SECTION: Section Number / Sheet Number

WALL SECTION: Section Number / Sheet Number

DETAIL INDICATOR: Section Number / Sheet Number

SECTION DETAIL: Section Number / Sheet Number

ELEVATION INDICATOR: Elevation Numbers / Sheet Number (Exterior); Sheet Number / Elevation Number (Interior)

DRAWING BLOCK: # DRAWING BLOCK TITLE / DRAWING SCALE

ELEVATION MARK: ELEVATION HEIGHT / LEVEL DESCRIPTOR

NORTH INDICATOR: PLAN NORTH

MATCHLINE: AREA X RE: VIEW # / SHEET #

DOOR OPENING: 210A

WINDOW / LOUVER TYPE: # L#

WALL PANEL TYPE: P*

SYSTEM NOTE: F=FLOOR, P=PARTITION W=WALL, C=CEILING, R=ROOF #

ALIGN: AL

CENTERLINE: CL

REVISION: #

ACCESSORY / EQUIPMENT INDICATOR: 2

MATERIAL/FINISH INDICATOR: A-#

CASEWORK TAG (AWI): W D H

SHEET KEYNOTE INDICATOR: #

WALL AND OPENING LEGEND

- RENOVATION - EXISTING WALL TO REMAIN
- RENOVATION - EXISTING WALL (DASHED) TO BE DEMOLISHED
- STUD WALL FRAMING
- RENOVATION - OPENING - EXISTING DOOR (DASHED) TO BE DEMOLISHED
- RENOVATION - OPENING - EXISTING DOOR TO REMAIN
- OPENING - NEW DOOR AND HARDWARE

REFERENCE KEYNOTE:

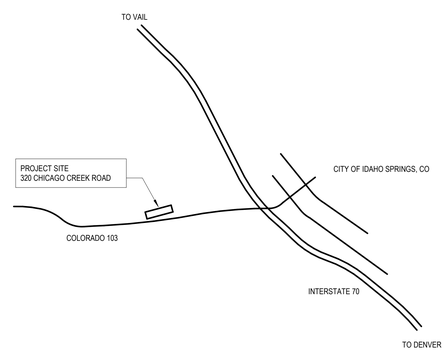
05 5000.31 METAL FABRICATION - BENT PLATE

- ITEM NAME OR SIZE
- SPECIFICATION TITLE
- SUFFIX NUMBER - DOES NOT CORRELATE TO SPECIFICATION
- SPECIFICATION NUMBER

GENERAL PROJECT NOTES

1. ABBREVIATIONS REFERENCED FROM THE CONSTRUCTION SPECIFICATIONS INSTITUTE'S UNIFORM DRAWING SYSTEM TERMS AND ABBREVIATIONS MODULE.
2. DIMENSIONS TO FACE OF OBJECTS ARE MARKED BY DIAGONAL TICK MARKS, DIMENSIONS TO GRIDS ARE MARKED BY SOLID DOTS.
3. AT ALL CORRIDORS, LOBBIES, STAIRS AND COMMONS, ALL EXPOSED PARTITION ENDS , OUTSIDE CORNERS, AND TRIMMED OPENINGS SHALL HAVE CORNER GUARDS (GYPSUM BOARD WALLS ONLY).
4. FEATURES THAT APPEAR TO BE CENTERED ON BUILDING COLUMNS OR OTHER STRUCTURE ARE, AND HENCE ARE NOT SPECIFICALLY DIMENSIONED ON ARCHITECTURAL PLANS.
5. FACES OF WALLS THAT APPEAR TO BE ALIGNED ARE IN FACT ALIGNED, UNO
6. SHEET SPECIFIC IDENTIFICATION OF ITEMS (E.G. 08 1113.01) DIRECTLY REFERENCE CORRESPONDING ARCHITECTURAL SECTIONS IN THE PROJECT MANUAL. THE DECIMAL POINT AND SUFFIX NUMBERS ARE NOT IDENTIFIED IN SPECIFICATIONS.

VICINITY MAP



MOA ARCHITECTURE
COLORADO | WYOMING
414 14TH STREET, SUITE 300
DENVER, COLORADO 80202
303.308.1190
moaarch.com

CCSD RE1 -TRANSPORTATION MAINTENANCE FACILITY
320 Chicago Creek Road, Idaho Springs, CO 80452

VILS

COLORADO LICENSED ARCHITECT JOSEPH MICHAEL BLANFORD 05-05-2023 206288 MOA ARCHITECTURE

REVISION	DATE
PERMIT DOCUMENTS	

Project Number	22107.00
Date	05.05.2023
Drawn By	LB
Checked By:	JB

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Sheet Name
COVER SHEET

PLAN NORTH

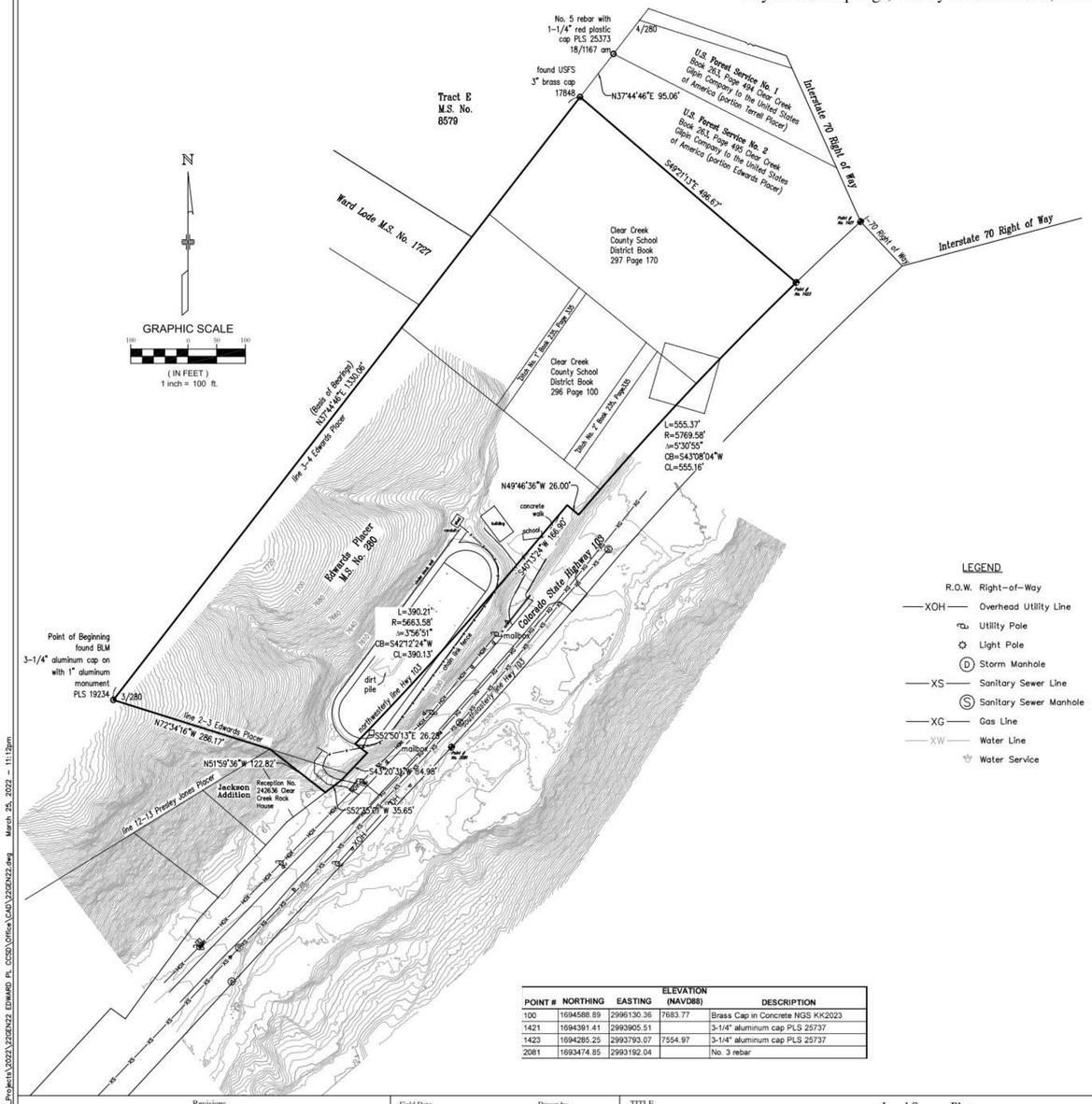
CS

5/3/2023 10:05:46 AM

LAND SURVEY PLAT

with topography

Part of The Edwards Placer M.S. No. 280 and a part of the Jackson Addition
City of Idaho Springs, County of Clear Creek, State of Colorado



LEGEND

- R.O.W. Right-of-Way
- XOH Overhead Utility Line
- Utility Pole
- Light Pole
- (D) Storm Manhole
- XS Sanitary Sewer Line
- (S) Sanitary Sewer Manhole
- XG Gas Line
- XW Water Line
- Water Service

POINT #	NORTHING	EASTING	ELEVATION (NAVD88)	DESCRIPTION
100	1694588.89	2996130.36	7683.77	Brass Cap in Concrete NGS KK2023
1421	1694391.41	2993905.51		3-1/4" aluminum cap PLS 25737
1423	1694285.25	2993793.07	7554.97	3-1/4" aluminum cap PLS 25737
2081	1693474.85	2993192.04		No. 3 rebar

DESCRIPTION:

Part of The Edwards Placer M.S. No. 280 and a part of the Jackson Addition, City of Idaho Springs, County of Clear Creek, State of Colorado, more particularly described as follows:

Beginning at corner No. 3 of The Edwards Placer M.S. No. 280; thence along the 3-4 line thereof North 37°44'46" East, a distance of 1,330.06 feet to the Southwesterly line of the parcel of land described in book 263 at page 495; thence along said line South 49°21'13" East, a distance of 496.67 feet to the Northeasterly line of the of Colorado State Highway 103, project No. C51-0103-03, A.K.A Chicago Creek Road and a point of curvature; thence said Right-of-Way the following seven (7) courses:

1. along the arc of a non-tangent curve to the left 555.37 feet, having a radius of 5,769.58 feet, a central angle of 05°30'55" and a chord which bears South 43°08'04" West a distance of 555.16 feet;
2. North 49°46'36" West, a distance of 26.00 feet;
3. South 40°13'24" West, a distance of 166.90 feet to a point of curvature;
4. along the arc of a non-tangent curve to the right 390.21 feet, having a radius of 5,663.58 feet, a central angle of 03°56'51" and a chord which bears South 42°12'24" West a distance of 390.13 feet;
5. South 52°50'13" East, a distance of 26.28 feet;
6. South 43°20'31" West, a distance of 64.98 feet;
7. South 52°35'01" West, a distance of 35.65 feet;

thence North 51°39'36" West, a distance of 122.82 feet to the 2-3 line of said Edwards Placer M.S. No. 280; thence along said line North 72°34'16" West, a distance of 286.17 feet to the Point of Beginning.

Containing a calculated area of 539,603 square feet or 12.39 acres.

Basis of Bearings: Bearings are based on the Colorado State Plane Coordinate System, Central Zone, NAD 83. The 3-4 line of The Edwards Placer M.S. No. 280 having a grid bearing of North 37°44'36" East marked at corner No 3 with a found BLM 3-1/4" aluminum cap on with 1" aluminum monument stamped: PLS 19234 and a point on line being a found USFS brass cap stamped:17848

NOTES:

1. Notice: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.
2. Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory, commits a class two (2) misdemeanor pursuant to state statute 18-4-508, C.R.S.
3. All dimensions shown hereon are expressed in U.S. Survey feet and decimals thereof. A U.S. Survey foot is defined as exactly 1200/3937 meters. All bearings shown here on are degrees-minutes-seconds.
4. This survey does not constitute a title search by Clear Creek Surveying. To determine title or easements of record. Research for this survey was performed in accordance with C.R.S. 38-51-106 and the rules of procedure and board policy statements of the state board of licensure for architects, professional engineers and professional land surveyors. No title commitment was provided for this survey.
5. Fence line, building, track and sidewalk, as shown hereon, extend into CDOT right-of-way. Clear Creek Surveying was not provided with and did not research any public documents defining or granting this use.
6. Coordinate Datum: Coordinates on this project are for the exclusive use of the client and are considered project coordinates only. Project coordinates for the topography are modified Colorado State Plane Coordinates Central Zone, North American Datum 1983, U.S. survey feet. Elevations are NAVD 88 Based upon Clear Creek County Geodetic Control Network Point No. 8, being NGS point KK2023, Idaho Az Mk having an elevation of 7683.77. The State Plane Coordinates were raised by a combined scale factor of 1.0003604482, having a Northing of 1694588.89 and an Easting of 2996130.36.

SURVEYOR'S CERTIFICATION:

I, Weston D. Spears, a Professional Land Surveyor registered in the State of Colorado, hereby certify that this survey was made in accordance with applicable standards of practice, was prepared under my responsible charge based on a field survey performed in March, 2022 and to the best of my professional knowledge, information and belief is an accurate representation of that field survey. This is not a guaranty or warranty, either expressed or implied.

Weston D. Spears, Professional Land Surveyor
Colorado P.L.S. No. 38056
for and on behalf of Clear Creek Surveying

COLORADO LICENSED 38056 PROFESSIONAL LAND SURVEYOR 10/25/2022

COUNTY RECORDER'S CERTIFICATE:

This plat was filed for record in the office of the County Clerk and Recorder of Clear Creek County this day of _____, 20___, at_____ .m., in book_____, at page_____, reception number_____.

_____
Clerk and Recorder

Revisions	Field Date	Drawn by	TITLE	CLIENT		Project No.	Sheet No.	No. of Sheets
Date By Description	Party Chief	Checked By	Land Survey Plat 320 CO HWY 103 Idaho Springs CO 80452 SEC35, T3S, R73W of the 6th P.M.	Clear Creek County School District	Clear Creek Surveying P.O. Box 3184 Idaho Springs, CO 80452 (303) 681-1519	22GEN22	1	1
	PLS WDS							

FOR REFERENCE ONLY

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COLORADO | WYOMING
414 14TH STREET, SUITE 300
DENVER, COLORADO 80202
303.308.1190
moaarch.com

CCSD RE1 -TRANSPORTATION MAINTENANCE FACILITY

320 Chicago Creek Road, Idaho Springs, CO 80452

COLORADO LICENSED CHRISTOPHER MOURSUND 05-05-2023 305288 ARCHITECT

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SITE SURVEY - REFERENCE ONLY

G-001

ABBREVIATIONS

AASHTO	AMERICAN ASSOC. OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS
ABAN	ABANDON
AC	ASPHALTIC CONCRETE PAVING
ADDL	ADDITIONAL
ADDM	ADDENDUM
ADJ	ADJUSTABLE
AL	ALUMINUM
ALT	ALTERNATE
AMT	AMOUNT
APPROX	APPROXIMATE
ARCH	ARCHITECT(URAL)
ARV	AIR RELIEF VALVE
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
ASPH	ASPHALT
ASSY	ASSEMBLY
ASYM	ASYMMETRICAL
AUTO	AUTOMATIC
AVG	AVERAGE
AWWA	AMERICAN WATER WORKS ASSOC.
BC	BACK OF CURB
BFV	BUTTERFLY VALVE
BG	FINISHED GRADE ADJACENT TO BOTTOM OF WALL
BLDG	BUILDING
BLK	BLOCK
BM	BENCH MARK
BMP	BEST MANAGEMENT PRACTICE
BS	BACKSIGHT
BOS	BOTTOM OF STEP
BOT	BOTTOM
BSMT	BASEMENT
BVCE	BEGIN VERTICAL CURVE ELEVATION
BVCS	BEGIN VERTICAL CURVE STATION
BW	BOTTOM OF WALL
CB	CATCH BASIN
CCW	COUNTER CLOCKWISE
CDOT	COLORADO DEPARTMENT OF TRANSPORTATION
CIP	CAST IRON PIPE
CJ	CONSTRUCTION JOINT
CL	CENTER LINE OR CHAIN LINK
CLR	CLEAR
CMP	CORRUGATED METAL PIPE
CMU	CONCRETE MASONRY UNIT
CO	CLEANOUT
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS(ATION)
COR	CORNER
CR	CONCENTRIC REDUCER
CTR	CENTER
CY	CUBIC YARDS
DEMO	DEMOLITION
DIA	DIAMETER
DIAG	DIAGONAL
DIP	DUCTILE IRON PIPE
DOM	DOMESTIC
DN	DOWN
DR	DRAIN
DWG	DRAWING
DWL	DOWEL
E	EAST
EA	EACH
ECC	ECCENTRIC
EJ	EXPANSION JT
EL	ELEVATION
ELB	ELBOW
ELEC	ELECTRICAL
ENGR	ENGINEER
EOP	EDGE OF PAVEMENT
EQ	EQUAL
EQUIP	EQUIPMENT
EQUIV	EQUIVALENT
ESMT	EASEMENT
EST	ESTIMATE
EVCE	END VERTICAL CURVE ELEVATION
EVCS	END VERTICAL CURVE STATION
EW	EACH WAY
EXP	JT EXPANSION JOINT
EXIST	EXISTING
FND	FOUNDATION
FES	FLARED END SECTION
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FN	FENCE
FOC	FACE OF CONCRETE
FPM	FEET PER MINUTE
FPS	FEET PER SECOND
FT	FEET
FTG	FOOTING OR FITTING
G	GAS
GA	GAUGE
GAL	GALLON
GALV	GALVANIZED
GCO	GRADE CLEANOUT
GIP	GALVANIZED IRON PIPE
GND	GROUND
GPD	GALLONS PER DAY
GPM	GALLONS PER MINUTE
GR	GRATE
GRTG	GRATING
GSP	GALVANIZED STEEL PIPE
GV	GATE VALVE
H	HIGH
HB	HOSE BIB
HE	HORIZONTAL ELLIPTICAL
HDWL	HEADWALL
HNDRL	HAND RAIL
HORIZ	HORIZONTAL
HP	HIGH POINT
HR	HOUR
HVAC	HEATING, VENTILATION, AIR CONDITIONING
HWY	HIGHWAY
HWL	HIGH WATER LINE
HYD	HYDRANT

INCL	INCLUDED
ID	INSIDE DIAMETER
IN	INLET
INSUL	INSULATION
INV	INVERT
IRR	IRRIGATION
JTS	JOINTS
KO	KNOCKOUT
KPL	KICK PLATE
KWY	KEYWAY
L	LEFT OR LITER
LSCAPE	LANDSCAPE(ING)
LF	LINEAR FOOT
LP	LOW POINT OR LIGHT POLE
LT	LIGHT
LWL	LOW WATER LEVEL
MAINT	MAINTENANCE
MAN	MANUAL
MATL	MATERIAL
MAX	MAXIMUM
ME	MATCH EXISTING
MECH	MECHANICAL
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MJ	MECHANICAL JOINT
N	NORTH
NA	NOT APPLICABLE
NIC	NOT IN CONTRACT
NPT	NATIONAL PIPE THREAD
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OPP	OPPOSITE
OPT	OPTIONAL
PC	POINT OF CURVATURE
PCO	PRESSURE CLEAN OUT
PCR	POINT OF CURVE RETURN
PI	POINT OF INTERSECTION
PVI	POINT OF VERTICAL INTERSECTION
PL	PROPERTY LINE
PE	POLYETHYLENE
PREFAB	PREFABRICATED
PRELIM	PRELIMINARY
PREP	PREPARATION
PROP	PROPOSED
PRV	PRESSURE REDUCING VALVE OR PRESSURE RELIEF VALVE
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	POINT OF TANGENCY
PV	PLUG VALVE
PVC	POLYVINYL CHLORIDE OR POINT OF VERTICAL CURVATURE
PVMT	PAVEMENT
QTY	QUANTITY
R	RIGHT
RAD	RADIUS
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
RE	REFERENCE
RECT	RECTANGULAR
REINF	REINFORCE (D) (ING) (MENT)
REQD	REQUIRED
ROW	RIGHT OF WAY
SAN	SANITARY
SD	STORM DRAIN
SECT	SECTION
SPD	STANDARD PROCTOR DENSITY
SPEC	SPECIFICATION
SQ	SQUARE
SQ IN	SQUARE INCH
SQ FT	SQUARE FOOT
SQ YD	SQUARE YARD
SS	SANITARY SEWER
SST	STAINLESS STEEL
STA	STATION
STD	STANDARD
STL	STEEL
STRUCT	STRUCTURAL
SVC	SERVICE
SWMP	STORMWATER MANAGEMENT PLAN
SYM	SYMMETRICAL
TB	THRUST BLOCK
TBC	TOP BACK OF CURB
TBM	TEMPORARY BENCH MARK
TEMP	TEMPORARY
TG	FINISHED GRADE ADJACENT TO TOP OF WALL
THK	THICK
TOB	TOP OF BANK
TOC	TOP OF CONCRETE OR TOP OF CURB
TOS	TOP OF STEP
TOT	TOTAL
TW	TOP OF WALL OR CAP OF WALL
TYP	TYPICAL
UBC	UNIFORM BUILDING CODE
UGE	UNDERGROUND ELECTRIC
UTIL	UTILITY
VERT	VERTICAL
VC	POINT OF VERTICAL CURVATURE
VCP	VITRIFIED CLAY PIPE
W	WIDE OR WIDTH
W/	WITH
W/O	WITHOUT
WQCV	WATER QUALITY CONTROL VOLUME
WSE	WATER SURFACE ELEVATION
WW	WASTEWATER
X	SECT CROSS SECTION
XFMR	ELECTRICAL TRANSFORMER
YH	YARD HYDRANT

DESIGN LEGEND

- BENCHMARK
- MANHOLE
- AREA DRAIN
- COMBINATION INLET
- TYPE R INLET
- TYPE 13 FIELD INLET
- FLARED END SECTION W/ RIPRAP
- TEE W/ THRUST BLOCK
- BEND W/ THRUST BLOCK
- END CAP W/ THRUST BLOCK
- GATE VALVE
- REDUCER/INCREASER
- WATER METER
- FIRE HYDRANT
- SD — STORM – 12" AND SMALLER
- STORM – LARGER THAN 12"
- RD — ROOF DRAIN
- TD — TRENCH DRAIN
- UD — UNDERDRAIN
- SS — SANITARY SEWER
- FM — FORCE MAIN
- W — WATER
- NPW — NON POTABLE WATER
- PW — POTABLE WATER
- IRR — IRRIGATION
- IRRIGATION – LARGER THAN 12"
- CATV — CABLE TV
- D — DRAIN
- E — ELECTRIC
- UE — UNDERGROUND ELECTRIC
- OE — OVERHEAD ELECTRIC
- T — TELEPHONE
- FO — FIBER OPTIC
- FUEL — FUEL
- G — GAS
- PVC — PVC PIPE (MISC)

- FENCE
- FLOW LINE OF DITCH OR WASH
- 5.0% — SLOPE ARROW
- +03.54 — PROPOSED SPOT ELEVATION
- +03.3 — EXIST SPOT ELEVATION
- 5220 — EXIST INDEX CONTOUR
- 5221 — EXIST INTERMEDIATE CONTOUR
- 20 — PROPOSED INDEX CONTOUR
- 21 — PROPOSED INTERMEDIATE CONTOUR
- CURB AND GUTTER
- SPILL/CATCH CURB TRANSITION
- SIGN W/ POST
- CURB RAMP
- SIDEWALK CHASE
- SIDEWALK
- CONCRETE PAVING
- HEAVY DUTY CONCRETE PAVING
- HEAVY DUTY ASPHALT PAVING
- LIGHT DUTY ASPHALT PAVING
- GRAVEL
- PROPOSED BUILDING
- BUILDING ACCESS
- RETAINING WALL
- BOULDER/ROCK WALL
- LIMITS OF SAWCUT
- LIMITS OF WORK
- EASEMENT LINE
- PROPERTY LINE
- ADJACENT PROPERTY LINE/ROW
- MATCHLINE

DETAIL TITLE

DETAIL TITLE
SCALE

1 / – — DETAIL NUMBER IDENTIFICATION; SHEET WHERE THE SECTION OR ELEVATION IS CUT OR CALLED OUT – INDICATES SAME DRAWING

1 / C1.0 — DETAIL NUMBER IDENTIFICATION; SHEET WHERE THE DETAIL IS DRAWN – INDICATES SAME DRAWING

SECTION CALLOUT

A / – — SECTION NUMBER IDENTIFICATION; SHEET WHERE THE SECTION IS – INDICATES SAME DRAWING

DETAIL MARKER

1 — REVISION CLOUD; REVISION NUMBER

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

GENERAL NOTES

1. ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF THE CITY OF IDAHO SPRINGS, CHICAGO CREEK SANITATION DISTRICT, UTILITY DISTRICTS, COLORADO DEPARTMENT OF TRANSPORTATION, CLEAR CREEK COUNTY FIRE AUTHORITY REQUIREMENTS, AND APPLICABLE STATE AND LOCAL STANDARDS AND SPECIFICATIONS. THE CONTRACTOR SHALL HAVE IN POSSESSION AT THE JOB SITE AT ALL TIMES ONE (1) SIGNED COPY OF APPROVED PLANS, STANDARDS AND SPECIFICATIONS. CONTRACTOR SHALL CONSTRUCT AND MAINTAIN EMERGENCY ACCESS ROUTES TO THE SITE AND STRUCTURE AT ALL TIMES PER THE APPLICABLE IDAHO SPRINGS FIRE DEPARTMENT REQUIREMENTS. THE CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FOR ANY VARIANCE TO THE ABOVE DOCUMENTS. NOTIFY ENGINEER OF ANY CONFLICTING STANDARDS OR SPECIFICATIONS. IN THE EVENT OF ANY CONFLICTING STANDARD OR SPECIFICATION, THE MORE STRINGENT OR HIGHER QUALITY STANDARD, DETAIL OR SPECIFICATION SHALL APPLY.
2. THE CONTRACTOR SHALL OBTAIN, AT HIS OWN EXPENSE, ALL APPLICABLE CODES, LICENSES, STANDARD SPECIFICATIONS, PERMITS, BONDS, ETC., WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK, INCLUDING, BUT NOT LIMITED TO A LOCAL AND STATE GROUNDWATER DISCHARGE AND COLORADO DEPARTMENT OF HEALTH AND ENVIRONMENT (CDPHE) STORMWATER DISCHARGE PERMIT ASSOCIATED WITH CONSTRUCTION ACTIVITY.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE REQUIRED PARTY (OWNER, OWNER'S REPRESENTATIVE, MUNICIPAL/DISTRICT INSPECTOR, GEOTECHNICAL ENGINEER, ENGINEER AND/OR UTILITY OWNER) AT LEAST 48 HOURS PRIOR TO START OF ANY CONSTRUCTION, PRIOR TO BACKFILLING, AND AS REQUIRED BY JURISDICTIONAL AUTHORITY AND/OR PROJECT SPECIFICATIONS. THE CONTRACTOR SHALL CONTINUE WITH NOTIFICATIONS THROUGHOUT THE PROJECT AS REQUIRED BY THE STANDARDS AND SPECIFICATIONS.
4. THE LOCATIONS OF EXISTING UTILITIES ARE SHOWN IN THE APPROXIMATE LOCATION BASED ON INFORMATION BY OTHERS. NOT ALL UTILITIES MAY BE SHOWN. THE CONTRACTOR SHALL DETERMINE THE EXACT SIZE, LOCATION AND TYPE OF ALL EXISTING UTILITIES WHETHER SHOWN OR NOT BEFORE COMMENCING WORK. THE ENGINEER AND/OR OWNER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS SHOWN ON PLANS. THE CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR ANY AND ALL DAMAGES AND COSTS WHICH MIGHT OCCUR BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES. THE CONTRACTOR SHALL NOTIFY ALL PUBLIC AND PRIVATE UTILITY COMPANIES AND DETERMINE THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO PROCEEDING WITH GRADING AND CONSTRUCTION. ALL WORK PERFORMED IN THE AREA OF UTILITIES SHALL BE PERFORMED AND INSPECTED ACCORDING TO THE REQUIREMENTS OF THE UTILITY OWNER. LIKEWISE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND MAPPING ANY EXISTING UTILITY (INCLUDING DEPTH) WHICH MAY CONFLICT WITH THE PROPOSED CONSTRUCTION, AND FOR RELOCATING ENCOUNTERED UTILITIES AS DIRECTED BY THE ENGINEER. CONTRACTOR SHALL CONTACT AND RECEIVE APPROVAL FROM MUNICIPALITY/UTILITY OWNER AND ENGINEER BEFORE RELOCATING ANY ENCOUNTERED UTILITIES. CONTRACTOR RESPONSIBLE FOR SERVICE CONNECTIONS, AND RELOCATING AND RECONNECTING AFFECTED UTILITIES AS COORDINATED WITH UTILITY OWNER AND/OR ENGINEER, INCLUDING NON-MUNICIPAL UTILITIES (TELEPHONE, GAS, CABLE, ETC., WHICH SHALL BE COORDINATED WITH THE UTILITY OWNER). THE CONTRACTOR SHALL IMMEDIATELY CONTACT ENGINEER UPON DISCOVERY OF A UTILITY DISCREPANCY OR CONFLICT. AT LEAST 48 HOURS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE UTILITY NOTIFICATION CENTER OF COLORADO (1-800-922-1987, WWW.UNCC.ORG). SEE SURVEY UTILITY LOCATION INFORMATION BELOW.
5. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS AT AND ADJACENT TO THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING THE PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL PREPARE A TRAFFIC CONTROL PLAN FOR OWNER AND/OR CITY APPROVAL AND PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FENCING, FLAGMEN OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR AGREES TO COMPLY WITH THE PROVISIONS OF THE TRAFFIC CONTROL PLAN AND THE LATEST EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES," PART VI, FOR CONSTRUCTION SIGNAGE AND TRAFFIC CONTROL. ALL TEMPORARY AND PERMANENT TRAFFIC SIGNS SHALL COMPLY TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) WITH REGARD TO SIGN SHAPE, COLOR, SIZE, LETTERING, ETC. UNLESS OTHERWISE SPECIFIED. IF APPLICABLE, PART NUMBERS ON SIGNAGE DETAILS REFER TO MUTCD SIGN NUMBERS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ANY GROUNDWATER ENCOUNTERED DURING THE CONSTRUCTION OF ANY PORTION OF THIS PROJECT. GROUNDWATER SHALL BE PUMPED, PIPED, REMOVED AND DISPOSED OF IN A MANNER WHICH DOES NOT CAUSE FLOODING OF EXISTING STREETS NOR EROSION ON ABUTTING PROPERTIES IN ORDER TO CONSTRUCT THE IMPROVEMENTS SHOWN ON THESE PLANS. GROUNDWATER TO BE PUMPED SHALL BE TESTED, PERMITTED, AND PUMPED PER THE STATE OF COLORADO AND LOCAL GROUNDWATER DISCHARGING PERMIT REQUIREMENTS.
7. RIM AND GRATE ELEVATIONS SHOWN ON PLANS ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATIONS. THE CONTRACTOR SHALL ADJUST RIMS AND OTHER IMPROVEMENTS TO MATCH FINAL PAVEMENT AND FINISHED GRADE ELEVATIONS.
8. THE EXISTING AND PROPOSED ELEVATIONS OF FLATWORK, SIDEWALKS, CURBS, THRESHOLDS, PAVING, ETC. AS SHOWN HEREON ARE BASED ON EXTRAPOLATION OF FIELD SURVEY DATA, EXISTING CONDITIONS, AND DATA PROVIDED BY OTHERS. AT CRITICAL AREAS AND SITE FEATURES, CONTRACTOR SHALL HAVE FORMWORK INSPECTED AND APPROVED BY OWNER, OWNER'S REPRESENTATIVE, OR ENGINEER PRIOR TO PLACING CONCRETE. MINOR ADJUSTMENTS, AS APPROVED, TO PROPOSED GRADES, INVERTS, ETC. MAY BE REQUIRED TO PREVENT PONDING OR SLOPE NOT IN CONFORMANCE WITH MUNICIPAL STANDARDS. ALL FLATWORK MUST PREVENT PONDING AND PROVIDE POSITIVE DRAINAGE AWAY FROM EXISTING AND PROPOSED BUILDINGS, WALLS, ROOF DRAIN OUTFALLS, ACROSS DRIVES AND WALKS, ETC., TOWARDS THE PROPOSED INTENDED DRAINAGE FEATURES AND CONVEYANCES.
9. FINAL LIMITS OF REQUIRED ASPHALT SAWCUTTING AND PATCHING MAY VARY FROM LIMITS SHOWN ON PLANS. CONTRACTOR TO PROVIDE SAWCUT AND PATCH WORK TO ACHIEVE POSITIVE DRAINAGE AND A SMOOTH TRANSITION TO EXISTING ASPHALT WITHIN SLOPES ACCEPTABLE TO THE ENGINEER AND WITHIN MUNICIPAL STANDARDS. CONTRACTOR SHALL PROVIDE ADDITIONAL SAWCUTTING AND PATCHING AT UTILITY WORK, CONNECTION POINTS TO EXISTING PAVEMENT AND FEATURES, ETC. THAT MAY NOT BE DELINEATED ON PLANS.
10. ANY EXISTING MONITORING WELLS, CLEANOUTS, VALVE BOXES, ETC. TO BE PROTECTED AND TO REMAIN IN SERVICE. IF FEATURES EXIST, EXTEND OR LOWER TO FINAL SURFACE WITH LIKE KIND CAP WITH STANDARD CAST ACCESS LID WITH SAME MARKINGS. IN LANDSCAPED AREAS PROVIDE A CONCRETE COLLAR (18"x18"x6" THICK) AT ALL EXISTING AND PROPOSED MONITORING WELLS, CLEANOUTS, VALVE BOXES, ETC.
11. OWNER/ENGINEER TO APPROVE ALL PRIVATE CONCRETE FINISHING, JOINT PATTERNS AND COLORING REQUIREMENTS PRIOR TO CONSTRUCTION. SUBMIT JOINT LAYOUT PLAN TO ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.
12. PIPE LENGTHS AND HORIZONTAL CONTROL POINTS SHOWN ARE FROM CENTER OF STRUCTURES, END OF FLARED END SECTIONS, ETC. SEE STRUCTURE DETAILS FOR EXACT HORIZONTAL CONTROL LOCATION. CONTRACTOR IS RESPONSIBLE FOR ADJUSTING ACTUAL PIPE LENGTHS TO ACCOUNT FOR STRUCTURES AND LENGTH OF FLARED END SECTIONS.
13. ALL SURPLUS MATERIALS, TOOLS, AND TEMPORARY STRUCTURES, FURNISHED BY THE CONTRACTOR, SHALL BE REMOVED FROM THE PROJECT SITE BY THE CONTRACTOR. ALL DEBRIS AND RUBBISH CAUSED BY THE OPERATIONS OF THE CONTRACTOR SHALL BE REMOVED, AND THE AREA OCCUPIED DURING CONSTRUCTION ACTIVITIES SHALL BE RESTORED TO ITS ORIGINAL CONDITION, WITHIN 48 HOURS OF PROJECT COMPLETION, UNLESS OTHERWISE DIRECTED BY THE MUNICIPALITY OR OWNER'S REPRESENTATIVE.
14. THE CONTRACTOR IS REQUIRED TO PROVIDE AND MAINTAIN EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE LOCAL JURISDICTION, THE STATE OF COLORADO, MILE HIGH FLOOD DISTRICT "URBAN STORM DRAINAGE CRITERIA MANUAL VOLUME 3", THE M-STANDARD PLANS OF THE COLORADO DEPARTMENT OF TRANSPORTATION, AND THE APPROVED EROSION CONTROL PLAN. JURISDICTIONAL AUTHORITY MAY REQUIRE THE CONTRACTOR TO PROVIDE ADDITIONAL EROSION CONTROL MEASURES AT THE CONTRACTOR'S EXPENSE DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE PLANS DO NOT FUNCTION AS INTENDED. THE CONTRACTOR IS RESPONSIBLE FOR PROHIBITING SILT AND DEBRIS LADEN RUNOFF FROM LEAVING THE SITE, AND FOR KEEPING ALL PUBLIC AREAS FREE OF MUD AND DEBRIS. THE CONTRACTOR IS RESPONSIBLE FOR RE-ESTABLISHING FINAL GRADES AND FOR REMOVING ACCUMULATED SEDIMENTATION FROM ALL AREAS INCLUDING SWALES AND DETENTION/WATER QUALITY AREAS. CONTRACTOR SHALL REMOVE TEMPORARY EROSION CONTROL MEASURES AND REPAIR AREAS AS REQUIRED AFTER VEGETATION IS ESTABLISHED AND ACCEPTED BY OWNER AND MUNICIPALITY.
15. ADA COMPLIANCE: THE CROSS-SLOPE OF ALL WALKS MUST BE LESS THAN 1:48 (2.0%) PERPENDICULAR TO DIRECTION OF TRAVEL. RUNNING SLOPE OF ACCESSIBLE WALKS MUST BE NOT STEEPER THAN 1:20 (5.0%) IN DIRECTION OF TRAVEL. MAXIMUM GRADE OF ACCESSIBLE CURB RAMPS AND RAMPS IS 1:12 (8.3%). CURB RAMPS SHALL PROVIDE A LANDING AT THE TOP AND RAMP RUNS PROVIDE LANDINGS AT THE BOTTOM AND TOP OF EACH RAMP RUN AT A SLOPE NOT TO EXCEED 1:48. RAMPS RUNS EXCEEDING SIX INCHES SHALL INCLUDE HANDRAILS. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 1:48 IN ALL DIRECTIONS. CONTRACTOR SHALL NOTIFY ENGINEER PRIOR TO PLACEMENT OF FLATWORK OF SITE CONDITIONS OR DISCREPANCIES WHICH PREVENT TYPICAL REQUIRED GRADES FROM BEING ACHIEVED. ALL RAMPS, STAIRS, EDGE PROTECTION, AND RAILINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENT ADA STANDARDS. ACCESSIBLE CURB RAMPS SHALL CONFORM TO THE CDOT M-STANDARDS (SEE DETAIL M-608-1, ETC). ACCESSIBLE FEATURE WITHIN THE PUBLIC RIGHTS-OF-WAY SHALL BE CONSTRUCTED TO CONFORM TO THE LOCAL AUTHORITY HAVING JURISDICTION REQUIREMENTS.
16. PROTECT ALL TREES AND VEGETATION. PLACE CONSTRUCTION FENCING AT DRIP LINE OF TREES AND PLANTS NEAR THE WORK ZONE. DEEP WATER TREES WEEKLY. HAND EXCAVATION REQUIRED AT ROOT ZONES WHERE PROPOSED PAVING OR UTILITY WORK IS WITHIN DRIPLINE OF TREES.
17. LOCATIONS OF CLEANOUTS, LIGHTS, SIGNAGE, JUNCTION BOXES, AND OTHER SIGNIFICANT SITE FEATURES TO BE STAKED FOR ENGINEER AND OR OWNER APPROVAL PRIOR TO WORK. CLEANOUTS, JUNCTION BOXES, AND ADJACENT GRADES TO BE RAISED ONE-HALF INCH AT ASPHALT/CONCRETE (OR 1" AT LANDSCAPING) TO PROVIDE POSITIVE DRAINAGE AWAY FROM FEATURES.
18. SURVEY INFORMATION:
    - 18.1. BENCHMARK INFORMATION: TOPOGRAPHIC INFORMATION WAS PROVIDED BY CLEAR CREEK SURVEYING. SEE "LAND SURVEY PLAT WITH TOPOGRAPHY" DATED 03/25/2022. PROJECT BENCHMARK AT CORNER NO. 3 WITH A FOUND BLM 3-1/4" ALUMINUM CAP ON WITH 1" ALUMINUM MONUMENT STAMPED: PLS 19234. PROJECT COORDINATES FOR THE TOPOGRAPHY ARE MODIFIED COLORADO STATE PLANE CPPRDNATES CENTRAL ZONE, NORTH AMERICAN DATUM 1983, O.S. SURVEY FEET. ELEVATIONS ARE NAVD 88 BASED UPON CLEAR CREEK COUNTY GEODETIC CONTROL NETWORK POINT NO. 8, BEING NGS POINT KK2023, IDAHO Az Mk HAVING AN ELEVATION OF 7683.77. THE STATE PLAN COORDINATES WERE RAISED BY A COMBINED SCALE FACTOE OF 1.000360448Z, HAVING A NORTHING OF 1694588.89 AND AN EASTING OF 2996130.36. THE DATUM IS PER SURVEY. COORDINATE AND VERIFY ALL VERTICAL AND HORIZONTAL DATA SHOWN IN SURVEY AND REPORT ANY IRREGULARITIES OR DISCREPANCIES TO ENGINEER PRIOR TO CONSTRUCTION.
    - 18.2. BASIS OF BEARINGS: ARE BASED ON THE REFERENCED SURVEY.
    - 18.3. HORIZONTAL CONTROL INFORMATION: HORIZONTAL CONTROL COORDINATES ARE BASED ON THE REFERENCED SURVEY AND ARE PROVIDED BY THE FOLLOWING POINTS:

POINT #2081	N1693474.88	E2993192.04
POINT #1421	N1694391.41	E2993905.51
POINT #1423	N1694285.28	E2993793.05

    - 18.4 SURVEY UTILITY LOCATION INFORMATION PER THE SURVEYOR: SUBSURFACE UTILITIES ARE SHOWN IN APPROXIMATE HORIZONTAL AND VERTICAL LOCATIONS CONSISTENT WITH ASCE 38-02 QUALITY LEVEL "B" (INFORMATION OBTAINED BY THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND HORIZONTAL POSITION OF VIRTUALLY ALL UTILITIES WITHIN THE PROJECT LIMITS. THE INFORMATION OBTAINED IN THIS MANNER IS SURVEYED TO PROJECT CONTROL.) AND QUALITY LEVEL "C" (INFORMATION OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND BY USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION TO QUALITY LEVEL D; INFORMATION DERIVED FROM EXISTING RECORDS OR ORAL RECOLLECTIONS), AND BASED ON FIELD MEASUREMENTS PROVIDED BY THE OWNER AND THE CONTRACTOR. SUBSURFACE UTILITIES ARE NOT DEPICTED TO THE EXTENT SET FORTH IN ASCE 38-02 QUALITY LEVELS "A" (INFORMATION OBTAINED THROUGH THE NONDESTRUCTIVE EXPOSURE OF UNDERGROUND UTILITIES, AND ALSO PROVIDES THE TYPE, SIZE, CONDITION, MATERIAL AND OTHER CHARACTERISTICS OF UNDERGROUND FEATURES.). TO THE EXTENT DEEMED NECESSARY FOR THE PROTECTION OF PERSONS AND PROPERTY, POTHOLING OR OTHER PRECISE MAPPING MAY BE COMPLETED TO CONFIRM THE EXACT LOCATION OF ANY SUBSURFACE UTILITIES. NOTIFY OWNER AND ENGINEER WITH ALL UTILITY INFORMATION PRIOR TO CONSTRUCTION. VISIT HTTPS://WWW.FHWA.DOT.GOV/PROGRAMADMIN/SUEINDEX.CFM FOR MORE INFORMATION.
19. THE CONTRACTOR AT THE CONTRACTORS EXPENSE SHALL FURNISH THE OWNER AND ENGINEER OF RECORD A COMPLETE SET OF CONSTRUCTION RECORD DRAWINGS ("AS-BUILTS") FOR THE CONSTRUCTED IMPROVEMENTS. THE AS-BUILT SET SHALL SHOW SUFFICIENT DIMENSION TIES TO PERMANENT SURFACE FEATURES OR NORTHING/EASTING POINTS FOR ALL BURIED FACILITIES TO ALLOW FOR FUTURE LOCATING. THE AS-BUILT SET SHALL SHOW AS-BUILT CONTOURS AND ELEVATIONS OF ASPHALT AND CONCRETE FLATWORK, FLOWLINES, GRADE BREAKS, STAIRS, CROSS-SLOPES, HIGH AND LOW POINTS, AND ADDITIONAL ELEVATIONS TO DEMONSTRATE IMPROVEMENTS WERE CONSTRUCTED PER PLANS. THE AS-BUILT SET SHALL SHOW ELEVATIONS OF ALL DETENTION/WATER QUALITY FACILITIES, INCLUDING BUT NOT LIMITED TO BERMS, SPILLWAYS, BASIN BOTTOM, PIPE INVERTS, AND CONTROL STRUCTURE FEATURES (AS SURVEYED AND STAMPED BY A CERTIFIED P.L.S.). THE AS-BUILT SET SHALL ALSO INCLUDE ELEVATIONS OF MANHOLES, PIPES, INLETS, GRATES, AND SIZES OF ALL UTILITIES. THE AS-BUILT SET SHALL SHOW ANY AND ALL VARIATIONS FROM THE APPROVED PLAN. ENGINEER WILL PRODUCE FINAL RECORD DRAWINGS.

MOA ARCHITECTURE
COLORADO | WYOMING
414 14TH STREET, SUITE 300
DENVER, COLORADO 80202
303.308.1190
moaarch.com

JVA, Inc. 1319 Spruce Street
Boulder, CO 80302 303.444.1951
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CCSD RE1 -TRANSPORTATION MAINTENANCE FACILITY

320 Chicago Creek Road, Idaho Springs, CO 80452

COLORADO REGISTERED PROFESSIONAL ENGINEER 45353 Sean Brooks 04/27/2023 PROFESSIONAL ENGINEER

REVISION	DATE
PERMIT DOCUMENTS	

Project Number	22107.00
Date	05.05.2023
Drawn By	YH/NLO
Checked By:	SBP/CFG

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Sheet Name
GENERAL LEGEND, NOTES AND ABBREVIATIONS

C001

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DEMOLITION NOTES:

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. REFER TO GENERAL NOTES FOR UTILITY LOCATION AND PROTECTION.
2. ACTUAL LIMITS MAY VARY, CONTRACTOR IS RESPONSIBLE FOR ADJUSTING LIMITS OF DEMOLITION AND CONSTRUCTION AS NECESSARY. COORDINATE DEMOLITION REQUIREMENTS, LIMITS OF DEMOLITION, SALVAGE ITEMS, PROTECTION OF ITEMS TO REMAIN, TREES, FENCING, ETC. WITH OWNER, ARCHITECT, ENGINEER, AND RELEVANT CONSTRUCTION AND PHASING PLANS.
3. IF BUILDING DEMOLITION IS REQUIRED, REFER TO ARCHITECT AND APPLICABLE ENGINEERS FOR DETAILED DEMOLITION INFORMATION.
4. REPLACE EXISTING FLATWORK AT UTILITY TRENCHES AS REQUIRED.
5. ALL SAWCUTTING AND PAVEMENT REMOVAL SHOULD BE TO THE NEAREST JOINT.
6. ALL DRY UTILITY AND ELECTRIC DEMOLITION OR RELOCATION SHOULD BE COORDINATED WITH PROPERTY OWNER, UTILITY OWNER, MECHANICAL ENGINEER, AND ARCHITECT PRIOR TO CONSTRUCTION.
7. ALL NECESSARY EROSION AND SEDIMENTATION CONTROLS MUST BE INSTALLED PRIOR TO SITE DISTURBANCE.
8. CONTRACTOR TO COMPLY WITH ALL REGULATORY REQUIREMENTS FOR HAZARDOUS MATERIAL REMOVAL AND DISPOSAL.
9. REFER TO GENERAL NOTES FOR TREE PROTECTION. COORDINATE WITH LANDSCAPE ARCHITECT FOR TREE REMOVAL.
10. CONTRACTOR TO MAINTAIN SAFE PEDESTRIAN ACCESS. PROVIDE TEMPORARY ROUTE AND SIGNAGE AS NEEDED.
11. CONTRACTOR TO TAKE NECESSARY PRECAUTIONS TO PROTECT AND MAINTAIN SERVICES DURING CONSTRUCTION.
12. CONTRACTOR TO REPAIR/REPLACE ALL DAMAGE TO EXISTING FLATWORK OR SITE FEATURES NOT INTENDED FOR DEMOLITION.

DEMOLITION LEGEND

- DEMO SUBSURFACE FEATURE
- DEMO SURFACE FEATURE
- DEMO BUILDING
- ABANDON SUBSURFACE FEATURE
- LIMITS OF SAWCUT
- REMOVE EXISTING TREE
- PROTECT EXISTING TREE

SCALE IN FEET: 20 0 20 40

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COLORADO | WYOMING
414 14TH STREET, SUITE 300
DENVER, COLORADO 80202
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COLBY F. GRANNEMANN
45353
PROFESSIONAL ENGINEER
04/27/2023

CCSD RE1 -TRANSPORTATION MAINTENANCE FACILITY

320 Chicago Creek Road, Idaho Springs, CO 80452

REVISION	DATE
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Sheet Name
DEMOLITION PLAN

C002

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EROSION AND SEDIMENTATION NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING ALL CONTROLS DURING INITIAL, INTERIM, AND FINAL CONDITIONS.
2. ALL CONTROLS SHALL BE INSTALLED WITHIN THE PROPERTY LINES UNLESS OTHERWISE SPECIFIED. WHEN CONSTRUCTION ACTIVITIES DISTURB ADJACENT AND/OR RIGHT-OF-WAY PROPERTIES, COORDINATION WITH PROPERTY OWNERS IS REQUIRED PRIOR TO CONSTRUCTION.

EROSION CONTROL LEGEND

- EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- PROPOSED INDEX CONTOUR
- PROPOSED INTERMEDIATE CONTOUR
- IP — INLET PROTECTION
- OP — OUTLET PROTECTION
- SSA — STABILIZED STAGING AREA
- VTC — VEHICLE TRACKING CONTROL
- SF — SILT FENCE
- CS — CURB SOCK
- CWA — CONCRETE WASHOUT AREA
- RCD — ROCK CHECK DAM

PROPOSED BUILDING
FFE=7598.00

CONC WASHOUT AREA

CONTRACTOR TO COORDINATE WITH GEOTECH ON PERMANENT STABILIZATION FOR STEEP SLOPE

VEHICLE TRACKING CONTROL (TYP)

CONC WASHOUT AREA

CO 103
ROW-WIRES

20 0 20 40
SCALE IN FEET

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Sheet Name
EROSION CONTROL PLAN

C050

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STORMWATER MANAGEMENT PLAN (SWMP)

THIS STORMWATER MANAGEMENT PLAN IS TO BE RETAINED AND MAINTAINED ONSITE INCLUDING FINAL LANDSCAPING PLANS AND ANY OTHER EROSION CONTROL DOCUMENTATION. A SWMP ADMINISTRATOR WILL BE DESIGNATED BY THE CONTRACTOR AND IS RESPONSIBLE FOR DEVELOPING, IMPLEMENTING, MAINTAINING, AND REVISING THIS SWMP. THE SWMP ADMINISTRATOR IS THE CONTACT FOR ALL SWMP-RELATED ISSUES AND IS RESPONSIBLE FOR ITS ACCURACY, COMPLETENESS, AND IMPLEMENTATION. THE FOLLOWING HAS BEEN DESIGNATED AS THE SWMP ADMINISTRATOR FOR THIS PROJECT:

NAME: _____

CONTACT INFO: _____

_____

THE SITE IS LOCATED AT 320 CO-103, IDAHO SPRINGS, CO 80452, AND AT APPROXIMATELY 39°N 44' 21" LATITUDE, 105°W 31' 25" LONGITUDE. THE PROPOSED PROJECT CONSISTS OF PARKING, UTILITY SERVICE CONNECTIONS, OVERLOT GRADING, BUILDING CONSTRUCTION, PAVING OF SIDEWALKS, PLAY AREAS, PARKING LOTS, ENTRANCE DRIVES, CONSTRUCTION IN THE CITY OF IDAHO SPRINGS. THE TOTAL SITE AREA IS APPROXIMATELY 6.98 ACRES WITH AT TOTAL DISTURBANCE OF 1.75 ACRES. NO AREAS GREATER THAN 40 ACRES SHALL BE DISTURBED AT ANY GIVEN TIME. NO CONSTRUCTION ACTIVITIES SHALL OCCUR OFFSITE OR OUTSIDE OF THE CONSTRUCTION LIMITS SHOWN ON THE CONSTRUCTION DOCUMENTS. THE SEQUENCE OF CONSTRUCTION STARTS IS AS FOLLOWS:

PHASE	ESTIMATED	ACTUAL
CONSTRUCTION START	JULY, 2023	_____
ROAD AND OVERLOT GRADING	JULY, 2023	_____
UTILITY CONSTRUCTION	AUGUST, 2023	_____
BUILDING CONSTRUCTION	SEPTEMBER, 2023	_____
PAVING	APRIL, 2024	_____
SITE RESTORATION	MAY, 2024	_____

THE EXISTING SITE CONSISTS OF DEVELOPED LAND AND IS APPROXIMATELY 85% COVERED WITH VEGETATIVE GROUND COVER. THE ESTIMATED HISTORIC AND DEVELOPED RUNOFF COEFFICIENTS ARE 0.55 AND 0.75 RESPECTIVELY.

OFFSITE RUNOFF FLOWS ONTO THE PROPERTY FROM WHERE THE NORTHWEST. ONSITE FLOWS ARE ROUTED TO A PRIVATE STORM SYSTEM BEFORE DISCHARGING TO PUBLIC INFRASTRUCTURE. ONSITE DETENTION IS NOT PROVIDED. STORMWATER IS DISCHARGED FROM THIS SITE TO PUBLIC STORM SYSTEM THAT ULTIMATELY OUTFALLS TO CLEAR CREEK.

OTHER POTENTIAL POLLUTION SOURCES DO NOT EXIST AT THIS SITE.

NON-STORMWATER COMPONENTS OF THE DISCHARGE DO NOT EXIST AT THIS SITE.

BEST MANAGEMENT PRACTICES FOR STORMWATER MANAGEMENT

NON STRUCTURAL BMPS WILL BE IMPLEMENTED TO THE MAXIMUM EXTENT POSSIBLE. THE UTILIZATION OF NON STRUCTURAL BMPS WILL BE AN ONGOING PROCESS DIRECTED AT PREVENTING EROSION. THE NON STRUCTURAL BMPS WILL RECEIVE CONTINUOUS EMPHASIS THROUGHOUT CONSTRUCTION BECAUSE THEY AVERT PROBLEMS BEFORE THEY OCCUR AND REDUCE THE NEED FOR STRUCTURAL BMPS. NON STRUCTURAL BMPS WILL CONSIST PRIMARILY OF PRESERVATION OF EXISTING MATURE VEGETATION AND TREES, PLANNING AND SCHEDULING CONSTRUCTION ACTIVITIES AIMED AT ACHIEVING THE GOAL OF MINIMIZING EROSION. FURTHERMORE, CONSTRUCTION PERSONNEL WILL BE INSTRUCTED AND SUPERVISED IN CONSTRUCTION METHODS CONSISTENT WITH EROSION PREVENTION PRACTICES.

PLANNED STRUCTURAL BMPS FOR EROSION AND SEDIMENT CONTROL ARE SHOWN ON THE EROSION AND SEDIMENTATION CONTROL PLAN. IMPLEMENTING THESE MEASURES SHOULD MINIMIZE NUISANCE SILT AND SEDIMENTATION EXITING THE SITE AND PREVENT CLOGGING EXISTING STORM SEWERS AND STREET GUTTERS.

APPLICATION OF THESE BMPS FOR STORMWATER MANAGEMENT ARE FOR CONSTRUCTION PERIODS AND ARE CONSIDERED TEMPORARY. POST-DEVELOPMENT STORMWATER MANAGEMENT IS PROVIDED THROUGH VEGETATED LANDSCAPED AREAS, GRASSED SWALES, RIPRAP PROTECTION, STORM COLLECTION SYSTEM, AND WATER QUALITY UNIT.

VEHICLE TRACKING CONTROL (VTC):

A STABILIZED CONSTRUCTION ENTRANCE WILL BE PROVIDED AT CO-103. THE CONSTRUCTION ACCESS AND PARKING WILL BE GRADED AND COVERED WITH A CRUSHED STONE BASE COURSE DURING CONSTRUCTION. THE VEHICLE TRACKING CONTROL WILL BE RELOCATED WITH THE CONSTRUCTION ACCESS AS NECESSARY.

SILT FENCING (SF) AND SEDIMENT CONTROL LOGS (SCL):

SILT FENCING AND SEDIMENT CONTROL LOGS SHALL BE INSTALLED WITH RESPECT TO PROPOSED DRAINAGE PATTERNS. SILT FENCE AND SEDIMENT CONTROL LOGS SHALL BE CONSTRUCTED ALONG THE PORTIONS OF THE EAST, WEST, SOUTH, AND NORTH SIDE OF THE PROPERTY AND ALONG ANY DRAINAGE AREAS SUBJECT TO EROSION. THE SILT FENCING AND SEDIMENT CONTROL LOGS SHALL BE INSTALLED AT THE DOWNHILL SIDE OF THE EXISTING SLOPES ACROSS THE SITE AND AT ALL POINT DISCHARGE AREAS WHETHER SHOWN OR NOT, SILT FENCE AND SEDIMENT CONTROL LOGS SHALL BE MAINTAINED AS NEEDED THROUGHOUT THE CONSTRUCTION PROCESS. THE TEMPORARY SILT FENCE AND SEDIMENT CONTROL LOGS WILL REMAIN UNTIL THE STORM SEWER STRUCTURES ARE COMPLETED AND GROUND COVER IS EFFECTIVE.

INLET PROTECTION (IP):

THE INLET PROTECTION WILL BE INSTALLED AS THE STORM SEWER STRUCTURES ARE CONSTRUCTED. EACH INLET ON THE PROPOSED STORM SEWER SYSTEM WILL HAVE A TEMPORARY INLET SEDIMENT TRAP CONSTRUCTED AROUND IT. IN PAVED AREAS, THIS TRAP CONSISTS OF WIRE MESH SOCKS, CONCRETE BLOCKS, AND/OR SCREENS TO FILTER THE STORM RUNOFF AND ALLOW ANY SILT TO SETTLE OUT. IN FIELDS OR LANDSCAPED AREAS THIS TRAP CONSISTS OF WIRE MESH SOCKS, STRAW BALE BARRIERS.

STRAW BALE DROP STRUCTURES DAMS (SB):

STRAW BALE BARRIERS WILL BE INSTALLED TO PROTECT THE PROPOSED SWALE(S) PRIOR TO LANDSCAPING THE SITE. THESE BARRIERS WILL REDUCE THE FLOW VELOCITY IN THE SWALE(S) AND ALLOW THE DISTURBED SOIL TO SETTLE OUT.

ROCK CHECK DAMS (RCD):

ROCK CHECK DAMS WILL BE INSTALLED AS SHOWN AND MAINTAINED AT LOCATIONS AROUND THE SITE WHERE FUTURE GRASS LINES SWALES WILL CARRY THE STORM RUNOFF. PRIOR TO LANDSCAPING OF THE SITE, THESE BARRIERS WILL REDUCE THE FLOW VELOCITIES IN THESE SWALES AND ALLOW THE DISTURBED SOIL TO SETTLE OUT. THE ROCK CHECK DAMS WILL BE LEFT IN PLACE AS PART OF THE PERMANENT STORMWATER MANAGEMENT PLAN.

OUTLET PROTECTION (OP):

THE STORM SEWER OUTLETS WILL BE PROTECTED WITH RIPRAP. PLACING RIPRAP AT PIPE OUTFALLS REDUCES EXIT VELOCITIES AND REDUCES SCOUR. THIS RIPRAP WILL BE LEFT IN PLACE AS PART OF THE PERMANENT STORMWATER MANAGEMENT PLAN.

DIVERSIONS DIKES (DD):

SEVERAL DIVERSION DIKES ARE TO BE INSTALLED TO DIRECT STORMWATER TO PROPOSED SWALES OR PROPOSED GUTTER PLANS. THESE TEMPORARY DIVERSIONS WILL BE NECESSARY UNTIL ALL INLETS BECOME FUNCTIONAL, SURROUNDED WITH PAVEMENT.

OVERLOT GRADING:

ALL OPEN AREAS WILL BE TREATED WITHIN 14 DAYS OF COMPLETION OF THE OVERLOT GRADING. ALL OVERLOT GRADING IN THE NON-IRRIGATED AREAS WILL HAVE THE SURFACE ROUGHENED AND WILL BE PERMANENTLY LANDSCAPED OR TEMPORARILY SEEDED UNTIL THE PLANNED INSTALLATIONS ARE COMPLETED. AT THE COMPLETION OF THE MASS GRADING, ALL EXPOSED SOIL AREAS WILL HAVE THE SURFACE ROUGHENED AND PLANTED WITH A REVEGETATION SEED MIX. VEGETATION IS TO BE MAINTAINED THROUGHOUT CONSTRUCTION BY THE CONTRACTOR UNTIL AREAS ARE PERMANENTLY LANDSCAPED. ALTERNATELY, ROUGH-CUT DRIVEWAYS OR PROPOSED PAVED AREAS CAN BE COVERED WITH A LAYER OF AGGREGATE, ROAD BASE OR ASPHALT PAVING.

DUST CONTROL MEASURES:

DISTURBED AREAS NOT YET READY TO BE SEEDED, LANDSCAPED, PAVED, OR OTHERWISE STABILIZED SHALL BE WATERED, OR RIPPED AS NECESSARY TO PRECLUDE VISIBLE DUST EMISSIONS.

ITEMS ARE SCHEDULED TO BE IMPLEMENTED ACCORDING TO THE CONSTRUCTION SCHEDULE. AS WORK PROCEEDS, IMPLEMENTATION OF INDIVIDUAL BMPS IS TO COINCIDE WITH THE CONSTRUCTION THEREBY MINIMIZING THE EXPOSURE OF UNPROTECTED AREAS. THE SILT FENCE, INLET PROTECTION (FOR EXISTING INLETS), AND GRAVELING OF THE CONSTRUCTION ENTRANCE WILL BE PERFORMED WHEN THE GRADING BEGINS. THE INLET PROTECTION WILL BE INSTALLED AS THE STORM SEWER STRUCTURES ARE CONSTRUCTED. THE RIPRAP PROTECTION WILL BE INSTALLED AS THE STORM SEWER OUTFALLS OR CULVERTS ARE CONSTRUCTED. THE STRUCTURAL BMPS THAT DO NOT BECOME PART OF THE PERMANENT STORMWATER MANAGEMENT PLAN ARE TO BE REMOVED, AS THE PAVING, LANDSCAPING, AND OTHER PERMANENT GROUNDCOVER INSTALLATIONS ARE COMPLETED. FUGITIVE DUST EMISSIONS RESULTING FROM GRADING ACTIVITIES AND/OR WIND SHALL BE CONTROLLED USING THE BEST AVAILABLE CONTROL TECHNOLOGY AS DEFINED BY THE COLORADO DEPARTMENT OF HEALTH AT THE TIME OF GRADING. THE GRAVELING IS TO BE MAINTAINED AND EXTENDED CONSTRUCTION PROGRESSES ESPECIALLY AROUND THE BUILDING SITE. THE STRUCTURAL BMPS ARE TO BE REMOVED, AS THE PERMANENT LANDSCAPING INSTALLATIONS ARE COMPLETED.

THE EROSION AND SEDIMENT CONTROL PLAN MAY BE MODIFIED BY THE DEPARTMENT OF HIGHWAYS AND TRANSPORTATION, OWNER'S ENGINEER, COUNTY ENGINEERING INSPECTORS, MUNICIPALITY OR ITS AUTHORIZED REPRESENTATIVE AS FIELD CONDITIONS WARRANT.

STORMWATER DETENTION AND WATER QUALITY:

WATER QUALITY TREATMENT IS PROVIDED ONSITE IN WATER QUALITY UNIT.

TEMPORARY SEEDING AND MULCHING:

ALL SEEDS FURNISHED SHALL BE FREE FROM NOXIOUS SEEDS (SUCH AS RUSSIAN OR CANADIAN THISTLE, COURSE FESCUE, EUROPEAN BINDWEED, JOHNSON GRASS, KNAPWEED, AND LEAFY SPURGE. THE FORMULA USED FOR DETERMINING THE QUALITY OF PURE LIVE SEED (PLS) SHALL BE (POUNDS OF SEED) X (PURITY) X (GERMINATION) = POUNDS OF PURE LIVE SEED (PLS). SEEDING RECOMMENDATIONS ARE PROVIDED BELOW, BUT MAY BE MODIFIED WITH THE OWNER'S APPROVAL TO MAKE THE BEST USE OF EXISTING CLEARINGS AND GRUBBINGS:

SPECIES	COMMON NAME	VARIETY	LBS/ACRE
AGROPYRON SMITHII	WESTERN WHEATGRASS	ARRIBA	8.0
ARRHENATHERUM ELATES	TALL OATGRASS		3.0
LOLIUM PERENNE	PERENNIAL RYEGRASS	PENNFINE	2.0

ALL SEEDS SHALL BE DRILLED NOT HYDROSEEDED. ALL DISTURBED AREAS SHALL BE SEEDED AND CRIMP MULCHED IF PERMANENT VEGETATION IS NOT IMMEDIATELY INSTALLED. AFTER SEEDING HAS BEEN COMPLETED, A RATE OF 4,000 LBS. OF STRAW PER ACRE SHALL BE APPLIED UNIFORMLY, CRIMPED IN WITH A CRIMPER OR OTHER APPROVED EQUIPMENT OR OTHERWISE ATTACHED. A TACKIFIER OR JUTE NETTING TO ATTACH MULCH MAY BE USED WITH THE OWNER'S APPROVAL. THE SEEDED AREA SHALL BE CRIMPED MULCHED AND THE MULCH ATTACHED WITHIN TWENTY-FOUR (24) HOURS AFTER SEEDING. AREAS NOT MULCHED AND ATTACHED WITHIN TWENTY-FOUR (24) HOURS AFTER SEEDING MUST BE RESEEDED WITH THE SPECIFIED MIX AT THE CONTRACTOR'S EXPENSE, PRIOR TO MULCHING AND ATTACHING. ON STEEP SLOPES OR OTHER SPECIFIED AREAS AS SHOWN ON THE PLANTING PLAN, WHICH ARE DIFFICULT TO MULCH AND ATTACH BY CONVENTIONAL METHOD, BURLAP OR OTHER BLANKETING MATERIALS PROPERLY ANCHORED AND SECURED MAY BE USED WHEN APPROVED BY THE CITY OF IDAHO SPRINGS ENGINEER.

PERMANENT STABILIZATION MEASURES:

RIPRAP FOR STORM DRAIN OUTFALLS AND ROCK CHECK DAMS WILL BECOME PART OF THE PERMANENT STORMWATER MANAGEMENT PLAN AND WILL NOT BE REMOVED. PERMANENT LANDSCAPING WILL INCLUDE SODDING, SEEDING, TREES, SHRUBS, OR OTHER VEGETATIVE COVER TO OPEN AREAS. NATIVE PERENNIAL SEEDING WILL BE ESTABLISHED IN NON-IRRIGATED AREAS AND SOD OR OTHER VEGETATIVE COVER WILL BE ESTABLISHED IN IRRIGATED OPEN AREAS. ALL PERMANENT STABILIZATION MEASURES WILL BE SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER.

MATERIALS AND SPILL PREVENTION:

THE CONTRACTOR WILL STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN CONFINED AREAS ON SITE FROM WHICH RUNOFF WILL BE CONTAINED AND FILTERED. MATERIALS WILL BE STORED OFF THE GROUND AND PROTECTED FROM THE WEATHER BY A COVER OR STORED IN A CONTAINER SUCH AS A VAN OR TRAILER. AN EARTHEN DIKE WILL BE CONSTRUCTED AROUND THE PERIMETER OF THE FUEL STORAGE AREA TO PREVENT MATERIALS FROM CONTACT WITH SURFACE RUNOFF. EQUIPMENT MAINTENANCE WILL BE PERFORMED IN A DESIGNATED AREA AND STANDARD MAINTENANCE PROCEDURES, SUCH AS THE USE OF DRIP PANS, WILL BE USED TO CONTAIN PETROLEUM PRODUCTS.

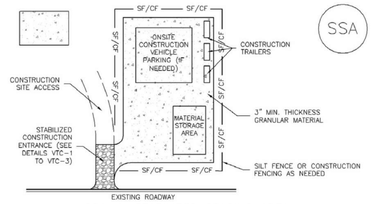
INSPECTION AND MAINTENANCE:

THE EROSION CONTROL MEASURES WILL BE INSPECTED DAILY DURING CONSTRUCTION BY THE CONTRACTOR AND AFTER EACH RAIN EVENT. ALL INSPECTIONS SHALL BE DOCUMENTED AND SHALL INCLUDE THE DATE OF INSPECTION, ANY INCIDENCE OF NON-COMPLIANCE, SIGNED CERTIFICATION THAT THE SITE IS IN COMPLIANCE, AND ANY NOTES, DRAWINGS, MAPS, ETC. PERTAINING TO REPAIRS. COPIES OF ALL DOCUMENTATION SHALL BE DISTRIBUTED TO MUNICIPALITIES AND OWNER ON A REGULAR BASIS AS SPECIFIED BY OWNER. SILT FENCE AND STRAW BALE BARRIERS WILL BE CHECKED FOR UNDERMINING AND BYPASS AND REPAIRED OR EXPANDED AS NEEDED. SEDIMENT SHOULD BE REMOVED FROM INLET FILTERS AND SILT FENCING BEFORE ONE HALF OF THE DESIGN DEPTH HAS BEEN FILLED. SEDIMENTS DEPOSITED IN THE PUBLIC RIGHTS-OF-WAY WILL BE REMOVED IMMEDIATELY. THE TEMPORARY VEGETATION OF BARE SOILS WILL BE CHECKED REGULARLY AND AREAS WHERE IT IS LOST OR DAMAGED WILL BE RESEEDED. AT MINIMUM THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL BMPS EVERY 14 DAYS AND AFTER SIGNIFICANT PRECIPITATION OR SNOWMELT EVENTS. INSTALLATIONS AND MODIFICATIONS AS REQUIRED BY THE CITY OF IDAHO SPRINGS WILL BE IMPLEMENTED WITHIN 48 HOURS OF NOTIFICATION. CONTRACTOR SHALL REMOVE TEMPORARY EROSION CONTROL MEASURES AND REPAIR AREAS AS REQUIRED AFTER VEGETATION IS ESTABLISHED AND ACCEPTED BY OWNER AND MUNICIPALITY.

FINAL STABILIZATION AND LONG-TERM STORMWATER QUALITY:

FINAL STABILIZATION IS REACHED WHEN ALL SOIL DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED, AND UNIFORM VEGETATIVE COVER HAS BEEN ESTABLISHED WITH A DENSITY OF AT LEAST 70% OR PRE-DISTURBANCE LEVELS OR EQUIVALENT PERMANENT, PHYSICAL EROSION REDUCTION METHODS HAVE BEEN EMPLOYED. FINAL STABILIZATION WILL BE ACHIEVED USING SOD, NATIVE SEEDING, PERMANENT BMP'S, AND OTHER METHODS. CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL STABILIZATION REGARDLESS OF ACCEPTANCE BY OWNER OF THE CONTRACTOR ITEM.

Stabilized Staging Area (SSA) SM-6



SSA-1. STABILIZED STAGING AREA

STABILIZED STAGING AREA INSTALLATION NOTES

1. SEE PLAN VIEW FOR
   -LOCATION OF STAGING AREA(S).
   -CONTRACTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM THE LOCAL JURISDICTION.
2. STABILIZED STAGING AREA SHOULD BE APPROPRIATE FOR THE NEEDS OF THE SITE. OVERSIZING RESULTS IN A LARGER AREA TO STABILIZE FOLLOWING CONSTRUCTION.
3. STAGING AREA SHALL BE STABILIZED PRIOR TO OTHER OPERATIONS ON THE SITE.
4. THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM 3" THICK GRANULAR MATERIAL
5. UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.
6. ADDITIONAL PERIMETER BMPs MAY BE REQUIRED INCLUDING BUT NOT LIMITED TO SILT FENCE AND CONSTRUCTION FENCING.

STABILIZED STAGING AREA MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY IF RUTTING OCCURS OR UNDERLYING SUBGRADE BECOMES EXPOSED.

SM-6 Stabilized Staging Area (SSA)

STABILIZED STAGING AREA MAINTENANCE NOTES

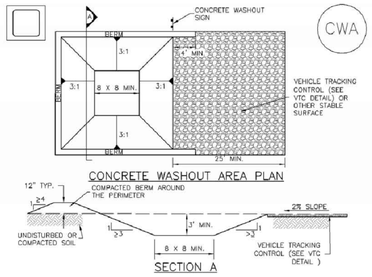
5. STABILIZED STAGING AREA SHALL BE ENLARGED IF NECESSARY TO CONTAIN PARKING, STORAGE, AND UNLOADING/LOADING OPERATIONS.
6. THE STABILIZED STAGING AREA SHALL BE REMOVED AT THE END OF CONSTRUCTION. THE GRANULAR MATERIAL SHALL BE REMOVED OR, IF APPROVED BY THE LOCAL JURISDICTION, USED ON SITE, AND THE AREA COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY LOCAL JURISDICTION.

NOTE: MANY MUNICIPALITIES PROHIBIT THE USE OF RECYCLED CONCRETE AS GRANULAR MATERIAL FOR STABILIZED STAGING AREAS DUE TO DIFFICULTIES WITH RE-ESTABLISHMENT OF VEGETATION IN AREAS WHERE RECYCLED CONCRETE WAS PLACED.

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

(DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO, NOT AVAILABLE IN AUTOCAD)

Concrete Washout Area (CWA) MM-1

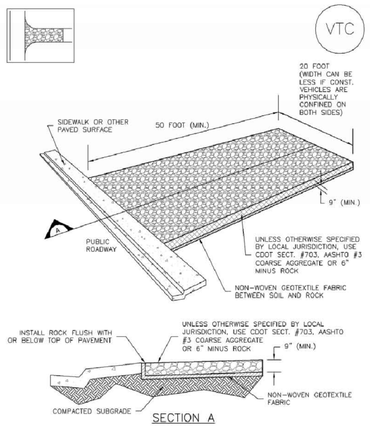


CWA-1. CONCRETE WASHOUT AREA

CWA INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   -CWA INSTALLATION LOCATION.
2. DO NOT LOCATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY. DO NOT LOCATE WITHIN 1,000' OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONSTRAINTS MAKE THIS INFEASIBLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (16 MIL MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINED ABOVE GROUND STORAGE ARE SHOULD BE USED.
3. THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
4. CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8' BY 8' SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER. THE PIT SHALL BE AT LEAST 3' DEEP.
5. BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.
6. VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA.
7. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
8. USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

Vehicle Tracking Control (VTC) SM-4



VTC-1. AGGREGATE VEHICLE TRACKING CONTROL

SM-4 Vehicle Tracking Control (VTC)

STABILIZED CONSTRUCTION ENTRANCE/EXIT INSTALLATION NOTES

1. SEE PLAN VIEW FOR
   -LOCATION OF CONSTRUCTION ENTRANCE(S)/EXIT(S).
   -TYPE OF CONSTRUCTION ENTRANCE(S)/EXITS(S) (WITH/WITHOUT WHEEL WASH, CONSTRUCTION MAT OR TRM).
2. CONSTRUCTION MAT OR TRM STABILIZED CONSTRUCTION ENTRANCES ARE ONLY TO BE USED ON SHORT DURATION PROJECTS (TYPICALLY RANGING FROM A WEEK TO A MONTH) WHERE THERE WILL BE LIMITED VEHICULAR ACCESS.
3. A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE LOCATED AT ALL ACCESS POINTS WHERE VEHICLES ACCESS THE CONSTRUCTION SITE FROM PAVED RIGHT-OF-WAYS.
4. STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
5. A NON-WOVEN GEOTEXTILE FABRIC SHALL BE PLACED UNDER THE STABILIZED CONSTRUCTION ENTRANCE/EXIT PRIOR TO THE PLACEMENT OF ROCK.
6. UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.

STABILIZED CONSTRUCTION ENTRANCE/EXIT MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY TO THE STABILIZED ENTRANCE/EXIT TO MAINTAIN A CONSISTENT DEPTH.
5. SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED THROUGHOUT THE DAY AND AT THE END OF THE DAY BY SHOVELING OR SWEEPING. SEDIMENT MAY NOT BE WASHED DOWN STORM SEWER DRAINS.

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

(DETAILS ADAPTED FROM CITY OF BROOMFIELD, COLORADO, NOT AVAILABLE IN AUTOCAD)

MOA ARCHITECTURE
COLORADO | WYOMING
414 14TH STREET, SUITE 300
DENVER, COLORADO 80202
303.308.1190
moaarch.com

JVA, Inc. 1319 Spruce Street
Boulder, CO 80302 303.444.1951
www.jvajva.com
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320 Chicago Creek Road, Idaho Springs, CO 80452

COLORADO REGISTERED C. F. GRANT 45353 PROFESSIONAL ENGINEER 04/27/2023

REVISION	DATE
PERMIT DOCUMENTS	

Project Number	22107.00
Date	05.05.2023
Drawn By	YH/NLO
Checked By:	SBP/CFG
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Sheet Name
SWMP NOTES AND EROSION CONTROL DETAILS

C051

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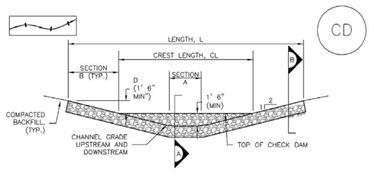
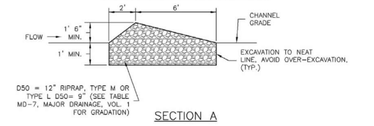
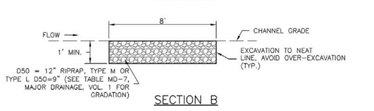


CHECK DAM ELEVATION VIEW



SECTION A



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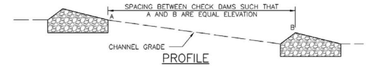
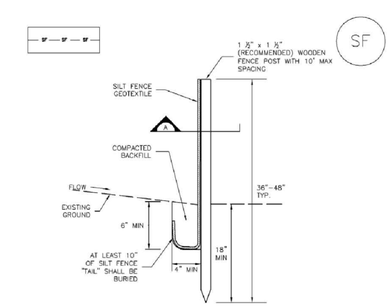


PROFILE

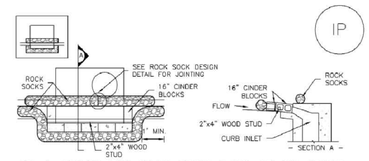
CD-1. CHECK DAM



SILT FENCE

SECTION A

SF-1. SILT FENCE



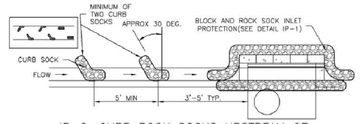
IP-1. BLOCK AND ROCK SOCK SUMP OR ON GRADE INLET PROTECTION

BLOCK AND CURB SOCK INLET PROTECTION INSTALLATION NOTES

1. SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.

2. CONCRETE "CINDER" BLOCKS SHALL BE LAID ON THEIR SIDES AROUND THE INLET IN A SINGLE ROW, ABUTTING ONE ANOTHER WITH THE OPEN END FACING AWAY FROM THE CURB.

3. GRAVEL BAGS SHALL BE PLACED AROUND CONCRETE BLOCKS, CLOSELY ABUTTING ONE ANOTHER AND JOINTED TOGETHER IN ACCORDANCE WITH ROCK SOCK DESIGN DETAIL.



IP-2. CURB ROCK SOCKS UPSTREAM OF INLET PROTECTION

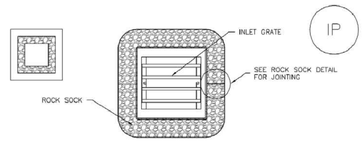
CURB ROCK SOCK INLET PROTECTION INSTALLATION NOTES

1. SEE ROCK SOCK DESIGN DETAIL INSTALLATION REQUIREMENTS.

2. PLACEMENT OF THE SOCK SHALL BE APPROXIMATELY 30 DEGREES FROM PERPENDICULAR IN THE OPPOSITE DIRECTION OF FLOW.

3. SOCKS ARE TO BE FLUSH WITH THE CURB AND SPACED A MINIMUM OF 5 FEET APART.

4. AT LEAST TWO CURB SOCKS IN SERIES ARE REQUIRED UPSTREAM OF ON-GRADE INLETS.

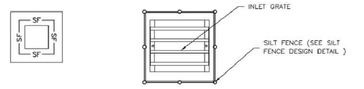


IP-3. ROCK SOCK SUMP/AREA INLET PROTECTION

ROCK SOCK SUMP/AREA INLET PROTECTION INSTALLATION NOTES

1. SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.

2. STRAW WATTLES/SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF ROCK SOCKS FOR INLETS IN PERVIOUS AREAS. INSTALL PER SEDIMENT CONTROL LOG DETAIL.



IP-4. SILT FENCE FOR SUMP INLET PROTECTION

SILT FENCE INLET PROTECTION INSTALLATION NOTES

1. SEE SILT FENCE DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.

2. POSTS SHALL BE PLACED AT EACH CORNER OF THE INLET AND AROUND THE EDGES AT A MAXIMUM SPACING OF 3 FEET.

3. STRAW WATTLES/SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF SILT FENCE FOR INLETS IN PERVIOUS AREAS. INSTALL PER SEDIMENT CONTROL LOG DETAIL.

GENERAL INLET PROTECTION INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   -LOCATION OF INLET PROTECTION.
   -TYPE OF INLET PROTECTION (IP.1, IP.2, IP.3, IP.4, IP.5, IP.6)

2. INLET PROTECTION SHALL BE INSTALLED PROMPTLY AFTER INLET CONSTRUCTION OR PAVING IS COMPLETE (TYPICALLY WITHIN 48 HOURS). IF A RAINFALL/RUNOFF EVENT IS FORECAST, INSTALL INLET PROTECTION PRIOR TO ONSET OF EVENT.

3. MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

INLET PROTECTION MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. SEDIMENT ACCUMULATED UPSTREAM OF INLET PROTECTION SHALL BE REMOVED AS NECESSARY TO MAINTAIN BMP EFFECTIVENESS, TYPICALLY WHEN STORAGE VOLUME REACHES 50% OF CAPACITY, A DEPTH OF 6" WHEN SILT FENCE IS USED, OR ¼ OF THE HEIGHT FOR STRAW BALES.

5. INLET PROTECTION IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS PERMANENTLY STABILIZED, UNLESS THE LOCAL JURISDICTION APPROVES EARLIER REMOVAL OF INLET PROTECTION IN STREETS.

6. WHEN INLET PROTECTION AT AREA INLETS IS REMOVED, THE DISTURBED AREA SHALL BE COVERED WITH TOP SOIL, SEEDED AND MULCHED, OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

(DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

NOTE: THE DETAILS INCLUDED WITH THIS FACT SHEET SHOW COMMONLY USED, CONVENTIONAL METHODS OF INLET PROTECTION IN THE DENVER METROPOLITAN AREA. THERE ARE MANY PROPRIETARY INLET PROTECTION METHODS ON THE MARKET. UDFCD NEITHER ENDORSES NOR DISCOURAGES USE OF PROPRIETARY INLET PROTECTION; HOWEVER, IN THE EVENT PROPRIETARY METHODS ARE USED, THE APPROPRIATE DETAIL FROM THE MANUFACTURER MUST BE INCLUDED IN THE SWMP AND THE BMP MUST BE INSTALLED AND MAINTAINED AS SHOWN IN THE MANUFACTURER'S DETAILS.

NOTE: SOME MUNICIPALITIES DISCOURAGE OR PROHIBIT THE USE OF STRAW BALES FOR INLET PROTECTION. CHECK WITH LOCAL JURISDICTION TO DETERMINE IF STRAW BALE INLET PROTECTION IS ACCEPTABLE.

CHECK DAM INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   -LOCATION OF CHECK DAMS.
   -CHECK DAM TYPE (CHECK DAM OR REINFORCED CHECK DAM).
   -LENGTH (L), CREST LENGTH (CL), AND DEPTH (D).

2. CHECK DAMS INDICATED ON INITIAL SWMP SHALL BE INSTALLED AFTER CONSTRUCTION FENCE, BUT PRIOR TO ANY UPSTREAM LAND DISTURBING ACTIVITIES.

3. RIPRAP UTILIZED FOR CHECK DAMS SHOULD BE OF APPROPRIATE SIZE FOR THE APPLICATION. TYPICAL TYPES OF RIPRAP USED FOR CHECK DAMS ARE TYPE M (D50 12") OR TYPE L (D50 9").

4. RIPRAP PAD SHALL BE TRENCHED INTO THE GROUND A MINIMUM OF 1'.

5. THE ENDS OF THE CHECK DAM SHALL BE A MINIMUM OF 1' 6" HIGHER THAN THE CENTER OF THE CHECK DAM.

CHECK DAM MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. SEDIMENT ACCUMULATED UPSTREAM OF THE CHECK DAMS SHALL BE REMOVED WHEN THE SEDIMENT DEPTH IS WITHIN ½ OF THE HEIGHT OF THE CREST.

5. CHECK DAMS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.

6. WHEN CHECK DAMS ARE REMOVED, EXCAVATIONS SHALL BE FILLED WITH SUITABLE COMPACTED BACKFILL. DISTURBED AREA SHALL BE SEEDED AND MULCHED AND COVERED WITH GEOTEXTILE OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

(DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO, NOT AVAILABLE IN AUTOCAD)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

SILT FENCE INSTALLATION NOTES

1. SILT FENCE MUST BE PLACED AWAY FROM THE TOE OF THE SLOPE TO ALLOW FOR WATER PONDING. SILT FENCE AT THE TOE OF A SLOPE SHOULD BE INSTALLED IN A FLAT LOCATION AT LEAST SEVERAL FEET (2–5 FT) FROM THE TOE OF THE SLOPE TO ALLOW ROOM FOR PONDING AND DEPOSITION.

2. A UNIFORM 6" X 4" ANCHOR TRENCH SHALL BE EXCAVATED USING TRENCHER OR SILT FENCE INSTALLATION DEVICE. NO ROAD GRADERS, BACKHOES, OR SIMILAR EQUIPMENT SHALL BE USED.

3. COMPACT ANCHOR TRENCH BY HAND WITH A "JUMPING JACK" OR BY WHEEL ROLLING. COMPACTION SHALL BE SUCH THAT SILT FENCE RESISTS BEING PULLED OUT OF ANCHOR TRENCH BY HAND.

4. SILT FENCE SHALL BE PULLED TIGHT AS IT IS ANCHORED TO THE STAKES. THERE SHOULD BE NO NOTICEABLE SAG BETWEEN STAKES AFTER IT HAS BEEN ANCHORED TO THE STAKES.

5. SILT FENCE FABRIC SHALL BE ANCHORED TO THE STAKES USING 1" HEAVY DUTY STAPLES OR NAILS WITH ½" HEADS. STAPLES AND NAILS SHOULD BE PLACED 3" ALONG THE FABRIC DOWN THE STAKE.

6. AT THE END OF A RUN OF SILT FENCE ALONG A CONTOUR, THE SILT FENCE SHOULD BE TURNED PERPENDICULAR TO THE CONTOUR TO CREATE A "J-HOOK." THE "J-HOOK" EXTENDING PERPENDICULAR TO THE CONTOUR SHOULD BE OF SUFFICIENT LENGTH TO KEEP RUNOFF FROM FLOWING AROUND THE END OF THE SILT FENCE (TYPICALLY 10' – 20').

7. SILT FENCE SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.

SILT FENCE MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. SEDIMENT ACCUMULATED UPSTREAM OF THE SILT FENCE SHALL BE REMOVED AS NEEDED TO MAINTAIN THE FUNCTIONALITY OF THE BMP, TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 6".

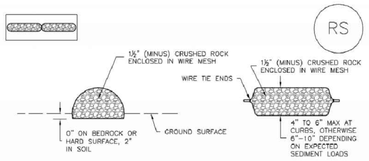
5. REPAIR OR REPLACE SILT FENCE WHEN THERE ARE SIGNS OF WEAR, SUCH AS SAGGING, TEARING, OR COLLAPSE.

6. SILT FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION, OR IS REPLACED BY AN EQUIVALENT PERIMETER SEDIMENT CONTROL BMP.

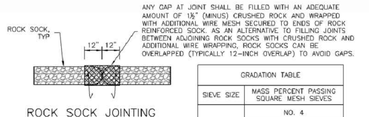
7. WHEN SILT FENCE IS REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

(DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, NOT AVAILABLE IN AUTOCAD)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.



ROCK SOCK SECTION ROCK SOCK PLAN



ROCK SOCK JOINTING

GRADATION TABLE	
SIEVE SIZE	MASS PERCENT PASSING SQUARE MESH SIEVES
	NO. 4
2"	100
1½"	90 – 100
1"	20 – 55
¾"	0 – 15
⅜"	0 – 5
MATCHES SPECIFICATIONS FOR NO. 4 COARSE AGGREGATE FOR CONCRETE PER AASHTO M43. ALL ROCK SHALL BE FRACTURED FACE. ALL SIDES.	

ROCK SOCK INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   -LOCATION(S) OF ROCK SOCKS.

2. CRUSHED ROCK SHALL BE ½" (MINUS) IN SIZE WITH A FRACTURED FACE (ALL SIDES) AND SHALL COMPLY WITH GRADATION SHOWN ON THIS SHEET (½" MINUS).

3. WIRE MESH SHALL BE FABRICATED OF 10 GAGE POULTRY MESH, OR EQUIVALENT, WITH A MAXIMUM OPENING OF ½". RECOMMENDED MINIMUM ROLL WIDTH OF 48".

4. WIRE MESH SHALL BE SECURED USING "HOG RINGS" OR WIRE TIES AT 6" CENTERS ALONG ALL JOINTS AND AT 2' CENTERS ON ENDS OF SOCKS.

5. SOME MUNICIPALITIES MAY ALLOW THE USE OF FILTER FABRIC AS AN ALTERNATIVE TO WIRE MESH FOR THE ROCK ENCLOSURE.

RS-1. ROCK SOCK PERIMETER CONTROL

ROCK SOCK MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

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3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. ROCK SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED, OR DAMAGED BEYOND REPAIR.

5. SEDIMENT ACCUMULATED UPSTREAM OF ROCK SOCKS SHALL BE REMOVED AS NEEDED TO MAINTAIN FUNCTIONALITY OF THE BMP, TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY ½ OF THE HEIGHT OF THE ROCK SOCK.

6. ROCK SOCKS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.

7. WHEN ROCK SOCKS ARE REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

(DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD)

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MOA ARCHITECTURE
COLORADO | WYOMING
414 14TH STREET, SUITE 300
DENVER, COLORADO 80202
303.308.1190
moaarch.com

JVA, Inc. 1319 Spruce Street
Boulder, CO 80302 303.444.1951
www.jvajva.com
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CCSD RE1 -TRANSPORTATION MAINTENANCE FACILITY

320 Chicago Creek Road, Idaho Springs, CO 80452

COLORADO REGISTERED PROFESSIONAL ENGINEER 45353 GREGORY C. FISCHER 04/27/2023

REVISION	DATE
PERMIT DOCUMENTS	

Project Number	22107.00
Date	05.05.2023
Drawn By	YH/NLO
Checked By:	SBP/CFG

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Sheet Name

EROSION CONTROL DETAILS

C052

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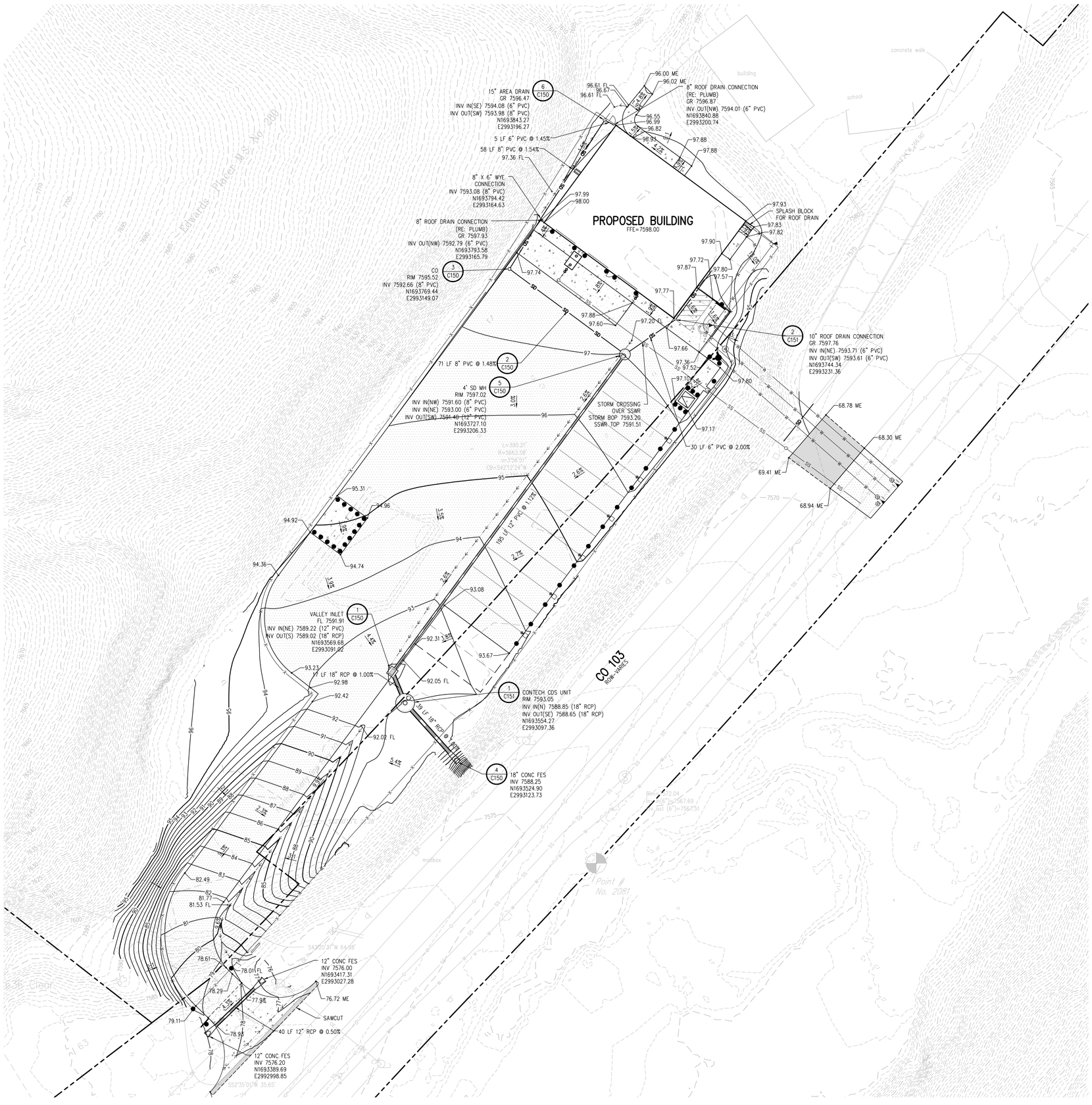
GRADING AND DRAINAGE NOTES:

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. REFER TO GENERAL NOTES FOR UTILITY LOCATION AND PROTECTION.
2. REFER TO HORIZONTAL CONTROL PLAN FOR FURTHER INFORMATION PERTAINING TO CURB & GUTTER, CHASES, AND DRAINAGE PANS.
3. CONTRACTOR IS RESPONSIBLE FOR RESTORING ALL DISTURBED AREAS TO THEIR ORIGINAL CONDITIONS.
4. ALL SPOT ELEVATIONS ARE TO FINISHED GRADE OR FLOWLINE UNLESS OTHERWISE SPECIFIED.
5. IF WALL IS SHOWN, TG DENOTES THE FINISHED GRADE ADJACENT TO THE HIGH SIDE OF THE WALL. BG DENOTES THE FINISHED GRADE ADJACENT TO THE LOW SIDE OF THE WALL. REFER TO ARCH PLANS/DETAILS FOR WALL ELEVATIONS BEYOND THE ADJACENT FINISHED GRADES (EXPOSED WALL, CAP/FOOTER, ETC.)



MOA ARCHITECTURE
COLORADO | WYOMING
414 14TH STREET, SUITE 300
DENVER, COLORADO 80202
303.308.1190
moaarch.com

JVA, Inc. 1319 Spruce Street
Boulder, CO 80302 303.444.1951
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CCSD RE1 -TRANSPORTATION MAINTENANCE FACILITY

320 Chicago Creek Road, Idaho Springs, CO 80452

COLORADO REGISTERED
SCOTT F. GRANNEMAN
45353
04/27/2023
PROFESSIONAL ENGINEER

REVISION	DATE
PERMIT DOCUMENTS	

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Sheet Name
GRADING AND DRAINAGE PLAN

C100

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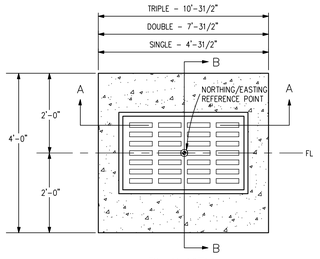
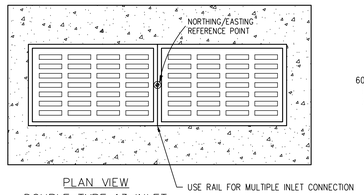
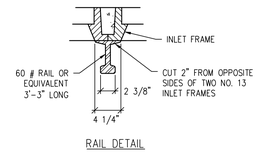


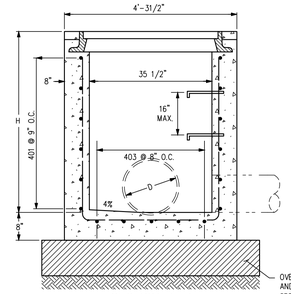
PLAN VIEW
SINGLE TYPE 13 INLET



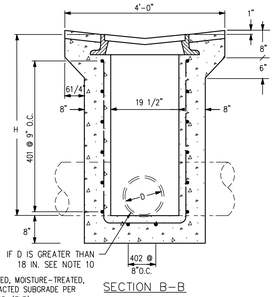
PLAN VIEW
DOUBLE TYPE 13 INLET



RAIL DETAIL



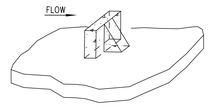
SECTION A–A



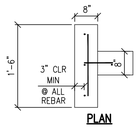
SECTION B–B

NOTES:
1. CONCRETE SHALL BE CLASS B. INLET MAY BE CAST-IN-PLACE OR PRECAST.
2. CAST-IN-PLACE CONCRETE WALLS SHALL BE FORMED ON BOTH SIDES.
3. EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED 3/4 IN.
4. REINFORCING BARS SHALL BE DEFORMED #4 AND SHALL HAVE A 2 IN. MINIMUM CLEARANCE. ALL REINFORCING BARS SHALL BE EPOXY COATED.
5. STEPS SHALL BE PROVIDED WHEN INLET DIMENSION "H" IS EQUAL TO OR GREATER THAN 3 FT.–6 IN. AND SHALL CONFORM TO AASHTO M 199.
6. ALL GRATES AND FRAMES SHALL BE GRAY OR DUCTILE CAST IRON IN ACCORDANCE WITH SUBSECTION 712.06. GRATES AND FRAMES SHALL BE DESIGNED TO WITHSTAND HS 20 LOADING.
7. STATION POINT IS AT THE CENTER OF THE INLET.
8. GRATE SHALL HAVE "DUMP NO WASTE DRAINS TO STREAM" MESSAGE CAST ON SURFACE.
9. FOR FULL DETAIL INCLUDING BAR LIST, DIMENSIONS AND QTY. TABLE, SEE CDOT DETAIL M-604-13
10. ALL CONNECTED PIPES WITH A DIAMETER (D) GREATER THAN 30" FRONT AND 18" SIDE AND/OR ENTERING AT AN ANGLE GREATER THAN 80° A CUSTOM CONC BOX MUST BE CONSTRUCTED. CONTRACTOR TO COORDINATE BOX DIMENSIONS AND SPECS WITH MANUFACTURER.

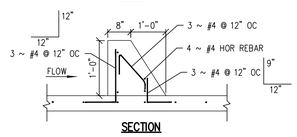
VALLEY INLET DETAIL
NTS — 1 / C100



ISOMETRIC VIEW

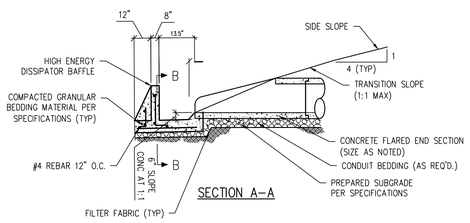


PLAN

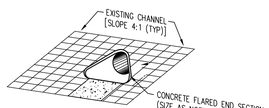


SECTION

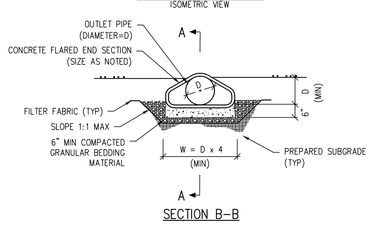
HIGH ENERGY DISSIPATER BAFFLE



SECTION A–A

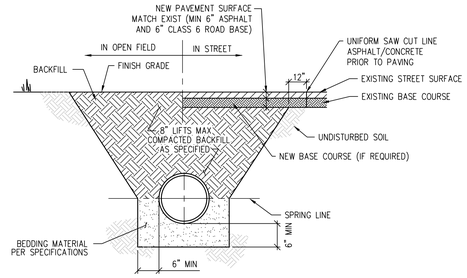


STORM SEWER OUTLET
ISOMETRIC VIEW

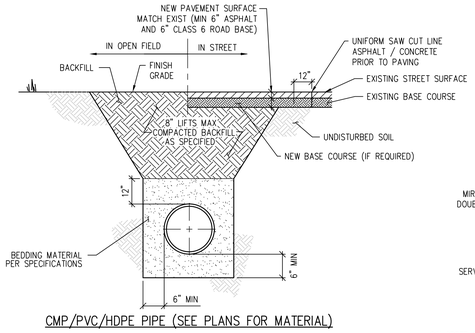


SECTION B–B

STORM SEWER FLARED END SECTION DETAIL
NTS — 4 / C100



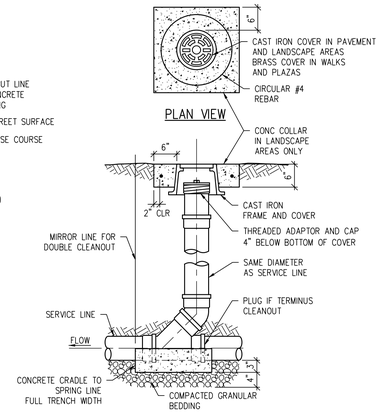
REINFORCED CONCRETE PIPE



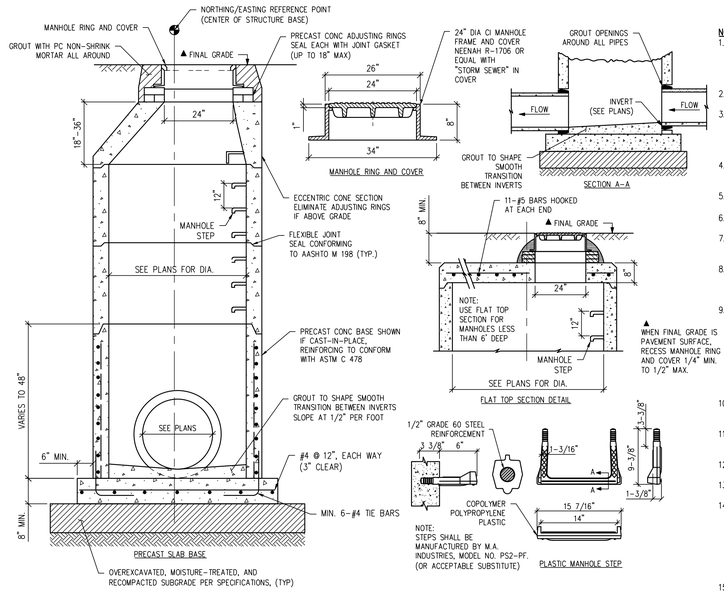
CMP/PVC/HDPE PIPE (SEE PLANS FOR MATERIAL)

NOTES:
1. IF UNSTABLE MATERIALS ARE FOUND IN TRENCH, OVEREXCAVATED PER SPECIFICATIONS OR AS REQUIRED.
2. TRENCH TO BE BRACED OR SHEETED AS NECESSARY FOR THE SAFETY OF THE WORKERS AND THE PROTECTION OF OTHER UTILITIES.
3. MINIMUM COVER IS 18" BELOW FINISHED GRADE.

STORM SEWER PIPE BEDDING DETAIL
NTS — 2 / C100

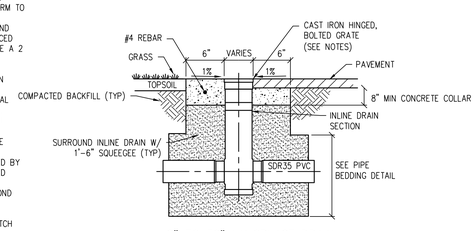


STORM CLEANOUT DETAIL
NTS — 3 / C100



NOTES:
1. SINCE ALL PIPE ENTRIES INTO THE BASE ARE VARIABLE, THE DIMENSIONS SHOWN ARE TYPICAL. ACTUAL DIMENSIONS AND QUANTITIES FOR CONCRETE AND REINFORCEMENT SHALL BE AS REQUIRED IN THE WORK.
2. THE PRECAST FLAT TOP MAY BE USED ON ANY MANHOLE.
3. THE MANHOLE RING FRAME SHALL BE SET IN A BED OF GROUT. THE FRAME SHALL BE SURROUNDED WITH A CEMENT GROUT IN UNPAVED AREA, OR A CONCRETE COLLAR IN PAVED AREA. SEE DETAILS ON SHEETS 2 AND 3.
4. DESIGN OF BOX BASE IS BASED ON STRAIGHT RUNS OF PIPE OR CHANGE IN DIRECTION OF LESS THAN 45°. SPECIAL DESIGN IS REQUIRED FOR 45° OR GREATER.
5. PRECAST MANHOLES AND REINFORCEMENT SHALL CONFORM TO AASHTO M 199 (ASTM C 478).
6. CAST-IN-PLACE MANHOLES SHALL BE CLASS B CONCRETE.
7. STEPS SHALL BE REQUIRED WHEN THE MANHOLE DEPTH EXCEEDS 3 FT.–6 IN. AND SHALL CONFORM TO AASHTO M 199.
8. ALL REINFORCING STEEL SHALL BE GRADE 60 AND EPOXY COATED. VERTICAL STEEL SHALL BE PLACED AT CENTERLINE OF WALL. ALL BARS SHALL HAVE A 2 IN. MINIMUM CLEARANCE.
9. ALL PIPE ENTRIES INTO THE BASE OF MANHOLE SHALL BE CONNECTED BY OPEN CHANNELIZATION ADJUSTED FOR PIPE SIZE, SHAPE, SLOPE, AND DIRECTION OF FLOW. DETAILS SHOWN ARE TYPICAL FOR INSTALLATIONS WITH ALL INVERTS OF SAME RELATIVE ELEVATION. FOR EXCESSIVE ELEVATION DIFFERENCE BETWEEN INVERTS, SPECIAL BASE/CHANNEL DETAILS WILL BE SHOWN ON THE PLANS.
10. FLOW CHANNELS AND INVERTS SHALL BE FORMED BY SHAPING WITH CLASS B CONCRETE OR APPROVED GROUT.
11. STUB-OUTS SHALL EXTEND 2 FT. MINIMUM BEYOND OUTSIDE WALL SURFACE OF MANHOLE AND BE SATISFACTORILY PLUGGED.
12. THE SLOPE OF THE MANHOLE COVER SHALL MATCH THE ROADWAY PROFILE AND CROSS SLOPE.
13. BASE SLABS SHALL BE POURED MONOLITHICALLY WITH BOTTOM RISER SECTION.
14. PRECAST MANHOLE BASES SHALL FIT THE CONDITIONS AND LOCATIONS FOR WHICH THEY ARE INTENDED WITHOUT ANY FIELD MODIFICATIONS. ANY MANHOLE BASE WHICH REQUIRES FIELD CUTTING OR MODIFICATION IN ORDER TO FIT THE LOCATIONS INTENDED WILL BE REJECTED BY THE ENGINEER AND REMOVED AND REPLACED BY THE CONTRACTOR AT NO COST TO THE OWNER.
15. FOR FULL DETAIL, SEE CDOT DETAIL M-604-20.

STORM MANHOLE DETAIL
NTS — 5 / C100



8" TO 30" NYLOPLAST DRAIN
(SEE PLANS FOR SIZE)

NOTES:
1. AREA DRAIN COVER TO BE NYLOPLAST CAST HS-20 RATED BOLTED AND HINGED GRATE OR APPROVED EQUAL IN TRAFFIC AREAS.
2. AREA DRAIN INLETS IN PEDESTRIAN AREAS SHALL BE INSTALLED WITH PEDESTRIAN RATED GRATES (1/4" MAX OPENING, TYPICAL).

AREA DRAIN DETAIL
NTS — 6 / C100

MOA ARCHITECTURE
COLORADO | WYOMING
414 14TH STREET, SUITE 300
DENVER, COLORADO 80202
303.308.1190
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www.jvajva.com
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COLORADO REGISTERED COREY F. GRANT 45353 PROFESSIONAL ENGINEER 04/27/2023

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Sheet Name
GRADING AND DRAINAGE DETAILS

C150

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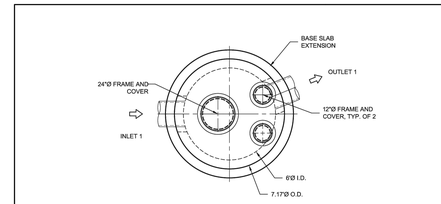
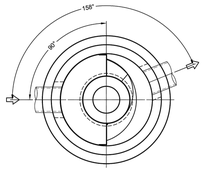
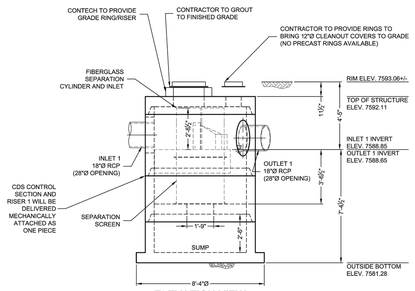


PLAN VIEW
INTERNALS NOT SHOWN



PLAN VIEW FOR PIPE ORIENTATION
TOP SLAB NOT SHOWN



ELEVATION VIEW

MATERIAL LIST (PROVIDED BY CONTECH)

COUNT	DESCRIPTION	INSTALLED BY
1	3030-6 CONCENTRIC FIBERGLASS INSERT	CONTECH
1	3030, 2400 micron, 3.1' O.D. x 3.04' SCREEN, GREEN FLANGE UP	CONTECH
1	20, 30, 40 SERIES HARDWARE KIT	CONTECH
1	SEALANT FOR JOINTS	CONTRACTOR
1 PLC	GRADE RINGS/RISERS	CONTRACTOR
1	24"Ø X 4" FRAME AND COVER, EJ #41600389, OR EQUIV.	CONTRACTOR
2	12"Ø X 4" FRAME AND COVER, EJ #41610201, OR EQUIV.	CONTRACTOR

SITE DESIGN DATA

WATER QUALITY FLOW RATE	2.58 CFS
PEAK FLOW RATE	7.43 CFS
RETURN PERIOD OF PEAK FLOW	100 YRS

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
3. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. STRUCTURE SHALL MEET AASHTO HS-20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2', AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
5. IF REQUIRED, PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.
6. CDS STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-478 AND AASHTO LOAD FACTOR DESIGN METHOD.

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE.
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

STRUCTURE WEIGHT
APPROXIMATE HEAVIEST PICK = 15500 LBS.
STRUCTURE IS DELIVERED IN 3 PIECES

MAX FOOTPRINT = 8.33'Ø

CONTECH CONTRACT DRAWING

LPICO LAYOUT 1A

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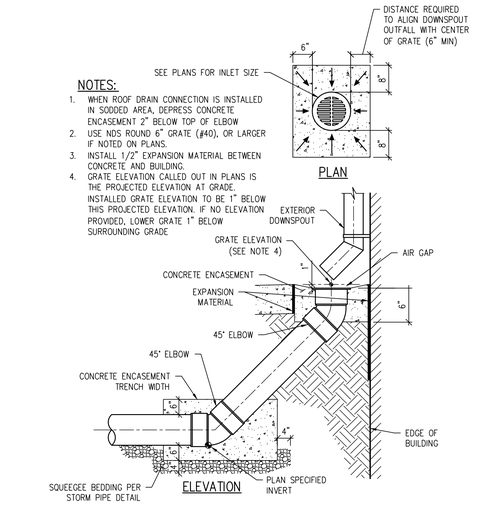
NO.	REVISION DESCRIPTION	DATE	BY

CDS3020-6-C - 722554-010
CCSD TRANSPORTATION MAINTENANCE FACILITY
IDAHO SPRINGS, CO
SITE DESIGNATION: CONTECH CDS

CONTECH ENGINEERED SOLUTIONS LLC
www.ContechES.com
800.338.1122 513.645.7000 513.645.7993 FAX
9025 Centre Pointe Drive, Suite 400, West Chester, OH 45069

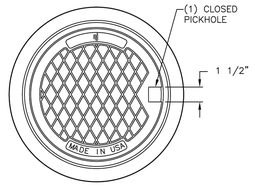
DATE	04/18/2023
DESIGNED	CEU
DRAWN	CEU
CHECKED	MJK
APPROVED	CEU
PROJECT NO.	722554
SEQUENCE NO.	010
SHEET	1 OF 1



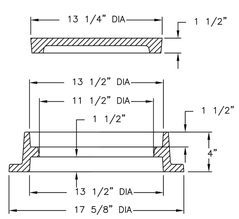
NOTES:
1. WHEN ROOF DRAIN CONNECTION IS INSTALLED IN SODDED AREA, DEPRESS CONCRETE ENCASEMENT 2" BELOW TOP OF ELBOW
2. USE NDS ROUND 6" GRATE (#40), OR LARGER IF NOTED ON PLANS.
3. INSTALL 1/2" EXPANSION MATERIAL BETWEEN CONCRETE AND BUILDING.
4. GRATE ELEVATION CALLED OUT IN PLANS IS THE PROJECTED ELEVATION AT GRADE. INSTALLED GRATE ELEVATION TO BE 1" BELOW THIS PROJECTED ELEVATION. IF NO ELEVATION PROVIDED, LOWER GRATE 1" BELOW SURROUNDING GRADE

EXTERIOR DOWNSPOUT ROOF DRAIN CONNECTION — 2 / C100
NTS

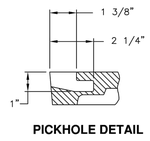
V1610-2BF RG V1610-2CV Assembly



BOTTOM FLANGE VIEW



SECTION VIEW



PICKHOLE DETAIL

NOTE:
RING IS REVERSIBLE AND CAN BE INSTALLED AS A TOP FLANGE UNIT

Product Number
41610201
Design Features
-Materials
Cleanout/Monument Box Frame
Gray Iron (CL35B)
Cleanout/Monument Box Cover
Gray Iron (CL35B)

-Design Load
Heavy Duty
-Open Area
n/a
-Coating
Undipped
- √ Designates Machined Surface

Certification
- ASTM A48
-
-Country of Origin:USA

Major Components
41610210
41610220

Drawing Revision
06/12/2003 Designer: DAL
09/09/2015 Revised By: DVD

Disclaimer
Weights (lbs./kg) dimensions (inches/mm) and Drawings provided for your guidance. We reserve the right to modify specifications without prior notice.
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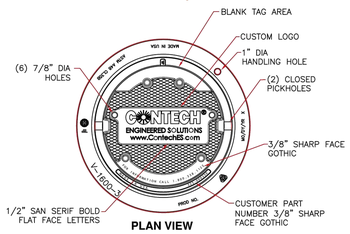
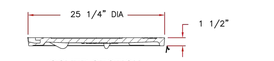
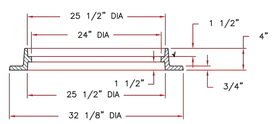
V1600-3 V1610-3 Assembly



PLAN VIEW



COVER SECTION



RING SECTION

Product Number
41600389
Design Features
-Materials
Frame
Gray Iron (CL35B)
Cover
Gray Iron (CL35B)

-Design Load
Heavy Duty
-Open Area
n/a
-Coating
Undipped
- √ Designates Machined Surface

Certification
-
- ASTM A48
-
-Country of Origin:USA

Major Components
41600310
41600374

Drawing Revision
05/02/2008 Designer: DEW
6/20/2017 Revised By: DAE

Disclaimer
Weights (lbs./kg) dimensions (inches/mm) and Drawings provided for your guidance. We reserve the right to modify specifications without prior notice.
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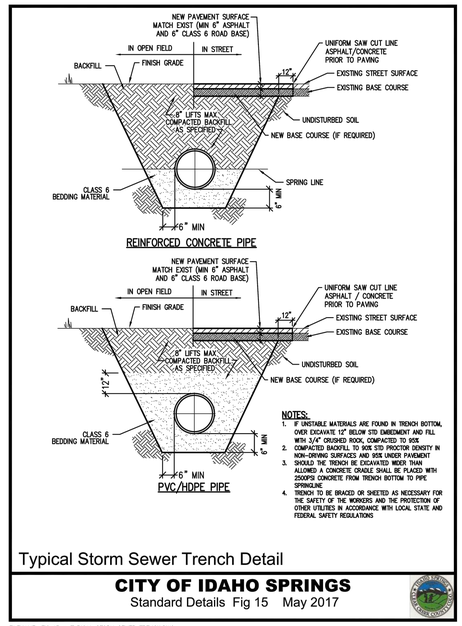

NOTES:
1. IF UNSTABLE MATERIALS ARE FOUND IN TRENCH BOTTOM, OVER EXCAVATE 12" BELOW STD EMBEDMENT AND FILL WITH 3/4" CRUSHED ROCK, COMPACTED TO 95%
2. COMPACTED BACKFILL TO 90% STD PROCTOR DENSITY IN NON-DRIVING SURFACES AND 95% UNDER PAVEMENT
3. SHOULD THE TRENCH BE EXCAVATED WIDER THAN ALLOWED A CONCRETE CRADLE SHALL BE PLACED WITH 2500PSI CONCRETE FROM TRENCH BOTTOM TO PIPE SPRINGLINE
4. TRENCH TO BE BRACED OR SHEETED AS NECESSARY FOR THE SAFETY OF THE WORKERS AND THE PROTECTION OF OTHER UTILITIES IN ACCORDANCE WITH LOCAL STATE AND FEDERAL SAFETY REGULATIONS

Typical Storm Sewer Trench Detail

CITY OF IDAHO SPRINGS
Standard Details Fig 15 May 2017

FILENAME: FIG 15 – TYPICAL STORM SEWER TRENCH.DWG

CONTECH CDS UNIT DETAIL — 1 / C100
NTS

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303.444.1951
www.jvajva.com
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Glenwood Springs ● Denver

CCSD RE1 -TRANSPORTATION MAINTENANCE FACILITY

320 Chicago Creek Road, Idaho Springs, CO 80452

COLORADO REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER F. GRANT
45353
04/27/2023

REVISION	DATE
PERMIT DOCUMENTS	

Project Number	22107.00
Date	05.05.2023
Drawn By	YHN/LO
Checked By:	SBP/CFG

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Sheet Name
GRADING AND DRAINAGE DETAILS

C151

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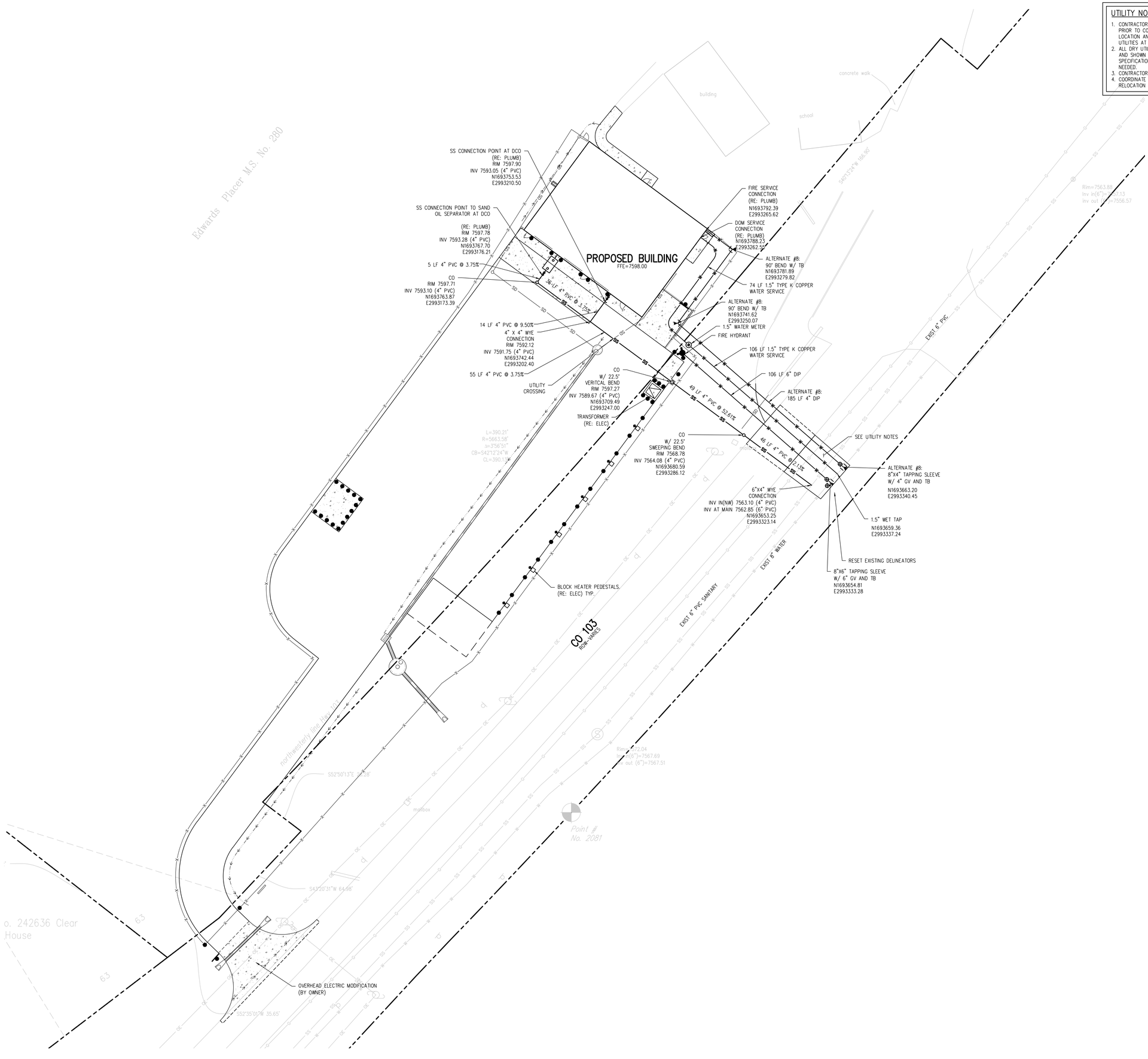
2/20/2017 11:58:56 PM

UTILITY NOTES:

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. REFER TO GENERAL NOTES FOR UTILITY LOCATION AND PROTECTION. CONTRACTOR TO POTHOLE EXISTING UTILITIES AT PROPOSED UTILITY CROSSINGS IN RIGHT-OF-WAY.
2. ALL DRY UTILITY AND ELECTRIC DESIGNS ARE PROVIDED BY OTHERS AND SHOWN FOR REFERENCE ONLY. SEE MEP PLANS AND SPECIFICATIONS AND COORDINATE WITH ALL UTILITY OWNERS AS NEEDED.
3. CONTRACTOR TO MARK ALL UTILITY STUBS WITH MARKERS.
4. COORDINATE WATER CONNECTIONS WITH THE IDAHO SPRINGS WATER RELOCATION PROJECT.



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CCSD RE1 -TRANSPORTATION MAINTENANCE FACILITY

320 Chicago Creek Road, Idaho Springs, CO 80452

COLORADO REGISTERED
CONRAD F. GRANT
45353
04/27/2023
PROFESSIONAL ENGINEER

REVISION	DATE
PERMIT DOCUMENTS	

Project Number	22107.00
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Sheet Name
UTILITY PLAN

C200

20 0 20 40
SCALE IN FEET

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1. THE PROPERTY MAY NOT BE OCCUPIED OR LANDSCAPED UNTIL AFTER THE SERVICE HAS BEEN ACTIVATED. FINES WILL BE ASSESSED FOR VIOLATIONS OF THIS PROVISION.

2. A SERVICE IS ACTIVATED, AND THE PROPERTY MAY BE OCCUPIED OR LANDSCAPED ONLY AFTER FEES HAVE BEEN PAID; THE METER HAS BEEN SET, INSPECTED, AND APPROVED BY THE CITY; AND SOIL AMENDMENT INSPECTION HAS BEEN COMPLETED AND ACCEPTED.

3. AN ONSITE PRECONSTRUCTION MEETING WITH THE CITY IS REQUIRED FOR TAPS AND SERVICES LARGER THAN 1 INCH AND FOR PROJECTS INVOLVING MORE THAN ONE TAP AND SERVICE. PRECONSTRUCTION MEETINGS MAY BE SCHEDULED BY CONTACT THE CITY UTILITY SUPERINTENDENT.

4. THE METER AND AUTOMATIC READING DEVICE SHALL BE APPROVED BY THE CITY AND COMPLY WITH THE STANDARDS.

5. METER PITS AND CURB STOPS SHALL BE LOCATED IN GRASSY LANDSCAPED AREAS. WHEREVER POSSIBLE, THE METER PIT AND CURB STOP SHALL BE WITHIN PUBLIC RIGHT OF WAY OR IN AN EASEMENT DEDICATED TO THE CITY. PLACEMENT IN A PAVED AREA REQUIRES APPROVAL BY THE CITY AND MAY REQUIRE ADDITIONAL DESIGN CONSIDERATIONS.

6. METER PITS AND CURB STOPS SHALL BE LOCATED TO PROVIDE CONVENIENT, SAFE, AND UNINHIBITED ACCESS FROM A PUBLIC RIGHT OF WAY OR EASEMENT. THERE SHALL BE NO FENCES BETWEEN THE RIGHT OF WAY OR EASEMENT AND THE METER PIT OR CURB STOP, AND NO OBSTRUCTIONS WITHIN 5 FEET OF EITHER FEATURE. NO SHRUBS, BUSHES, PLANTS, OR LANDSCAPING SHALL BE WITHIN 2 FEET OF EITHER FEATURE.

7. METER SETTINGS, SERVICE LINES, AND APPURTENANCES LARGER THAN 1 INCH MUST BE INSPECTED BY THE CITY BEFORE BEING BACKFILLED.

8. SERVICES WILL NOT BE ACTIVATED UNLESS THE METER SETTING AND SERVICE LINE ARE IN COMPLIANCE WITH THE MOST CURRENT VERSION OF THE STANDARDS, APPROVED DRAWINGS, AND AS DIRECTED BY THE CITY. DEVIATIONS FROM ANY OF THESE ITEMS MUST BE APPROVED IN ADVANCE BY THE CITY.

9. METER PITS AND VAULTS MUST BE SET FLUSH WITH THE FINAL GRADE OF THE LANDSCAPE, WHICH MUST INCLUDE PROPER DEPTH OF SOIL AMENDMENT. IF THE GROUND IS NOT TO FINAL GRADE AT THE TIME OF INSPECTION, THE METER PIT/VAULT MUST BE SET AT THE FINAL GRADE AND NOTED AS SUCH.

10. PROTECT THE COMPONENTS OF THE WATER SERVICE LINE AND METER THROUGHOUT CONSTRUCTION. METER MAY NOT BE REMOVED FROM ITS INSTALLED LOCATION UNLESS THE TAP HAS BEEN CUT OFF AT THE MAIN.

11. SERVICE LINES SHALL RUN AT 90 DEGREE ANGLES TO THE FRONT PROPERTY LINE/RIGHT OF WAY/EASEMENT, WITHOUT BENDS, CHANGES IN PIPE SIZE OR MATERIAL, AND WITHOUT FITTINGS UNTIL 5 FEET PAST THE METER PIT/VAULT. NO JOINTS ARE PERMITTED WITHIN THE METER PIT/VAULT EXCEPT AS SHOWN ON THE STANDARD DETAILS.

12. A BYPASS IS REQUIRED ON METERS LARGER THAN 1 INCH. A BYPASS IS NOT ALLOWED ON IRRIGATION SERVICES.

13. IF METER LOCATIONS DO NOT PERMIT DRIVE BY RADIO READING FROM A PUBLIC STREET, IT MAY BE NECESSARY TO INSTALL A REMOTE AUTOMATIC READING DEVICE WITH AN APPROVED CABLE IN CONDUIT OR UTILIZE A SIGNAL REPEATER. LAYOUT OF SUCH EQUIPMENT SHALL BE APPROVED BY THE CITY PRIOR TO INSTALLATION, AND MUST PERMIT DRIVE BY RADIO READING OF THE METER. INSTALLATION OF SUCH EQUIPMENT SHALL BE AT THE PROPERTY OWNER'S EXPENSE, AND INCLUDE A MOUNTING LOCATION AND ELECTRICAL SUPPLY.

14. BACKFLOW PREVENTION DEVICES MAY BE REQUIRED IN CONFORMANCE WITH THE STANDARDS, AND MUST BE IN PLACE AS PART OF THE FINAL METER INSPECTION.

15. MASTER METER AND READ AND BILL DISTRIBUTORS MAY IMPOSE ADDITIONAL STANDARDS BEYOND THOSE DESCRIBED HERE.

16. THE CITY WILL REPAIR SERVICE LINE LEAKS BETWEEN THE WATER MAIN AND THE CURB STOP. THE PROPERTY OWNER IS RESPONSIBLE FOR ALL OTHER SERVICE LINE REPAIRS OR REPLACEMENTS. THE CITY RESERVES THE RIGHT TO SHUT OFF OR REPAIR LEAKING SERVICE LINES IF THEY PRESENT AN ISSUE TO THE CITY'S WATER DISTRIBUTION SYSTEM OR THE PUBLIC HEALTH AND SAFETY.

17. METER PITS SHALL BE FURNISHED WITH A PLASTIC FROST LID WITH A 3 INCH DEEP PAN, FIVE DRAIN HOLES, LIFTING HANDLE, AND SLOT FOR WIRE RUNNING FULL DEPTH OF LIP.

18. THE METER PIT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS. TOTAL DEPTH OF METER PIT SHALL BE AT LEAST 60 INCHES WITH ADJUSTMENT RINGS USED BETWEEN TOP RING AND DOME SO LID IS FLUSH WITH GRADE.

19. AUTOMATIC READING DEVICE WILL TYPICALLY MOUNT THROUGH THE LID OR UNDER A COMPOSITE LID. METERS SHALL BE FURNISHED WITH AN ELECTRONIC DIGITAL ENCODER REGISTER.

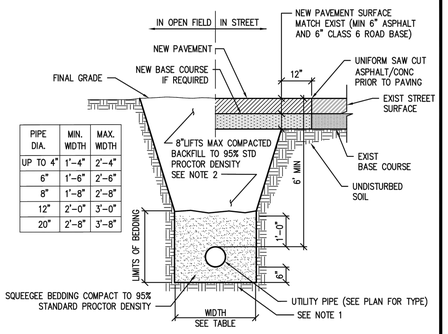
20. REMOTE AUTOMATIC READING DEVICE SHALL BE INSTALLED AT A LOCATION APPROVED BY THE CITY, TYPICALLY THE OUTSIDE FACE OF A BUILDING FACING THE STREET/RIGHT OF WAY/EASEMENT. PROPERTY OWNER IS RESPONSIBLE FOR INSTALLING THE NECESSARY EQUIPMENT.

21. THE PROPERTY OWNER IS RESPONSIBLE FOR ALL DAMAGE THE MAY OCCUR DUE TO A LEAK IN THE SERVICE LINE AND THE CITY SHALL NOT BE LIABLE.

General Meter and Service Notes

CITY OF IDAHO SPRINGS
Standard Details Fig 36 May 2017

FILENAME: FIG 36 – GENERAL METER NOTES.DWG



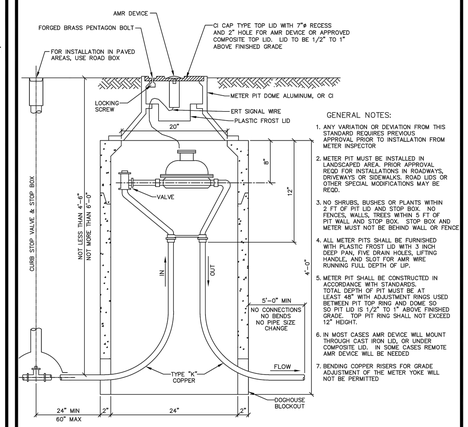
PIPE DIA.	MIN. WIDTH	MAX. WIDTH
UP TO 4"	1'-4"	2'-4"
6"	1'-6"	2'-6"
8"	1'-8"	2'-8"
12"	2'-0"	3'-0"
20"	2'-8"	3'-8"

NOTES:
1. IF UNSTABLE MATERIALS ARE FOUND IN TRENCH BOTTOM, OVER EXCAVATE 12" BELOW STD EMBEDMENT AND FILL WITH 3/4" CRUSHED ROCK, COMPACTED TO 95% WITH GEOTEXTILE MIRAFI 140N OR APPROVED EQUAL.
2. COMPACTED BACKFILL TO 90% STD PROCTOR DENSITY IN NON-DRIVING SURFACES AND 95% UNDER PAVEMENT
3. SHOULD THE TRENCH BE EXCAVATED WIDER THAN ALLOWED A CONCRETE CRADLE SHALL BE PLACED WITH 2500PSI CONCRETE FROM TRENCH BOTTOM TO PIPE SPRINGLINE
4. TRENCH TO BE BRACED OR SHEETED AS NECESSARY FOR THE SAFETY OF THE WORKERS AND THE PROTECTION OF OTHER UTILITIES IN ACCORDANCE WITH LOCAL STATE AND FEDERAL SAFETY REGULATIONS

Typical Water & Sanitary Sewer Trench

CITY OF IDAHO SPRINGS
Standard Details Fig 45 May 2017

FILENAME: FIG 45 – WATER & SANITARY SEWER TRENCH.DWG

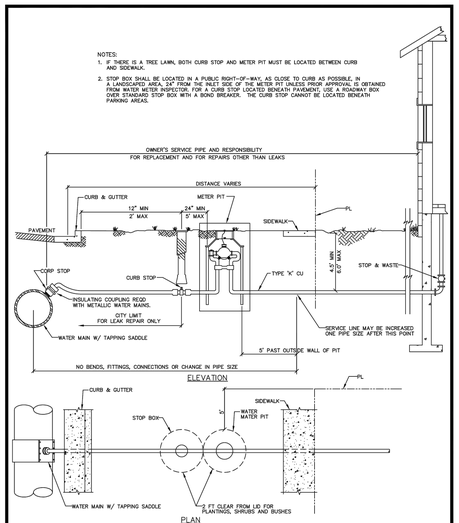


GENERAL NOTES:
1. ANY VARIATION OR DEVIATION FROM THIS STANDARD REQUIRES PREVIOUS APPROVAL PRIOR TO INSTALLATION FROM METER INSPECTOR
2. METER PIT MUST BE INSTALLED IN LANDSCAPED AREA. PRIOR APPROVAL REQD FOR INSTALLATIONS IN ROADWAYS, DRIVEWAYS OR SIDEWALKS. ROAD LIDS OR OTHER SPECIAL MODIFICATIONS MAY BE REQD.
3. NO SHRUBS, BUSHES OR PLANTS WITHIN 2 FT OF PIT LID AND STOP BOX. NO FENCES, WALLS, TREES WITHIN 5 FT OF PIT LID AND STOP BOX. STOP BOX AND METER MUST NOT BE BEHIND WALL OR FENCE
4. ALL METER PITS SHALL BE FURNISHED WITH PLASTIC FROST LID WITH 3 INCH DEEP PAN, FIVE DRAIN HOLES, LIFTING HANDLE, AND SLOT FOR AMR WIRE RUNNING FULL DEPTH OF LIP.
5. METER PIT SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARDS. TOTAL DEPTH OF PIT MUST BE AT LEAST 48" WITH ADJUSTMENT RINGS USED BETWEEN PIT TOP RING AND DOME SO SO PIT LID IS 1/2" TO 1" ABOVE FINISHED GRADE. TOP PIT RING SHALL NOT EXCEED 12" HEIGHT.
6. IN MOST CASES AMR DEVICE WILL MOUNT THROUGH CAST IRON LID, OR UNDER COMPOSITE LID. IN SOME CASES REMOTE AMR DEVICE WILL BE NEEDED
7. BENDING COPPER RISERS FOR GRADE ADJUSTMENT OF THE METER YOKE WILL NOT BE PERMITTED

Typical Outside Setting for 3/4" and 1" Meter

CITY OF IDAHO SPRINGS
Standard Details Fig 38 May 2017

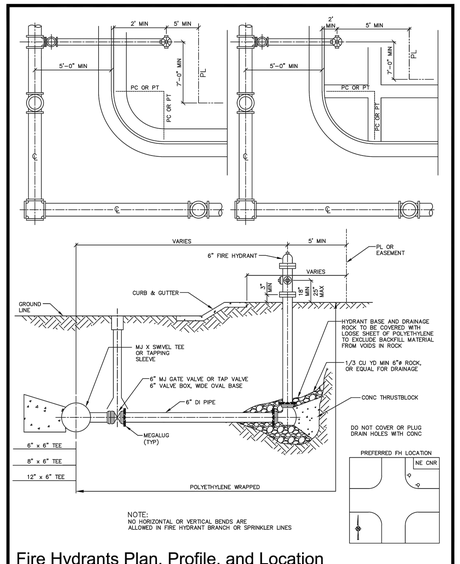
FILENAME: FIG 38 – OUTSIDE METER SETTING.DWG



Service Line, Stop Box and Outside Meter Installation for 3/4" and 1" Meters

CITY OF IDAHO SPRINGS
Standard Details Fig 37 May 2017

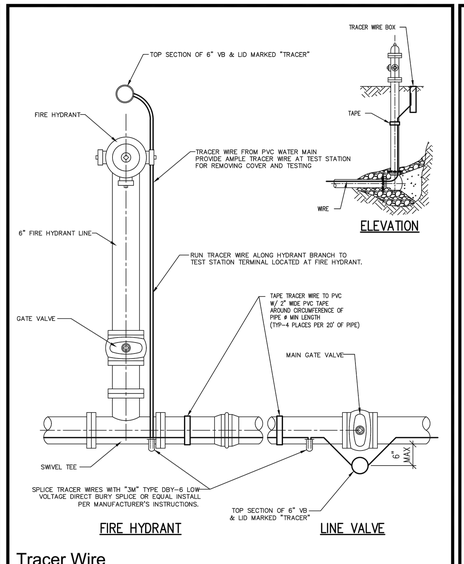
FILENAME: FIG 37 – OUTSIDE METER INSTALL.DWG



Fire Hydrants Plan, Profile, and Location

CITY OF IDAHO SPRINGS
Standard Details Fig 31 May 2017

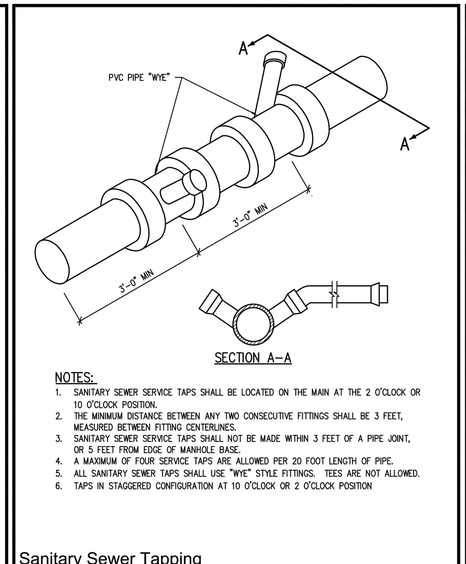
FILENAME: FIG 31 – FIRE HYDRANTS PLAN.DWG



Tracer Wire

CITY OF IDAHO SPRINGS
Standard Details Fig 29 May 2017

FILENAME: FIG 29 – TRACER WIRE.DWG

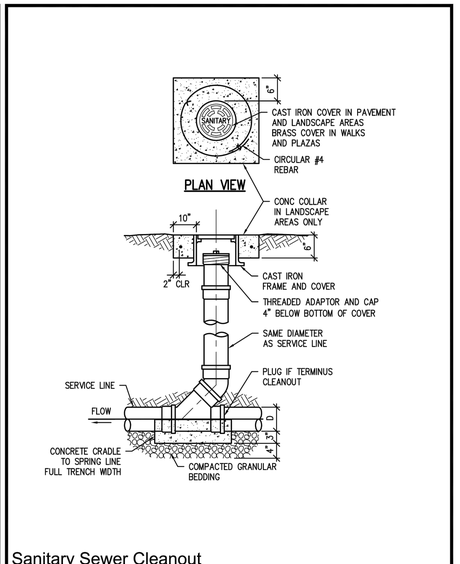


NOTES:
1. SANITARY SEWER SERVICE TAPS SHALL BE LOCATED ON THE MAIN AT THE 2 O'CLOCK OR 10 O'CLOCK POSITION.
2. THE MINIMUM DISTANCE BETWEEN ANY TWO CONSECUTIVE FITTINGS SHALL BE 3 FEET, MEASURED BETWEEN FITTING CENTERLINES.
3. SANITARY SEWER SERVICE TAPS SHALL NOT BE MADE WITHIN 3 FEET OF A PIPE JOINT, OR 5 FEET FROM EDGE OF MANHOLE BASE.
4. A MAXIMUM OF FOUR SERVICE TAPS ARE ALLOWED PER 20 FOOT LENGTH OF PIPE.
5. ALL SANITARY SEWER TAPS SHALL USE "WYE" STYLE FITTINGS. TEES ARE NOT ALLOWED.
6. TAPS IN STAGGERED CONFIGURATION AT 10 O'CLOCK OR 2 O'CLOCK POSITION

Sanitary Sewer Tapping

CITY OF IDAHO SPRINGS
Standard Details Fig 47 May 2017

FILENAME: FIG 47 – SANITARY SEWER TAPPING.DWG



Sanitary Sewer Cleanout

CITY OF IDAHO SPRINGS
Standard Details Fig 46 May 2017

FILENAME: FIG 46 – SANITARY SEWER CLEANOUT.DWG

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CCSD RE1 -TRANSPORTATION MAINTENANCE FACILITY

320 Chicago Creek Road, Idaho Springs, CO 80452

COLORADO REGISTERED 45353 PROFESSIONAL ENGINEER 04/27/2023

REVISION	DATE
PERMIT DOCUMENTS	

Project Number	22107.00
Date	05.05.2023
Drawn By	YH/NLO
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Sheet Name
UTILITY DETAILS

C250

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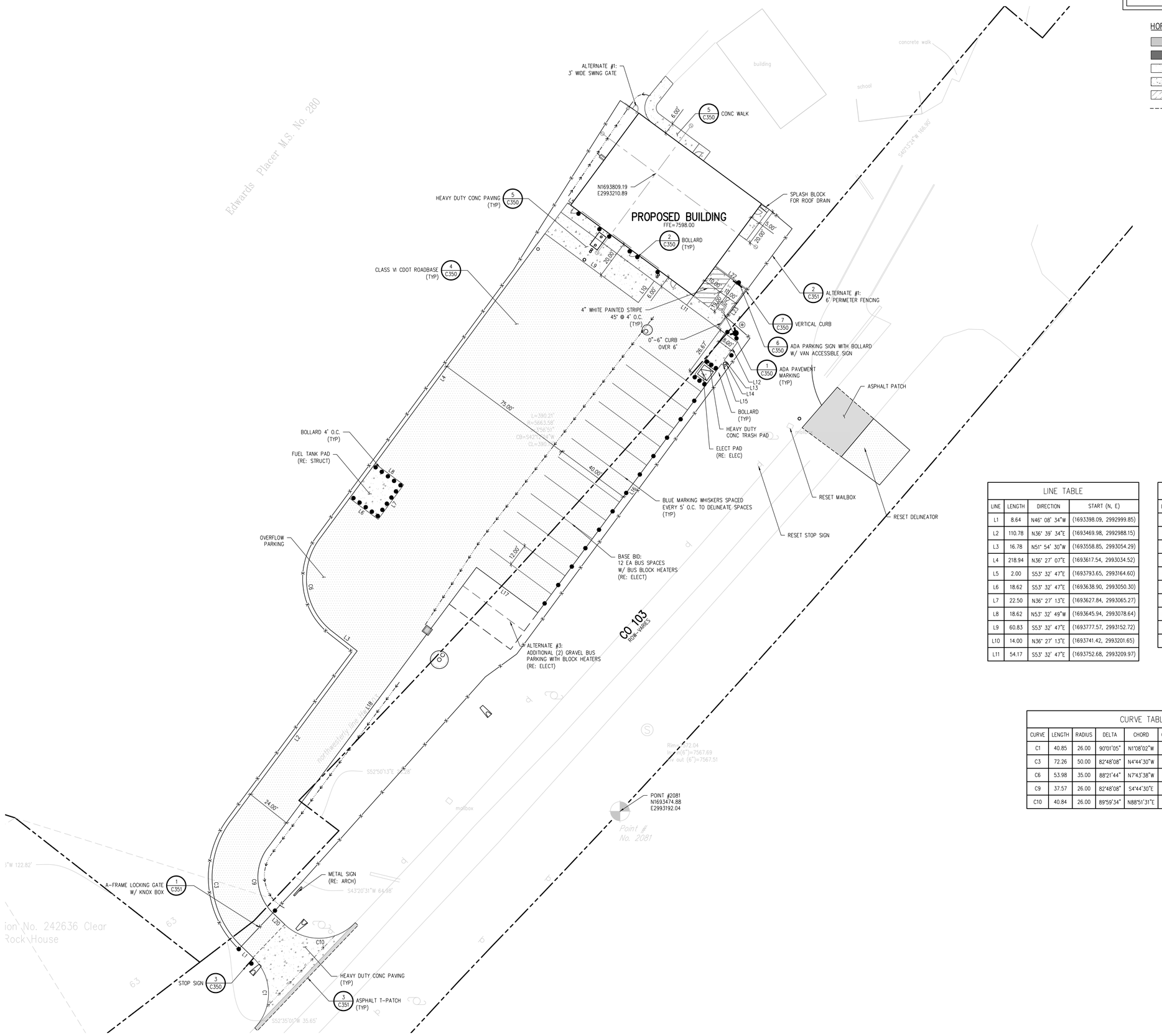
HORIZONTAL CONTROL NOTES:

1. ALL DIMENSIONS AND RADII ARE TO FACE OF CURB, FACE OF BUILDING AND EDGE OF WALK UNLESS OTHERWISE NOTED.
2. CONTRACTOR TO REPAIR/REPLACE ALL DAMAGE TO EXISTING FLATWORK OR SITE FEATURES NOT INTENDED FOR DEMOLITION.
3. REFER TO GRADING AND DRAINAGE PLAN FOR FURTHER INFORMATION PERTAINING TO CURB & GUTTER, CHASES, AND DRAINAGE PANS.

HORIZONTAL CONTROL LEGEND

- ASPHALT PAVING
- HEAVY-DUTY ASPHALT PAVING
- CONCRETE PAVING
- HEAVY-DUTY CONCRETE PAVING
- MILL AND OVERLAY
- LIMITS OF SAWCUT



LINE TABLE

LINE	LENGTH	DIRECTION	START (N, E)
L1	8.64	N46° 08' 34"W	(1693398.09, 2992999.85)
L2	110.78	N36° 39' 34"E	(1693469.98, 2992988.15)
L3	16.78	N51° 54' 30"W	(1693558.85, 2993054.29)
L4	218.94	N36° 27' 07"E	(1693617.54, 2993034.52)
L5	2.00	S53° 32' 47"E	(1693793.65, 2993164.60)
L6	18.62	S53° 32' 47"E	(1693638.90, 2993050.30)
L7	22.50	N36° 27' 13"E	(1693627.84, 2993065.27)
L8	18.62	N53° 32' 49"W	(1693645.94, 2993078.64)
L9	60.83	S53° 32' 47"E	(1693777.57, 2993152.72)
L10	14.00	N36° 27' 13"E	(1693741.42, 2993201.65)
L11	54.17	S53° 32' 47"E	(1693752.68, 2993209.97)

LINE TABLE

LINE	LENGTH	DIRECTION	START (N, E)
L12	11.54	S36° 31' 15"W	(1693720.50, 2993253.54)
L13	2.46	S53° 33' 23"E	(1693711.22, 2993246.67)
L14	2.39	S36° 27' 32"W	(1693709.76, 2993248.65)
L15	2.46	N53° 32' 47"W	(1693707.84, 2993247.23)
L16	162.07	S36° 26' 56"W	(1693709.30, 2993245.25)
L17	39.96	N53° 32' 47"W	(1693578.93, 2993148.96)
L18	183.27	S36° 39' 34"W	(1693602.67, 2993116.83)
L20	8.42	S46° 08' 34"E	(1693421.38, 2993010.24)
L22	20.00	S53° 32' 47"E	(1693760.21, 2993241.85)
L23	25.00	S36° 26' 56"W	(1693748.33, 2993257.94)

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD LEN	START (N, E)
C1	40.85	26.00	90°01'05"	N1°08'02"W	36.78	(1693361.32, 2993000.58)
C3	72.26	50.00	82°48'08"	N4°44'30"W	66.13	(1693404.08, 2992993.62)
C6	53.98	35.00	88°21'44"	N7°43'38"W	48.78	(1693569.20, 2993041.08)
C9	37.57	26.00	82°48'08"	S4°44'30"E	34.39	(1693455.65, 2993007.40)
C10	40.84	26.00	89°59'34"	N88°51'31"E	36.77	(1693415.55, 2993016.32)

20 0 20 40
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Sheet Name
HORIZONTAL CONTROL PLAN

C300

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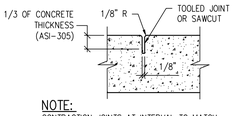
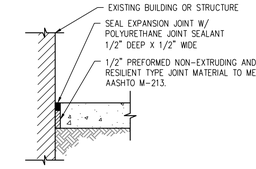
05/05/2023 - 16:56 PM

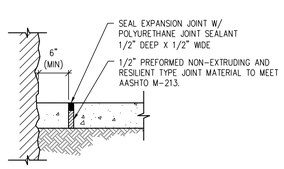


NOTE:
CONTRACTION JOINTS AT INTERVAL TO MATCH WIDTH OF SIDEWALK (TYP).

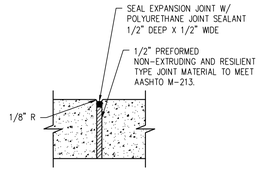
CONTRACTION JOINT DETAIL
NTS REV DATE 01/2018 — C300



AGAINST STRUCTURE



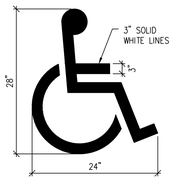
AGAINST NON-UNIFORM SURFACE



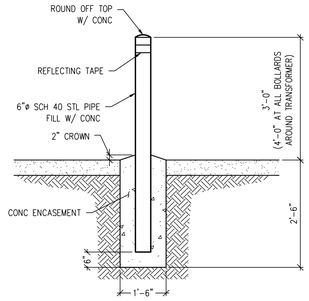
SIDEWALK

NOTES:
1. EXPANSION JOINTS EVERY 100' MAX AND WHEREVER SIDEWALK ABUTS EXISTING & PROPOSED CONCRETE STRUCTURES (TYP) – SEE PLAN
2. REMOVE PLASTIC FORMING MATERIAL ("ZIP STRIPS") FROM PREFORMED JOINT MATERIAL PRIOR TO PLACING SEALANT

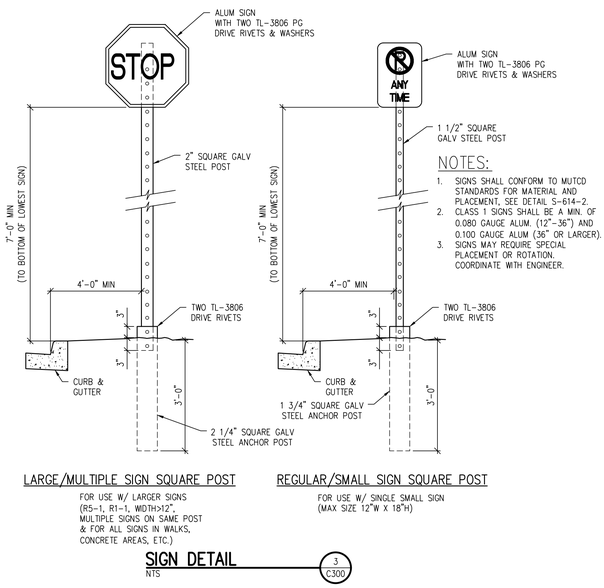
EXPANSION JOINT DETAIL
NTS — C300



ACCESSIBLE SYMBOL DETAIL
NTS — 1 C300



BOLLARD DETAIL
NTS — 2 C300

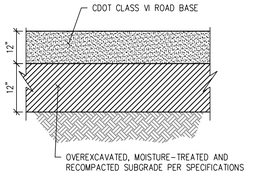


NOTES:
1. SIGNS SHALL CONFORM TO MUTCD STANDARDS FOR MATERIAL AND PLACEMENT, SEE DETAIL S-614-2.
2. CLASS 1 SIGNS SHALL BE A MIN. OF 0.080 GAUGE ALUM. (12"-36") AND 0.100 GAUGE ALUM (36" OR LARGER).
3. SIGNS MAY REQUIRE SPECIAL PLACEMENT OR ROTATION. COORDINATE WITH ENGINEER.

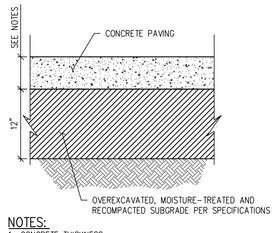
LARGE/MULTIPLE SIGN SQUARE POST
FOR USE W/ LARGER SIGNS (RS-1, R1-1, WIDTH>12", MULTIPLE SIGNS ON SAME POST & FOR ALL SIGNS IN WALKS, CONCRETE AREAS, ETC.)

REGULAR/SMALL SIGN SQUARE POST
FOR USE W/ SINGLE SMALL SIGN (MAX SIZE 12"W X 18"H)

SIGN DETAIL
NTS — 3 C300

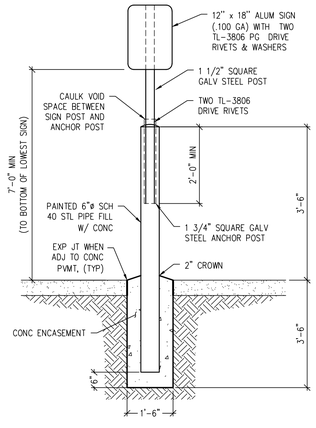


GRAVEL SECTION DETAIL
NTS — 4 C300



NOTES:
1. CONCRETE THICKNESS:
   6" FOR WALKS
   7" FOR TRASH PADS AND LOADING AREAS
2. SEE SPECIFICATIONS FOR REINFORCEMENT REQUIREMENTS.
3. SEE CONTRACTION JOINT AND EXPANSION JOINT DETAILS.
4. FINAL PAVEMENT THICKNESS AND DESIGN SHALL BE BASED ON GEOTECH RECOMMENDATIONS.

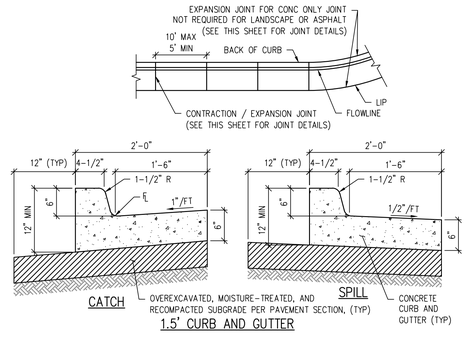
CONCRETE PAVEMENT SECTION DETAIL
NTS — 5 C300



SIGN OPTIONS

NOTES:
1. SIGNS SHALL CONFORM TO MUTCD STANDARDS FOR MATERIAL AND PLACEMENT, SEE DETAIL S-614-2.
2. CLASS 1 SIGNS SHALL BE A MIN. OF 0.080 GAUGE ALUM. (12"-36") AND 0.100 GAUGE ALUM (36" OR LARGER).
3. SIGNS MAY REQUIRE SPECIAL PLACEMENT OR ROTATION. COORDINATE WITH ENGINEER.
4. STL PIPE SHALL BE PAINTED PER SPECIFICATIONS

SIGN W/ BOLLARD DETAIL
NTS — 6 C300



1.5" CURB AND GUTTER

PRIVATE CURB AND GUTTER DETAIL
NTS — 7 C300

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303.308.1190
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Boulder, CO 80302 303.444.1951
www.jvajva.com
Boulder • Fort Collins • Winter Park
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CCSD RE1 -TRANSPORTATION MAINTENANCE FACILITY
320 Chicago Creek Road, Idaho Springs, CO 80452

COLORADO REGISTERED 45353 PROFESSIONAL ENGINEER 04/27/2023

REVISION	DATE
PERMIT DOCUMENTS	
Project Number	22107.00
Date	05.05.2023
Drawn By	YH/NLO
Checked By:	SBP/CFG

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Sheet Name
SITE DETAILS

C350

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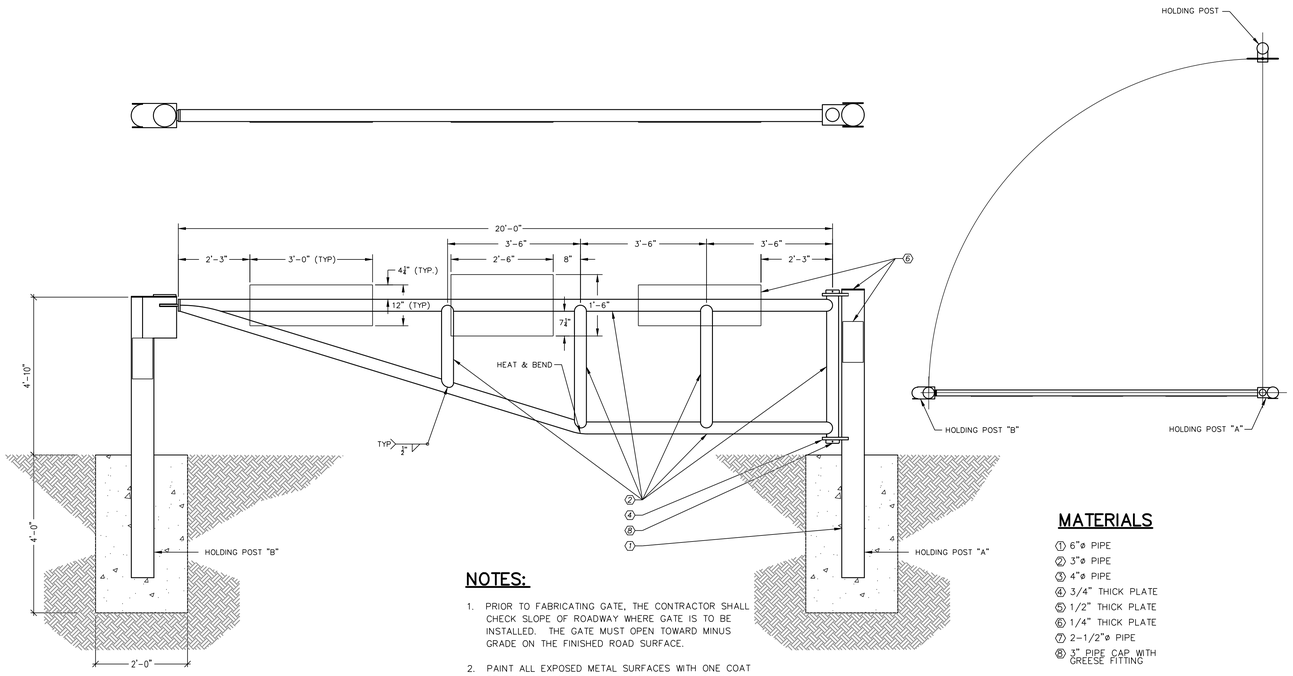


NOTES:

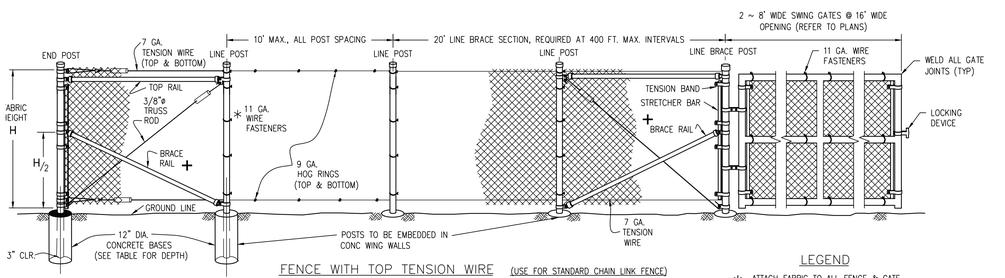
1. PRIOR TO FABRICATING GATE, THE CONTRACTOR SHALL CHECK SLOPE OF ROADWAY WHERE GATE IS TO BE INSTALLED. THE GATE MUST OPEN TOWARD MINUS GRADE ON THE FINISHED ROAD SURFACE.
2. PAINT ALL EXPOSED METAL SURFACES WITH ONE COAT OF BENJAMIN MOORE RETARDO METAL PRIMER AND TWO COATS OF DARK BROWN PAINT OR APPROVED EQUALS.

MATERIALS

① 6"ø PIPE
② 3"ø PIPE
③ 4"ø PIPE
④ 3/4" THICK PLATE
⑤ 1/2" THICK PLATE
⑥ 1/4" THICK PLATE
⑦ 2-1/2"ø PIPE
⑧ 3" PIPE CAP WITH GREESE FITTING

A-FRAME GATE DETAIL

NTS — 1 / C300



FENCE WITH TOP TENSION WIRE (USE FOR STANDARD CHAIN LINK FENCE)

FABRIC HEIGHT H	△ CONCRETE BASE			
	DEPTH	DIA.	DEPTH	DIA.
FEET	INCHES		INCHES	
3 THRU 4	34	12	28	12
> 4 THRU 12	40	12	40	12

ALL POSTS 3 IN CLEAR FROM BOTTOM OF CONCRETE BASE

FENCE MATERIAL

FABRIC HEIGHT H	END, CORNER & LINE BRACE POSTS		LINE POSTS		TOP & BRACE RAILS	
	ROUND PIPE I.D.	ROLL-FORMED STEEL	ROUND PIPE I.D.	ROLL-FORMED STEEL	ROUND PIPE I.D.	ROLL-FORMED STEEL
FEET	INCHES		INCHES		INCHES	
3 THRU 6	2.5	3.5 x 3.5	1.5	1.875 x 1.625	1.25	1.25 x 1.625
> 6 THRU 8	2.5	3.5 x 3.5	2.0	1.875 x 1.625	1.25	1.25 x 1.625
> 8 THRU 12	2.5	3.5 x 3.5	2.25	3.00 x 1.625	1.50	1.875 x 1.625

LEGEND

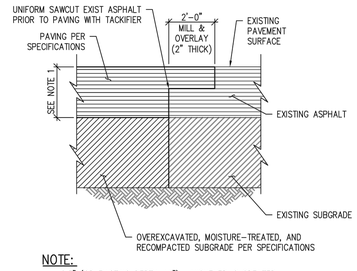
* ATTACH FABRIC TO ALL FENCE & GATE STRUCTURES AT 12" INTERVALS VERTICALLY & AT 20" HORIZONTALLY.
LIGHTENER OR TURNBUCKLE SYMBOL, (SEE DETAILS ON SHEETS 2 & 3)
▼ TYPE OF LINE POST (ROUND PIPE OR ROLL-FORMED STEEL) SHALL BE AT THE OPTION OF THE CONTRACTOR UNLESS OTHERWISE SHOWN ON THE PLANS.
+ BRACE RAIL WILL NOT BE REQUIRED FOR 36",42" OR 48" FABRIC HEIGHTS. BRACE RAIL FOR FENCE WITH ROLL-FORMED STEEL ELEMENTS IS 12" BELOW THE TOP RAIL, (SEE SHEET 3).

CHAIN LINK FENCE DETAIL

NTS — 2 / C300

GENERAL NOTES:

1. H(HEIGHT OF FABRIC) SHALL BE AS SHOWN ON THE PLANS. FABRIC IS AVAILABLE IN THE FOLLOWING HEIGHTS: 36", 42", 48", 60", 72", 84", 96", 108", 120" AND 144".
2. CHAIN LINK FENCE SHALL CONFORM TO THE REQUIREMENTS OF AASHTO M 181.
3. CHAIN LINK FABRIC SHALL BE 2" MESH NO. 9 GAGE GALVANIZED OR ALUMINUM COATED WIRE SECURELY FASTENED TO TENSION WIRE, LINE POSTS, RAILS, BRACES AND STRETCHER BARS SPACED AS SHOWN HEREON. WIRE FASTENERS AND TIE CLIPS SHALL BE NO. 11 GAGE (W&M) GALVANIZED STEEL WIRE OR NO. 7 GAGE (B&S) ALUMINUM WIRE, AND HOG RINGS SHALL BE NO.9 GAGE, ALL IN CONFORMANCE WITH ASTM F 626.
4. STEEL POSTS, RAILS AND GATE FRAMES SHALL CONFORM TO AASHTO M 181 TYPE 1, GRADE 1 OR GRADE 2.
5. AT THE CONTRACTOR'S OPTION, PIPE USED FOR FENCE CONSTRUCTION SHALL CONFORM TO THE DIMENSIONS AND WEIGHTS FOR EITHER "ORDINARY PIPE" OR "ALTERNATIVE PIPE" AS SHOWN ON SHEET 2. "ALTERNATIVE PIPE" SHALL BE HIGH STRENGTH STEEL PIPE MEETING THE REQUIREMENTS OF FED. SPEC. RR-F-191/3C.
6. TENSION WIRE SHALL BE CONTINUOUS BETWEEN END OR CORNER POST AND LINE BRACE POST. A TURNBUCKLE OR OTHER APPROVED TIGHTENING DEVICE SHALL BE USED FOR EACH CONTINUOUS SPAN OF TENSION WIRE.
7. TENSION WIRE SHALL BE AS SPECIFIED IN AASHTO M 181. CONCRETE FOOTINGS SHALL HAVE TOPS CROWNED AT GROUND LEVEL AND SHALL BE CLASS B.
8. CONCRETE WITH LIGHTWEIGHT AGGREGATE CONFORMING TO AASHTO M 195, WILL BE PERMITTED.
9. TERMINATION OF FENCE AT BRIDGES OR OTHER STRUCTURES SHALL BE AS SHOWN ON PLANS.
10. CHAIN LINK FABRIC UP TO 5 FEET HIGH SHALL BE KNUCKLED AT THE TOP AND BOTTOM SELVAGES. FABRIC OVER 5 FEET HIGH SHALL BE TWISTED AND BARBED ON THE TOP SELVAGE AND KNUCKLED ON THE BOTTOM SELVAGE.
11. FENCE MAY BE CONSTRUCTED WITH EITHER ROUND PIPE OR ROLL-FORMED STEEL COMPONENTS. THE CONTRACTOR SHALL STATE THE TYPE OF CONSTRUCTION AND TYPE OF LINE POST TO BE USED THROUGHOUT THE PROJECT, AT THE RECONSTRUCTION CONFERENCE.



NOTE:
1. 8.5" (OR EXISTING DEPTH +1"), WHICHEVER IS GREATER.

Asphalt T-Patch

CITY OF IDAHO SPRINGS
Standard Details Fig 49 May 2017

FILENAME: FIG 49 – ASPHALT T-PATCH.DWG

ASPHALT T-PATCH

NTS — 3 / C300

MOA ARCHITECTURE
COLORADO | WYOMING
414 14TH STREET, SUITE 300
DENVER, COLORADO 80202
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Glenwood Springs ● Denver

CCSD RE1 -TRANSPORTATION MAINTENANCE FACILITY

320 Chicago Creek Road, Idaho Springs, CO 80452

COLORADO REGISTERED PROFESSIONAL ENGINEER
CODY F. GRAY
45353
05/27/2023

REVISION	DATE
PERMIT DOCUMENTS	

Project Number 22107.00
Date 05.05.2023
Drawn By YH/NLO
Checked By: SBP/CFG

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Sheet Name
SITE DETAILS

C351

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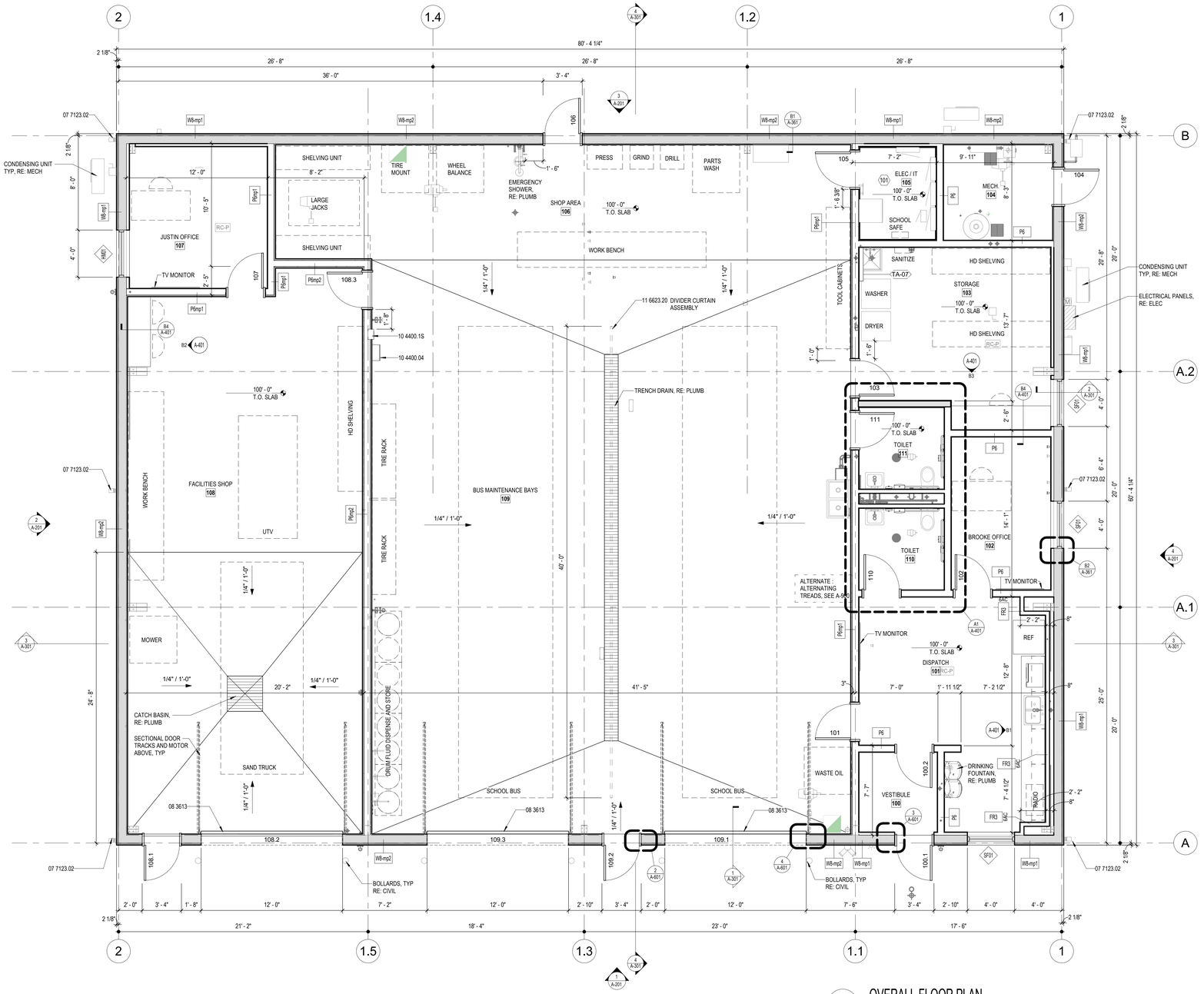

1 OVERALL FLOOR PLAN
1/4" = 1'-0"

GENERAL NOTES

SHEET SPECIFIC GENERAL INFORMATION AND/OR INSTRUCTION

1. EXTERIOR BUILDING DIMENSIONS ARE TO GRID CENTERLINE OR EXTERIOR FACE OF SHEATHING OR ROUGH OPENINGS.
2. INTERIOR BUILDING DIMENSIONS ARE TO GRID CENTERLINE AND FACE OF STUD FRAMING / GIRT AT NEW CONSTRUCTION.
3. PROVIDE BLOCKING FOR ALL WALL MOUNTED EQUIPMENT, CASEWORK AND ACCESSORIES. NO EXCEPTIONS.
4. ALL FLOOR SLAB ASSEMBLIES TO BE TYPE F1, UNO.
5. ISOLATE PERIMETER OF NON-BEARING WALL BOARD PARTITIONS ON SLAB ON GRADE AT INTERSECTIONS WITH EXTERIOR WALL AND/OR BEARING WALLS – PROVIDE ¼" SPACE VERTICAL SLIP JOINT TRIM EDGES WITH L-TYPE EDGE TRIM AND SEAL WITH ACOUSTIC SEALANT.
6. LOCATE TYPICAL HINGE SIDE DOOR JAMB 4" FROM FINISH WALL TO EDGE OF DOOR OPENING. MAINTAIN A MINIMUM FINISHED CLEARANCE OF 18" TO THE STRIKE SIDE JAMB ON THE PULL SIDE OF ALL PUBLIC ACCESSIBLE DOORS.
7. FURNITURE/EQUIPMENT SHOWN IN DASHED LINES ARE FOR REFERENCE.
8. ALL INTERIOR PARTITIONS TERMINATE AT ROOF PURLIN / PURLIN LEVEL.
9. EXTERIOR WALLS WITH GRAY COLOR HATCH INDICATE SCOPE BY PEMB CONTRACTOR.

FLOOR PLAN: TAG IDENTIFIERS

200A — DOOR OPENING / OH DOOR OPENING

1 — STOREFRONTS

1 — SYSTEM ASSEMBLY TYPE: FLOORS, WALLS, CEILINGS, AND ROOFS

1 — EQUIPMENT / ACCESSORY / MATERIAL INDENTIFIER (ALSO ON INTERIOR ELEVATIONS)

REFERENCE KEYNOTES

SHEET SPECIFIC IDENTIFICATION OF ITEMS DIRECTLY REFERENCED TO CORRESPONDING ARCHITECTURAL SPECIFICATION SECTIONS IN THE PROJECT MANUAL.
THE DECIMAL AND SUFFIX NUMBERS / LETTERS ARE NOT IDENTIFIED IN SPECIFICATIONS.

07 7123.02	MANUFACTURED PRE-FINISHED STEEL SHEET METAL GUTTER AND DOWNSPOUT SYSTEM
08 3613	SECTIONAL DOORS
10 4400.1S	FIRE EXTINGUISHER AND CABINET ASSEMBLY - SEMI-RECESSED TYPE
10 4400.04	FIRE BLANKET AND CABINET ASSEMBLY
11 6623.20	DIVIDER CURTAIN ASSEMBLY

SHEET KEYNOTES

NUMBERING IS GROUPED BY TYPE / PHASE OF WORKSHEET OF NON-ARCHITECTURAL ITEMS OR INFORMATIONAL / INSTRUCTIONAL NOTATION. SOME NUMBERS MAY BE SKIPPED ON ANY GIVEN DRAWING SHEET.

101 PROVIDE 3/4" THICK, 8'-0" TALL PLYWOOD ON ALL WALLS WITHIN ELEC/IT ROOM. MOUNT B.O. PLYWOOD 12" AFF. FASTEN PLYWOOD OVER GYPSUM BOARD FINISH WITH COUNTER SUNK SCREWS AND ADHESIVE. PLYWOOD TO REMAIN UNPAINTED.

WALL TAG LEGEND

XX.Xx — **TYPICAL CONDITION:** STUD & GYPSUM TO BOTTOM OF PURLIN/PURLIN LEVEL

XX.Xx ABV — STUD & GYPSUM TO 6" ABOVE CLG

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moaarch.com

CCSD RE1 -TRANSPORTATION MAINTENANCE FACILITY

320 Chicago Creek Road, Idaho Springs, CO 80452

COLORADO LICENSED 05-05-2023 20678 ARCHITECT

REVISION	DATE
PERMIT DOCUMENTS	

Project Number	22107.00
Date	05.05.2023
Drawn By	LB
Checked By:	JB

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Sheet Name
OVERALL FLOOR PLAN

A-101

PLAN NORTH

4/28/2023 11:19:53 AM

REFERENCE KEYNOTES

SHEET SPECIFIC IDENTIFICATION OF ITEMS DIRECTLY REFERENCED TO CORRESPONDING ARCHITECTURAL SPECIFICATION SECTIONS IN THE PROJECT MANUAL.
THE DECIMAL AND SUFFIX NUMBERS / LETTERS ARE NOT IDENTIFIED IN SPECIFICATIONS.

07 7123.02 MANUFACTURED PRE-FINISHED STEEL SHEET METAL GUTTER AND DOWNSPOUT SYSTEM

SHEET KEYNOTES

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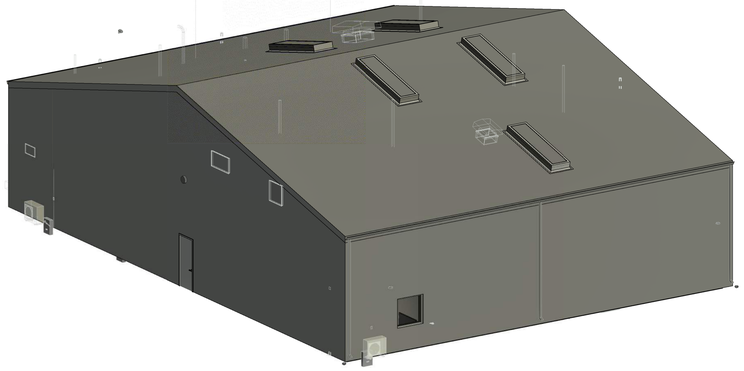
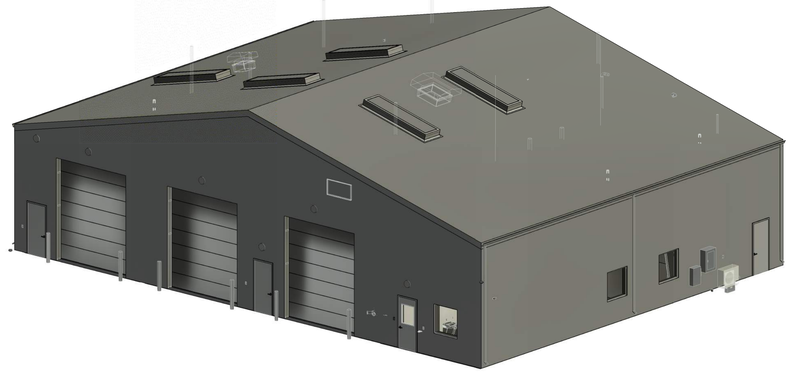
GENERAL NOTES

SHEET SPECIFIC GENERAL INFORMATION AND/OR INSTRUCTION

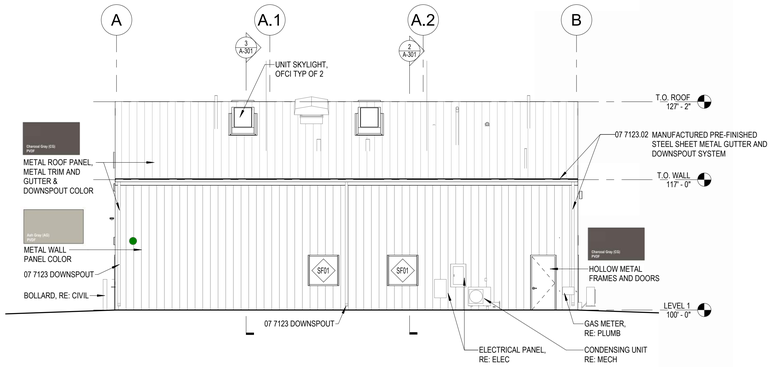
1. 3D VIEWS ARE FOR REFERNECE ONLY



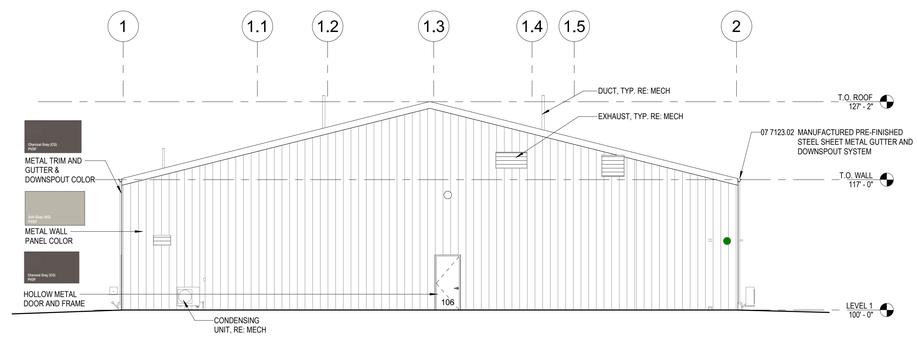
6 SOUTHWEST 3D VIEW
FOR REFERENCE ONLY



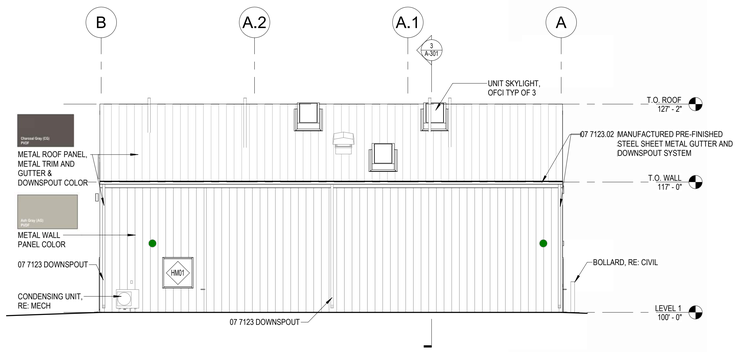
5 SOUTHEAST 3D VIEW
FOR REFERENCE ONLY



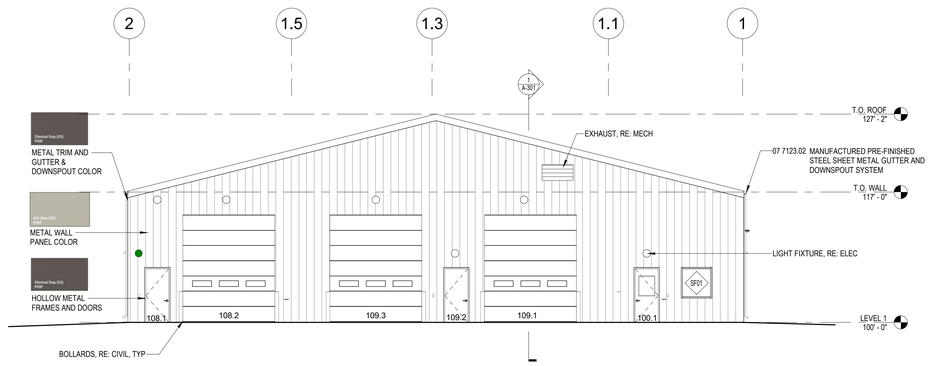
4 EAST BUILDING ELEVATION
1/8" = 1'-0"



3 NORTH BUILDING ELEVATION
1/8" = 1'-0"



2 WEST BUILDING ELEVATION
1/8" = 1'-0"



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

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CCSD RE1 -TRANSPORTATION MAINTENANCE FACILITY

320 Chicago Creek Road, Idaho Springs, CO 80452

COLORADO LICENSED MOA MOUSSAVI 05-05-2023 306788 ARCHITECT

REVISION	DATE
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Project Number	22107.00
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Drawn By	LB
Checked By:	JB

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Sheet Name
EXTERIOR BUILDING ELEVATIONS

A-201

4/28/2023 11:20:17 AM

310010 07/25/2023 09:58:00 AM B: 1046 P: 962 QCD
Page 1 of 3 R: $23.00 D: $0.00 T:$23.00
eRecorded in Clear Creek County, Colorado

QUITCLAIM DEED

THIS DEED is dated July 17, 2023, and is made between **DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO,** "Grantor", of the City and County of Denver and State of Colorado, **and CLEAR CREEK SCHOOL DISTRICT RE-1**, "Grantee," whose legal address is **PO BOX 3399, IDAHO SPRINGS, CO, 80452** of the County of **CLEAR CREEK** and State of Colorado.

WITNESS, that the Grantor, for and in consideration of the sum of **TEN DOLLARS, ($10.00)**, the receipt and sufficiency of which is hereby acknowledged, does hereby remise, release, sell and QUITCLAIM unto the Grantee, and the Grantee's heirs and assigns, forever, all the right, title, interest, claim and demand which the Grantor has in and to the real property, together with any improvements thereon, located in the City and County of **CLEAR CREEK** and State of Colorado, described as follows:

See attached Exhibit "A" for Parcel(s) **78 Rev-EX dated 03/02/2023.**

Reference
CDOT Project Number: **C51-0103-03**

SUBJECT TO any and all easements of record and to any and all utilities as constructed and for their maintenance as necessary.

IN THE EVENT THE PROPERTY HEREIN CONVEYED FAILS TO BE USED FOR NONPROPRIETARY PUBLIC USE THIS DEED SHALL BECOME NULL AND VOID AND THE PROPERTY SHALL REVERT TO THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging, or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee, and the Grantee's heirs and assigns, forever.

IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.

ATTEST:

Andrea Griner
ANDREA GRINER
Chief Clerk for Property Management

DEPARTMENT OF TRANSPORTATION
STATE OF COLORADO

KEITH STEFANIK, P.E.
Chief Engineer

STATE OF COLORADO)
) ss.
City and County of Denver)

The foregoing instrument was acknowledged before me this 17th day of July, 2023, by Andrea Griner, Chief Clerk for Property Management and KEITH STEFANIK, P.E. as Chief Engineer of the Department of Transportation, State of Colorado.

Witness my hand and official seal.
My commission expires: April 27, 2026

Jacquelyn Fawn MacDougall
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20184018331
MY COMMISSION EXPIRES APRIL 27, 2026

Jacquelyn F. MacDougall
Notary Public

Name and Address of Person Creating Newly Created Legal Description (§ 38-35-106.5, C.R.S.)

EXHIBIT "A"

PROJECT NO. C51-0103-03
PARCEL 78 Rev-EX
DATE: MARCH 2, 2023

LEGAL DESCRIPTION

A tract or parcel of land No. 78 Rev-EX, of the Department of Transportation, State of Colorado, Project No. C51-0103-03, containing 19,880 square feet (0.456 acres), more or less, in a portion of the Edwards Placer M.S. No. 280, lying in the NE 1/4 of Section 2, Township 4 South, Range 73 West and in the SE 1/4 of Section 35, Township 3 South, Range 73 West, of the Sixth Principal Meridian, in Clear Creek County, Colorado, also being a portion of that certain parcel of land described in Special Warranty Deed recorded at Book 258, Page 91, on September 12, 1957, in the Clear Creek County Clerk and Recorder's office, being more particularly described as follows:

Commencing at corner No. 3 of the Edwards Placer M.S. No. 280; Thence South 78° 12' 28" East, a distance of 452.26 feet to the Northwesterly Right of Way (ROW) line of State Highway 103, said point also being the POINT OF BEGINNING;

1. Thence North 52°50'13" West, coincident with said northwesterly ROW line, non-tangent with the following described curve, a distance of 26.28 feet;

2. Thence along the arc of a curve to the left, coincident with said Northwesterly ROW line, having a central angle of 03°56'51", a radius of 5663.58 feet, a chord bearing of North 42°12'24" East, a distance of 390.13 feet, and an arc distance of 390.21 feet;

3. Thence North 40°13'24" East, coincident with said Northwesterly ROW line, non-tangent with the previous described curve, a distance of 166.90 feet;

4. Thence South 49° 46' 36" East, coincident with said Northwesterly ROW line a distance of 26.00 feet;

5. Thence along the arc of a curve to the right, coincident with said Northwesterly ROW line, having a central angle of 00°22'08", a radius of 5769.58 feet, a chord bearing of North 40°33'41" East, a distance of 37.16 feet; and an arc distance of 37.16 feet,

6. Thence South 50° 21' 12" East, a distance of 9.78 feet

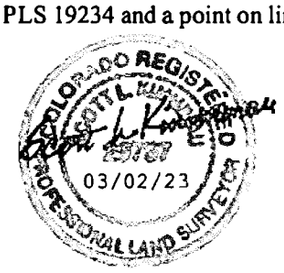
7. Thence South 40°13'24" West, a distance of 254.27 feet;

8. Thence South 42°27'38" West, a distance of 338.09 feet;

9. Thence North 52°50'13" West, a distance of 10.08 feet to the POINT OF BEGINNING.

The above described parcel contains 19,880 square feet (0.456 acres), more or less.

Basis of Bearings: Bearings are based on the Colorado State Plane Coordinate System, Central Zone, NAD 83. The 3-4 line of The Edwards Placer M.S. No. 280 having a grid bearing of North 37°44'36" East marked at corner No. 3 with a found BLM 3-1/4" aluminum cap on a 1" aluminum monument stamped: PLS 19234 and a point on line being a found USFS brass cap stamped: 17848

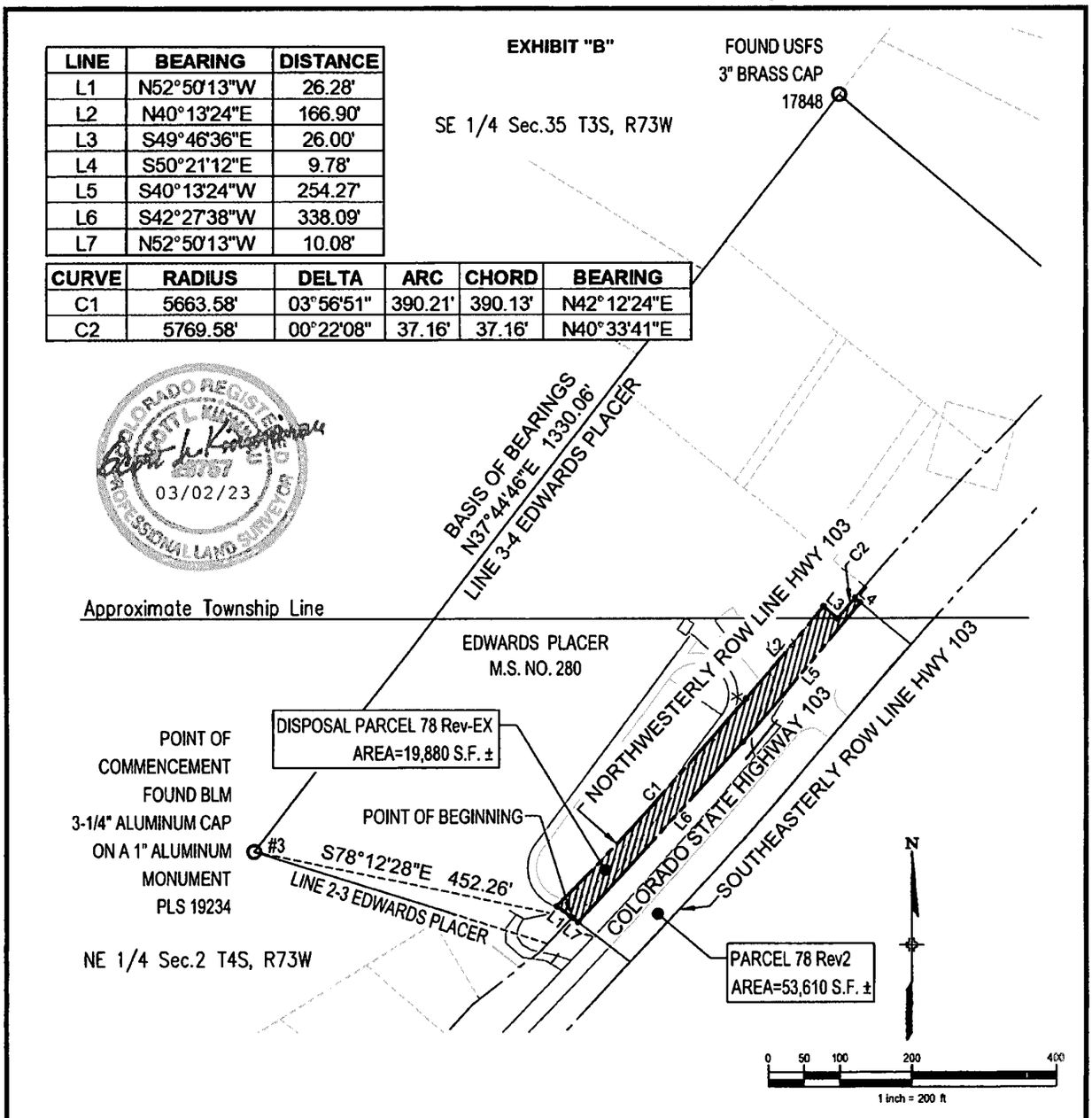


Prepared by:
Scott L. Kimminau, PLS 29757
For and on behalf of Jacobs Engineering Group Inc.
6312 S. Fiddlers Green Circle, Suite 300N
Greenwood Village, CO 80111
Scott.Kimminau@jacobs.com

EXHIBIT "B"

LINE	BEARING	DISTANCE
L1	N52°50'13"W	26.28'
L2	N40°13'24"E	166.90'
L3	S49°46'36"E	26.00'
L4	S50°21'12"E	9.78'
L5	S40°13'24"W	254.27'
L6	S42°27'38"W	338.09'
L7	N52°50'13"W	10.08'

CURVE	RADIUS	DELTA	ARC	CHORD	BEARING
C1	5663.58'	03°56'51"	390.21'	390.13'	N42°12'24"E
C2	5769.58'	00°22'08"	37.16'	37.16'	N40°33'41"E



COLORADO REGISTERED SCOTT L. KIMBALL 25787 PROFESSIONAL LAND SURVEYOR
03/02/23

THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND SURVEY. IT IS ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

PARCEL 78 Rev - EX AREA=19,880 SQ.FT., 0.456 ACRES±

JACOBS PROJECT NO.			R5W74400
CLIENT PROJECT NO.			-
REVISION DESCRIPTION			
DRAWN	SLS	DATE 03/02/23	SCALE 1"=200'

Jacobs
6312 S. Fiddlers Green Circle, Suite 300N, Greenwood Village, CO 80111
+1 (720) 286-2000

THIS MATERIAL AND ANY ASSOCIATED ELECTRONIC DATA WAS PREPARED BY JACOBS FOR THE PROJECT INDICATED. ANY REUSE OR MODIFICATION WITHOUT THE WRITTEN CONSENT OF JACOBS SHALL BE AT THE SOLE RISK OF THE USER

EXHIBIT B

TITLE: PARCEL 78 Rev-EX

REVISION:	DRAWING NO.	SHEET NO.
	78 Rev-EX EXHIBIT.DWG	2 OF 2

Jonathan Cain

From: Mike Moonan <mmoonan@scrycast.com>
Sent: Tuesday, October 24, 2023 4:43 PM
To: Jonathan Cain
Cc: Rubinstein, Rachel; Lopez, Mike A; Jessica Blanford; Chris Cole; Mike Gass; Hollie Harlan; Kristin Funston (kristin.funston@ccsdre1.org); Wonder Martell, Deputy City Clerk; Andrew Marsh, City Administrator; Carmen Beery; Brent Case (bcase@semplelaw.com)
Subject: RE: School District FDP Items Remaining
Attachments: 2023.05.08_TMF City Submission Documents_Drawings.pdf

Jon: Thanks for taking the time to walk through remaining items for the FDP process. I'm glad we were able to identify remaining open items and provide everything needed for the November 1st meeting.

As discussed today, and for your files:

- Landscape: The District will only use native seed for the project.
- Dumpster: All District school sites are contracted services that provide a bar over the top that can be locked. The new TMF site will be supplied the same as all our schools.
- Drawings: See attached.

In the event the plan document is too large for email, the plans & JVA's conformance letter can also be accessed in a One Drive Shared Folder: IdahoSprings-CCSD-TMF

As I understand our conversation, this should meet all outstanding requirements enabling a letter of recommendation without conditions and a letter lifting the remaining stop work order.

Remaining open items that will not interrupt the November 1st meeting:

- Developer Agreement
  - City's executed copy of the agreement.
  - The District contact for statements will be Rachel Rubinstein
    - Phone #: (240) 418-7248
    - Email: rachel.rubinstein@jacobs.com
    - Cc email Lynn.Compton@jacobs.com
    - Cc email mike.moonan@ccsdre1.org
    - Mail

      Clear Creek School District RE-1
      PO Box 3399
      Idaho Springs, CO 80452
      Attn: Rachel Rubinstein

- CDOT Right of Way
  - City's executed copy of MOU
  - Schedule a meeting for next steps

- Stop Work Letter
  - A letter lifting the remaining stop work allowing the court case to be dismissed.

Thanks again for working with us. We greatly appreciate the collaboration!!!
Regards

Mike Moonan
Founder
ScryCAST, LLC
PO Box 89
Pine, CO 80470
mmoonan@scrycast.com
303.550.3521

Better Faster Cheaper Safer

Forecasting a Future where Capital Assets & Improvements are
Synchronized with Teams & Technology

From: Jonathan Cain <jcain@idahospringsco.com>
Sent: Tuesday, October 24, 2023 3:17 PM
To: Mike Moonan <mmoonan@scrycast.com>
Cc: Rubinstein, Rachel <rachel.rubinstein@jacobs.com>; Lopez, Mike A <Mike.Lopez@jacobs.com>; Jessica Blanford <JBlanford@moaarch.com>; Chris Cole <ccole@moaarch.com>; Mike Gass <mike.gass@ccsdre1.org>; Hollie Harlan <hollie.harlan@ccsdre1.org>; Kristin Funston (kristin.funston@ccsdre1.org) <kristin.funston@ccsdre1.org>; Wonder Martell, Deputy City Clerk <cityclerk@idahospringsco.com>; Andrew Marsh, City Administrator <admin@idahospringsco.com>; Carmen Beery <cbeery@mdbrlaw.com>; Brent Case (bcase@semplelaw.com) <bcase@semplelaw.com>
Subject: Re: School District FDP Items Remaining

Sounds good!

Sent via the Samsung Galaxy S22 Ultra 5G, an AT&T 5G smartphone
Get Outlook for Android

From: Mike Moonan <mmoonan@scrycast.com>
Sent: Tuesday, October 24, 2023 2:55:49 PM
To: Jonathan Cain <jcain@idahospringsco.com>
Cc: Rubinstein, Rachel <rachel.rubinstein@jacobs.com>; Lopez, Mike A <Mike.Lopez@jacobs.com>; Jessica Blanford <JBlanford@moaarch.com>; Chris Cole <ccole@moaarch.com>; Mike Gass <mike.gass@ccsdre1.org>; Hollie Harlan <hollie.harlan@ccsdre1.org>; Kristin Funston (kristin.funston@ccsdre1.org) <kristin.funston@ccsdre1.org>; Wonder Martell, Deputy City Clerk <cityclerk@idahospringsco.com>; Andrew Marsh, City Administrator <admin@idahospringsco.com>; Carmen Beery <cbeery@mdbrlaw.com>; Brent Case (bcase@semplelaw.com) <bcase@semplelaw.com>
Subject: RE: School District FDP Items Remaining

Jon: Sorry for the late response. How about 3:15? I'll give you a call.

Regards

Mike Moonan
Founder
ScryCAST, LLC
PO Box 89
Pine, CO 80470
mmoonan@scrycast.com