



TUESDAY, APRIL 27, 2021
REGULAR TOWN BOARD MEETING AGENDA
6:30 PM

IN-PERSON MEETING AT 214 GRAND AVENUE COMMUNITY ROOM

APPROPRIATE FACE COVERINGS ARE REQUIRED WHILE INSIDE THE BUILDING

Roll Call

Approval of Agenda

Announcements

Recognition of Visitors & Guests

Staff Reports

1. Administrator's Report

Treasurer's Report

2. Treasurer's Report

Disbursements

3. Disbursements

Consent Agenda

4. Regular Minutes:
April 13, 2021
Special Event Permits:
Friends of the Paradise Theatre Event Application

Public Hearing

5. Riverbank Neighborhood Major Subdivision Review Hearing

Unfinished Business

6. Retail Marijuana Ordinance 2021-01 - Second Read

New Business

7. Ordinance 2021-TBD Board of Appeals
8. Mayor's Report Building Official Survey

Mayor's Report

9. Mayor's Report

Committee Reports

10. Finance & Personnel
Governmental Affairs & Public Safety
Mobile Retail Food Establishments
Public Works-Utilities-Facilities
Tree Board
Advisory Water

Executive Session

[11.](#) Executive Session pursuant to C.R.S. 24-6-402(4)(b) for the purpose of receiving legal advice pursuant to a citizen complaint filed by Ms. Suzanne Watson against a Member of the Board of Trustees, Dave Knutson

12. Possible Action Item Regarding Executive Session

Adjournment

I. RULES OF PROCEDURE

Section 1. Schedule of Meetings. Regular Board of Trustees meetings shall be held on the second and fourth Tuesdays of each month, except on legal holidays, or as re-scheduled or amended and posted on the agenda prior to the scheduled meeting.

Section 2. Officiating Officer. The meetings of the Board of Trustees shall be conducted by the Mayor or, in the Mayor's absence, the Mayor Pro-Tem. The Town Clerk or a designee of the Board shall record the minutes of the meetings.

Section 3. Time of Meetings. Regular meetings of the Board of Trustees shall begin at 6:30 p.m. or as scheduled and posted on the agenda. Board Members shall be called to order by the Mayor. The meetings shall open with the presiding officer leading the Board in the Pledge of Allegiance. The Town Clerk shall then proceed to call the roll, note the absences and announce whether a quorum is present. Regular Meetings are scheduled for three hours, and shall be adjourned at 9:30 p.m., unless a majority of the Board votes in the affirmative to extend the meeting, by a specific amount of time.

Section 4. Schedule of Business. If a quorum is present, the Board of Trustees shall proceed with the business before it, which shall be conducted in the following manner. Note that all provided times are estimated:

- (a) Roll Call - (5 minutes)
- (b) Approval of Agenda - (5 minutes)
- (c) Announcements (5 minutes)
- (d) Recognition of Visitors and Guests (10 minutes)
- (e) Consent Agenda including Approval of Prior Meeting Minutes (10 minutes)
- (f) Mayor's Report (10 minutes)
- (g) Staff Reports: (15 minutes)
 - (1) Town Administrator's Report
 - (2) Public Works Reports
 - (3) Police Report
 - (4) Treasurer Report
- (h) Unfinished Business (45 minutes)
- (i) New Business (45 minutes)
- (j) Disbursements (15 minutes)
- (k) Committee Reports (15 minutes)
- (l) Adjournment

* This schedule of business is subject to change and amendment.

Section 5. Priority and Order of Business. Questions relative to the priority of business and order shall be decided by the Mayor without debate, subject in all cases to an appeal to the Board of Trustees.

Section 6. Conduct of Board Members. Town Board Members shall treat other Board Members and the public in a civil and polite manner and shall comply with the Standards of Conduct for Elected Officials of the Town. Board Members shall address Town Staff and the Mayor by his/her title, other Board Members by the title of Trustee or the appropriate honorific (i.e.: Mr., Mrs. or Ms.), and members of the public by the appropriate honorific. Subject to the Mayor's discretion, Board Members shall be limited to speaking two times when debating an item on the agenda. Making a motion, asking a question or making a suggestion are not counted as speaking in a debate.

Section 7. Presentations to the Board. Items on the agenda presented by individuals, businesses or other organizations shall be given up to 5 minutes to make a presentation. On certain issues, presenters may be given more time, as determined by the Mayor and Town Staff. After the presentation, Trustees shall be given the opportunity to ask questions.

Section 8. Public Comment. After discussion of an agenda item by the Board of Trustees has concluded, the Mayor shall open the floor for comment from members of the public, who shall be allowed the opportunity to comment or ask questions on the agenda item. Each member of the public wishing to address the Town Board shall be recognized by the presiding officer before speaking. Members of the public shall speak from the podium, stating their name, the address of their residence and any group they are representing prior to making comment or asking a question. Comments shall be directed to the Mayor or presiding officer, not to an individual Trustee or Town employee. Comments or questions should be confined to the agenda item or issue(s) under discussion. The speaker should offer factual information and refrain from obscene language and personal attacks.

Section 9. Unacceptable Behavior. Disruptive behavior shall result in expulsion from the meeting.

Section 10. Posting of Rules of Procedure for Paonia Board of Trustees Meetings. These rules of procedure shall be provided in the Town Hall meeting room for each Board of Trustees meeting so that all attendees know how the meeting will be conducted.

II. CONSENT AGENDA

Section 1. Use of Consent Agenda. The Mayor, working with Town Staff, shall place items on the Consent Agenda. By using a Consent Agenda, the Board has consented to the consideration of certain items as a group under one motion. Should a Consent Agenda be used at a meeting, an appropriate amount of discussion time will be allowed to review any item upon request.

Section 2. General Guidelines. Items for consent are those which usually do not require discussion or explanation prior to action by the Board, are non-controversial and/or similar in content, or are those items which have already been discussed or explained and do not require further discussion or explanation. Such agenda items may include ministerial tasks such as, but not limited to, approval of previous meeting minutes, approval of staff reports, addressing routine correspondence, approval of liquor licenses renewals and approval or extension of other Town licenses. Minor changes in the minutes such as non-material Scribner errors may be made without removing the minutes from the Consent Agenda. Should any Trustee feel there is a material error in the minutes, they should request the minutes be removed from the Consent Agenda for Board discussion.

Section 3. Removal of Item from Consent Agenda. One or more items may be removed from the Consent Agenda by a timely request of any Trustee. A request is timely if made prior to the vote on the Consent Agenda. The request does not require a second or a vote by the Board. An item removed from the Consent Agenda will then be discussed and acted on separately either immediately following the consideration of the Consent Agenda or placed later on the agenda, at the discretion of the Board.

III. EXECUTIVE SESSION

Section 1. An executive session may only be called at a regular or special Board meeting where official action may be taken by the Board, not at a work session of the Board. To convene an executive session, the Board shall announce to the public in the open meeting the topic to be discussed in the executive session, including specific citation to the statute authorizing the Board to meet in an executive session and identifying the particular matter to be discussed “in as much detail as possible without compromising the purpose for which the executive session is authorized.” In the event the Board plans to discuss more than one of the authorized topics in the executive session, each should be announced, cited and described. Following the announcement of the intent to convene an executive session, a motion must then be made and seconded. In order to go into executive session, there must be the affirmative vote of two thirds (2/3) of Members of the Board.

Section 2. During executive session, minutes or notes of the deliberations should not be taken. Since meeting minutes are subject to inspection under the Colorado Open Records Act, the keeping of minutes would defeat the private nature of executive session. In addition, the deliberations carried out during executive session should not be discussed outside of that session or with individuals not participating in the session. The contents of an executive session are to remain confidential unless a majority of the Trustees vote to disclose the contents of the executive session.

Section 3. Once the deliberations have taken place in executive session, the Board should reconvene in regular session to take any formal action decided upon during the executive session. If you have questions regarding the wording of the motion or whether any other information should be disclosed on the record, it is essential for you to consult with the Town Attorney on these matters.

IV. SUBJECT TO AMENDMENT

Section 1. Deviations. The Board may deviate from the procedures set forth in this Resolution, if, in its sole discretion, such deviation is necessary under the circumstances.

Section 2. Amendment. The Board may amend these Rules of Procedures Policy from time to time.

AGENDA SUMMARY FORM



Administrator's Report

Summary: Staff Reports and Police Blotter will be provided monthly at the first meeting of the Board of Trustees.

Notes:

VW – verbal warning
 WW – written warning
 CIT - citation
 CAA – clear adult arrest
 UTL – unable to locate
 UNF - unfounded

Possible Motions:

Motion by: _____ 2nd: _____ vote: _____

Vote:	Trustee Bear:	Trustee Budinger:	Trustee Johnson:
Trustee Knutson:	Trustee Meck: :	Trustee Pattison:	Mayor Bachran:

Administrators Report for April 27, 2021

Please note: This report is not a comprehensive list of all projects but acts as a highlight for included packet documents, ongoing, and upcoming projects.

Previous Meetings Follow-up:

1. The Colorado Forest Service Tree Inventory is on the website. Appendices to be added later as time permits.
2. The Tree Board ordinance revision will be included on an upcoming agenda as time permits.

Updates:

1. “Attended” a Virtual CIRSA training April 14th – *Navigating the Complexities of Diversity, Equity, and Inclusivity in the Workplace*. The session included valuable information on multiple topics including anticipatory grief, recency effect, compassion fatigue, imposter syndrome and recognition of subconscious biases. Remembering our common objective and that while our experience may be different, we are all in the same boat. “Not everything that is faced can be changed, but nothing can be changed until it is faced.” James Baldwin
2. The art installation and dedication plaque have been installed and make a lovely addition to Poulos Park.
3. Six trees are scheduled for planting Friday, April 30th in recognition of Arbor Day. The tree species are Maple, Oak, and non-fruiting Chanticleer Pear. Root barriers will be installed for the trees planted adjacent to streets, sidewalks, buildings.
4. On schedule for completion of all tasks outstanding for CDPHE – including the last two 2020 sanitary survey items.
5. Travis successfully completed one test and must re-take the second test. Testing is only available once per a 30-day period. The next testing will occur the last week of May.
6. The Town will continue to operate under a pro-bono temporary ORC (Operator in Responsible Charge) until successful completion of testing for new plant procedures. Should modification to this plan become necessary the Board will be immediately updated. The temporary ORC is Alan Leslie, owner of EPC Inc. EPC Inc. is a corporation in good standing, in business since 1982, which offers water and wastewater contract operations. He currently holds an A3 and B2 license. Mr. Leslie has agreed to operate as the Town’s ORC, delegating operations to Travis Loberg, because of his good working relationship and trust in Travis’ work based on his interactions and experience.
7. The Paonia in Motion design workshops are scheduled for May 11-13th.
8. The next Planning Commission meeting is scheduled for April 30th at 1PM for a variance request and review of the ADU draft ordinance.
9. I have authorized Zenzen Organics to use a small section of Poulos Park (beside Lehman Images) for delivery of community food boxes once a month. Paonia Farm and Home has operated as the site, but due to direct sun exposure and rising temperatures another


From the desk of Corinne Ferguson
Town Administrator/Clerk

location was necessary. The food boxes are delivered and picked up usually within a two-hour period.


10. Spring Cleanup is scheduled for May 24th to 28th.
11. Street Closure suggestion for Board review will be included on an upcoming agenda when time permits discussion – potentially in the form of a Resolution for Board consideration. Currently requests are being reviewed on a month-to-month basis.
12. Dark Skies Ordinance will be included on an upcoming agenda for Board review.

Thank you.

AGENDA SUMMARY FORM

	Treasurer's Report		
Summary:			
Notes:			
Possible Motions: Motion by: _____ 2 nd : _____ vote: _____			
Vote:	Trustee Bear:	Trustee Budinger:	Trustee Johnson:
Trustee Knutson:	Trustee Meck:	Trustee Pattison:	Mayor Bachran:

AGENDA SUMMARY FORM

	Disbursements		
Summary:			
Notes:			
Possible Motions: Motion by: _____ 2 nd : _____ vote: _____			
Vote:	Trustee Bear:	Trustee Budinger:	Trustee Johnson:
Trustee Knutson:	Trustee Meck:	Trustee Pattison:	Mayor Bachran:

FOR: 04/27/2021

UBB OPS DISBURSEMENT SUMMARY		
DESCRIPTION	DATES	AMOUNT
CURRENT FSBC OPS BALANCE		168,250.84
ACCOUNTS PAYABLE	04/09/2021-04/23/2021	(19,004.37)
LOAN PAYMENT	WPA D08F212 - APPROVED 04/13/21	(11,671.70)
NORRIS RETIREMENT PAYMENT	SCHEDULED FOR 4/26/21-APPROVED 04/13/21	(1,680.00)
CHASE CREDIT CARD	3/23/2021-APPROVED 04/13/21	(6,680.97)
AMAZON	4/1/2021-APPROVED 04/13/21	(1,107.04)
TRANSFER TO SUMMIT		(50,000.00)
TRANSFER TO PAYROLL	4/9/2021	(23,825.64)
PAYROLL TAXES	4/9/2021	(25,996.20)
BALANCE AFTER PAYMENT		28,284.92

1
2
8

UBB SUMMIT/PAYROLL DISBURSEMENT SUMMARY		
DESCRIPTION	DATES	AMOUNT
CURRENT FSBC SUMMIT BALANCE		453,211.73
TRANSFER FROM OPS		50,000.00
CURRENT FSBC PAYROLL BALANCE		25.00
TRANSFER FROM OPS		23,825.64
PAYROLL (DIRECT DEPOSIT)	4/9/2021	(23,825.64)
BALANCE AFTER PAYMENT		503,236.73

1
2
8

	BANK BALANCES			DESCRIPTION
	FSBC	COLOTRUST	TOTAL	
<u>As of: 03/18/2021</u>				
GENERAL		532,260.16		COMBINED FUNDS
SEWER RESTRICTED		530,349.93		PROPERTY SALE-RESTRICTED
DEBT RESERVE		106,863.59		AMKO BOND REQUIRED RESERVE
BRIDGE RESERVE		588,557.32		BRIDGE RESERVE
CONS.TRUST	10,395.27			RESTRICTED TO PARK USE ONLY
GRANT PASS THRU	25.00			PLACE HOLDER-COMBINED FUNDS
INT GRANT	25.00			MOVING TO CD-AMKO BOND RESERVE
OPS	217,067.36			COMBINED FUNDS
PARK CONTRIBUTIONS	11,930.11			SPECIFIC PARK PROJECTS
PAYROLL	25.00			PLACE HOLDER-COMBINED FUNDS
SPACE-TO-CREATE	13,170.12			SPACE TO CREATE ONLY
SUMMIT	453,211.73			COMBINED FUNDS
WWTP	58,372.69			OLD SEWER REHAB ONLY
CD#2-402	202,500.76			COMBINED FUNDS-LOC COLLATERAL
CD#3-2578	255,051.53			COMBINED FUNDS
	<u>1,221,774.57</u>	<u>1,758,031.00</u>	<u>2,979,805.57</u>	

	CASH POSITION			DESCRIPTION
	COMBINED	RESTRICTED	TOTAL	
<u>As of: 03/18/2021</u>				
GENERAL	532,260.16			
SEWER RESTRICTED		530,349.93		RESTRICTED TO SEWER CAPITAL PROJECT
DEBT RESERVE		106,863.59		RESTRICTED LOAN REQUIRMENT
BRIDGE RESERVE		588,557.32		RESTRICTED TO BRIDGE REPAIRS
CONS.TRUST		10,395.27		RESTRICTED TO PARK CAPTIAL PROJECT
GRANT PASS THRU	25.00			
INT GRANT		25.00		RESTRICTED LOAN REQUIREMENT
OPS	217,067.36			
PARK CONTRIBUTIONS		11,930.11		SPECIFIC PARK PROJECTS AS DONATED
PAYROLL	25.00			
SPACE-TO-CREATE		13,170.12		SPACE TO CREATE ONLY
SUMMIT	453,211.73			
WWTP		58,372.69		OLD SEWER REHAB ONLY
CD#2-402	202,500.76			
CD#3-2578	255,051.53			
	<u>1,660,141.54</u>	<u>1,319,664.03</u>	<u>2,979,805.57</u>	

GRANT FUNDS SUMMARY			
COLORADO GRAND	EHS CENTER	10,000.00	R
DOLA (TIER1)	ASSET INVENTORY-REQUEST#1	15,687.32	R
DOLA (TIER1)	ASSET INVENTORY-REQUEST#2	10,923.95	R
DOLA (ADMIN)	SYSTEM ANALYSIS-REQUEST#1	2,074.37	R
DOLA (ADMIN)	SYSTEM ANALYSIS-REQUEST#2	2,637.13	R
CDOT	REVITALIZING MAIN STREET-REQUEST#1	2,789.85	R
CDOT	REVITALIZING MAIN STREET-REQUEST#2-REVISED	4,303.59	Q
CDOT	REVITALIZING MAIN STREET-REQUEST#3	5,997.72	Q
CDOT	REVITALIZING MAIN STREET-REQUEST#4	11,409.42	Q
DOLA (CVRF)	COVID REIMBURSEMENT	36,270.94	R
DOLA (CVRF)	COVID REIMBURSEMENT	86,382.52	P
GOCO	PARK PLANNING	5,128.50	P
TOTAL OUTSTANDING		149,492.69	

R=RECEIVED Q=REQUESTED P=IN PROCESS

Due Date	Vendor Number	Vendor Name	Invoice Number	Invoice Amount	Discount Amount	Partial Payments	Net Due Amount	Pay	Partial Pmt Amt	Part Pmt Disc Amt
04/27/2021	1126	Brown Hill Enginee	20944	266.60	.00	.00	266.60	✓		1MG REPAIR
04/27/2021	43	Delta Montrose Ele	04-2021-P	1,409.36	.00	.00	1,409.36	✓		UTILITIES-PARKS
04/27/2021	43	Delta Montrose Ele	04-2021-S	2,958.54	.00	.00	2,958.54	✓		UTILITIES-SEWER
04/27/2021	48	Don's Market	01-1153768	4.29	.00	.00	4.29	✓		SHOP SUPPLIES
04/27/2021	48	Don's Market	01-1155283	38.52	.00	.00	38.52	✓		MEETING SUPPLIES
04/27/2021	48	Don's Market	02-975163	2.49	.00	.00	2.49	✓		TOWN HALL SUPPLIES
04/27/2021	986	Elevate Fiber	1277710-030	321.20	.00	.00	321.20	✓		TELEPHONE & INTERNET
04/27/2021	1193	Harris & Sons Turf	04132021	540.00	.00	.00	540.00	✓		POULOS PARK SOD
04/27/2021	1124	JDS-Hydro Consul	33301-10	5,115.00	.00	.00	5,115.00	✓		SYSTEM ANALYSIS GRANT
04/27/2021	574	Kwiki Tire II Inc	111480	16.64	.00	.00	16.64	✓		LAWN MOWER TIRES
04/27/2021	225	Kwiki Tire Inc	391403	215.37	.00	.00	215.37	✓		LAWN MOWER TIRES
04/27/2021	98	Lasting Impression	26130	159.50	.00	.00	159.50	✓		BRONZE PLAQUE (HINKEL)
04/27/2021	645	Mail Services, LLC	1783192	408.97	.00	.00	408.97	✓		BLUE POST CARDS
04/27/2021	995	Municipal Code Co	00356169	665.00	.00	.00	665.00	✓		ONLINE CODE HOSTING 040121-033122
04/27/2021	821	OneTime	10620002-24	193.65	.00	.00	193.65	✓		REFUND OF OVERPAYMENT
04/27/2021	737	Ricoh USA Inc	34948925	127.42	.00	.00	127.42	✓		COPIER CONTRACT
04/27/2021	931	Roop Excavating L	1091	450.00	.00	.00	450.00	✓		LOADING MANHOLES
04/27/2021	148	Safety-Kleen Corp	85917023	320.88	.00	.00	320.88	✓		PARTS WASHER SERVICE
04/27/2021	656	Schmueser Gordo	2013-471.00	4,896.00	.00	.00	4,896.00	✓		GIS MAPPING/ASSET INV
04/27/2021	956	SGS North Americ	5216012614	874.94	.00	.00	874.94	✓		WATER SAMPLES
04/27/2021	566	Simmons Lock & K	4307	20.00	.00	.00	20.00	✓		LOCKOUT
Grand Totals:			21	19,004.37	.00	.00	19,004.37	✓		

Cash Requirements Summary

Date	Invoice Amount	Discount Amount	Partial Payments	Net Due Amount	Net Cumulative Amount
04/27/2021	19,004.37	.00	.00	19,004.37	19,004.37
Grand Totals:	19,004.37	.00	.00	19,004.37	

Employee Number	Name	85-00 Net Pay Emp Amt
1053	Beardslee, Dominic D	1,467.08
1024	Berger, Brian J	1,631.71
1052	Edwards, Roger	977.64
1002	Ferguson, J. Corinne	2,144.75
1020	Ferguson, Neil	1,954.45
1022	Hinyard, Patrick	1,848.68
1012	Huffman, Julie J	484.84
1001	Jones, Cynthia	1,766.89
1005	Katzer, JoAnn	936.73
1050	Loberg, Travis	2,026.93
1055	McCallister, Johnathan M	1,880.04
1003	Mojarro-Lopez, Amanda	1,018.58
1023	Patterson, Taffine A	1,159.60
1054	Redden, Jordan	923.33
1051	Reich, Dennis	1,000.15
1025	Vassei, Andrew C	1,087.86
1021	Winnett, Lorin E	1,516.38

Grand Totals:

17 23,825.64

*S Paul
4/20/2021*

Report Criteria:

Unpaid transmittals included
Begin Date: ALL
End Date: ALL

Transmittal Number	Name	Invoice Number	Pay Per Date	Pay Code	Description	GL Account	Amount
2							
2	IRS Tax Deposit		04/16/2021	74-00	Federal Tax Deposit Social Security	10-0216	1,188.18
2	IRS Tax Deposit		04/16/2021	74-00	Federal Tax Deposit Social Security	10-0216	1,188.18
2	IRS Tax Deposit		04/16/2021	75-00	Federal Tax Deposit Medicare Pay P	10-0216	451.27
2	IRS Tax Deposit		04/16/2021	75-00	Federal Tax Deposit Medicare Pay P	10-0216	451.27
2	IRS Tax Deposit		04/16/2021	76-00	Federal Tax Deposit Federal Withhold	10-0216	2,249.71
Total 2:							5,528.61
4							
4	Aflac		04/02/2021	63-01	Aflac Pre-Tax Pay Period: 4/2/2021	10-0225	120.18
4	Aflac		04/02/2021	63-02	Aflac After Tax Pay Period: 4/2/2021	10-0225	24.90
4	Aflac		04/16/2021	63-01	Aflac Pre-Tax Pay Period: 4/16/2021	10-0225	120.18
4	Aflac		04/16/2021	63-02	Aflac After Tax Pay Period: 4/16/2021	10-0225	24.90
Total 4:							290.16
6							
6	Colorado Dept of Labor		04/02/2021	98-00	SUTA State Unemployment Tax Pay	10-0218	94.61
6	Colorado Dept of Labor		04/16/2021	98-00	SUTA State Unemployment Tax Pay	10-0218	98.16
Total 6:							192.77
9							
9	Colorado Dept of Revenue		04/02/2021	77-00	State Withholding Tax Pay Period: 4/2	10-0217	969.00
9	Colorado Dept of Revenue		04/16/2021	77-00	State Withholding Tax Pay Period: 4/1	10-0217	998.00
Total 9:							1,967.00
30							
30	Empower Retirement		04/16/2021	51-01	Retirement Plan Retirement Plan Pa	10-0220	743.70
30	Empower Retirement		04/16/2021	51-01	Retirement Plan Retirement Plan Pa	10-0220	1,081.00
30	Empower Retirement		04/16/2021	51-02	Retirement Plan Retirement Loan Pa	10-0220	336.56
Total 30:							2,161.26
33							
33	FPPA - Fire & Police Pensi		04/16/2021	50-00	FPPA Pay Period: 4/16/2021	10-0219	1,220.15
33	FPPA - Fire & Police Pensi		04/16/2021	50-00	FPPA Pay Period: 4/16/2021	10-0219	901.85
33	FPPA - Fire & Police Pensi		04/16/2021	90-00	Death & Disability Pay Period: 4/16/2	10-0219	318.30
Total 33:							2,440.30
70							
70	Rocky Mountain HMO		04/02/2021	60-01	RMHMO - Employee Only Pay Period	10-0223	252.84
70	Rocky Mountain HMO		04/02/2021	60-01	RMHMO - Employee Only Pay Period	10-0223	4,158.60
70	Rocky Mountain HMO		04/02/2021	60-02	RMHMO - Employee + 1 Pay Period:	10-0223	254.45
70	Rocky Mountain HMO		04/02/2021	60-02	RMHMO - Employee + 1 Pay Period:	10-0223	1,254.30
70	Rocky Mountain HMO		04/02/2021	60-03	RMHMO - Employee + Family Pay Pe	10-0223	405.59
70	Rocky Mountain HMO		04/02/2021	60-03	RMHMO - Employee + Family Pay Pe	10-0223	4,156.59
70	Rocky Mountain HMO		04/02/2021	60-07	RMHMO - Employee + Spouse Pay P	10-0223	163.98
70	Rocky Mountain HMO		04/02/2021	60-07	RMHMO - Employee + Spouse Pay P	10-0223	722.02

Transmittal Number	Name	Invoice Number	Pay Per Date	Pay Code	Description	GL Account	Amount
70	Rocky Mountain HMO		04/16/2021	60-01	RMHMO - Employee Only Pay Period	10-0223	252.84
70	Rocky Mountain HMO		04/16/2021	60-02	RMHMO - Employee + 1 Pay Period:	10-0223	254.45
70	Rocky Mountain HMO		04/16/2021	60-03	RMHMO - Employee + Family Pay Pe	10-0223	405.59
70	Rocky Mountain HMO		04/16/2021	60-07	RMHMO - Employee + Spouse Pay P	10-0223	163.98
Total 70:							12,445.23
71							
71	The Harford		04/02/2021	65-01	Group#013307460001 Hartford Basic	10-0226	31.80
71	The Harford		04/02/2021	65-02	Group#013307460001 Hartford Suppl	10-0226	34.94
71	The Harford		04/02/2021	65-03	Group#013307460001 Hartford Disab	10-0226	134.43
71	The Harford		04/16/2021	65-02	Group#013307460001 Hartford Suppl	10-0226	34.91
Total 71:							236.08
73							
73	Delta Dental of Colorado		04/02/2021	60-05	Dental RMHMO - Dental Pay Period:	10-0223	333.37
73	Delta Dental of Colorado		04/16/2021	60-05	Dental RMHMO - Dental Pay Period:	10-0223	333.43
Total 73:							666.80
75							
75	VSP Insurance CO (CT)		04/02/2021	60-04	RMHMO - Vision Pay Period: 4/2/202	10-0223	59.30
75	VSP Insurance CO (CT)		04/02/2021	60-04	RMHMO - Vision Pay Period: 4/2/202	10-0223	71.07
75	VSP Insurance CO (CT)		04/16/2021	60-04	RMHMO - Vision Pay Period: 4/16/20	10-0223	59.31
75	VSP Insurance CO (CT)		04/16/2021	60-04	RMHMO - Vision Pay Period: 4/16/20	10-0223	71.08
Total 75:							260.76
Grand Totals:							26,188.97

Good
 4/20/2021

Report Criteria:

Unpaid transmittals included
 Begin Date: ALL
 End Date: ALL

0 *
 26,188.97+
 192.77-
 002
 25,996.20*

Finance Report as of 04/23/21 presented at the 04/27/21 meeting:

Monthly:

Payroll for 4/23/21 was completed, reviewed, and released. Gross payroll for 4/23/21 totaled \$23,825.64. This included 16 employees + 1 Judge.

Our month payment to Norris Retirement was completed and was released on 4/06/21 effective 4/26/21.

Bank accounts through 3/31/2021 have not been reconciled to date.

Chase credit card bill for 3/24/21 – 4/23/21 is available yet.

Month End Budget to Actual DRAFT for January and February have been provided. Correction still pending. March has not been completed at this time.

Year-End:

Year-end entries are substantially complete. Minor adjustment will continue through the audit. Year-end has been rolled over.

Banking:

Bank Balances provided on the Disbursement Report as of 4/22/21

LOC Mature 9/05/21.

Nothing new to report.

Required Filings:

File Fuel Tax for 1st quarter. Pending.

Audit:

Audit field work began April 12th and continues to date. No expected completion date at this time.

One (1) correction to date. Depreciation error from previous auditors found and being corrected.

Budget:

Per direction of Finance Committee-working with CML to build report for the Salary Survey portion of 2022 budget prep.

Other (Continued):

Colorado Department of Revenue – Exempt Fuel – Account selected for review 30 days from 2/17/21. Completed and e-mailed 03/02/2021 @ 4:23pm. All methods initially rejected. All information was resubmitted via Revenue Online and was accepted 3/10/2021. No further information has been received.

Other (New):

Stop N Save will be ending the on-account program and will be switching to a Fleet Card Account program. Application to be complete.

OTHER TO DO ITEMS:

In order of priority:

Highway users report still to do. Waiting for report format from CDOT.

Since RMHMO will no longer be providing Group Health Insurance I have received quotes from Home Loan, CEBT and County Health Pool. It was discussed at the Finance Committee meeting on 3/10/21. Other options were explored with Home Loan, CML and Connect for Health. Spoke with CML regarding Connect for Health will require a policy change by the board if it is determined to be a viable option. Further investigation has been complete and will be discussed at the Finance Committee meeting on 4/28/2021.

PTO still needs reviewed regarding the new mandated requirements. Finance Committee started discussion at the 3/10/21. There was further discussion at the 3/24/21 meeting. Dave Knutson will be providing a spreadsheet of changes and required timeline that are expected by the new mandated regulations.

The Fund Balance and Financial Policy discussed by the Finance Committee on 2/24/21. It was discussed at the Finance Committee meeting on 3/10/21. There was further discussion at the 3/24/21 meeting. Still remains with the Finance Committee.

There will be no forward movement on these items until the audit has been completed.

Conservation Trust Fund 2022 Certification of eligibility due after 3/1/2021.

ClearGov – The requested changes have been made and are waiting for a second review.

Surplus Items - I have tasked myself with moving forward with the resolution for items that need to be sold or gotten rid of. This process needs to go through finance as there are financial impacts that must be considered. In addition, there are entries that must be made when removing a fixed asset. I am at the very beginning stages of this process. I have the following information to date:

1. The list of items no longer needed.

Remaining items to complete the process before the items can be listed on the website for sale:

1. To compile the VIN #s, the mileage, the hours, and other pertinent information to help identify the items within our financial reports.
2. Locate the items on the fixed asset list.
3. Determine the assets salvage value.
4. Creating the resolution attachment to go to the Board for approval.

GRANT UPDATES:

Current Grants:

No updates at this time.

GOCO Park, Recreation, and Trails Master Plan (Completion Date = 09/26/2021) Nothing submitted to date, have only received on one (1) invoice totaling \$5,128.50. Submission pending time to submit.

COVID Relief Fund Grant from DOLA. Total requesting is \$86,382.52. Submission pending time to submit.

CDOT Grant for Revitalizing Main Street – Revised Inv#2 for \$4,303.59, Inv#3 for \$5997.72, and Inv#4 for \$11,409.42 were submitted and accepted on 3/17/21.

Admin Grant from DOLA for System Analysis-submitted through 12/31/2020. Total request = \$2,637.13. Pending more information which was sent 2/12/21. Received 2/25/21.

Tier I Grant from DOLA for Asset Inventory and Mapping-submitted through 12/31/2020. Total request = \$10,923.95. Received 2/9/21.

Please note: This report is not a comprehensive list of all projects but acts as a highlight of included packet documents, ongoing, and upcoming projects.

AGENDA SUMMARY FORM



Regular Minutes:
 April 13, 2021
 Special Event Permits:
 Friends of the Paradise Theatre Event Application

Summary:

Consent Agenda

Notes:

Possible Motions:

Motion by: _____ 2nd: _____ vote: _____

Vote:	Trustee Bear	Trustee Budinger	Trustee Johnson
Trustee Knutson	Trustee Meck	Trustee Pattison	Mayor Bachran

April 16, 2021

Minutes
Regular Town Board Meeting
Town of Paonia, Colorado
April 13, 2021

RECORD OF PROCEEDINGS

The Regular Meeting held via Zoom on Tuesday, April 13, 2021, was called to order at 6:30 p.m. by Mayor Mary Bachran, followed by the Pledge of Allegiance. Formal Video Record at <https://www.youtube.com/watch?v=Q8S89RgzMxM>

Roll Call

PRESENT
 Mayor Bachran
 Trustee Bear
 Trustee Budinger
 Trustee Knutson
 Trustee Johnson
 Trustee Meck
 Trustee Pattison

Approval of Agenda

Trustee Knutson requested to be added to the agenda and request the Boards direction on testifying in support of SB21-200 – Reduce Greenhouse Gases Increase Environmental Justice.

✚ Motion made by Trustee Johnson, Seconded by Trustee Budinger to amend the agenda to add Trustee Knutson discussion with possible action.

Council Member	For	Against	Abstain	Absent
Trustee Bear	X			
Trustee Budinger	X			
Trustee Johnson	X			
Trustee Knutson			X	
Trustee Meck	X			
Trustee Pattison	X			
Mayor Bachran				

✚ Motion by Trustee Knutson, Seconded by Trustee Budinger to approve agenda as amended.

Council Member	For	Against	Abstain	Absent
Trustee Bear	X			
Trustee Budinger	X			
Trustee Johnson	X			
Trustee Knutson	X			
Trustee Meck	X			
Trustee Pattison	X			

Mayor Bachran				
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- ✚ Motion by Trustee Pattison, Seconded by Trustee Budinger to table item 7 modification of Board Meeting schedule. Motion failed.

Council Member	For	Against	Abstain	Absent
Trustee Bear	X			
Trustee Budinger		X		
Trustee Johnson		X		
Trustee Knutson		X		
Trustee Meck	X			
Trustee Pattison	X			
Mayor Bachran		X		

Announcements

Mayor Bachran proclaimed Friday April 30, 2021 Arbor Day.

Recognition of Visitors & Guests

A member of the public stated that there are no restrooms at Apple Valley park and that this issue needs to be addressed.

A member of the public read a statement about their concerns with the timeline of the hiring process of a Building Inspector for the Town.

Staff Reports

Administrator’s Report:

- Administrator Ferguson discussed questions the Board members had report that was included in the packet and updated the Board on current and new projects.
- Trustee Pattison asked about adding her questions to the packet so that they are public record and requested the Town Attorney’s direction. Trustee Pattison asked her questions during the meeting.
- Board members expressed their concern about JDS Hydro’s report being delayed.
- A public member asked that the statutes regarding Planning Commission meeting scheduling be looked into.
- A public member asked if the Town has a temporary certified ORC.
- A public member who is on the Water Advisory Committee asked to see the timeline of all delinquencies from the State.

Public Works report:

- The Public Works Director discussed questions that the Board members had regarding his report that was included in the packet and updated them on current and new projects.
- A public member suggested the Board schedule a work session to discuss water.

Police Report:

- The police blotter was included in the packet. Nothing to report.

Attorney Report:

- Attorney Nerlin discussed questions from the Board regarding the memorandum that was included in the packet and updated the Board on current and new projects.

Finance Report:

- Finance Officer Jones discussed questions that the Board members had regarding her finance report that was included in the packet.

Treasurer’s Report:

- Reviewed disbursements and payroll.
 - Disbursements were included in the packet.

Disbursements

Disbursements Report:

✚ Motion by Trustee Budinger, Seconded by Trustee Knutson to approve the disbursements as presented.

Council Member	For	Against	Abstain	Absent
Trustee Bear	X			
Trustee Budinger	X			
Trustee Johnson	X			
Trustee Knutson	X			
Trustee Meck	X			
Trustee Pattison	X			
Mayor Bachran				

Consent Agenda

Regular Minutes:

- March 23, 2021

Special Minutes:

- April 06, 2021

Special Event Liquor License:

- Blue Sage Center for the Arts
- The Learning Council
- Relocation of the Approved Special Event for Friends of the Paradise Theatre.

Liquor License Renewals:

- Curiel, LLC dba Rio Bravo
 - Trustee Pattison stated that the lease agreement for liquor licenses does not need to be included in the packet and a statement stating the business is able to be residing in the building will suffice.

- ✚ Motion made by Trustee Knutson, Seconded by Trustee Meck to approve the agenda as with additions to the special minutes of April 06, 2021.

Council Member	For	Against	Abstain	Absent
Trustee Bear	X			
Trustee Budinger	X			
Trustee Johnson	X			
Trustee Knutson	X			
Trustee Meck	X			
Trustee Pattison	X			
Mayor Bachran				

Unfinished Business

Retail Marijuana Ordinance 2021-01 – Second Read:

- Letters from the Freimuths regarding the marijuana ordinance was included in the packet.

- ✚ Motion made by Trustee Pattison, Seconded by Trustee to review and discuss the comments submitted by community member Paige Smith one at a time.

Council Member	For	Against	Abstain	Absent
Trustee Bear	X			
Trustee Budinger	X			
Trustee Johnson	X			
Trustee Knutson	X			
Trustee Meck	X			
Trustee Pattison	X			
Mayor Bachran				

- ✚ Motion made by Trustee Budinger, Seconded by Trustee Knutson to make no change to the first “WHEREAS.”

Council Member	For	Against	Abstain	Absent
Trustee Bear	X			
Trustee Budinger	X			
Trustee Johnson	X			
Trustee Knutson	X			
Trustee Meck	X			
Trustee Pattison	X			
Mayor Bachran				

- ✚ Motion made by Trustee Pattison, Seconded by Trustee Meck to strike out in the second “WHEREAS” collectively referred to as “marijuana stores” by the constitution.

Council Member	For	Against	Abstain	Absent
Trustee Bear	X			
Trustee Budinger	X			
Trustee Johnson		X		

Trustee Knutson	X			
Trustee Meck	X			
Trustee Pattison	X			
Mayor Bachran				

- Trustee Meck stated that medical marijuana and retail stores language needed to be clearer.

✚ Motion by Trustee Pattison, Seconded by Trustee Bear to change “stores” to “establishments” in the third “WHEREAS.”

Council Member	For	Against	Abstain	Absent
Trustee Bear	X			
Trustee Budinger	X			
Trustee Johnson		X		
Trustee Knutson	X			
Trustee Meck	X			
Trustee Pattison	X			
Mayor Bachran				

✚ Motion by Trustee Knutson, Seconded by Trustee Bear to include the marijuana ballot language.

Council Member	For	Against	Abstain	Absent
Trustee Bear	X			
Trustee Budinger		X		
Trustee Johnson		X		
Trustee Knutson	X			
Trustee Meck	X			
Trustee Pattison	X			
Mayor Bachran				

✚ Motion by Trustee Bear, seconded by Trustee Budinger to accept the comments no. 5: Page 2, 6-4-170 operating fees and license term.

Council Member	For	Against	Abstain	Absent
Trustee Bear	X			
Trustee Budinger	X			
Trustee Johnson	X			
Trustee Knutson	X			
Trustee Meck	X			
Trustee Pattison	X			
Mayor Bachran				

✚ Motion by Trustee Budinger, seconded by Trustee Johnson to keep the current definition on comment no. 6: page 3. 6-4-20 Defined terms.

Council Member	For	Against	Abstain	Absent

Trustee Bear	X			
Trustee Budinger	X			
Trustee Johnson	X			
Trustee Knutson	X			
Trustee Meck	X			
Trustee Pattison	X			
Mayor Bachran				

✚ Motion by Trustee Budinger, seconded by Trustee Johnson to keep both G and H definitions on comment no. 7 & 8 page 3, 6-4-20 defined terms.

Council Member	For	Against	Abstain	Absent
Trustee Bear	X			
Trustee Budinger	X			
Trustee Johnson	X			
Trustee Knutson	X			
Trustee Meck	X			
Trustee Pattison	X			
Mayor Bachran				

✚ Motion amended by Trustee Meck, seconded by Trustee Johnson to replace LDR on comment no. 7 page 3, 6-4-20 defined terms with land use regulations as stated in chapter 16 of the Town code.

Council Member	For	Against	Abstain	Absent
Trustee Bear	X			
Trustee Budinger	X			
Trustee Johnson	X			
Trustee Knutson	X			
Trustee Meck	X			
Trustee Pattison	X			
Mayor Bachran				

✚ Motion by Trustee Budinger, seconded by Trustee Knutson to keep current language on comment no.9: page 3, 6-4-20 defined terms.

Council Member	For	Against	Abstain	Absent
Trustee Bear	X			
Trustee Budinger	X			
Trustee Johnson	X			
Trustee Knutson	X			
Trustee Meck	X			
Trustee Pattison	X			
Mayor Bachran				

✚ Motion by Trustee Budinger, seconded by Trustee Knutson to strike out cultivation on comment no.10: page 3, 6-4-60 unlawful acts.

Council Member	For	Against	Abstain	Absent

Trustee Bear	X			
Trustee Budinger	X			
Trustee Johnson	X			
Trustee Knutson	X			
Trustee Meck	X			
Trustee Pattison	X			
Mayor Bachran				

✚ Motion by Trustee Knutson, seconded by Trustee Budinger that all semantic differences be left as is for comments 12, 13, 14, 16, and 17.

Council Member	For	Against	Abstain	Absent
Trustee Bear	X			
Trustee Budinger	X			
Trustee Johnson	X			
Trustee Knutson	X			
Trustee Meck	X			
Trustee Pattison	X			
Mayor Bachran				

✚ Motion by Trustee Budinger, seconded by Trustee Johnson to leave comment no.15 as is.

Council Member	For	Against	Abstain	Absent
Trustee Bear	X			
Trustee Budinger	X			
Trustee Johnson	X			
Trustee Knutson	X			
Trustee Meck	X			
Trustee Pattison	X			
Mayor Bachran				

✚ Motion by Trustee Bear, seconded by Trustee Knutson to change the Article number from 6 to 4 on comment no.18: page 11 and 12, 6-4-170 operating fees and license term.

Council Member	For	Against	Abstain	Absent
Trustee Bear	X			
Trustee Budinger	X			
Trustee Johnson	X			
Trustee Knutson	X			
Trustee Meck	X			
Trustee Pattison	X			
Mayor Bachran				

- A public member was concerned with the clarity of fees and the process of the marijuana applicant.
- Town attorney stated the fees will be set by resolution and reviewed by the Board.

✚ Motion by Trustee Bear, seconded by Trustee Knutson to approve adding section 150 on comment no.18: page 11 and 12, 6-4-170 operating fees and license term.

Council Member	For	Against	Abstain	Absent
Trustee Bear	X			
Trustee Budinger	X			
Trustee Johnson	X			
Trustee Knutson	X			
Trustee Meck	X			
Trustee Pattison	X			
Mayor Bachran				

✚ Motion by Trustee Budinger, seconded by Trustee Johnson to leave comment no. 19: page 12, 6-4-180 public nuisance.

Council Member	For	Against	Abstain	Absent
Trustee Bear	X			
Trustee Budinger	X			
Trustee Johnson	X			
Trustee Knutson	X			
Trustee Meck	X			
Trustee Pattison	X			
Mayor Bachran				

✚ Motion by Trustee Bear, seconded by Trustee Knutson to take all comment changes and have them be incorporated into the ordinance and be brought back before the Board for review.

Council Member	For	Against	Abstain	Absent
Trustee Bear	X			
Trustee Budinger	X			
Trustee Johnson	X			
Trustee Knutson	X			
Trustee Meck	X			
Trustee Pattison	X			
Mayor Bachran				

- Trustee Meck requested that the document be redlined with the changes.

Board Discussion:

- Trustee Meck was concerned with only having 3 locations and having no medical marijuana stores.
- Trustee Pattison suggested adding a caveat language stating “with one of the licenses being a medical store.”
- Trustee Johnson was in favor of leaving it at 6 stores with a total of 12 marijuana licenses and mirroring the liquor stores hours.

✚ Motion by Trustee Knutson, seconded by Trustee Budinger to table the Board of Appeals until the next meeting.

- Public member stated to also include Mayor Bachrans report in the packet.

Council Member	For	Against	Abstain	Absent
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Trustee Bear	X			
Trustee Budinger	X			
Trustee Johnson	X			
Trustee Knutson	X			
Trustee Meck	X			
Trustee Pattison	X			
Mayor Bachran				

Proposed Ordinance Language Regarding Outdoor Lighting Regulations:

- Aaron Watson discussed his update on the exemption section concerning the flag poles and the holiday lights this has been revised. Added the lighting revision’s group variance language. Answered the Boards questions regarding the proposed ordinance and requested the Boards direction. A draft copy of the proposed lighting ordinance was sent to the International Dark Skies Association to approve the changes that have been made. Aaron Watson stated the association stated that more work is needed on the exemptions and to put a limit of unshielded light.
- Trustee Pattison stated that the signage maximum does not match the Town code.
 - Mayor Barchan suggested stating to add in the language stating in alignment to Town Code.
- Trustee Pattison suggested clarifying the application fee language stating that there will be an application fee subject to Board resolution and removing the specific dollar amount from the lighting ordinance.
- Mayor Bachran suggested adding language clarification on the number of shielded fixtures someone can have depending on their lot size under section 6-5-4, Provision and Requirement: no. 5 regarding the number of lumen limits. Under lighting curfews no. 8 letter B. suggested adding evening events. Trustee Knutson suggested stating 1 hour after approved activities. Under letter B. The following are exempt from the provisions of subsection (A) to add a clause stating a variance is required under (e). Change displayed to illuminated under (5) same section.
- The Boards direction given was to add the changes discussed and bring back for review.

Modification of Board Meeting Schedule:

- The Board members discussion ensued on the modification of changing the Board meetings from 2nd and 4th Tuesday to a 3-week schedule. Trustee Bear and Pattison were not in favor of a 3-week schedule due to time sensitive approvals and the length of the meetings. Trustee Bear suggested lighting the agenda. The Board members in favor suggested trying out the 3-week schedule for a month.
- Trustee Pattison suggested having a follow up work session with Cassandra Shank to get guidance and suggestion on how to conduct meetings before starting the new 3-week schedule.
- Town attorney suggested to keep the regular Board meetings for May until after the Board members have the work session with Cassandra Shank and start the new schedule in June.

- Two public members were not in favor of the suggested new schedule.

✚ Motion made by Trustee Johnson, seconded by Trustee Budinger to extend the meeting another 15 min – From 9:55 pm to 10:10 pm.

Council Member	For	Against	Abstain	Absent
Trustee Bear	X			
Trustee Budinger	X			
Trustee Johnson	X			
Trustee Knutson	X			
Trustee Meck	X			
Trustee Pattison				
Mayor Bachran				

✚ Motion made by Trustee Meck, seconded by Trustee Pattison to table the Modification of Board Meeting Schedule to the first meeting on May 11, 2021.

Council Member	For	Against	Abstain	Absent
Trustee Bear	X			
Trustee Budinger	X			
Trustee Johnson		X		
Trustee Knutson	X			
Trustee Meck	X			
Trustee Pattison				
Mayor Bachran				

New Business

Ordinance 2021-TBD Board of Appeals:

- Tabled to the first meeting in May.
 - May 11, 2021

Trustee Knutson’s request to testify about the senate bill in support of SB21-200 – Reduce Greenhouse Gases Increase Environmental Justice:

- Trustee Knutson’s discussion was on his testimonial statement to supporting SB21-200 – reduce greenhouse gases increase environmental justice and was requesting the Board’s direction on whether testifying as an elective official commenting on his own behalf or as representing the Town Board.
- The Board was not in favor of Trustee Knutson testifying his statement on behalf of the Town Board and were in favor of Trustee Knutson testifying as an individual.

✚ Motion made by Trustee Bear, Seconded by Trustee Pattison that Trustee Knutson testify his statement as an individual.

Council Member	For	Against	Abstain	Absent
Trustee Bear	X			
Trustee Budinger	X			

Trustee Johnson	X			
Trustee Knutson		X		
Trustee Meck	X			
Trustee Pattison	X			
Mayor Bachran				

Mayor’s Report

- Tabled until the first meeting in May.
- May 11, 2021

Committee Reports

Finance & Personnel report:

- Tabled until the first meeting in May.
- May 11, 2021

Governmental Affairs & Public Safety report:

- Tabled until the first meeting in May.
- May 11, 2021

Public Works-Utilities-Facilities report:

- Tabled until the first meeting in May.
- May 11, 2021

Tree Board:

- Tabled until the first meeting in May.
- May 11, 2021

Advisory Water report:

- Tabled until the first meeting in May.
- May 11, 2021

Adjournment

The meeting was adjourned by Mayor Bachran at 10:20 pm

Amanda Mojarro, Deputy Clerk

Mary Bachran, Mayor

TOWN OF PAONIA
REQUEST TO BE PLACED ON AGENDA

PO Box 460
Paonia, CO
81428

970/527-4101

paonia@townofpaonia.com

Here are things you need to know:

- You must contact the Town Clerk prior to coming to Board. Quite often the issue can be resolved by staff action.
- No charges or complaints against *individual* employees should be made. Such charges or complaints should be sent to the employee's Department Head in writing with your signature.
- Remarks that discriminate against anyone or adversely reflect upon the race, color, ancestry, religious creed, national origin, political affiliation, disability, sex, or marital status of any person are *out of order* and may end the speaker's privilege to address the Board.
- Defamatory, abusive remarks or profanity are *out of order* and will not be tolerated.

Please complete the following information and return this form no later than the Tuesday prior to the Board meeting to the above address or bring it to the Town Hall at 214 Grand Avenue.

Office hours are Monday through Friday, 8:00 a.m. to 4:30 p.m.

Regular Board meetings are scheduled for the second and fourth Tuesdays of each month.

Name of person making presentation: Sunshine Knight

Organization, if speaking on behalf of a group: Friends of the Paradise Theatre

Is this a request for Board action? Yes No

Please provide a summary of your comments:

The Friends of the Paradise Theatre is requesting a special events liquor permit for

our outdoor concerts at Poulos Park.

What staff member have you spoken to about this? Please summarize your discussion:

Amanda and Corinne

Contact information:

Name: Sunshine Knight

Mailing Address: P.O. Box 886

E-mail: director@paradiseofpaonia.com

Daytime Phone: [REDACTED]

Received Via Email
4.2.21 GEE

Application for a Special Events Permit

Departmental Use Only

In order to qualify for a Special Events Permit, You Must Be a Qualifying Organization Per 44-5-102 C.R.S. and One of the Following (See back for details.)

- | | | |
|------------------------------------|---|---|
| <input type="checkbox"/> Social | <input type="checkbox"/> Athletic | <input checked="" type="checkbox"/> Philanthropic Institution |
| <input type="checkbox"/> Fraternal | <input type="checkbox"/> Chartered Branch, Lodge or Chapter | <input type="checkbox"/> Political Candidate |
| <input type="checkbox"/> Patriotic | <input type="checkbox"/> National Organization or Society | <input type="checkbox"/> Municipally Owned Arts Facilities |
| <input type="checkbox"/> Political | <input type="checkbox"/> Religious Institution | |

LIAB Type of Special Event Applicant is Applying for:	DO NOT WRITE IN THIS SPACE
2110 <input checked="" type="checkbox"/> Malt, Vinous And Spirituous Liquor \$25.00 Per Day	Liquor Permit Number
2170 <input type="checkbox"/> Fermented Malt Beverage \$10.00 Per Day	

1. Name of Applicant Organization or Political Candidate Friends of the Paradise Theatre	State Sales Tax Number (Required) 30480955-0000
---	--

2. Mailing Address of Organization or Political Candidate (include street, city/town and ZIP) P.O. Box 886 Paonia, CO 81428	3. Address of Place to Have Special Event (include street, city/town and ZIP) Poulos Park, 217 Grand Ave
--	---

4. Authorized Representative of Qualifying Organization or Political Candidate Sunshine Knight	Date of Birth	Phone Number
Authorized Representative's Mailing Address (if different than address provided in Question 2.)		

5. Event Manager Sunshine Knight	Date of Birth	Phone Number
Event Manager Home Address (Street, City, State, ZIP)		Email Address of Event Manager

6. Has Applicant Organization or Political Candidate been issued a Special Event Permit this Calendar Year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes How many days? <u>3</u>	7. Is the premises for which your event is to be held currently licensed under the Colorado Liquor or Beer codes? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes License Number _____
--	---

8. Does the Applicant Have Possession or Written Permission for the Use of The Premises to be Licensed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
List Below the Exact Date(s) for Which Application is Being Made for Permit				
Date <u>5/7/2021</u>	Date <u>6/12/2021</u>	Date <u>7/9/2021</u>	Date <u>7/31/2021</u>	Date
Hours From 5:30 p.m. To 10:00 p.m.	Hours From 5:30 p.m. To 10:00 p.m.	Hours From 5:30 p.m. To 10:00 p.m.	Hours From 5:30 p.m. To 10:00 p.m.	Hours From .m. To .m.
Date	Date	Date	Date	Date
Hours From .m. To .m.	Hours From .m. To .m.	Hours From .m. To .m.	Hours From .m. To .m.	Hours From .m. To .m.
Date	Date	Date	Date	Date
Hours From .m. To .m.	Hours From .m. To .m.	Hours From .m. To .m.	Hours From .m. To .m.	Hours From .m. To .m.

Oath of Applicant

I declare under penalty of perjury in the second degree that I have read the foregoing application and all attachments thereto, and that all information therein is true, correct, and complete to the best of my knowledge.

Signature <i>S Knight</i>	Title Executive Director	Date 4/2/2021
---------------------------	--------------------------	---------------

Report and Approval of Local Licensing Authority (City or County)

The foregoing application has been examined and the premises, business conducted and character of the applicant is satisfactory, and we do report that such permit, if granted, will comply with the provisions of Title 44, Article 5, C.R.S., as amended.
THEREFORE, THIS APPLICATION IS APPROVED.

Local Licensing Authority (City or County)	<input type="checkbox"/> City <input type="checkbox"/> County	Telephone Number of City/County Clerk
Signature	Title	Date

DO NOT WRITE IN THIS SPACE - FOR DEPARTMENT OF REVENUE USE ONLY			
Liability Information			
License Account Number	Liability Date	State	Total
		-750 (999)	\$

Application Information and Checklist

The following supporting documents must be attached to this application for a permit to be issued:

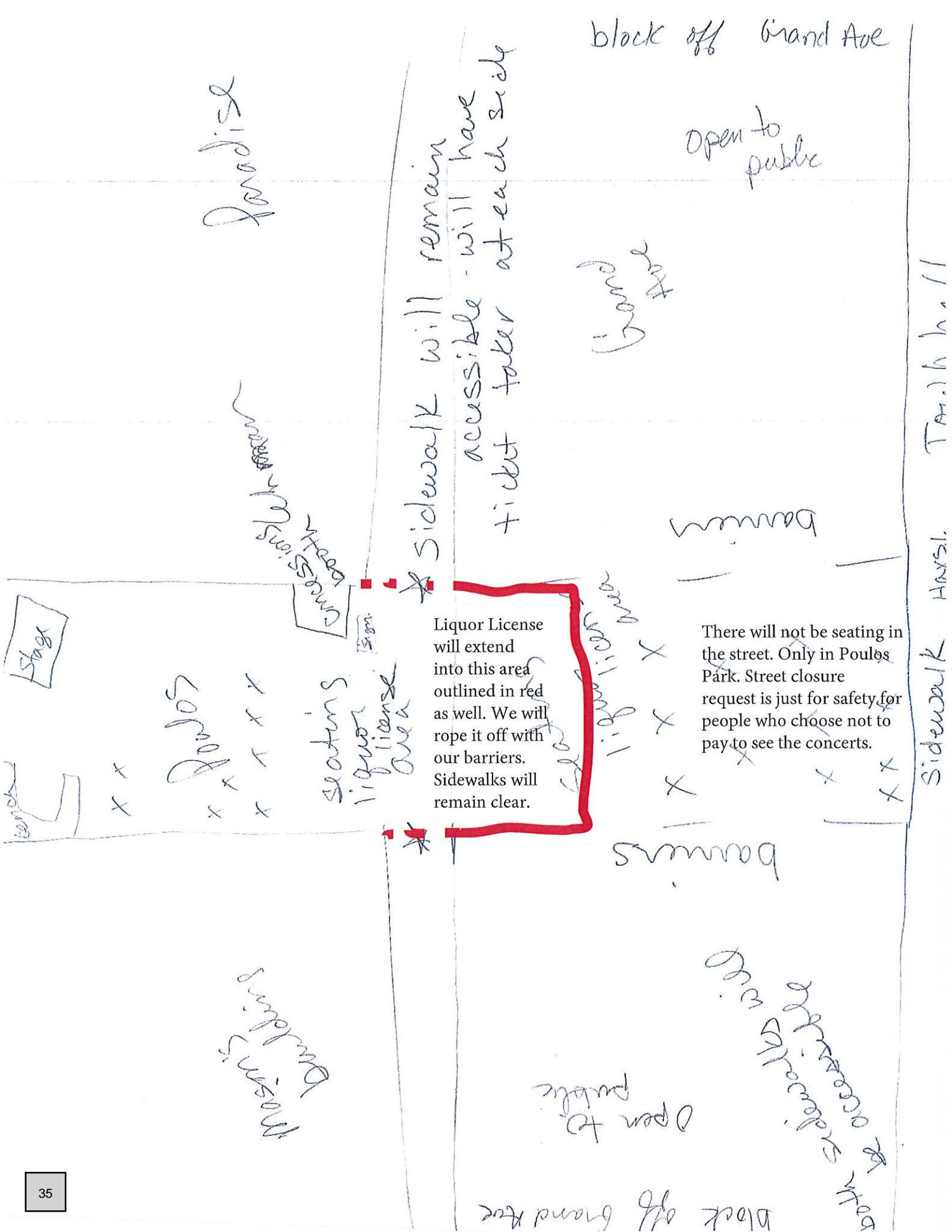
- Appropriate fee.
- Diagram of the area to be licensed (not larger than 8 1/2" X 11" reflecting bars, walls, partitions, ingress, egress and dimensions. **Note:** If the event is to be held outside, please submit evidence of intended control, i.e., fencing, ropes, barriers, etc.
- Copy of deed, lease, or written permission of owner for use of the premises.
- Certificate of good corporate standing (NONPROFIT) issued by Secretary of State within last two years; or
- If not incorporated, a NONPROFIT charter; or
- If a political Candidate, attach copies of reports and statements that were filed with the Secretary of State.

- Application must first be submitted to the Local Licensing Authority (city or county) at least thirty (30) days prior to the event.
- Public notice of the proposed event and procedure for protesting issuance of the permit shall be conspicuously posted at the proposed location for at least (10) days before approval of the permit by Local Licensing Authority. (44-5-106 C.R.S.)
- State Licensing Authority must be notified of approved applications by Local Licensing Authorities within ten (10) days of approval.
- Check payable to the Colorado Department Of Revenue

Qualifications for Special Events Permit

(44-5-102 C.R.S.)

A Special Event Permit issued under this article may be issued to an organization, whether or not presently licensed under Articles 4 and 3 of this title, which has been incorporated under the laws of this state for the purpose of a social, fraternal, patriotic, political or athletic nature, and not for pecuniary gain or which is a regularly chartered branch, lodge or chapter of a national organization or society organized for such purposes and being non profit in nature, or which is a regularly established religious or philanthropic institution, and to any political candidate who has filed the necessary reports and statements with the Secretary of State pursuant to Article 45 of Title 1, C.R.S. A Special Event permit may be issued to any municipality owning arts facilities at which productions or performances of an artistic or cultural nature are presented for use at such facilities.



Paradise

block off Grand Ave

Open to public

Grand Ave

Stage

Poulos

seating
liquor license area

Liquor License will extend into this area outlined in red as well. We will rope it off with our barriers. Sidewalks will remain clear.

barriers

There will not be seating in the street. Only in Poulos Park. Street closure request is just for safety for people who choose not to pay to see the concerts.

Buildings

Open to public

both sides of Grand Ave will be accessible to the public

Sidewalk will remain accessible - will have ticket taker at each side

Sidewalk Hrs. 11 T.A.H. 11



Riverbank Neighborhood Major Subdivision Review Hearing

Summary:

The planning commission review hearing took place 4/16/21 at 1pm. Frederick Zimmer has been identified by applicant as his proxy due to the inability to attend virtually.

Included in the packet are the following:

- Planning Commission Draft minutes 4/16/21
- Updated Administrator Report
- Correspondence regarding wetlands discussion from applicant
- Complete Planning Commission Packet



ADMINISTRATOR REPORT

TO: BOARD OF TRUSTEES

FROM: *CORINNE FERGUSON*

SUBJECT: PAONIA RIVERBANK NEIGHBORHOOD

Ivo Renkema, on behalf of Old World, LLC, provided an initial major subdivision application and variance request for review with previous Administrator Knight in 2017/2018. The process had some delays and was re-addressed following my assuming administrator duties in 2019. A joint community work session with the planning commission and Board of Trustees was held and well-received June 4, 2020. The primary areas of concern from the community during the meeting were a walking path to connect the neighborhood to the school property and the inclusion of sidewalks. The application was deemed substantially complete November 25, 2020 and applicant was so notified via e-mail. Subsequent virtual meetings, reviews, and correspondence ensued to bring us to date. The applicant provided updated data and responses to Town engineering reviews and requested the process move forward, as presented, on February 22, 2021. Due to a noticing error the original planning commission review was rescheduled from March 25, 2021 to April 16, 2021. The hearing took place as scheduled, with a large community turn-out. Included in this report are the initial recommendations and updated comments. Thank you.

See below:

Application and Review Per Municipal Code Chapter 17 Articles 5 and 6.

Complete application packet and fee payment. – Reviewed as submitted, deemed substantially complete 11/25/2020.

Deadlines for publication and notifications met.

Requirements for Administrator submittal to Planning Commission for recommendations to the Board of Trustees:

Documents submitted by applicant (Labeled Items 1 through 14)

1. Geotechnical – soils report
2. Sketch Plan

3. List of property owners within 200'
4. Application
5. Covenants for the Riverbank Neighborhood
6. Referral letters from utility companies [Development Review]
7. Engineering work from Odisea
8. Preliminary Plan Reviewed for final concurrent review
9. Subdivision Improvements Agreement
10. Title Commitment and updated title commitment
11. Storm-water drainage report
12. Engineers Cost Estimate
13. Traffic Impact Analysis
14. Proof of Ownership

(1) All such proposed parcels are divided by, or parallel to and part of the original lot, tract or parcel lines on the Town Plat; **Refer to Proposed Site Map C2.0 - COMPLETE**

(2) All the proposed parcels have the applicable yard setbacks which are required for structures; **Existing lot 1 and 2 and Proposed Lots 4 through 16 (lot 3 is required open space) are vacant – lot size permits development within setback requirements.**

(3) All of the proposed areas of the proposed parcels conform to the zoned uses and dimensional characteristics of lots or tracts in the applicable Zone District of the Town regulations; **COMPLETE Existing and Proposed Lot 1-16 (lot 3 is designated public land) retain current zoning R-2 medium density residential. Required minimum lot size for R-2 permitted by right is 8,000 square feet. All lots exceed required minimum square footage. Water and sewer taps are paid in full for lots 1 and 2 only. Recommendation that approval of the overall project include development beyond Phase 1 (lots 1 & 2) are prohibited until such time that Ordinance 2020-01 Water Tap Moratorium is modified or rescinded, and water taps are available.**

(4) None of the proposed parcels violates any Section of the Town regulations; **COMPLETE – variance requests are not related to parcels and will be addressed later in the report.**

(5) The major subdivision complies with the applicable zoning criteria in Chapter 16 Article 3; **CORRECT (see attached Table 16-1 Schedule of Uses and Table 16-2 Schedule of Requirements – Residential Districts) NOTE: Table 16-1 limits R-2 to single and two-family dwellings. Section 16-2-40 defines R-2 as “...attached and detached single-family, two-family and multiple-family dwellings at moderate densities. Such areas are intended to serve as a transition between the lower-density zoning districts and the higher-density residential areas and commercially zoned areas. The interpretation for development in R-2 has been limiting R-2 to two dwellings, as depicted in the table. This is a discrepancy that will need corrected during the update of the Municipal Code.**

Planning Commission recommends the subdivision be re-zoned R-1, Low-Density single family residential. Staff recommendation is that zoning remain R-2 with proper plat noting and updated

Code Covenants and Restrictions limiting development to no more than two dwellings and restricting future subdivision of the lots.

(6) The application has been referred to all Town departments and utility companies (Development Review committee) for review and comment at least fifteen (15) days prior to a decision on the application; **COMPLETE – No objections – Response from Fire Department Included, requesting 8-inch main. Plans call for connection to existing 8-inch main. Response from Delta County included. All corrections made and access application submitted to Delta County as of April 10, 2021.**

Items to Consider for Trustee Review and Decision-Making:

- (1) Comply with all applicable zoning requirements of the zone district in which the subdivision is located;
- (2) Have a front parcel line on a street only, and such parcel access shall have the following characteristics:
 - a. Said front parcel line must be at least twenty-five (25) feet long or the minimum lot width for the applicable zone district, whichever is shorter;
 - b. The vehicular access to any primary structure on a parcel shall be from a street, must be a minimum of twenty-five (25) feet wide along its entire length, and must be owned in fee simple by the owner of the parcel being accessed;
- (3) Provide for underground utilities upon each building site;
- (4) Provide for adequate fire and flood protection and emergency access;
- (5) Not increase the potential for breach of the public safety, or damage to public or private property by fire, flood or erosion;
- (6) Not create congestion, automotive or pedestrian safety problems or other traffic hazards;
- (7) To be designed in a manner that directs the placement of roads, utilities and structures away from any unstable soils, or mitigates the effect of unstable soils, geologic hazards, and other site conditions so as to minimize the potential for breach of the public safety, or damage to public or private property;
- (8) Not create significant adverse effects to public facilities, rights-of-way or utilities;
- (9) Not create significant adverse impacts on the use of adjacent property;
- (10) Otherwise be consistent and comply with the objectives purposes, conditions and requirements of these subdivision regulations and the zoning ordinance of the Town regulations; and

Comments Specific to Applicant Letter to Planning Commission dated March 9, 2021. Please see additional comments included with the letter later in the packet.

Main Points listed on page 1:

15 residential lots, zoned R-2, - Agreed and recommended with restrictions listed above.

1 open space lot, approximately 2 acres, - The lot is 1.974 acres in the current plan – this exceeds the required open space area for a major subdivision unless modified for option b included in the packet.

An “evergreen buffer” between neighbors and Riverbank – **Included as desired by community.**

A newly constructed Atlantic Avenue **At the suggestion of Delta County G.I.S. the proposed road name has been updated to Big Sky Avenue.**

Irrigation water from Feldman and Farmers ditches – **Included. No additional comments.**

Easements for trails – **included 8-ft access trail easement between lots 7 & 9 to school district property as desired by community. Requesting applicant consider inclusion of continuation of the trail easement on rear south-east portion of Riverbank lots 7, 6, & 5 to Town lot 6 for future connection to walking bridge to W. 4th Street near public library.**

Having reviewed and confirmed all requirements and information provided, it is my recommendation to the Board of Trustees the approval of Riverbank Neighborhood Subdivision with the following recommendations specific to variance requests:

Variance 1: Road width and length – Section 17-4-40 (g) cul-de-sac length and Section 17-4-50 paved area or right-of-way

The Road length is approximately 1,700 ft. Code requirement is no more than 500 ft. Staff recommendation to approve variance – suggested modification to emergency turn around location to area between Riverbank lots 2 & 5 which currently have a 35 ft shared utility and ditch easement. This more centrally locates the emergency turn-around. At its current location it is approximately 700 ft beyond the maximum allowed road length.

Planning Commission voted to recommend as submitted.

Variance 2: change in typical road section – Section 17-4-40 (j)

Please see staff notes included in the summary of Final Document (Item 3) submitted by applicant. Staff recommendation is to deny the variance as submitted with the following caveat – Staff recognizes the reduction in number of developable parcels from the initial subdivision development, COVID-19, and the moratorium on water tap sales significantly impacts the economics of the neighborhood and impending development timeline.

Suggested modification in lieu of the variance is to defer installation of sidewalk, curb and gutter until such time as 50% of the parcels are sold and/or developed. Storm water runoff should be collected at intermittent collection boxes and piped to detention ponds identified on the plan (see C3.0).

Planning Commission voted to recommend as submitted.

Additional information:

Secondary exit for emergency confirmed - 22 ft emergency access easement from cul-de-sac to Highway 133 filed and recorded with Delta County Clerk's office in 2012.

Wetland designations: Please see additional correspondence from applicant – included in the packet. At the time of permitting and development on any parcel, wetland designation restrictions would be evaluated and addressed.

Admin Report Attachments:

Attachment A: Street Design and Specifications Sec.17-4-40 through 17-4-110

Attachment B: Zoning Table 16-1 Schedule of Uses for Residential Districts

Attachment C: Zoning Table 16-2 Schedule of Requirements for Residential Districts

Attachment D: SGM Engineering Estimate for curb and gutter installation costs

Summary of Planning Commission Recommendations and Administrative Recommendations:

1. Planning Commission recommends acceptance and approval of the Riverbank Subdivision Application with the following conditions:
2. Planning Commission recommends the subdivision be re-zoned R-1, Low-Density single family residential. Staff recommendation is that zoning remain R-2 with proper plat noting and updated Code Covenants and Restrictions limiting development to no more than two dwellings and restricting future subdivision of the lots.
3. Variance 1: Road width and length – Section 17-4-40 (g) cul-de-sac length and Section 17-4-50 paved area or right-of-way - Commission recommends approval as presented by Administrator - recommendation to approve variance with the following modification: emergency turn around location to area between Riverbank lots 2 & 5, which currently have a 35 ft shared utility and ditch easement.
4. Variance 2: change in typical road section – Section 17-4-40 (j) - Commission recommends approval as presented by Administrator - recommendation to deny the variance as submitted with the following concession. In lieu of the variance, defer installation of sidewalk, curb and gutter until such time as 50% of the parcels are sold and/or developed. Storm water runoff should be collected at intermittent collection boxes and piped to detention ponds identified on the plan (see C3.0).
5. Commission recommends development beyond Phase 1 be prohibited until water taps are available.

Minutes
Planning Commission Meeting
Town of Paonia, Colorado
April 16, 2021

RECORD OF PROCEEDINGS

The Regular Meeting of the Paonia Planning Commission was called to order on Friday, April 16, 2021 at 1:02 pm by Barb Heck, Chairperson. Formal Video Record at <https://www.youtube.com/watch?v=k92qTg6i4O4>

Roll Call

Commission members present were as follows: Chairperson Barb Heck, Commissioner Lucy Hunter, Mayor Mary Bachran and Trustee Karen Budinger. Commissioner Monica Foguth was absent.

Also present were Town Administrator/Town Clerk Corinne Ferguson and Deputy Town Clerk Amanda Mojarro.

A quorum was present, and Chairperson Heck proceeded with the meeting.

Approval of Agenda

Motion to approve agenda as presented by Mayor Bachran, seconded by Commissioner Hunter. Motion carried.

Unfinished Business

Minutes: June 22, 2020

Motion to approve minutes as presented by Commissioner Hunter Seconded by Trustee Budinger. Motion carried.

Trustee Budinger Abstained from voting.

Minutes were tabled until the next meeting.

New Business.

Riverbank Neighborhood Subdivision Application:

- Commissioner Hunter recused herself from the discussion.
- Administrator Ferguson read her recommendations that were included in her report in the packet.

Public Hearing:

Chairperson, Barb Heck opened the Public Comment at 1:10 pm.

Ivo Renkema, Riverbank's developer was absent, and Frederick Zimmer was the representative on his behalf. Frederick Zimmer addressed the public and the commissions questions.

Publics concerns & comments:

- A Public member was concerned with what will happen to their ditch lateral. The other concern was regarding the wetlands and the wildlife located on lots 8, 10, 12 and 14.
- The representative stated that they will follow the ditches recommendation and stated that the surveyor did not mark or indicate the existence of wetlands in the lots mentioned by the public member.
- A public member was concerned with the bond, water tap and the moratorium that is in place and conservation easements. A statement regarding their concerns was read and was added to the permanent packet.
- Public members were concerned with the R-2 zoning. Representative stated that they were not aware of the R-2 zoning issue and that the developer would consider re-zoning.

Chairperson, Barb Heck closed the Public Comment.

Board comments:

- Concerned that the developer was not present by phone to address the public and boards questions.
- Keeping the restrictions on the curb and gutter.
- R-2 zoning – would need to go through the re-zoning contingent upon approval.
- Road variance
- A concern about an agriculture provision in the document stating that the unit owner would have agree not to complain about any noises, smells or about the agriculture law in the State of Colorado.

Motion by Mayor Bachran, seconded by Trustee Budinger to recommend to the Board of Trustees the approval of the proposed staff recommendations for Variance 1: Road width and length – Section 17-4-40 (g) cul-de-sac length and Section 17-4-50 paved area or right-of-way: **The Road length is 1,700 ft. Code requirement is no more than 500 ft. Staff recommendation to approve variance – to recommend approval of modification to emergency turn around location to area between Riverbank lots 2 & 5 which currently have a 35 ft shared utility and ditch easement. This more centrally locates the emergency turn-around. At its current location it is approximately 700 ft beyond the maximum allowed road length.** Motion carried.

Motion by Mayor Bachran, seconded by Trustee Budinger to recommend to the Board of Trustees to accept staff recommendation to deny variance 2: Change in typical road section – Section 17-4-40 (j): **to recommend deferring installation of sidewalk, curb, and gutter until such time as 50% of the parcels are sold and/or developed. Storm water runoff should be**

collected at intermittent collection boxes and piped to detention ponds identified on the plan (see C3.0). Motion carried.

Motion by Chairperson Heck, seconded Mayor Bachran to recommend to the Board to continue with R-2 zoning and add restrictions to 2 livable units and restrict multi units. Vote of those present was Trustee Budinger & Mayor Bachran voted Nay. Chairperson Heck voted Aye. Motion failed.

Discussion: Public members suggested consulting the Town Attorney's and suggested to re-zone to R-1 and suggested investigating further into the wetlands issue.

Motion by Mayor Bachran, seconded Trustee Budinger to recommend to the Board to re-zone R-1. Motion carried.

Motion by Mayor Bachran, seconded Trustee Budinger to recommend to the Board that only lots 1 & 2 be developed until the water moratorium is lifted. Motion carried.

Motion by Mayor Bachran, seconded Trustee Budinger to recommend to the Board to accept the Riverbank subdivision with the stipulations as outlined in the previous motion. Motion carried.

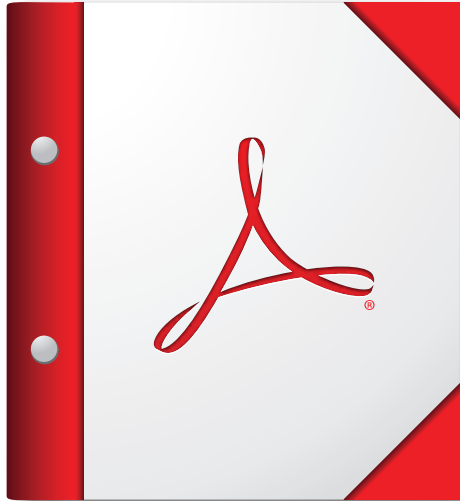
Motion by Mayor Bachran, seconded Trustee Budinger to recommend to the Board to have the applicant provide information regarding the wetlands status and bring it before the Board.

Adjournment

Chairperson Heck adjourned the meeting at 2:45 pm

Amanda Mojarro, Deputy Clerk

Barb Heck, Chairperson



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Acrobat X or Adobe Reader X, or later.**

[Get Adobe Reader Now!](#)



TOWN OF PAONIA
FRIDAY, APRIL 16, 2021
PLANNING COMMISSION MEETING AGENDA
1:00 PM

APPROPRIATE FACE COVERINGS ARE REQUIRED AT ALL TIMES WHILE IN TOWN HALL.

Roll Call

- [1.](#) Roll Call

Approval of Agenda

- [2.](#) Approval of the Agenda

New Business

- [3.](#) Regular Minutes: June 22, 2020
- [4.](#) Riverbank Neighborhood Subdivision Application

NOTE: While numbered, the following items are all part of New Business Item #4 – Riverbank Subdivision Application and Review and will not be individually accepted or approved

- [5.](#) Town Administrator Review, Recommendations, and Attachments A through D
- [6.](#) Old World LLC - Submittal Overview Letter
- [7.](#) Old World LLC - Submittal Overview Letter - With Administrator Comments
- [8.](#) Town Attorney Letter Regarding Engineer Review
- [9.](#) Initial Independent Engineering Plan Review
- [10.](#) Applicants Engineer Plan Review Including Modifications and Responses
- [11.](#) Community Member Input Letters
- [12.](#) Application Item 1 - Geotechnical Spoils Report Parts 1 through 3
- [13.](#) Application Item 2 - Sketch Plan
- [14.](#) Application Item 3 - Property Owner List
- [15.](#) Application Item 4 - Application
- [16.](#) Application Item 5 - Covenants for Neighborhood
- [17.](#) Application Item 6 - Development Review
- [18.](#) Application Item 7 - Engineering Updated Plat
- [19.](#) Application Item 8 - Preliminary & Original Final Plan
- [20.](#) Application Item 9 - Subdivision Improvements Agreement
- [21.](#) Application Item 10 - Title Commitment
- [22.](#) Application Item 11 - Drainage Report
- [23.](#) Application Item 12 - Engineering Costs
- [24.](#) Application Item 13 - Traffic Impact
- [25.](#) Application Item 14 - Proof of Ownership

Adjournment

I. RULES OF PROCEDURE

Section 1. Schedule of Meetings. Regular Board of Trustees meetings shall be held on the second and fourth Tuesdays of each month, except on legal holidays, or as re-scheduled or amended and posted on the agenda prior to the scheduled meeting.

Section 2. Officiating Officer. The meetings of the Board of Trustees shall be conducted by the Mayor or, in the Mayor's absence, the Mayor Pro-Tem. The Town Clerk or a designee of the Board shall record the minutes of the meetings.

Section 3. Time of Meetings. Regular meetings of the Board of Trustees shall begin at 6:30 p.m. or as scheduled and posted on the agenda. Board Members shall be called to order by the Mayor. The meetings shall open with the presiding officer leading the Board in the Pledge of Allegiance. The Town Clerk shall then proceed to call the roll, note the absences and announce whether a quorum is present. Regular Meetings are scheduled for three hours, and shall be adjourned at 9:30 p.m., unless a majority of the Board votes in the affirmative to extend the meeting, by a specific amount of time.

Section 4. Schedule of Business. If a quorum is present, the Board of Trustees shall proceed with the business before it, which shall be conducted in the following manner. Note that all provided times are estimated:

- (a) Roll Call - (5 minutes)
- (b) Approval of Agenda - (5 minutes)
- (c) Announcements (5 minutes)
- (d) Recognition of Visitors and Guests (10 minutes)
- (e) Consent Agenda including Approval of Prior Meeting Minutes (10 minutes)
- (f) Mayor's Report (10 minutes)
- (g) Staff Reports: (15 minutes)
 - (1) Town Administrator's Report
 - (2) Public Works Reports
 - (3) Police Report
 - (4) Treasurer Report
- (h) Unfinished Business (45 minutes)
- (i) New Business (45 minutes)
- (j) Disbursements (15 minutes)
- (k) Committee Reports (15 minutes)
- (l) Adjournment

* This schedule of business is subject to change and amendment.

Section 5. Priority and Order of Business. Questions relative to the priority of business and order shall be decided by the Mayor without debate, subject in all cases to an appeal to the Board of Trustees.

Section 6. Conduct of Board Members. Town Board Members shall treat other Board Members and the public in a civil and polite manner and shall comply with the Standards of Conduct for Elected Officials of the Town. Board Members shall address Town Staff and the Mayor by his/her title, other Board Members by the title of Trustee or the appropriate honorific (i.e.: Mr., Mrs. or Ms.), and members of the public by the appropriate honorific. Subject to the Mayor's discretion, Board Members shall be limited to speaking two times when debating an item on the agenda. Making a motion, asking a question or making a suggestion are not counted as speaking in a debate.

Section 7. Presentations to the Board. Items on the agenda presented by individuals, businesses or other organizations shall be given up to 5 minutes to make a presentation. On certain issues, presenters may be given more time, as determined by the Mayor and Town Staff. After the presentation, Trustees shall be given the opportunity to ask questions.

Section 8. Public Comment. After discussion of an agenda item by the Board of Trustees has concluded, the Mayor shall open the floor for comment from members of the public, who shall be allowed the opportunity to comment or ask questions on the agenda item. Each member of the public wishing to address the Town Board shall be recognized by the presiding officer before speaking. Members of the public shall speak from the podium, stating their name, the address of their residence and any group they are representing prior to making comment or asking a question. Comments shall be directed to the Mayor or presiding officer, not to an individual Trustee or Town employee. Comments or questions should be confined to the agenda item or issue(s) under discussion. The speaker should offer factual information and refrain from obscene language and personal attacks.

Section 9. Unacceptable Behavior. Disruptive behavior shall result in expulsion from the meeting.

Section 10. Posting of Rules of Procedure for Paonia Board of Trustees Meetings. These rules of procedure shall be provided in the Town Hall meeting room for each Board of Trustees meeting so that all attendees know how the meeting will be conducted.

II. CONSENT AGENDA

Section 1. Use of Consent Agenda. The Mayor, working with Town Staff, shall place items on the Consent Agenda. By using a Consent Agenda, the Board has consented to the consideration of certain items as a group under one motion. Should a Consent Agenda be used at a meeting, an appropriate amount of discussion time will be allowed to review any item upon request.

Section 2. General Guidelines. Items for consent are those which usually do not require discussion or explanation prior to action by the Board, are non-controversial and/or similar in content, or are those items which have already been discussed or explained and do not require further discussion or explanation. Such agenda items may include ministerial tasks such as, but not limited to, approval of previous meeting minutes, approval of staff reports, addressing routine correspondence, approval of liquor licenses renewals and approval or extension of other Town licenses. Minor changes in the minutes such as non-material Scribner errors may be made without removing the minutes from the Consent Agenda. Should any Trustee feel there is a material error in the minutes, they should request the minutes be removed from the Consent Agenda for Board discussion.

Section 3. Removal of Item from Consent Agenda. One or more items may be removed from the Consent Agenda by a timely request of any Trustee. A request is timely if made prior to the vote on the Consent Agenda. The request does not require a second or a vote by the Board. An item removed from the Consent Agenda will then be discussed and acted on separately either immediately following the consideration of the Consent Agenda or placed later on the agenda, at the discretion of the Board.

III. EXECUTIVE SESSION

Section 1. An executive session may only be called at a regular or special Board meeting where official action may be taken by the Board, not at a work session of the Board. To convene an executive session, the Board shall announce to the public in the open meeting the topic to be discussed in the executive session, including specific citation to the statute authorizing the Board to meet in an executive session and identifying the particular matter to be discussed "in as much detail as possible without compromising the purpose for which the executive session is authorized." In the event the Board plans to discuss more than one of the authorized topics in the executive session, each should be announced, cited and described. Following the announcement of the intent to convene an executive session, a motion must then be made and seconded. In order to go into executive session, there must be the affirmative vote of two thirds (2/3) of Members of the Board.

Section 2. During executive session, minutes or notes of the deliberations should not be taken. Since meeting minutes are subject to inspection under the Colorado Open Records Act, the keeping of minutes would defeat the private nature of executive session. In addition, the deliberations carried out during executive session should not be discussed outside of that session or with individuals not participating in the session. The contents of an executive session are to remain confidential unless a majority of the Trustees vote to disclose the contents of the executive session.

Section 3. Once the deliberations have taken place in executive session, the Board should reconvene in regular session to take any formal action decided upon during the executive session. If you have questions regarding the wording of the motion or whether any other information should be disclosed on the record, it is essential for you to consult with the Town Attorney on these matters.

IV. SUBJECT TO AMENDMENT

Section 1. Deviations. The Board may deviate from the procedures set forth in this Resolution, if, in its sole discretion, such deviation is necessary under the circumstances.

Section 2. Amendment. The Board may amend these Rules of Procedures Policy from time to time.

AGENDA SUMMARY FORM



Roll Call

Summary:

Large empty rectangular box for summary notes.

Vote:	Barb Heck:	Karen Budinger:	Monica Foguth:
Lucy Hunter:	Mary Bachran:		

April 14, 2021

AGENDA SUMMARY FORM



Approval of the Agenda

Summary:

Large empty rectangular area for writing the summary.

Vote:	Barb Heck:	Karen Budinger:	Monica Foguth:
Lucy Hunter:	Mary Bachran:		

April 14, 2021

AGENDA SUMMARY FORM



Regular Minutes: June 22, 2020

Summary:
Approval of regular minutes.

Large empty rectangular area for notes or additional information.

Vote:	Barb Heck:	Karen Budinger:	Monica Foguth:
Lucy Hunter:	Mary Bachran:		

Empty rectangular box at the bottom of the form.

Minutes
Planning Commission Meeting
Town of Paonia, Colorado
June 22, 2020

RECORD OF PROCEEDINGS

Roll Call

1. Commission members present were as follows:

Chairperson Barb Heck
 Commissioner Lucy Hunter
 Commissioner Monica Foguth
 Mayor Mary Bachran
 Trustee Karen Budinger

Town staff present were as follows:

Town Administrator/Town Clerk Corinne Ferguson
 Assistant to the Town Administrator Evan Bolt
 Deputy Clerk Amanda Mojarro

A quorum was present, and Chairperson Heck proceeded with the meeting.

Approval of Agenda

Motion to approve agenda as presented by Commissioner Hunter seconded by Mayor Bachran.
 Motion carried unanimously.

Unfinished Business

Minutes: February 27, 2020:

Motion to approve minutes as presented by Commissioner Hunter Seconded by Chairperson Heck. Motion failed due to lack of votes.

Mayor Bachran & Trustee Budinger Abstained from voting.

Minutes were tabled until the next meeting.

New Business

Appointment of Chair:

Appointment of chair was tabled until next meeting.

Spiegel Fence Variance:

Fence variance documents were included in the packet.

Motion to recommend that the Board of Trustee approve Deborah Spiegel's fence variance by Commissioner Hunter second by Trustee Budinger. Motion carried una.

6. **Paonia Master Plan Update**

Evan Bolt updated the planning commission members regarding some of the master plan's goals and objectives.

Discussion points:

- Time frame of the assett inventory - preliminary reports will be reviewed in the fall.
- Land use - a public input meeting was held in early spring regarding the land use survey.
- Annexation - Town of Paonia has a (3) three-mile radius to annex.
- Master plan time frame draft documents available in July.

Adjournment

Adjournment:

Chairperson Heck adjourned the meeting at 5:43 pm

Amanda Mojarro, Deputy Clerk

Barb Heck, Chairperson

AGENDA SUMMARY FORM



Riverbank Neighborhood Subdivision Application

Summary:

Concurrent preliminary and final review of the Riverbank Neighborhood Subdivision application for approval.

Vote:	Barb Heck:	Karen Budinger:	Monica Foguth:
Lucy Hunter:	Mary Bachran:		



ADMINISTRATOR REPORT

TO: PLANNING COMMISSION

FROM: *CORINNE FERGUSON*

SUBJECT: PAONIA RIVERBANK NEIGHBORHOOD

Ivo Renkema, on behalf of Old World, LLC, provided an initial major subdivision application and variance request for review with previous Administrator Knight in 2017/2018. The process had some delays and was re-addressed following my assuming administrator duties in 2019. A joint community work session with the planning commission and Board of Trustees was held and well-received June 4, 2020. The primary areas of concern from the community during the meeting were a walking path to connect the neighborhood to the school property and the inclusion of sidewalks. The application was deemed substantially complete November 25, 2020 and applicant was so notified via e-mail. Subsequent virtual meetings, reviews, and correspondence ensued to bring us to date. The applicant provided updated data and responses to Town engineering reviews and requested the process move forward, as presented, on February 22, 2021. Due to a noticing error the original planning commission review was rescheduled from March 25, 2021 to April 16, 2021.

See below:

Application and Review Per Municipal Code Chapter 17 Articles 5 and 6.

Complete application packet and fee payment. – Reviewed as submitted, deemed substantially complete 11/25/2020.

Deadlines for publication and notifications met.

Requirements for Administrator submittal to Planning Commission for recommendations to the Board of Trustees:

Documents submitted by applicant (Labeled Items 1 through 14)

1. Geotechnical – soils report
2. Sketch Plan
3. List of property owners within 200'

4. Application
5. Covenants for the Riverbank Neighborhood
6. Referral letters from utility companies [Development Review]
7. Engineering work from Odisea
8. Preliminary Plan Reviewed for final concurrent review
9. Subdivision Improvements Agreement
10. Title Commitment and updated title commitment
11. Storm-water drainage report
12. Engineers Cost Estimate
13. Traffic Impact Analysis
14. Proof of Ownership

(1) All such proposed parcels are divided by, or parallel to and part of the original lot, tract or parcel lines on the Town Plat; **Refer to Proposed Site Map C2.0 - COMPLETE**

(2) All the proposed parcels have the applicable yard setbacks which are required for structures; **Existing lot 1 and 2 and Proposed Lots 4 through 16 (lot 3 is required open space) are vacant – lot size permits development within setback requirements.**

(3) All of the proposed areas of the proposed parcels conform to the zoned uses and dimensional characteristics of lots or tracts in the applicable Zone District of the Town regulations; **COMPLETE – Existing and Proposed Lot 1-16 retain current zoning R-2 medium density residential. Required minimum lot size for R-2 permitted by right is 8,000 square feet. All lots exceed required minimum square footage. Water and sewer taps are paid in full for lots 1 and 2 only. Recommendation that approvals will be contingent on the availability of water taps from the Town.**

(4) None of the proposed parcels violates any Section of the Town regulations; **COMPLETE – variance requests are not for parcels and will be addressed later in the report.**

(5) The major subdivision complies with the applicable zoning criteria in Chapter 16 Article 3; **CORRECT (see attached Table 16-1 Schedule of Uses and Table 16-2 Schedule of Requirements – Residential Districts)**

(6) The application has been referred to all Town departments and utility companies (Development Review committee) for review and comment at least fifteen (15) days prior to a decision on the application; **COMPLETE – No objections – Response from Fire Department Included, requesting 8-inch main. Plans call for connection to existing 8-inch main. Response from Delta County included. All corrections made and access application submitted to Delta County as of April 10, 2021.**

Items to Consider for Planning Commission Review and Recommendation and Subsequent Board Approval:

- (1) Comply with all applicable zoning requirements of the zone district in which the subdivision is located;

(2) Have a front parcel line on a street only, and such parcel access shall have the following characteristics:

a. Said front parcel line must be at least twenty-five (25) feet long or the minimum lot width for the applicable zone district, whichever is shorter;

b. The vehicular access to any primary structure on a parcel shall be from a street, must be a minimum of twenty-five (25) feet wide along its entire length, and must be owned in fee simple by the owner of the parcel being accessed;

(3) Provide for underground utilities upon each building site;

(4) Provide for adequate fire and flood protection and emergency access;

(5) Not increase the potential for breach of the public safety, or damage to public or private property by fire, flood or erosion;

(6) Not create congestion, automotive or pedestrian safety problems or other traffic hazards;

(7) To be designed in a manner that directs the placement of roads, utilities and structures away from any unstable soils, or mitigates the effect of unstable soils, geologic hazards, and other site conditions so as to minimize the potential for breach of the public safety, or damage to public or private property;

(8) Not create significant adverse effects to public facilities, rights-of-way or utilities;

(9) Not create significant adverse impacts on the use of adjacent property;

(10) Otherwise be consistent and comply with the objectives purposes, conditions and requirements of these subdivision regulations and the zoning ordinance of the Town regulations; and

Comments Specific to Applicant Letter to Planning Commission dated March 9, 2021. Please see additional comments included with the letter later in the packet.

Main Points listed on page 1:

15 residential lots, zoned R-2, - Agreed and recommended.

1 open space lot, approximately 2 acres, - The lot is 1.974 acres in the current plan – this exceeds the required open space area for a major subdivision unless modified for option b included in the packet.

An “evergreen buffer” between neighbors and Riverbank – Included as desired by community.

A newly constructed Atlantic Avenue At the suggestion of Delta County G.I.S. the proposed road name has been updated to **Big Sky Avenue**.

Irrigation water from Feldman and Farmers ditches – Included. No additional comments.

Easements for trails – included 8-ft access trail easement between lots 7 & 9 to school district property as desired by community. Requesting applicant consider inclusion of continuation of the trail easement on rear south-east portion of Riverbank lots 7, 6, & 5 to Town lot 6 for future connection to walking bridge to W. 4th Street near public library.

Having reviewed and confirmed all requirements and information provided, it is my recommendation to the Planning Commission and Board of Trustees the approval of Riverbank Neighborhood Subdivision with the following recommendations specific to variance requests:

Variance 1: Road width and length – Section 17-4-40 (g) cul-de-sac length and Section 17-4-50 paved area or right-of-way

The Road length is approximately 1,700 ft. Code requirement is no more than 500 ft. Staff recommendation to approve variance – suggested modification to emergency turn around location to area between Riverbank lots 2 & 5 which currently have a 35 ft shared utility and ditch easement. This more centrally locates the emergency turn-around. At its current location it is approximately 700 ft beyond the maximum allowed road length.

Variance 2: change in typical road section – Section 17-4-40 (j)

Please see staff notes included in the summary of Final Document (Item 3) submitted by applicant. Staff recommendation is to deny the variance as submitted with the following caveat – Staff recognizes the reduction in number of developable parcels, COVID-19, and the moratorium on water tap sales significantly impacts the economics of the neighborhood and impending development timeline.

Suggested modification in lieu of the variance is to defer installation of sidewalk, curb and gutter until such time as 50% of the parcels are sold and/or developed. Storm water runoff should be collected at intermittent collection boxes and piped to detention ponds identified on the plan (see C3.0).

Should the planning commission recommend, and the Board of Trustees final approval include option B - the addition of one (1) lot within the open space lot 3, staff recommends the Board require no financial penalty to the applicant for a reduction of required open space because of the inclusion of trails and accesses in the proposed plan.

Additional information:

Secondary exit for emergency confirmed - 22 ft emergency access easement from cul-de-sac to Highway 133 filed and recorded with Delta County Clerk's office in 2012.

Admin Report Attachments:

Attachment A: Street Design and Specifications Sec.17-4-40 through 17-4-110

Attachment B: Zoning Table 16-1 Schedule of Uses for Residential Districts

Attachment C: Zoning Table 16-2 Schedule of Requirements for Residential Districts

Attachment D: SGM Engineering Estimate for curb and gutter installation costs

Sec. 17-4-40. Street design.

- (a) The street pattern shall be designed to afford safe and convenient access to all lots within the subdivision.
- (b) Streets shall have a logical relationship to the topography and be designed to be parallel to the existing contours as much as possible.
- (c) All streets shall intersect at right angles.
- (d) Streets or alleys shall not be closer than one hundred (100) feet from another street intersection.
- (e) Proposed streets, which are extensions of existing public rights-of-way shall be designed to effect a smooth transition from existing to proposed improvements and shall be named accordingly.
- (f) Where developable but unplatted land is separated by a proposed subdivision from an existing public right-of-way, the street pattern of the proposed subdivision shall include streets extended to the boundary common to both tracts to prevent land locking of the unplatted tract and promote access to future development of adjacent unplatted land.
- (g) Dead-end streets and alleys shall be provided with a cul-de-sac with a minimum radius of fifty (50) feet. The maximum length of a dead-end street shall be five hundred (500) feet measured from the right-of-way line of the connecting street to the center of the turn-around area at the closed end of the cul-de-sac.
- (h) The minimum street gradient shall be five-tenths percent (0.5%) and the maximum street gradient shall be seven percent (7%) for local streets and five percent (5%) for collector and arterial streets. Except where, in the Town's opinion, the terrain requires a greater gradient, streets shall not exceed a gradient of four percent (4%) within one hundred (100) feet of an intersection. Changes in street grades shall be accomplished by vertical curves of sufficient length to maintain safe sight distances.
- (i) Street names. All street names shall be subject to the approval of the Planning Commission. The Planning Commission, subject to the approval of the Board of Trustees, may adopt a uniform street naming policy.
- (j) All public and private streets, curbs and gutters shall be laid out and graded, a base course of gravel installed and an asphalt wearing course installed to the full width of the traveled way, all to the specification of the Town's street design specifications. All alleys shall be laid out and graded, a base course of gravel installed and an all-weather surface installed to the full width of the traveled way, all to the specification of the Town's street design specifications and the Building Specifications and Standard Construction Specifications, as the same may be from time to time amended.
- (k) Minimum street widths and design characteristics are shown on the schedule of requirements, Table 17-1 below.
- (l) Curbs, gutters and sidewalks are required on all streets of subdivisions.

(Ord. No. 2000-02, Art. XII, 2000; Ord. No. 2003-04, 8-12-2003; Ord. No. 2014-04, § 1, 1-13-2015)

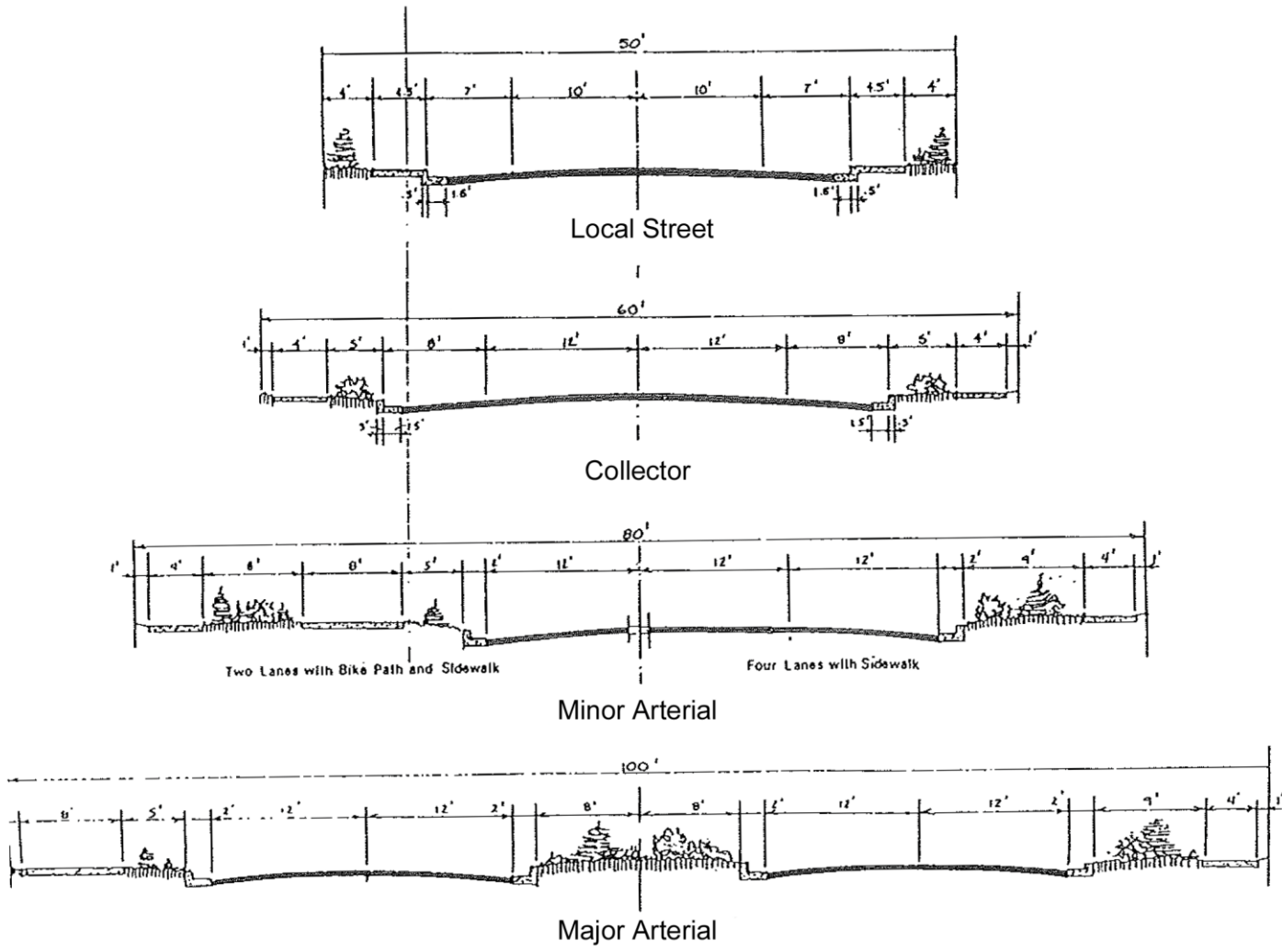
Sec. 17-4-50. Street design; schedule of requirements.

The following Table sets out the requirements for street design:

Table 17-1
Street Design - Schedule of Requirements¹

	<i>Local Street</i>	<i>Major and Minor Collector</i>	<i>Minor Arterial</i>	<i>Major Arterial</i>	<i>Alleys</i>
Minimum right-of-way	50 ft.	60 ft.	80 ft.	100 ft.	25 ft.
Travel lanes	2-10 ft.	2-12 ft.	2 or 4 lanes	12 ft.	25 ft.
On-street parking lanes	2-7 ft.	2-8 ft.			
Minimum pavement width curb to curb	34 ft.	40 ft.	See cross-section		
Sidewalk	Attached curbside 2-4 ft.	Detached 2-4 ft.	Detached 2-4 ft.	Detached 2-4 ft.	
Minimum radius of curvature	100 ft.	300 ft.	400 ft.	600 ft.	100 ft.
Maximum % of grade	7%	5%	5%	5%	
Radius of cul-de-sac		50 ft. residential	N/A	N/A	
Minimum paved area right-of-way	45 ft.	60 ft. commercial			
Bicycle path	May be designated on selected streets	Selected streets may include required bicycle paths. Minimum 8-10 ft.			

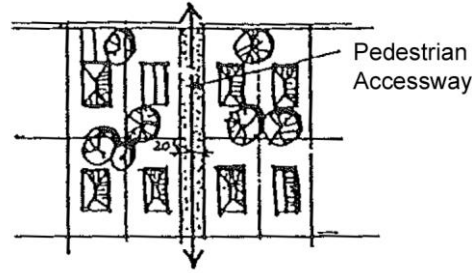
¹These requirements apply to new developing areas and may not be applicable to older areas of the community. All determinations as to the applicability of these requirements shall be made by the Planning Commission.



(Ord. No. 2000-02, Art. XII, 2000; Ord. No. 2003-04, 8-12-2003; Ord. No. 2014-04, § 1, 1-13-2015)

Sec. 17-4-60. Lot and block design.

- (a) Each lot shall be designed to provide an adequate accessible building site for a structure devoted to the intended use of the land.
- (b) Each lot shall meet or exceed the minimum requirements of the applicable zone district regulations or PUD plan, whichever applies, and shall have a minimum of twenty-five (25) feet of linear footage on a dedicated public street if access to said lot is by a dedicated public street. For multiple-family townhouse PUDs, the Planning Commission may waive the required twenty-five (25) feet of frontage on a public street.
- (c) Blocks shall not exceed one thousand (1,000) feet, unless a pedestrian walkway is provided through the block. The walkway shall consist of a twenty-foot easement near the middle of the block.



- (d) In tracts containing more than one (1) block, the blocks shall be designated in numerical order. Lots shall be designated numerically beginning with the number 1 in each block. Large tracts of land that are not further subdivided into lots and blocks shall be designated alphabetically beginning with the letter A. Outlots shall also be numbered alphabetically.
- (e) Double-frontage or through lots may be permitted, provided that access control restrictions are provided on the plat.

(Ord. No. 2000-02, Art. XII, 2000; Ord. No. 2014-04, § 1, 1-13-2015)

Sec. 17-4-70. Storm drainage.

- (a) Complete drainage systems for the entire subdivision area shall be designed by a professional engineer licensed in the State and qualified to perform such work and shall be shown graphically. All existing drainage features shall be so identified. If the final plat is to be presented in phases, a general drainage plan for the entire area shall be presented with the first phase, and appropriate development stages for the drainage system for each phase shall be indicated.
- (b) The drainage plans shall be designed to permit the unimpeded flow of natural watercourses and to ensure adequate drainage of all low points.
- (c) Drainage plans shall include all proposed surface drainage structures and all appropriate designs, details and dimensions necessary to clearly explain proposed construction materials and elevations.
- (d) The drainage system shall be designed to consider the drainage basin as a whole. All new development shall ensure that surface runoff from the development site shall not, after development, exceed the predevelopment flow for the peak condition of a ten-year storm. Adequate area for retention, percolation and absorption of all surface runoff generated by the project shall be provided either on the site or in cooperation with similar developments in the vicinity. A qualified engineer shall certify such surface runoff control designs.
- (e) All detention ponds shall be designed so that no standing water will remain beyond five (5) days after the end of the storm. The design of the detention facility must include consideration of the off-site runoff based upon present conditions. Detention facility design shall be in conformance with the requirements of the Town Engineer. Design data shall include, but not be limited to, soil boring logs and soils classifications water table elevations.
- (f) Drainage easements shall be provided to assure the perpetuity of detention areas when constructed as permanent drainage facilities.
- (g) Maintenance of drainage easements, detention areas and other structures shall be determined as a part of the subdivision agreement.
- (h) The developer shall make all practical efforts to assure that the water quality of post-development runoff is not less than the predevelopment runoff.

(Ord. No. 2000-02, Art. XII, 2000; Ord. No. 2014-04, § 1, 1-13-2015)

Sec. 17-4-80. Erosion control and site grading.

- (a) All new development shall ensure that erosion and sedimentation caused during construction and in the post-construction stage is prevented from causing any off-site effects in excess of what occurred in the predevelopment condition. The universal soil loss equation shall be used to calculate the amount of erosion to be generated by construction, and an interim stabilization and final stabilization plan shall be provided by the developer to ensure the containment of wind and water erosion effects on site during and after construction.
- (b) On slopes greater than ten percent (10%), slope stabilization and revegetation will be required. Plans shall include a description of existing vegetation to be planted and other slope-stabilization measures to be installed. New vegetation should be selected and located to be compatible with the surrounding vegetation, soil and ecological characteristics of the area.
- (c) Slopes shall be finished to match or blend with the natural contours of the adjacent terrain by eliminating sharp grade transitions of cut-and-fill slopes.
- (d) All existing trees that are to be retained and are over three (3) inches in diameter measured three (3) feet above grade shall be protected during construction and grading operations by placing fencing outside of the drip line of the tree.

(Ord. No. 2000-02, Art. XII, 2000; Ord. No. 2014-04, § 1, 1-13-2015)

Sec. 17-4-90. Bridges.

Any bridge planned as part of a proposed subdivision shall be designed and constructed and paid for by the subdivider in accordance with American Association of State Highway Officials recommendations, which recommendations are incorporated herein by this reference as if set forth verbatim. Where an existing bridge is a part of a proposed subdivision and does not meet specifications of this Chapter, it is the responsibility of the subdivider to repair or replace such bridge as necessary to meet the requirements of H20 live load prior to acceptance by the Board of Trustees for maintenance. No lot served by such bridge shall be built upon or occupied until such improvements have been completed. The width of such bridge shall not be less than the width of the roadways approaching it on either side.

(Ord. No. 2000-02, Art. XII, 2000; Ord. No. 2014-04, § 1, 1-13-2015)

Sec. 17-4-100. Water systems.

Water distribution systems shall be designed to connect with the Town water system and make water available to each lot and proposed site of use in the proposed subdivision. Fire hydrants shall be located to ensure protection of each lot based on utilization of existing Town firefighting equipment. Design and engineering of the system shall be the responsibility of the subdivider, with all plans subject to approval of the Town. Installation of the system shall be to Town specifications. Financial responsibility for the water distribution system shall belong to the subdivider and shall be subject to existing Town regulations and agreements executed by the Town and the subdivider.

(Ord. No. 2000-02, Art. XII, 2000; Ord. No. 2014-04, § 1, 1-13-2015)

Sec. 17-4-110. Sanitary sewer systems.

The sanitary sewer system for the subdivision shall be designed to connect with the Town's system and shall provide service for each lot and proposed building site within the subdivision. Design and installation of the system shall be subject to the approval of the Town and in accordance with the specifications of the Town. The developer shall pay for the sanitary sewage collection system subject to all regulations of the Town, State and federal government.

(Ord. No. 2000-02, Art. XII, 2000; Ord. No. 2014-04, § 1, 1-13-2015)

Sec. 16-3-20. Schedule of uses, residential districts.

**Table 16-1
Schedule of Uses - Residential Districts**

Use	R-1 District	R-2 District	R-3 District	E-1 District	MH District
Single-family dwellings	P	P	P	P	P
Two-family dwellings	X	P	P	S	X
Multiple-family dwellings, apartments/townhouses not exceeding 6 units per lot	X	S	P	X	X
Multiple-family dwellings, apartments/townhouses in excess of 6 units per lot	X	X	S	X	X
Mobile home parks	X	X	X	X	S 1
Mobile home subdivisions	X	X	X	X	P
Parks and recreation areas	P	P	P	P	P
Private schools	S	S	S	S	X
Public or governmental uses	S	S	S	S	X
Group homes for the developmentally disabled	S	S	S	S	S
Churches	S	S	S	S	S
Nursing homes/assisted living apartments	X	S	S	X	X
Rooming houses/bed and breakfasts	X	S	S	S	X
Professional offices 2	X	S	S	X	S
Neighborhood convenience centers 3	S	S	S	S	S
Antenna structures (towers)	S	S	S	S	S
Horses, barns and pastures	X	X	X	P	X
Mobile homes (single unit)	X	X	X	X	P
Neighborhood commercial uses 4	X	X	X	X	P

P = Permit by right

Administrator Review Attachment B

S = Permit by special review

X = Prohibited use

¹ See Article 8 of this Chapter.

² Professional offices as home occupations are permitted in all districts, subject to provisions in Section 16-11-20 of this Chapter.

³ Neighborhood commercial uses may include small food stores, specialty shops, gift, antique shops or similar type uses.
Maximum floor area shall be 2,000 square feet total.

⁴ Neighborhood convenience center shall have a maximum total floor area of 10,000 square feet and no single business with a greater total floor area than 2,000 square feet.

(Ord. No. 2000-02, Art. X, 2000; Ord. No. 2014-04, § 1, 1-13-2015)

Sec. 16-3-30. Schedule of requirements, residential districts.

**Table 16-2
Schedule of Requirements¹- Residential Districts**

Minimum Lot Area Requirements	R-1 District		R-2 District		R-3 District		E-1 District		MH District	
	Dwelling units	Min. lot area (sq. ft.)	Dwelling units	Min. lot area (sq. ft.)	Dwelling units per story	Min. lot area (sq. ft.)	Dwelling units	Min. lot area (sq. ft.)	Dwelling units	Min. lot area (sq. ft.)
Residential uses permitted by right	1	6,000	1	6,000	1	6,000	1	3 acres	1	5,000
			2	8,000	2	6,000	2		N/A	N/A
					3	8,000				
					4	10,000				
					5	12,500				
					6	15,000				
Residential uses permitted by special review			3	12,000	Over 6 units	15,000 sq. ft.				
			4	16,000		+				
			5	20,000		2,500 sq. ft.				
			6	24,000		for each unit over 6				
Yard Requirements²	R-1 District	R-2 District	R-3 District	E-1 District	MH District					
All yard areas adjacent to an arterial street major and minor	50 ft.	35 ft.	35 ft.	75 ft.	50 ft.					
Front yard setback										
Collector (major and minor)	25 ft.	25 ft.	25 ft.	50 ft.	25 ft.					
Local	20 ft.	20 ft.	20 ft.	35 ft.	20 ft.					
Side yard	6 ft.	6 ft.	10 ft. ³	20 ft.	6 ft.					
Rear yard	10 ft.	10 ft.	20 ft.	20 ft.	15 ft.					

Minimum lot width	50 ft.	50 ft.	50 ft.	200 ft.	50 ft.
Minimum landscaped open space (% of lot area)	-	20%	20%	30%	-
Minimum lot coverage	30%	30%	30%	20%	50%
Maximum building height	25 ft.	25 ft.	35 ft.	30 ft.	25 ft.

¹ See also the following provisions: 16-3-40 to 16-3-60 pertaining to average lot areas, side yard setback variation and front yard variation.

² See supplementary requirements in Section 16-10-60.

³ When a building is 3 stories, a 15-foot setback is required.

(Ord. No. 2000-02, Art. X, 2000; Ord. No. 2014-04, § 1, 1-13-2015)

5.

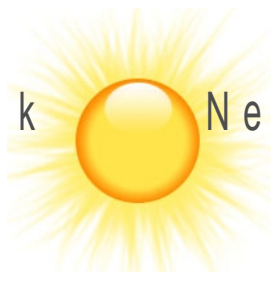


Riverbank Subdivision

Project No. 2013-471.009

Item #	Estimated Quantity	Unit	Description	Unit Price	Total Price
1	3097	LF	Concrete Curb and Gutter	35.00	108,395.00
2	2	EA	Drain Inlet	5,000.00	10,000.00
3	50	LF	12" ADS Drain Pipe	50.00	2,500.00
Total of All Items				Total	120,895.00

Riverbank Neighborhood



YOUR SPOT IN THE SUN

Town of Paonia
Planning & Zoning Commission
Grand Avenue, Paonia, CO

March 9th, 2021

Members of the Planning & Zoning Commission:

We proudly submit the Riverbank proposal for a low density residential neighborhood. This proposal is consistent with our work-session of June 4th, 2020.

main points

The main points are

- » 15 residential lots, zoned R2, each roughly 1 acre,
- » 1 open space lot, approximately 2 acre,
- » an "evergreen buffer" between neighbors and Riverbank,
- » a newly constructed Atlantic Avenue,
- » irrigation water from Feldman and Farmers ditches,
- » easements for trails.

benefits

The Riverbank offers important benefits to its prospective home-owners and the larger town.

The Riverbank slopes to the South, ideal for solar homes. Views of Lamborn and Landsend are also South. And, ... *a river runs through it.*

The proximity to down-town allows for walking or biking as an alternative to the car. The Riverbank will add vitality to Grand Avenue and enhance tax-income for the town. The Riverbank easily ties into in-town water and sewer, while possessing ample irrigation water for outdoor use.

Finally, the Riverbank extends the trail system around the North Fork.

variances

For the Riverbank Neighborhood application, we request the following variances:

- » reduced ROW width (17-4-50),,
- » change in typical road section (17-4-50, 17-4-40 (l) & 17-4-40 (g)).

The preliminary approval of 2010 granted a variance for reduced road-width. One reason is that reduced road-width results in slower traffic, and benefits public safety.

The Riverbank Neighborhood has a reduced density of 15 lots. Previous proposals were for some 50 lots; including the above preliminary approval.

The density has been reduced to make the application more palatable to the town. Consequently, the revenue from lot sales has been substantially reduced. Our investments in infrastructure must similarly be reduced, in order to keep lots affordable. Strict application of the design standards would therefore result in unnecessary hardship.

The Riverbank property is intended have a more rural character than Paonia's down-town. Atlantic Avenue will be a dead-end street, servicing a mere fifteen lots. It extends from Price Road, a county road without curbs, gutters or sidewalks. As Price Road sits in an easement (rather than a right-of-way) it is hard to see how curbs, gutters and/or sidewalks could be added.

The Riverbank won't tie into the Town stormwater system, so the gutters are not needed to direct water into storm sewer inlets. For most of the length of the road, adjacent grades do not drain toward the street, so we would only be capturing runoff from the pavement and areas immediately adjacent to it.

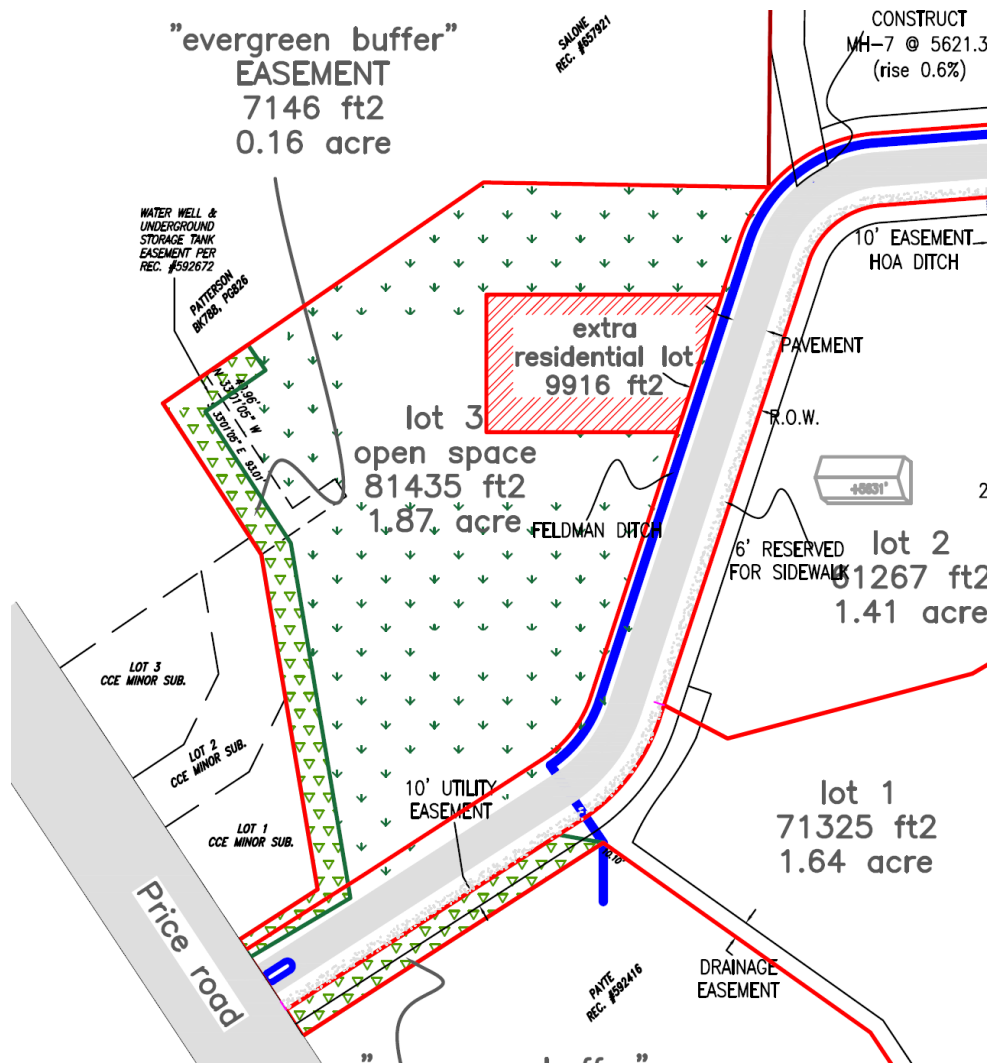
There is nothing wrong with a road without curbs and gutters. C-DOT construct highways in this manner. The same goes for county roads. It appears that only in a medium to high-density environment, do the benefits of curbs & gutters outweigh its costs. Down-town Paonia is such a medium-density environment; with four to six lots per acre. The Riverbank density is less than one lot per acre.

Therefore, curbs & gutters and full road-width are unnecessary and even adverse to the intended character of the Riverbank Neighborhood.

plan B

In case the town does not grant a variance for curb & gutter, we propose a plan B:

- to add one residential lot,
- construction of curbs & gutters be deferred until 50% of the lots are sold.

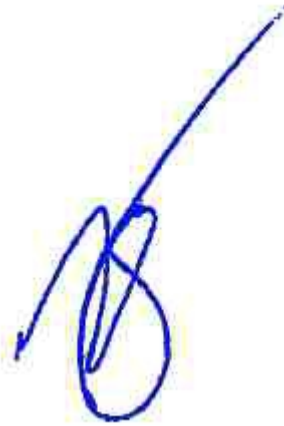


The extra lot could be a mere 9916 ft², situated within the 1.87 acre open space.

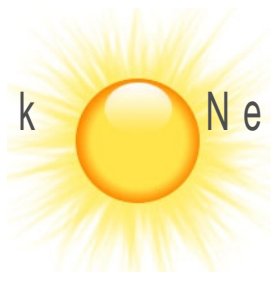
The town's engineer has estimated that just curbs & gutters would cost \$125,000. Experience demonstrates that the actual costs always exceed the estimate. With an extra residential-lot and deferred construction, the developer is partly compensated for these expenses.

Yours Sincerely,

Old World LLC,
Ivo Renkema

A handwritten signature in blue ink, consisting of a large, stylized 'R' followed by a long, sweeping line that extends upwards and to the right.

Riverbank Neighborhood



YOUR SPOT IN THE SUN

Town of Paonia
Planning & Zoning Commission
Grand Avenue, Paonia, CO

March 9th, 2021

Members of the Planning & Zoning Commission:

We proudly submit the Riverbank proposal for a low density residential neighborhood. This proposal is consistent with our work-session of June 4th, 2020.

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- » an "evergreen buffer" between neighbors and Riverbank,
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- » irrigation water from Feldman and Farmers ditches,
- » easements for trails.

7. Summary of Comments on Town of Paonia

This page contains no comments

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The Riverbank Neighborhood has a reduced density of 15 lots. Previous proposals were for some 50 lots; including the above preliminary approval.


Number: 1 Author: TownClerk Subject: Sticky Note Date: 3/22/2021 1:53:21 PM

The original application and any preliminary approvals were formally withdrawn by Old World LLC in 2014. This no longer applies.

The density has been reduced to make the application more palatable to the town. Consequently, the revenue from lot sales has been substantially reduced. Our investments in infrastructure must similarly be reduced, in order to keep lots affordable. Strict application of the design standards would therefore result in unnecessary hardship.

The Riverbank property is intended have a more rural character than Paonia's down-town. Atlantic Avenue will be a dead-end street, servicing a mere fifteen lots. It extends from Price Road, a county road without curbs, gutters or sidewalks. As Price Road sits in an easement (rather than a right-of-way) it is hard to see how curbs, gutters and/or sidewalks could be added.  ¹

The Riverbank won't tie into the Town stormwater system, so the gutters are not needed to direct water into storm sewer inlets. For most of the length of the road, adjacent grades do not drain toward the street, so we would only be capturing runoff from the pavement and areas immediately adjacent to it.  ²

There is nothing wrong with a road without curbs and gutters. C-DOT construct highways in this manner. The same goes for county roads. It appears that only in a medium to high-density environment, do the benefits of curbs & gutters outweigh its costs. Down-town Paonia is such a medium-density environment; with four to six lots per acre. The Riverbank density is less than one lot per acre.  ³

Therefore, curbs & gutters and full road-width are unnecessary and even adverse to the intended character of the Riverbank Neighborhood.

Number: 1 Author: TownClerk Subject: Sticky Note Date: 3/22/2021 1:36:08 PM

As confirmed by independent engineering review, prescriptive easements for roads must still adhere to all applicable road regulations. Should the Town annex Price Road, Town regulations for sidewalks, curb, and gutter would still apply, and feasibility would need to be evaluated.

Number: 2 Author: TownClerk Subject: Sticky Note Date: 3/22/2021 1:40:13 PM

There are several reasons other than the municipal code requirement for sidewalk curb and gutter. Curbs and gutters serve a multitude of functions, including collecting water from crowned pavements and conveying to points of collection, reducing the amount of water that seeps under pavement causing road issues and instability, protects against erosion of the roadside shoulders, outlines the edges of pavement, provides defined borders between traveled and untraveled surfaces and are known to effectively slow speed traffic within the edges of pavements.

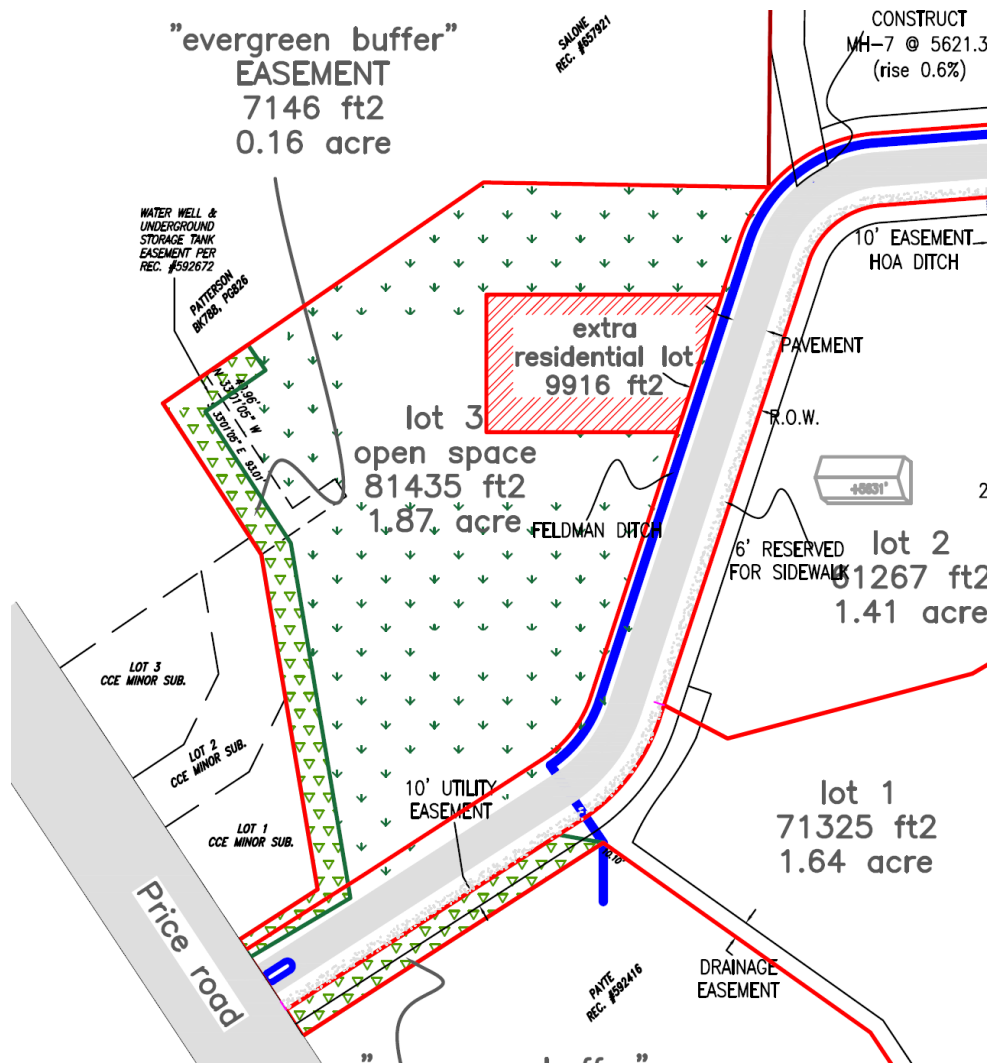
Number: 3 Author: TownClerk Subject: Sticky Note Date: 3/22/2021 1:43:37 PM

Riverbank is zoned R-2 which is medium density. While the current arrangement is approximately 1 to 1.5 acre lots, the Town has to prepare beyond the initial developers plan and include in decision-making the necessary requirements and improvements for the future development of the properties, which could include multiple single family homes and duplexes by right.

plan B

In case the town does not grant a variance for curb & gutter, we propose a plan B:

- to add one residential lot,
- construction of curbs & gutters be deferred until 50% of the lots are sold.



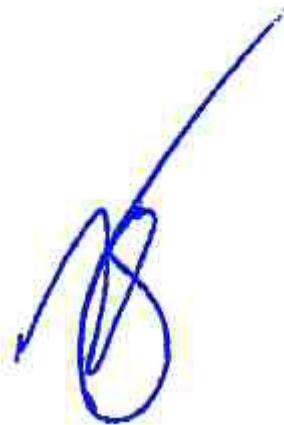
7. This page contains no comments

The extra lot could be a mere 9916 ft², situated within the 1.87 acre open space.

The town's engineer has estimated that just curbs & gutters would cost \$125,000. Experience demonstrates that the actual costs always exceed the estimate. With an extra residential-lot and deferred construction, the developer is partly compensated for these expenses.

Yours Sincerely,

Old World LLC,
Ivo Renkema

A handwritten signature in blue ink, consisting of a large, stylized 'R' followed by a long, sweeping line that extends upwards and to the right.

7. This page contains no comments



DEVOR & PLUMHOFF, LLC
Attorneys and Counselors at Law

Bo James Nerlin, Esq.
bo@coloradowestlaw.com

November 25, 2020

via email only

Mr. Ivo Renkema
Old World, LLC

Re: Riverbank Neighborhood Subdivision – Town of Paonia
Subdivision Application

Dear Mr. Renkema,

On behalf of staff of the Town of Paonia, a review of your Application for Subdivision - Final Plan for the Riverbank Neighborhood Subdivision has been completed. At this time, it is the conclusion of staff that all of the required materials for the application process have been appropriately submitted. This is based on the provision of the following materials:

1. Geotechnical – soils report
2. Sketch Plan
3. List of property owners within 200'
4. Application
5. Covenants for the Riverbank Neighborhood
6. Referral letters from utility companies
7. Engineering work from Odisea
8. Preliminary Plan
9. Subdivision Improvements Agreement
10. Title Commitment and updated title commitment
11. Storm-water drainage report
12. Engineers Cost Estimate
13. Traffic Impact Analysis
14. Proof of Ownership

In completing this review, the Town contracted with SGM Civil Engineering of Glenwood Springs Colorado to undertake a substantive review of the engineering work completed by Odisea. On November 16, 2020 SGM provided both staff and your team a preliminary review of the Riverbank Subdivision engineering. Since the 16th, the Town has had an opportunity to evaluate this review and confer with SGM. Based on this review and conferral,

enclosed with this letter is revised Engineering Review dated November 24, 2020 which incorporates comments from Town staff.

While some of the comments included in the updated Engineering Review are relatively minor and simply require clean up or clarification, there are a number of substantive comments that we suggest you and your team further address. Beginning on Page 4 of the report, please have Odies take a substantive review of comments 26 through 39. Coupled with this, please address the dead-end of Atlantic Ave. (comment 41). While it is recognized that the Atlantic Ave dead-end will be a request for a variance from the Town, please provide greater detail as to the need for this variance. In requesting this variance, address the emergency turnarounds and provide assurance from the appropriate responding agencies that these turnarounds are acceptable (comments 43 – 45).

In addition to the November 24, 2020 Engineering Review by SGM, staff is in the process of completing its staff report to the planning commission. In preparing this staff report, we would like to provide you the opportunity to address the issues raised in the November 24 SGM Engineering Review. With the revised SGM Engineering Review and the comments highlighted herein, we look forward to our virtual meeting on November 30th at 12:00 pm Mountain hopefully addressing the concerns provided.

Sincerely,



Bo James Nerlin

Cc: Ms. J. Corinne Ferguson
Mr. Travis Loberg
Mr. Brandyn Bair, PE

November 16, 2020 (**UPDATED 11/24/2020**)

Corinne Ferguson
Town Manager
Town of Paonia
214 Grand Avenue
Paonia, CO 81428

RE: **Engineering Review Comments**
Riverbank Neighborhood Subdivision

Dear Corinne,

At your request, SGM has completed a review of the aforementioned project. In order to conduct this review, we downloaded the materials from the website which included the following:

- A. Geotechnical Report
- B. Sketch Plan
- C. Property Owners with 200'
- D. Application Form
- E. Covenants
- F. Referral Letters
- G. Engineering Drawings by Odisea. The drawing set comprised of a total of 14 sheets dated August 14, 2020 as prepared by Odisea, LLC. The following sheets were included in the set:
 - a. C0.0 - Title Sheet
 - b. C0.1 - Civil Notes
 - c. C0.2 - Civil Notes
 - d. C1.0 - Existing Site Plan
 - e. C2.0 - Proposed Site Plan
 - f. C3.0 - Grading & Drainage
 - g. C4.0 - Atlantic Avenue Plan & Profile
 - h. C5.0 - Sanitary Sewer Plan & Profile
 - i. C6.0 - Water Distribution Plan
 - j. C7.0 - Utility Plan
 - k. C8.0 - Civil Details
 - l. C8.1 - Civil Details
 - m. C8.2 - Civil Details
 - n. C8.3 - Civil Details

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- H. Preliminary Plan
- I. Subdivision Improvements Agreement
- J. Title Commitment
- K. Final Plat
- L. Storm Water Drainage Report by Odisea
- M. Engineer's Cost Estimate by Odisea
- N. Traffic Impact Analysis
- O. Proof of Ownership

Please note SGM focused its review on the engineering drawings, as the other documents met the intent of the subdivision submittal requirements. Please note the following comments and concerns, which are in no particular order.

1. On sheet C0.1, note 21 states 4 foot of cover over waterlines. Town of Paonia's minimum cover over waterlines is 5 feet.
2. On sheet C0.1, note 24 should include requirements regarding the SUE (Subsurface Utility Engineering) requirements for Colorado per Senate Bill 18-167. This project involves excavation over 2 foot deep and more than 1,000 contiguous square feet. Quality levels (A-D) need to be accurately described.
3. On sheet C0.1, text size for the Erosion Control Notes appear to be smaller for the rest of the notes.
4. On sheet C0.1, note #2 under Water System Notes need to be changed to reflect 5 feet of cover over the top of the waterline.
5. On sheet C0.1, notes 1.3 and 3.2 under Water System Appurtenances are very similar, consider deleting note 1.3.
6. On sheet C0.1, delete section 5 under Water System Appurtenances referencing butterfly valves. SGM didn't find any references/use of butterfly valves in the project documents.
7. On sheet C0.1, section 6 under Water System Appurtenances could be deleted, as they're not relevant to the project.
8. On sheet C0.1, section 7 under Water System Appurtenances could be deleted, as they're not relevant to the project.
9. On sheet C0.1, note 8.1 under Water System Appurtenances, need to be revised to include the right entity, Town of Paonia, not ACWWA, and the appropriate standard drawing references.
10. On sheet C0.1, section 9 under Water System Appurtenances, need to be revised to include the right entity, Town of Paonia, not ACWWA, and the appropriate standard drawing references.
11. On sheet C0.1, note 10.1 under Water System Appurtenances, need to be revised to include the right entity, Town of Paonia, not ACWWA, and the appropriate standard drawing references.

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12. On sheet C0.1, note 11.1.2, shall be changed to read “compressive strength of 3,000 psi”. This change will match what is called out in the details.
13. On sheet C0.1, HDPE (High Density Polyethylene) Pipe and Fittings section. Town of Paonia code requires C900 PVC for waterlines and SDR 35 PVC for gravity sewer lines. The Town will allow HDPE for the waterline, however the HDPE must be DIPS sizing to allow the use of ductile iron pipe fittings for future maintenance/repair.
14. On sheet C0.1, notes 2A.02.D and 2B.02.D, references electrofusion saddle/services taps. Electrofusion saddle/service tap will not be accepted. Town of Paonia requires the use of traditional double strap tapping saddles as specified in the current Town of Paonia specifications within the Municipal Code.
15. On sheet C0.1, notes 2A.03.C and 2B.03.C. Details provided in the drawings make no reference to tracer wire. Tracer wire is required on all new pipes per SUE regulations. Town requires tracer wire to be No. 12 gauge solid copper.
16. On sheet C0.2, consider deleting note 3 under the Sanitary Sewer Material Specification for Pipe and Fittings as the proposed sewer line is only 8-inch diameter.
17. On sheet C0.2, consider deleting note 4 under the Sanitary Sewer Material Specification for Pipe and Fittings as there are not pressure sewer lines proposed for the project.
18. On sheet C0.2, note 2 under Sanitary Sewer Installation Specifications, references to subsections 9-3-5 and 9-3-6 need to be updated and/or deleted.
19. On sheet C0.2, note 4 under Removals, Excavation, Backfilling and Restoration Specifications, reference to subsection 9-4-3 needs to be updated and/or deleted.
20. On sheet C0.2, note 13 under Removals, Excavation, Backfilling and Restoration Specifications, reference to subsection 9-6 needs to be updated and/or deleted.
21. On sheet C0.2, note 15.1 under Removals, Excavation, Backfilling and Restoration Specifications, reference to subsection 9-5-10 needs to be updated and/or deleted.
22. On sheet C0.2, suggest changing note 15.3.1 to every 100 linear feet of trench instead of every 400 linear feet. This will ensure the entire trench section will get tested versus large sections of the trench going untested using the 400 foot interval.
23. On sheet C0.2, delete note 15.3.2. Quality assurance testing is in the Town best interests. If testing is not complete the Town could accept a substandard product.
24. On sheet C0.2, note 15.3.3 under Removals, Excavation, Backfilling and Restoration Specifications, reference to subsection 9-3-7 needs to be updated and/or deleted.
25. On sheet C0.2, note 16 under Removals, Excavation, Backfilling and Restoration Specifications, reference to subsection 9-2-5 needs to be updated and/or deleted.

26. On sheet C0.2, note 4 under Final Inspection and Acceptance, change reference of Montrose Submittal Standards to Town of Paonia.
27. General comment regarding notes and specific materials/manufacturers. Plans need to reflect/match the Town approved specifications. Refer to Appendix D, Standard Construction Specifications.
28. On sheet C2.0, lots 1 and 4 within the 100 flood zone designation AE. Notes should be provided on the plans as necessary documenting the construction needs to be 1 foot above base flood elevations.
29. On sheet C2.0, 10' drainage easement on the western edge of Lot 1 appears small in width for future maintenance. Unclear in the plans if there is a drainage ditch within this easement. Also unclear if the easement should include maintenance/access descriptions. Same situation applies between lots 5/6 and 13/15.
30. On sheet C2.0, 10' utility easement doesn't seem large enough in width for future maintenance of waterline.
31. On sheet C3.0, plan and profiles should be provided for all culverts.
32. Riprap recommended and inlet/outlet of all culverts to help with erosion/sediment control. Details shall be provided
33. On sheet C3.0, depth of road side ditches are undefined. It appears ditch could have negative impact on shallow utilities and current waterline location. Ditch appears to be approximately 5 foot deep, but hard to tell with no finished contour labels or profiles of culverts.
34. No construction details are provided for the detention basins.
35. Do drainage easements around detention basins need to also be access easements for future maintenance?
36. It appears from the current design all driveways will require culverts. These culverts would all be within the Town's right of way. Covenants need to reflect that the homeowner is responsible for installing and maintaining driveway culverts.
37. Who is maintaining ditches throughout the subdivision? Covenants need to reflect the subdivision/HOA is responsible for maintaining the ditches within the subdivision.
38. On sheet C4.0, what happens to the drainage at low point of road at station 2+72.45? Currently, drainage will sheet flow off the road at this location with consideration to erosion control.
39. No details provided for connecting Atlantic Avenue to Price Road. SGM assumes that sawcutting of at least 1 foot into Price Road for connection. Drawings should include spot elevations, stationing, curve data, etc.

40. SGM recommends curbs, gutter, and sidewalks per Municipal Code section 17-4-40 (l).
41. It appears Atlantic Avenue is a dead end street. Municipal Code Section 17-4-40 (g) requires no more than 500 feet from connecting street (Price Road).
42. SGM recommends cul-de-sac at the end of Atlantic Avenue versus emergency turnaround per Municipal Code Section 17-4-40 (g).
43. If emergency turnarounds are utilized, Developer shall provide information from Fire Department and other emergency services that emergency turnaround are of acceptable size.
44. No details for provided for construction of emergency turnarounds.
45. Appears potential driveway for Lot 16 would be obstructed by emergency turnaround.
46. Road grade shown on profile between station 14+10.11 and station 15+41.52 is 0.39%. Minimum per Municipal Code section 17-4-40 (h) is 0.5%.
47. On all sheets, but noted here on sheet C2.0, existing waterline and existing manhole at station 2+31 appear to be in conflict. Developer should verify location of existing utilities prior to tying in new infrastructure.
48. On sheet C5.0, it is recommended that sanitary sewer should be installed on one side of Atlantic Avenue and potable water should be installed on the other side with a minimum of 10 foot horizontal separation. This recommendation will result in additional manholes to navigate the curves in the road.
49. Water service note in profile of sanitary sewer at station 2+50 is misleading about 5 foot minimum cover as the current details in proposed plan show 4 foot of cover over proposed waterline.
50. Details need to be provided for connecting to existing manhole at station 2+30.
51. Discrepancy between general sewer notes on sheet C0.2 and pipe callouts in profile on sheet C5.0. Sheet C0.2 calls out pipe to conform to ASTM 3034, SDR35. Sheet C5.0 calls out SDR 26 HDPE. Town code requires sanitary sewer pipe be 8-inch SDR 35.
52. On sheet C6.0, waterline needs be installed with the pavement section of Atlantic Avenue. Waterline should not be installed outside of the pavement and underneath underground telephone and fiber optic lines.
53. SGM recommends provided a profile of the waterline to be able to identify any potential piping conflicts with other utilities.
54. Details need to be provided for connecting to existing waterline near station 0+00 of waterline. Why is the waterline stationing different than the road/sanitary sewer stationing?

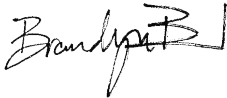
55. Town of Paonia prefers installing additional hydrant at the end of Atlantic Avenue in lieu of current proposed blow-off. Blow off detail can be deleted. This additional hydrant will also help with unidirectional flushing of the waterlines.
56. Sheet C6.0 doesn't show any utilities besides the waterline. As shown it would appear there are no conflicts with the waterline, however previous comments indicate waterline should be installed underneath telephone and fiber optic lines.
57. On sheet C7.0, telephone pedestals, electric transformers, etc are not shown. Conflicts are not known at this time. Locations should be provided and coordinated with other utilities in final drawings.
58. On sheet C7.0, there appears to be a conflict between the water and sewer services for Lot 4 within the easement. Sewer service shall include cleanout at all bends.
59. Detail 2/C8.0 needs to reflect the 5 foot cover for waterlines.
60. Details 1&2/C8.0, similar to previous comments, it appears roadside ditches could negatively impact road platform and other utilities.
61. Detail 3/C8.0 needs to reflect the 5 foot cover for waterlines.
62. Detail 5/C8.0 needs to reflect the 5 foot cover for waterlines. Restraining glands are not acceptable, megalugs are required. Note 1 needs to reflect the Town's approved manufacturer for the fire hydrant, refer to Appendix D Standard Construction Specifications of the Municipal Code. Note 2 shall change to pipe to PVC. Note 4, bolts to be suitable for MJ fittings. Bolts shall be Cor-Ten or stainless steel. Hot dipped galvanized bolts are not acceptable. Note 4 and 6, reference to rods should be deleted. MJ fittings with thrust blocks should be adequate.
63. Consider deleting detail 6/C8.0, two fire hydrant details are not needed.
64. Detail 1/C8.1. Why is this detail provided? There is no reference/indication in the drawings where tap sleeve is being utilized. If not using detail should be deleted.
65. Detail 4/C8.1 needs reflect the 5 foot cover for waterlines and services. End of water service stub out should be marked with a blue painted 2x4 per the Municipal Code. Meter shall be Badger Meter Recordall Disc Meter with Recordall Transmitter Register and Orion Water Endpoint for mobile meter reading.
66. All details with equipment callouts should be cross referenced with Appendix D Standard Construction Specifications of the Municipal Code. There are many instances that need to updated.
67. On detail 1/C8.3, end of sewer service stub out should be mark with a green painted 2x4 per the Municipal Code.

68. Detail 2/C8.3 should be deleted as all sewer services proposed for this project will be new, therefore requiring a full body wye per the Municipal Code.

69. Additional notes/specifications shall be added to sheets C0.1 and/or C0.2 for pipeline acceptance testing for both sanitary sewer and waterlines. Sanitary sewer lines shall be televised. Sanitary sewer lines shall also be tested using a low-pressure air test. Sanitary sewer manholes shall also be tested for leakage. Waterlines shall be hydrostatically tested and disinfected. Refer to Appendix D Standard Construction Specifications of the Municipal Code for specific requirements.

Upon your receipt and review, if you have any questions, please don't hesitate to call.

Respectfully,
SGM



Brandyn Bair, P.E.
Project Engineer

cc: Travis Loberg, Public Works Director, Town of Paonia
Bo Nerlin, Town Attorney

January 12, 2021

**Corinne Ferguson
 Town Manager
 Town of Paonia
 214 Grand Avenue
 Paonia, CO 81428**

Re: Reply to SGM Engineering Review Comments for Riverbank Neighborhood Subdivision

Ms. Corinne Ferguson:

Thank for providing review comments

1. On sheet C0.1, note 21 states 4 foot of cover over waterlines. Town of Paonia's minimum cover over waterlines is 5 feet.

ODISEA RESPONSE: NOTE STATES 5 FEET INSTEAD OF 4.

2. On sheet C0.1, note 24 should include requirements regarding the SUE (Subsurface Utility Engineering) requirements for Colorado per Senate Bill 18-167. This project involves excavation over 2 foot deep and more than 1,000 contiguous square feet. Quality levels (A-D) need to be accurately described.

ODISEA RESPONSE: NOTE REFERENCES ASCE 38-02 AND QUALITY LEVEL DESCRIPTIONS ADDED.

3. On sheet C0.1, text size for the Erosion Control Notes appear to be smaller for the rest of the notes.

ODISEA RESPONSE: UPDATED PER REVIEW COMMENT

4. On sheet C0.1, note #2 under Water System Notes need to be changed to reflect 5 feet of cover over the top of the waterline.

ODISEA RESPONSE: CONFLICTING SPECS WITH TOWN HAVE BEEN REMOVED AND TOWN STANDARDS ARE REFERENCED.

5. On sheet C0.1, notes 1.3 and 3.2 under Water System Appurtenances are very similar, consider deleting note 1.3.

ODISEA RESPONSE: CONFLICTING SPECS WITH TOWN HAVE BEEN REMOVED AND TOWN STANDARDS ARE REFERENCED.

6. On sheet C0.1, delete section 5 under Water System Appurtenances referencing butterfly valves. SGM didn't find any references/use of butterfly valves in the project documents.

ODISEA RESPONSE: CONFLICTING SPECS WITH TOWN HAVE BEEN REMOVED AND TOWN STANDARDS ARE REFERENCED.

7. On sheet C0.1, section 6 under Water System Appurtenances could be deleted, as they're not relevant to the project.

ODISEA RESPONSE: CONFLICTING SPECS WITH TOWN HAVE BEEN REMOVED AND TOWN STANDARDS ARE REFERENCED.

8. On sheet C0.1, section 7 under Water System Appurtenances could be deleted, as they're not relevant to the project.

ODISEA RESPONSE: CONFLICTING SPECS WITH TOWN HAVE BEEN REMOVED AND TOWN STANDARDS ARE REFERENCED.

9. On sheet C0.1, note 8.1 under Water System Appurtenances, need to be revised to include the right entity, Town of Paonia, not ACWWA, and the appropriate standard drawing references.

ODISEA RESPONSE: CONFLICTING SPECS WITH TOWN HAVE BEEN REMOVED AND TOWN STANDARDS ARE REFERENCED.

10. On sheet C0.1, section 9 under Water System Appurtenances, need to be revised to include the right entity, Town of Paonia, not ACWWA, and the appropriate standard drawing references.

ODISEA RESPONSE: CONFLICTING SPECS WITH TOWN HAVE BEEN REMOVED AND TOWN STANDARDS ARE REFERENCED.

11. On sheet C0.1, note 10.1 under Water System Appurtenances, need to be revised to include the right entity, Town of Paonia, not ACWWA, and the appropriate standard drawing references.

ODISEA RESPONSE: CONFLICTING SPECS WITH TOWN HAVE BEEN REMOVED AND TOWN STANDARDS ARE REFERENCED.

12. On sheet C0.1, note 11.1.2, shall be changed to read “compressive strength of 3,000 psi”. This change will match what is called out in the details.

ODISEA RESPONSE: CONFLICTING SPECS WITH TOWN HAVE BEEN REMOVED AND TOWN STANDARDS ARE REFERENCED.

13. On sheet C0.1, HDPE (High Density Polyethylene) Pipe and Fittings section. Town of Paonia code requires C900 PVC for waterlines and SDR 35 PVC for gravity sewer lines. The Town will allow HDPE for the waterline, however the HDPE must be DIPS sizing to allow the use of ductile iron pipe fittings for future maintenance/repair.

ODISEA RESPONSE: CONFLICTING SPECS WITH TOWN HAVE BEEN REMOVED AND TOWN STANDARDS ARE REFERENCED.

14. On sheet C0.1, notes 2A.02.D and 2B.02.D, references electrofusion saddle/services taps. Electrofusion saddle/service tap will not be accepted. Town of Paonia requires the use of traditional double strap tapping saddles as specified in the current Town of Paonia specifications within the Municipal Code.

ODISEA RESPONSE: CONFLICTING SPECS WITH TOWN HAVE BEEN REMOVED AND TOWN STANDARDS ARE REFERENCED.

15. On sheet C0.1, notes 2A.03.C and 2B.03.C. Details provided in the drawings make no reference to tracer wire. Tracer wire is required on all new pipes per SUE regulations. Town requires tracer wire to be No. 12 gauge solid copper.

ODISEA RESPONSE: CONFLICTING SPECS WITH TOWN HAVE BEEN REMOVED AND TOWN STANDARDS ARE REFERENCED. NOTE HAS BEEN ADDED TO DETAILS SPECIFYING TRACER WIRE.

16. On sheet C0.2, consider deleting note 3 under the Sanitary Sewer Material Specification for Pipe and Fittings as the proposed sewer line is only 8-inch diameter.

ODISEA RESPONSE: CONFLICTING SPECS WITH TOWN HAVE BEEN REMOVED AND TOWN STANDARDS ARE REFERENCED.

17. On sheet C0.2, consider deleting note 4 under the Sanitary Sewer Material Specification for Pipe and Fittings as there are not pressure sewer lines proposed for the project.

ODISEA RESPONSE: CONFLICTING SPECS WITH TOWN HAVE BEEN REMOVED AND TOWN STANDARDS ARE REFERENCED.

18. On sheet C0.2, note 2 under Sanitary Sewer Installation Specifications, references to subsections 9-3-5 and 9-3-6 need to be updated and/or deleted.

ODISEA RESPONSE: CONFLICTING SPECS WITH TOWN HAVE BEEN REMOVED AND TOWN STANDARDS ARE REFERENCED.

19. On sheet C0.2, note 4 under Removals, Excavation, Backfilling and Restoration Specifications, reference to subsection 9-4-3 needs to be updated and/or deleted.

ODISEA RESPONSE: CONFLICTING SPECS WITH TOWN HAVE BEEN REMOVED AND TOWN STANDARDS ARE REFERENCED.

20. On sheet C0.2, note 13 under Removals, Excavation, Backfilling and Restoration Specifications, reference to subsection 9-6 needs to be updated and/or deleted.

ODISEA RESPONSE: CONFLICTING SPECS WITH TOWN HAVE BEEN REMOVED AND TOWN STANDARDS ARE REFERENCED.

21. On sheet C0.2, note 15.1 under Removals, Excavation, Backfilling and Restoration Specifications, reference to subsection 9-5-10 needs to be updated and/or deleted.

ODISEA RESPONSE: CONFLICTING SPECS WITH TOWN HAVE BEEN REMOVED AND TOWN STANDARDS ARE REFERENCED.

22. On sheet C0.2, suggest changing note 15.3.1 to every 100 linear feet of trench instead of every 400 linear feet. This will ensure the entire trench section will get tested versus large sections of the trench going untested using the 400 foot interval.

ODISEA RESPONSE: CONFLICTING SPECS WITH TOWN HAVE BEEN REMOVED AND TOWN STANDARDS ARE REFERENCED.

23. On sheet C0.2, delete note 15.3.2. Quality assurance testing is in the Town best interests. If testing is not complete the Town could accept a substandard product.

ODISEA RESPONSE: CONFLICTING SPECS WITH TOWN HAVE BEEN REMOVED AND TOWN STANDARDS ARE REFERENCED.

24. On sheet C0.2, note 15.3.3 under Removals, Excavation, Backfilling and Restoration Specifications, reference to subsection 9-3-7 needs to be updated and/or deleted.

ODISEA RESPONSE: CONFLICTING SPECS WITH TOWN HAVE BEEN REMOVED AND TOWN STANDARDS ARE REFERENCED.

25. On sheet C0.2, note 16 under Removals, Excavation, Backfilling and Restoration Specifications, reference to subsection 9-2-5 needs to be updated and/or deleted.

ODISEA RESPONSE: CONFLICTING SPECS WITH TOWN HAVE BEEN REMOVED AND TOWN STANDARDS ARE REFERENCED.

26. On sheet C0.2, note 4 under Final Inspection and Acceptance, change reference of Montrose Submittal Standards to Town of Paonia.

ODISEA RESPONSE: CONFLICTING SPECS WITH TOWN HAVE BEEN REMOVED AND TOWN STANDARDS ARE REFERENCED.

27. General comment regarding notes and specific materials/manufacturers. Plans need to reflect/match the Town approved specifications. Refer to Appendix D, Standard Construction Specifications.

ODISEA RESPONSE: CONFLICTING SPECS WITH TOWN HAVE BEEN REMOVED AND TOWN STANDARDS ARE REFERENCED.

28. On sheet C2.0, lots 1 and 4 within the 100 flood zone designation AE. Notes should be provided on the plans as necessary documenting the construction needs to be 1 foot above base flood elevations.

ODISEA RESPONSE: NOTE ADDED TO SHEET C2.0, UNDER PROJECT LEGEND.

29. On sheet C2.0, 10' drainage easement on the western edge of Lot 1 appears small in width for future maintenance. Unclear in the plans if there is a drainage ditch within this easement. Also unclear if the easement should include maintenance/access descriptions. Same situation applies between lots 5/6 and 13/15.

ODISEA RESPONSE: DRAINAGE EASEMENTS HAVE BEEN INCREASED TO 15'.

30. On sheet C2.0, 10' utility easement doesn't seem large enough in width for future maintenance of waterline.

ODISEA RESPONSE: WATERLINE HAS BEEN MOVED WITHIN ROADWAY.

31. On sheet C3.0, plan and profiles should be provided for all culverts.

ODISEA RESPONSE: INVERT ELEVATIONS, PIPE MATERIAL, AND LENGTH ARE CALLED OUT ON SHEET C3.0. ALONG WITH SPOT ELEVATIONS, THIS LEVEL OF DETAIL ALONG WITH DETAIL 03/C8.3 IS SUFFICIENT.

32. Riprap recommended and inlet/outlet of all culverts to help with erosion/sediment control. Details shall be provided

ODISEA RESPONSE: RIPRAP HAS BEEN ADDED TO ALL CULVERTS.

33. On sheet C3.0, depth of road side ditches are undefined. It appears ditch could have negative impact on shallow utilities and current waterline location. Ditch appears to be approximately 5 foot deep, but hard to tell with no finished contour labels or profiles of culverts.

ODISEA RESPONSE: SPOT ELEVATIONS HAVE BEEN ADDED TO DITCHES.

34. No construction details are provided for the detention basins.

ODISEA RESPONSE: SEE SHEET C8.3 FOR DETENTION BASIN DETAILS.

35. Do drainage easements around detention basins need to also be access easements for future maintenance?

ODISEA RESPONSE: EASEMENT HAVE BEEN ADDED FOR THE DETENTION BASIN II, BASIN I IS WITHIN A PROPOSED 20' IRRIGATION-UTILITY EASEMENT.

36. It appears from the current design all driveways will require culverts. These culverts would all be within the Town's right of way. Covenants need to reflect that the homeowner is responsible for installing and maintaining driveway culverts.

ODISEA RESPONSE: HOA WILL ADOPT A RESOLUTION OR COVENANTS WILL BE AMENDED TO REFLECT HOMEOWNER RESPONSIBILITY FOR INSTALLING AND MAINTAINING DRIVEWAYS.

37. Who is maintaining ditches throughout the subdivision? Covenants need to reflect the subdivision/HOA is responsible for maintaining the ditches within the subdivision.

ODISEA RESPONSE: FELDMAN DITCH MAINTAINED BY FELDMAN, HOA DITCH MAINTAINED BY HOA WHICH IS IN THE CONVENANTS.

38. On sheet C4.0, what happens to the drainage at low point of road at station 2+72.45? Currently, drainage will sheet flow off the road at this location with consideration to erosion control.

ODISEA RESPONSE: ROADSIDE DITCHES HAVE BEEN ADDED.

39. No details provided for connecting Atlantic Avenue to Price Road. SGM assumes that saw cutting of at least 1 foot into Price Road for connection. Drawings should include spot elevations, stationing, curve data, etc.

ODISEA RESPONSE: SAW CUT AND MILLING DETAIL HAS BEEN ADDED, SEE DETAIL 04/C8.0

40. SGM recommends curbs, gutter, and sidewalks per Municipal Code section 17-4-40 (l).

ODISEA RESPONSE: DEVELOPER SEEKING VARIANCE FROM TOWN OF PAONIA.

41. It appears Atlantic Avenue is a dead end street. Municipal Code Section 17-4-40 (g) requires no more than 500 feet from connecting street (Price Road).

ODISEA RESPONSE: DEVELOPER SEEKING VARIANCE FROM TOWN OF PAONIA FOR EXCEEDING MAXIMUM DEAD LENGTH, ADDING 50' RADIUS CUL-DE-SAC TO DESIGN

42. SGM recommends cul-de-sac at the end of Atlantic Avenue versus emergency turnaround per Municipal Code Section 17-4-40 (g).

ODISEA RESPONSE: CUL-DE-SAC ADDED TO DESIGN

43. If emergency turnarounds are utilized, Developer shall provide information from Fire Department and other emergency services that emergency turnaround are of acceptable size.

ODISEA RESPONSE: NEED COORDINATION AND LOCAL FIRE DEPARTMENT APPROVAL.

44. No details for provided for construction of emergency turnarounds.

ODISEA RESPONSE: EMERGENCY TURNAROUND TO BE CONSTRUCTED PER ROAD SECTION DETAIL 01/C8.0, RADIUS DIMENSIONS ADDED TO PLANS.

45. Appears potential driveway for Lot 16 would be obstructed by emergency turnaround.

ODISEA RESPONSE: CUL-DE-SAC HAS BEEN ADDED.

46. Road grade shown on profile between station 14+10.11 and station 15+41.52 is 0.39%. Minimum per Municipal Code section 17-4-40 (h) is 0.5%.

ODISEA RESPONSE: ROAD GRADE ADJUSTED AND CUL-DE-SAC ADDED.

47. On all sheets, but noted here on sheet C2.0, existing waterline and existing manhole at station 2+31 appear to be in conflict. Developer should verify location of existing utilities prior to tying in new infrastructure.

ODISEA RESPONSE: CALLOUT HAS BEEN ADDED TO SHEET C2.0 TO VERIFY LOCATION OF UTILITIES BEFORE INSTALLATION OF NEW INFRASTRUCTURE

48. On sheet C5.0, it is recommended that sanitary sewer should be installed on one side of Atlantic Avenue and potable water should be installed on the other side with a minimum of 10 foot horizontal separation. This recommendation will result in additional manholes to navigate the curves in the road.

ODISEA RESPONSE: SANITARY SEWER AND WATER LINE LAYOUT UPDATED PER REVIEW RECOMMENDATIONS.

49. Water service note in profile of sanitary sewer at station 2+50 is misleading about 5 foot minimum cover as the current details in proposed plan show 4 foot of cover over proposed waterline.

ODISEA RESPONSE: UPDATED PER REVIEW COMMENT.

50. Details need to be provided for connecting to existing manhole at station 2+30.

ODISEA RESPONSE: SEE DETAIL 03/C8.2.

51. Discrepancy between general sewer notes on sheet C0.2 and pipe callouts in profile on sheet C5.0. Sheet C0.2 calls out pipe to conform to ASTM 3034, SDR35. Sheet C5.0 calls out SDR 26 HDPE. Town code requires sanitary sewer pipe be 8-inch SDR 35.

ODISEA RESPONSE: UPDATED PER REVIEW COMMENT, SDR 26 HDPE HAS BEEN REMOVED

52. On sheet C6.0, waterline needs be installed with the pavement section of Atlantic Avenue. Waterline should not be installed outside of the pavement and underneath underground telephone and fiber optic lines.

ODISEA RESPONSE: WATERLINE RELOCATED TO UNDER ROADWAY.

53. SGM recommends provided a profile of the waterline to be able to identify any potential piping conflicts with other utilities.

ODISEA RESPONSE: WATERLINE RELOCATED TO UNDER ROADWAY.

54. Details need to be provided for connecting to existing waterline near station 0+00 of waterline. Why is the waterline stationing different than the road/sanitary sewer stationing?

ODISEA RESPONSE: ANNOTATION ON SHEET C6.0 STATES CONNECTION TO EXISTING WATER LINE IN ACCORDANCE WITH TOWN CODE AND PUBLIC WORKS DIRECTOR. WATERLINE STATIONING NOW REFERENCES ROADWAY STATIONING.

55. Town of Paonia prefers installing additional hydrant at the end of Atlantic Avenue in lieu of current proposed blow-off. Blow off detail can be deleted. This additional hydrant will also help with unidirectional flushing of the waterlines.

ODISEA RESPONSE: UPDATED PER REVIEW COMMENT.

56. Sheet C6.0 doesn't show any utilities besides the waterline. As shown it would appear there are no conflicts with the waterline, however previous comments indicate waterline should be installed underneath telephone and fiber optic lines.

ODISEA RESPONSE: CONFLICTS SHOWN ON SHEET C7.0, WATERLINE HAS BEEN MOVED WITHIN ROADWAY

57. On sheet C7.0, telephone pedestals, electric transformers, etc are not shown. Conflicts are not known at this time. Locations should be provided and coordinated with other utilities in final drawings.

ODISEA RESPONSE: TELEPHONE PEDESTALS, ELECTRICAL TRANSFORMERS HAVE BEEN ADDED, LOCATIONS NEED TO BE VERIFIED WITH UTILITY COMPANIES.

58. On sheet C7.0, there appears to be a conflict between the water and sewer services for Lot 4 within the easement. Sewer service shall include cleanout at all bends.

ODISEA RESPONSE: REVISED

59. Detail 2/C8.0 needs to reflect the 5 foot cover for waterlines.

ODISEA RESPONSE: UPATED PER REVIEW COMMENT.

60. Details 1&2/C8.0, similar to previous comments, it appears roadside ditches could negatively impact road platform and other utilities.

ODISEA RESPONSE: UTILITIES REMOVED FROM DITCH AREA OTHER THAN UTILITY CROSSINGS UNDER DITCHES.

61. Detail 3/C8.0 needs to reflect the 5 foot cover for waterlines.

ODISEA RESPONSE: REVISED

62. Detail 5/C8.0 needs to reflect the 5 foot cover for waterlines. Restraining glands are not acceptable, megalugs are required. Note 1 needs to reflect the Town's approved manufacturer for the fire hydrant, refer to Appendix D Standard Construction Specifications of the Municipal code. Note 2 shall change to pipe to PVC. Note 4, bolts to be suitable for MJ fittings. Bolts shall be Cor-Ten or stainless steel. Hot dipped galvanized bolts are not acceptable. Note 4 and 6, reference to rods should be deleted. MJ fittings with thrust blocks should be adequate.

ODISEA RESPONSE: REVISED, THIS IS NOW DETAIL 06/C8.0.

63. Consider deleting detail 6/C8.0, two fire hydrant details are not needed.

ODISEA RESPONSE: DELETED

64. Detail 1/C8.1. Why is this detail provided? There is no reference/indication in the drawings where tap sleeve is being utilized. If not using detail should be deleted.

ODISEA RESPONSE: DELETED

65. Detail 4/C8.1 needs reflect the 5 foot cover for waterlines and services. End of water service stub out should be marked with a blue painted 2x4 per the Municipal Code. Meter shall be Badger Meter Recordall Disc Meter with Recordall Transmitter Register and Orion Water Endpoint for mobile meter reading.

ODISEA RESPONSE: REVISED, THIS IS NOW DETAIL 03/C8.1.

66. All details with equipment callouts should be cross referenced with Appendix D Standard Construction Specifications of the Municipal Code. There are many instances that need to updated.

ODISEA RESPONSE: UPDATED PER REVIEW COMMENT.

67. On detail 1/C8.3, end of sewer service stub out should be mark with a green painted 2x4 per the Municipal Code.

ODISEA RESPONSE: UPDATED PER REVIEW COMMENT. SEE DETAIL 05/C8.2.

68. Detail 2/C8.3 should be deleted as all sewer services proposed for this project will be new, therefore requiring a full body wye per the Municipal Code.

ODISEA RESPONSE: UPDATED PER REVIEW COMMENT.

69. Additional notes/specifications shall be added to sheets C0.1 and/or C0.2 for pipeline acceptance testing for both sanitary sewer and waterlines. Sanitary sewer lines shall be televised. Sanitary sewer lines shall also be tested using a low-pressure air test. Sanitary sewer manholes shall also be tested for leakage. Waterlines shall be hydrostatically tested and disinfected. Refer to Appendix D Standard Construction Specifications of the Municipal Code for specific requirements.

ODISEA RESPONSE: NOTES HAVE BEEN REVISED TO INCLUDE TESTING METHODS IN ACCORDANCE WITH TOWN OF PAONIA MUNICIPAL CODE.

Please call with any question or further clarification regarding responses to engineering review comments.

Very Respectfully,



Jeff Ruppert, P.E.
Principal


(970) 527-9540
jeff@odiseanet.com

Corinne Ferguson

From: Paul Murrill <paulmurrill@gmail.com>
Sent: Friday, March 19, 2021 11:51 AM
To: Corinne Ferguson
Subject: Riverbank Neighborhood PUD Final Plat

Dear Sirs, I would like to see an easement and eventually trail to connect the subdivision road to the school property along the river.

This would allow the children north of the river and the subdivision to access the school directly on foot or bicycle. Paul Murrill.



Received via e-mail 3/25/21 - cf

Dear Town of Paonia Board of Trustees,

Although I have no problem with residential subdivision development in Paonia, I am concerned about various issues with the proposed Riverbank Neighborhood PUD:

1. How can this project be named the "Riverbank Neighborhood" when the land along the riverbank is, in reality, owned by myself and my fellow neighbors within Riverside Estate Subdivision?
2. Will we be compensated for the use of our property by those who don't own it?
3. Will we watch the natural wildlife habitat on our river bank be usurped by this project and developed by those who don't own it?
4. Will I be liable if someone injures themselves or drowns in the river on my property?
5. For years we have enjoyed watching seasonal migration of deer and elk along our riverbank. This project will surely with end that!

As well as my personal concerns, the sole project entry and Lots 1 and 4 are almost entirely within the 100 year flood plain. In my opinion and having lived on the North Fork River for over 20 years, flooding of the only neighborhood access and lots 1 and 4 may cause undue costs to the Town of Paonia and heartache for the future homeowners of these lots!

Thank you for your consideration!

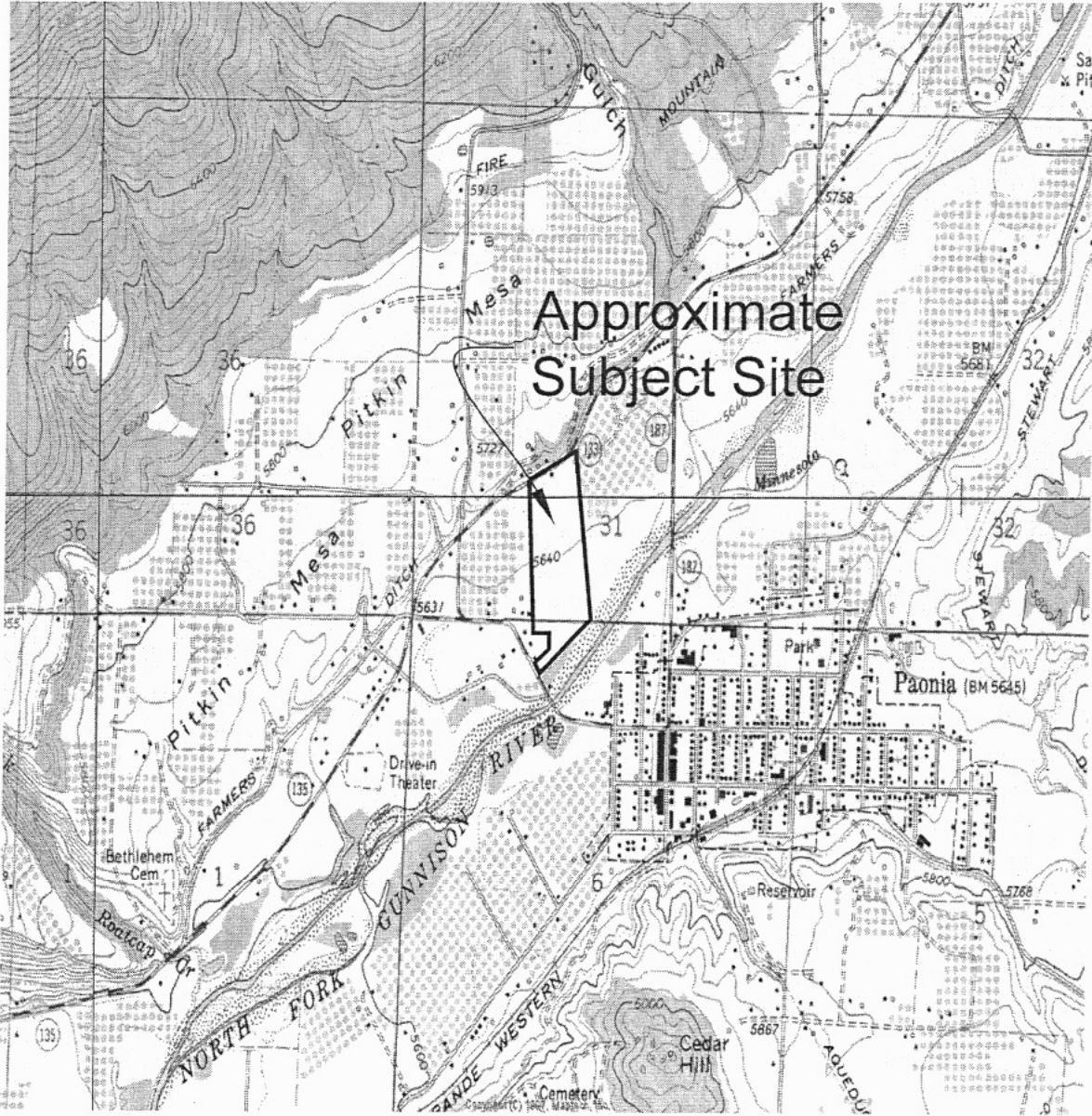
Sincerely,
Michael P. Arnold RLA (#250 CO)

██████████
██████████ ██████████

Paonia, CO 81428

Sent from [Mail](#) for Windows 10

Geotechnical Investigation Subgrade Investigation and Pavement Design Backhouse Subdivision Paonia, Colorado



Job No. 2,287

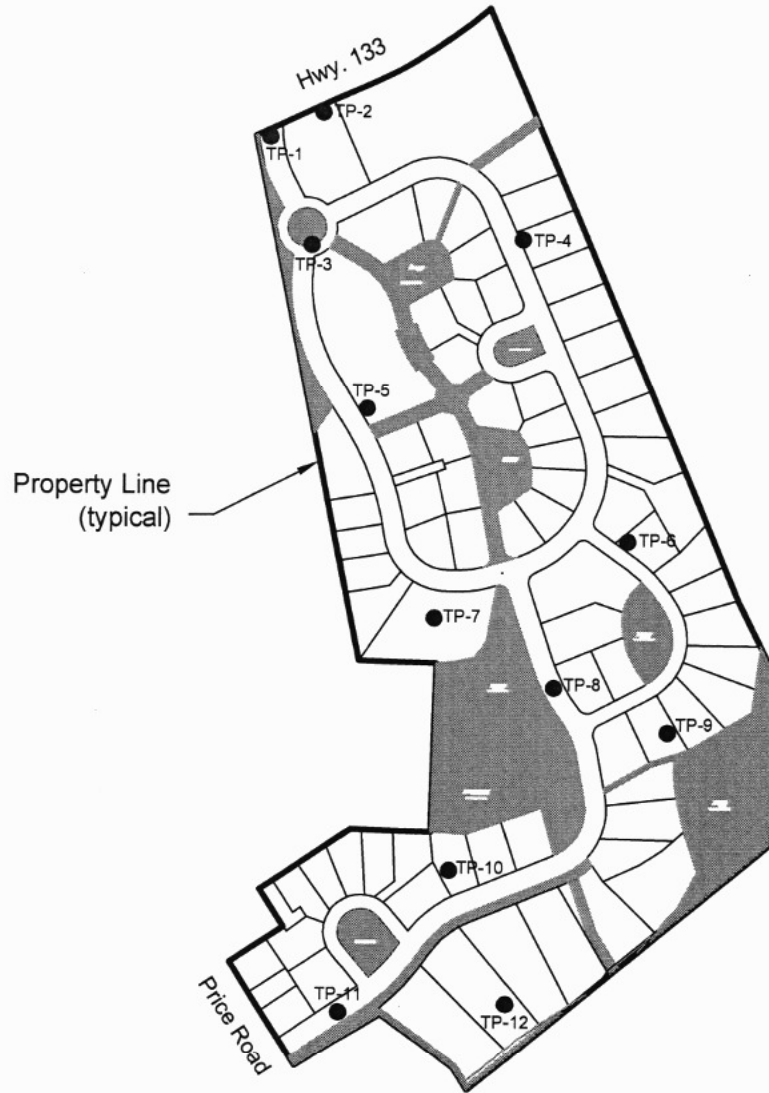
Vicinity Map

Fig. 1

Note: This figure was prepared based on a site plan provided by Wilmore & Company Professional Land Surveying, Inc.

Scale: 1" = 400'

12.



Legend

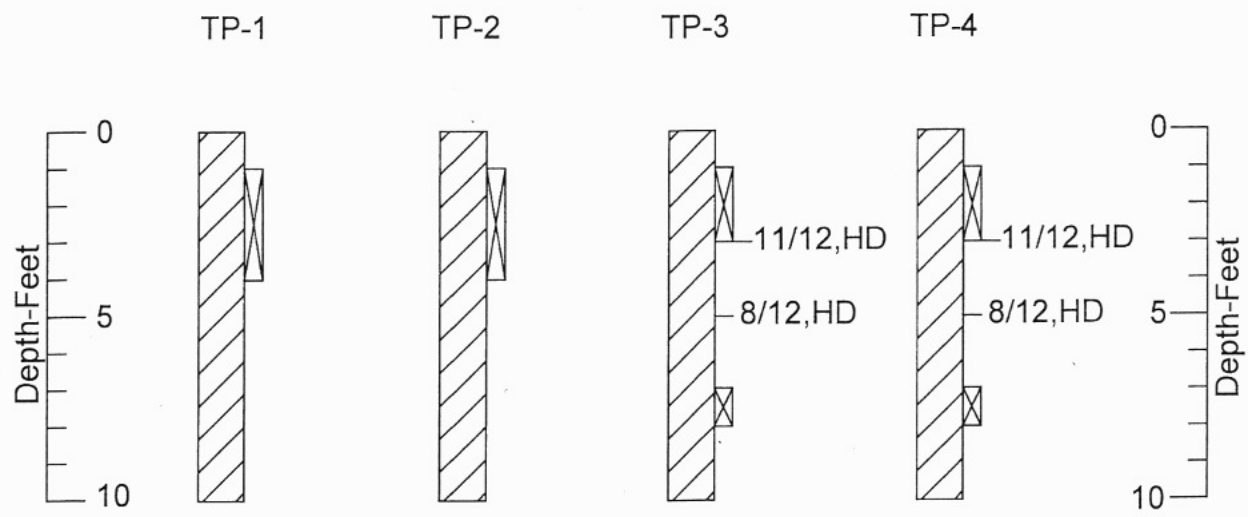
- Indicates location of exploratory test pit.

Job No. 2,287

Location of Exploratory Test Pits

Fig. 2

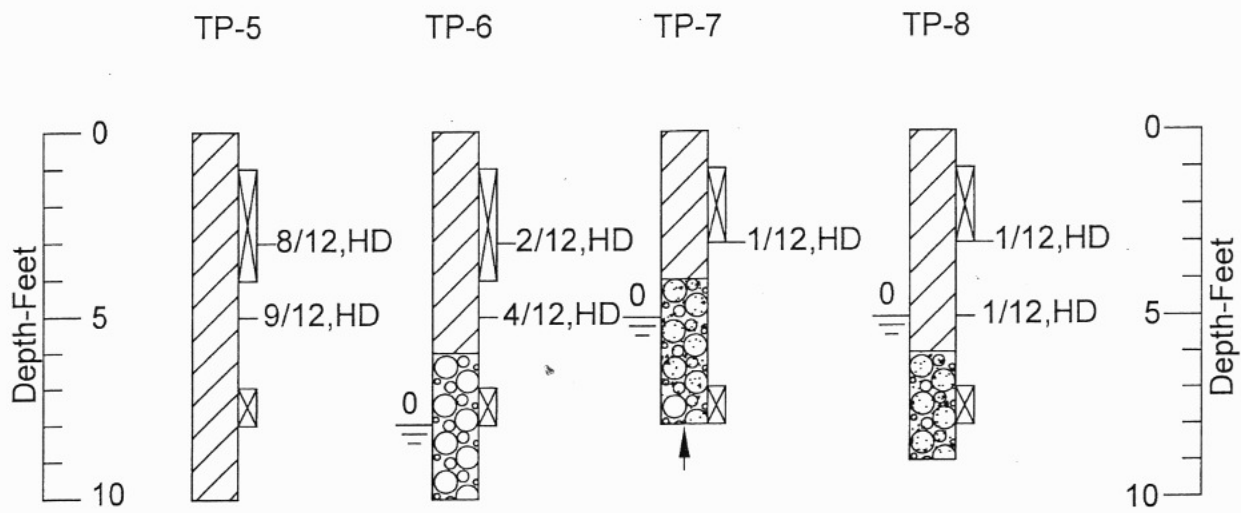
108



Job No. 2,287

Logs of Exploratory Pits

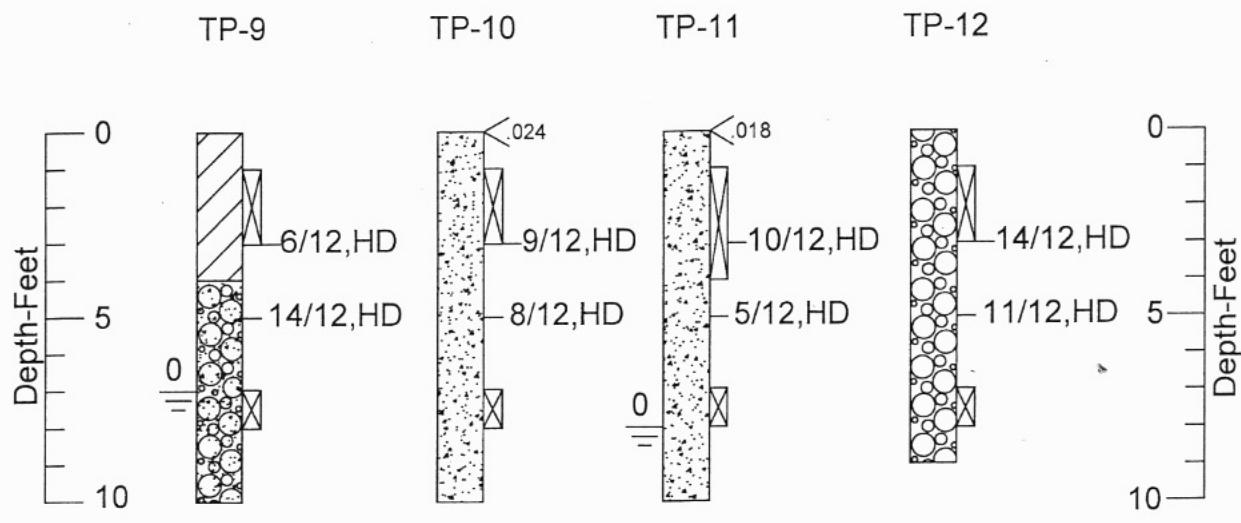
Fig. 3



Job No. 2,287

Logs of Exploratory Pits

Fig. 4



Job No. 2,287

Logs of Exploratory Pits

Fig. 5

Legend



Clay, sandy to silty, sandy to gravelly, very soft to medium stiff, moist to very moist, brown. (CL)



Sand, clayey to gravelly, loose to very loose, moist to wet, brown. (SC,SW)



Gravel, cobbly to sandy to clayey, loose, moist to wet, brown with boulders noted. (GC,GW)



Indicates location of penetration test. The symbol 11/12 indicates that 11 blows of a 15 pound hammer falling 26 inches were required to drive a 1.0 inch diameter penetrometer 12 inches. The symbol HD indicates hand drive using modified California (2.0-inch O.D.) liner.



Indicates bag sample collected from test pit walls.



Indicates free water level. Numeral indicates number of days after drilling that measurement was taken.



Indicates practical backhoe refusal. Test pits terminated.



Indicates location of background radiation measurement. The number .024 indicates measured background radiation in mR/hr.

Notes

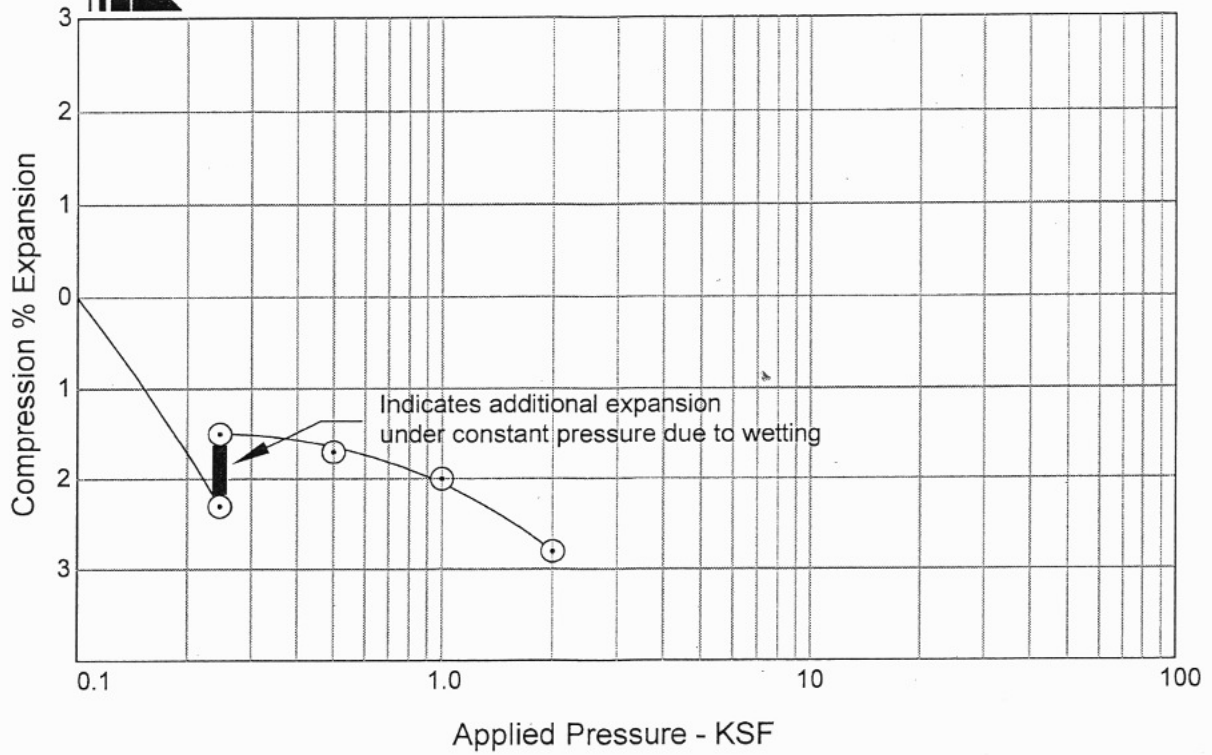
1. Test pits were excavated and sampled February 23, 2006.
2. These logs are subject to the explanations, limitations and conclusions as contained in this report.

Legend of Logs of Exploratory Test Pits

Job No. 2,287

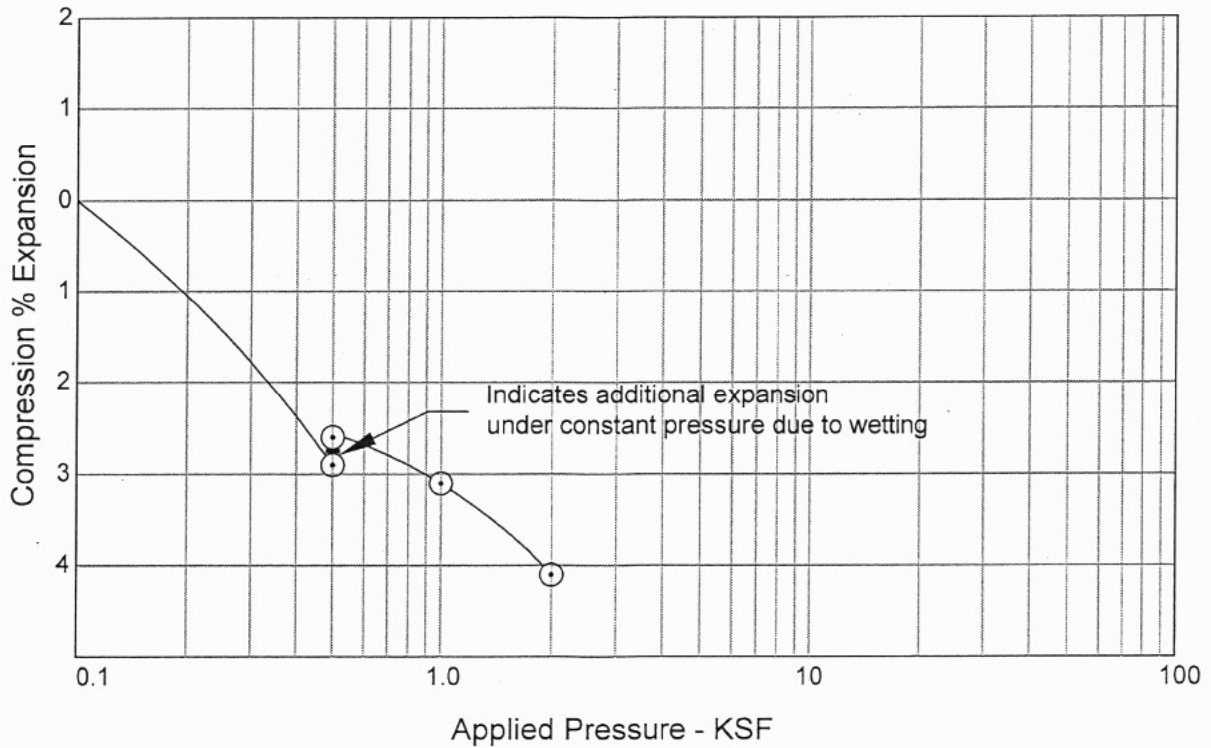
Fig. 6

12.



Sample of: Clay
From: TP-3 @ 3 foot depth

Dry Unit Weight= 113 PCF
Moisture Content= 16.3 %



Sample of: Clay
From: TP-3 @ 5 foot depth

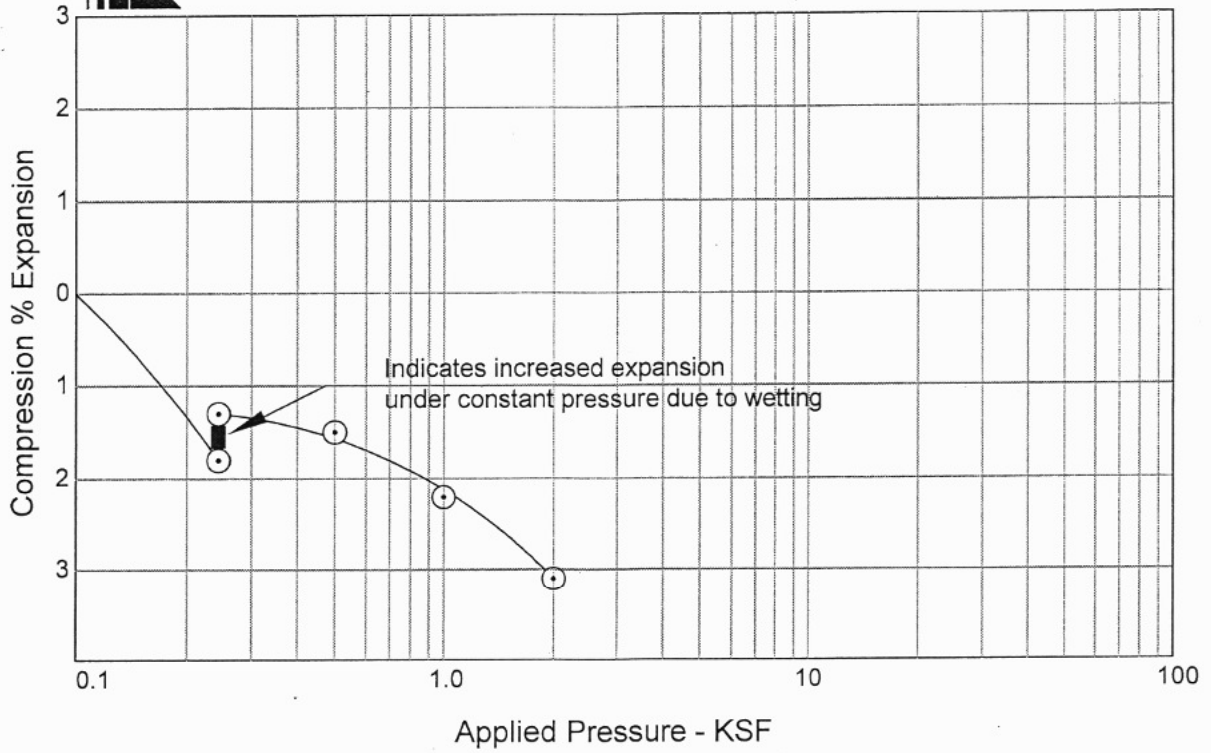
Dry Unit Weight= 103 PCF
Moisture Content= 20.6 %

Job No. 2,287

Swell Consolidation Test Results

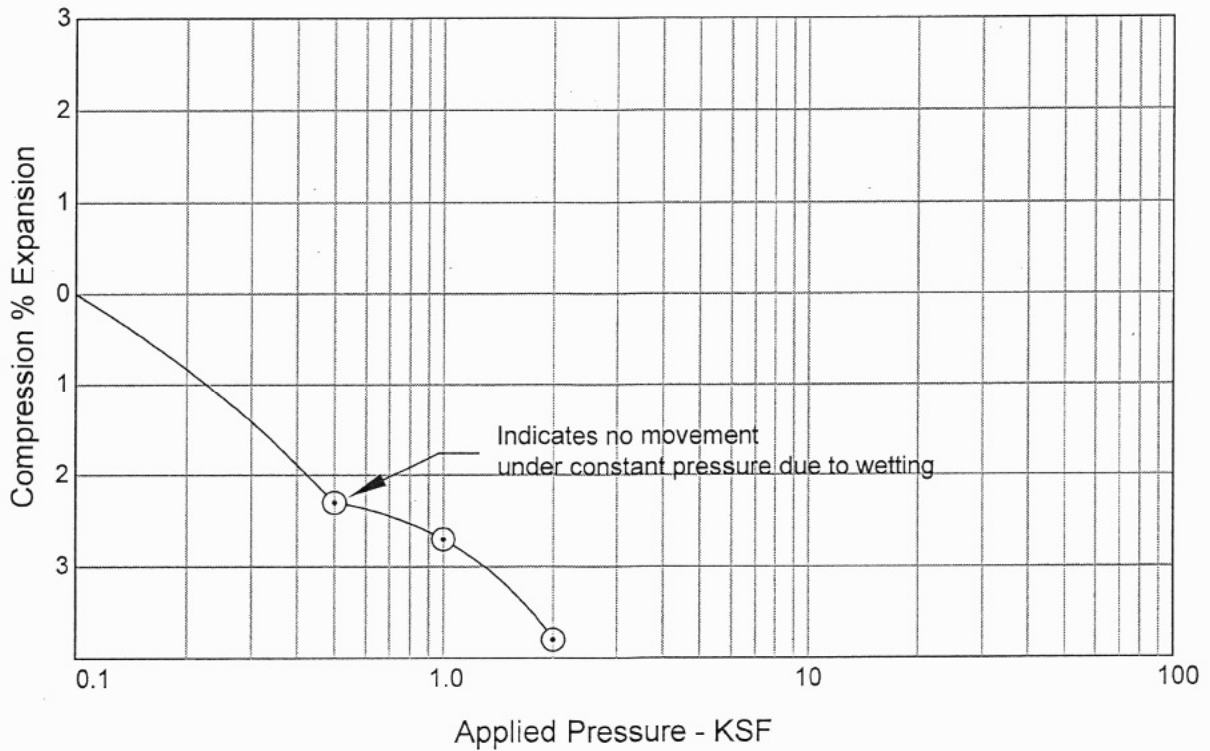
Fig. 7

12.



Sample of: Clay
From: TP-4 @ 3 foot depth

Dry Unit Weight= 109 PCF
Moisture Content= 18.5 %



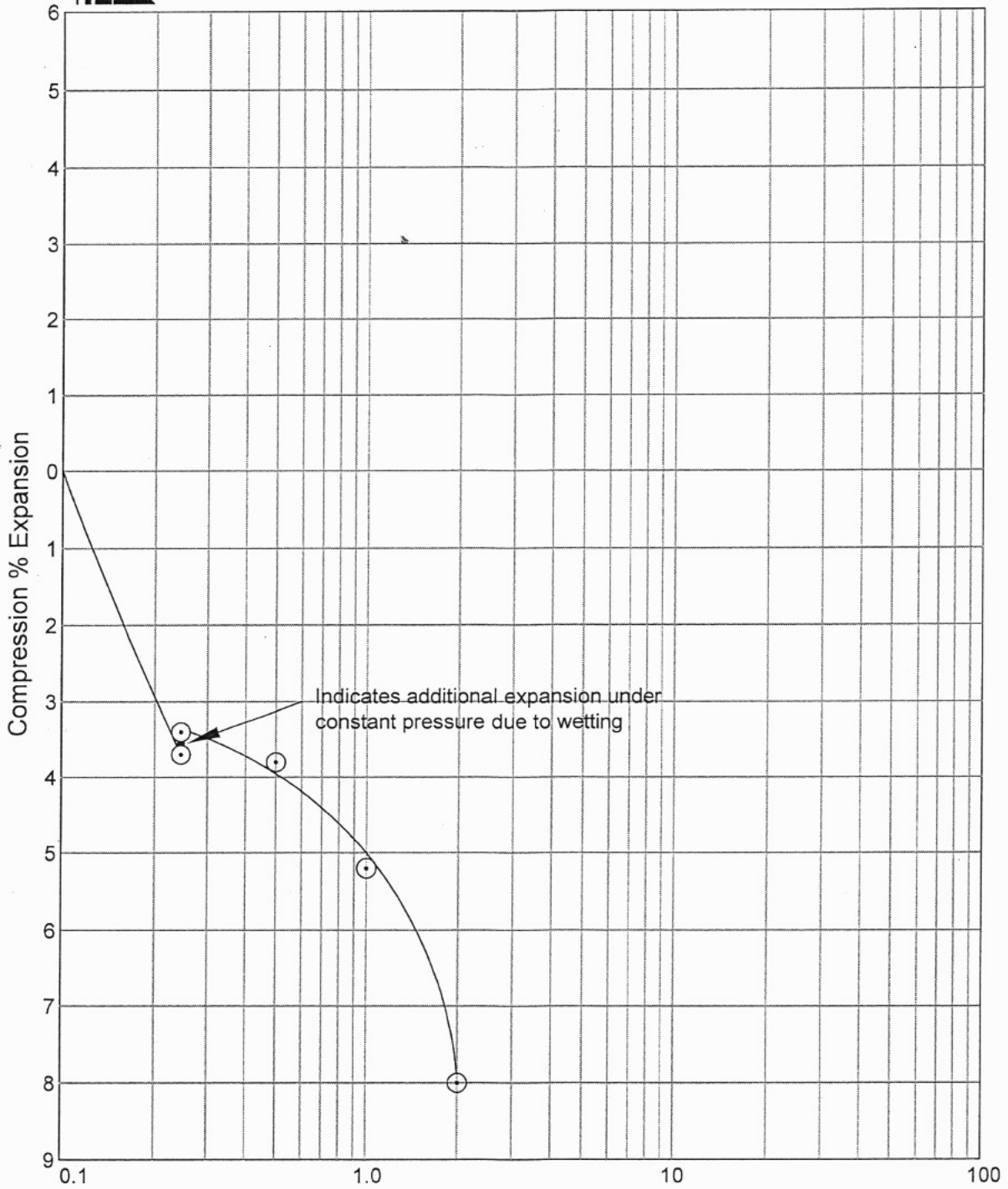
Sample of: Clay
From: TP-5 @ 5 foot depth

Dry Unit Weight= 100 PCF
Moisture Content= 23.8 %

Job No. 2,287

Swell Consolidation Test Results

Fig. 8



Applied Pressure - KSF

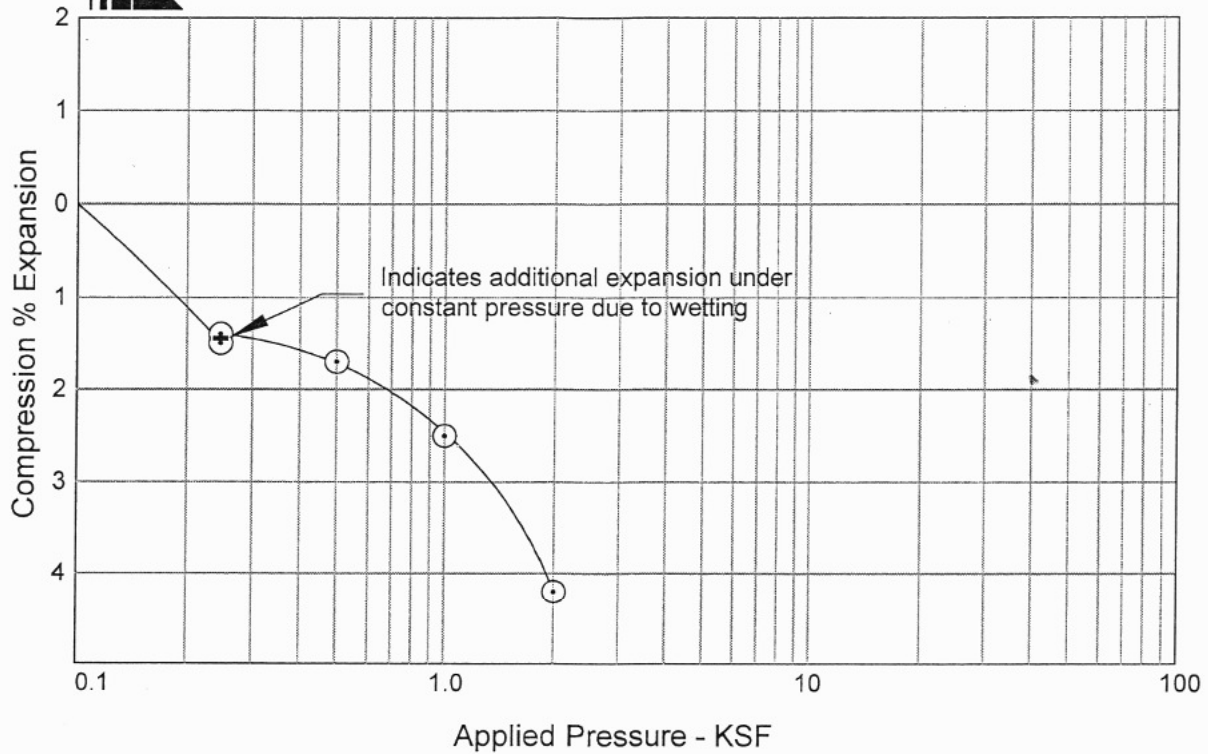
Sample of: Clay, silty, sandy
From: TP-6 @ 3 foot depth

Dry Unit Weight= 82 PCF
Moisture Content= 32.1 %

Job No. 2,287

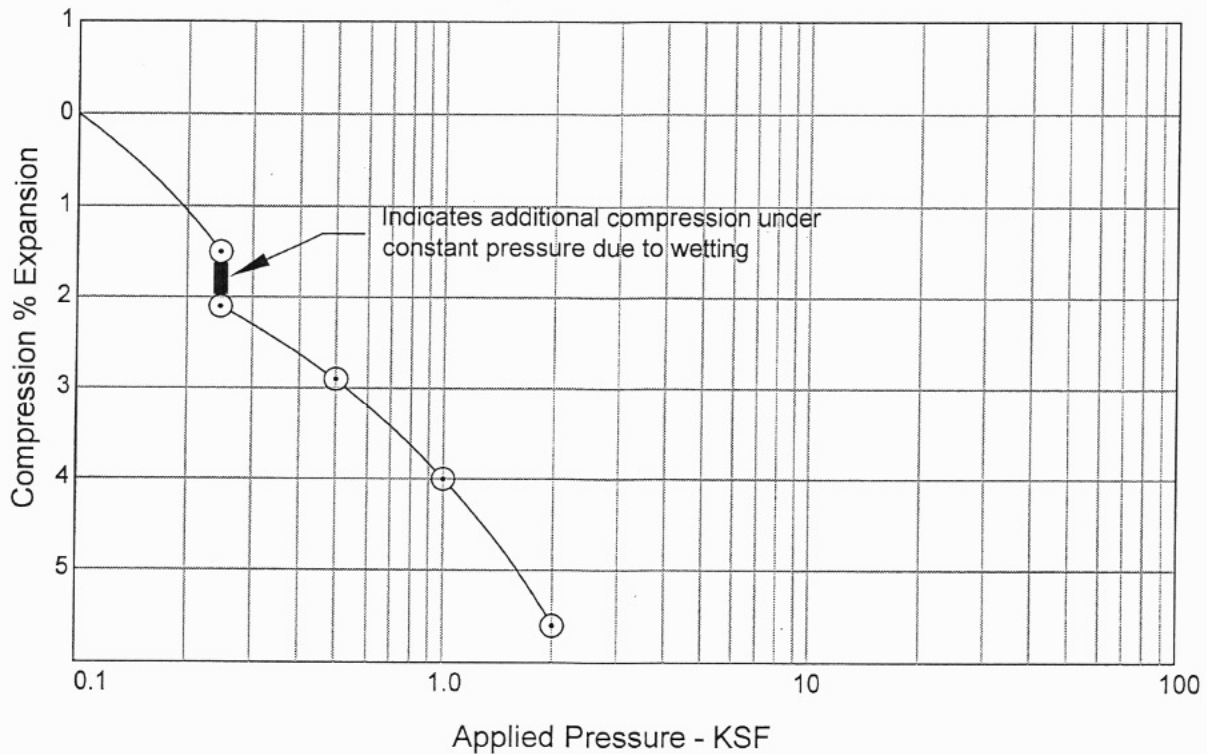
Swell Consolidation Test Results

Fig. 9



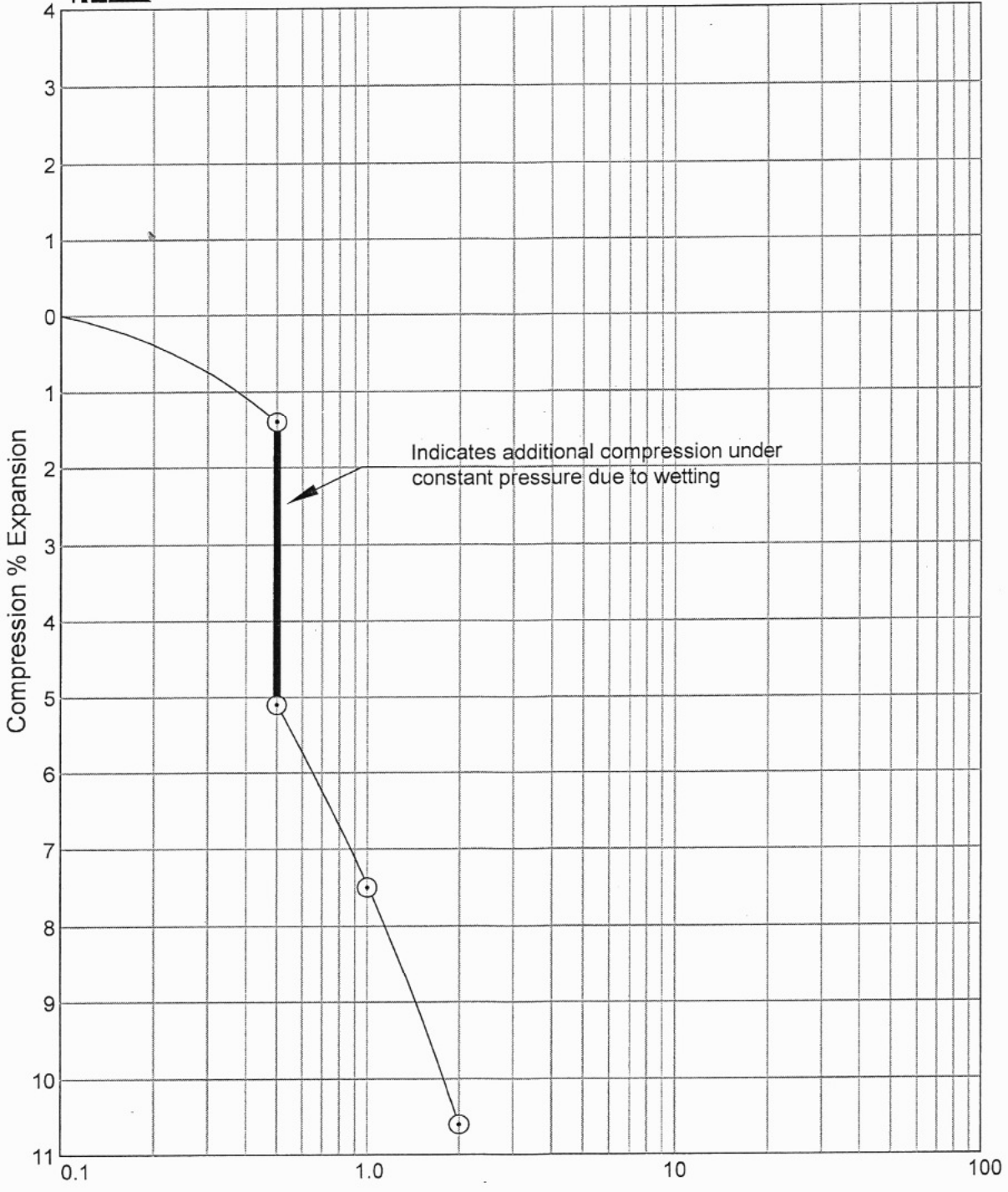
Sample of: Clay, sandy
From: TP-8 @ 3 foot depth

Dry Unit Weight= 76 PCF
Moisture Content= 44.7 %



Sample of: Sand, clayey
From: TP-10 @ 3 foot depth

Dry Unit Weight= 85 PCF
Moisture Content= 9.3 %



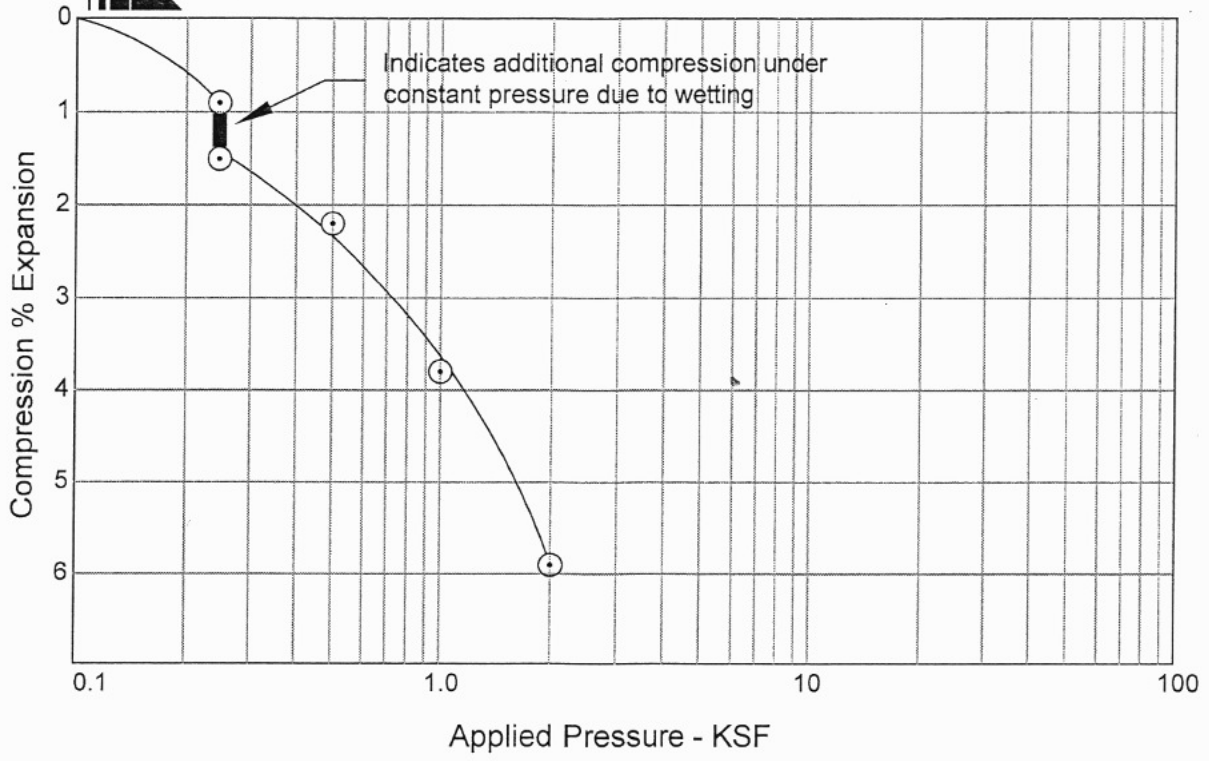
Applied Pressure - KSF

Sample of: Sand, clayey
From: TP-10 @ 5 foot depth

Dry Unit Weight= 86 PCF
Moisture Content= 12.6 %

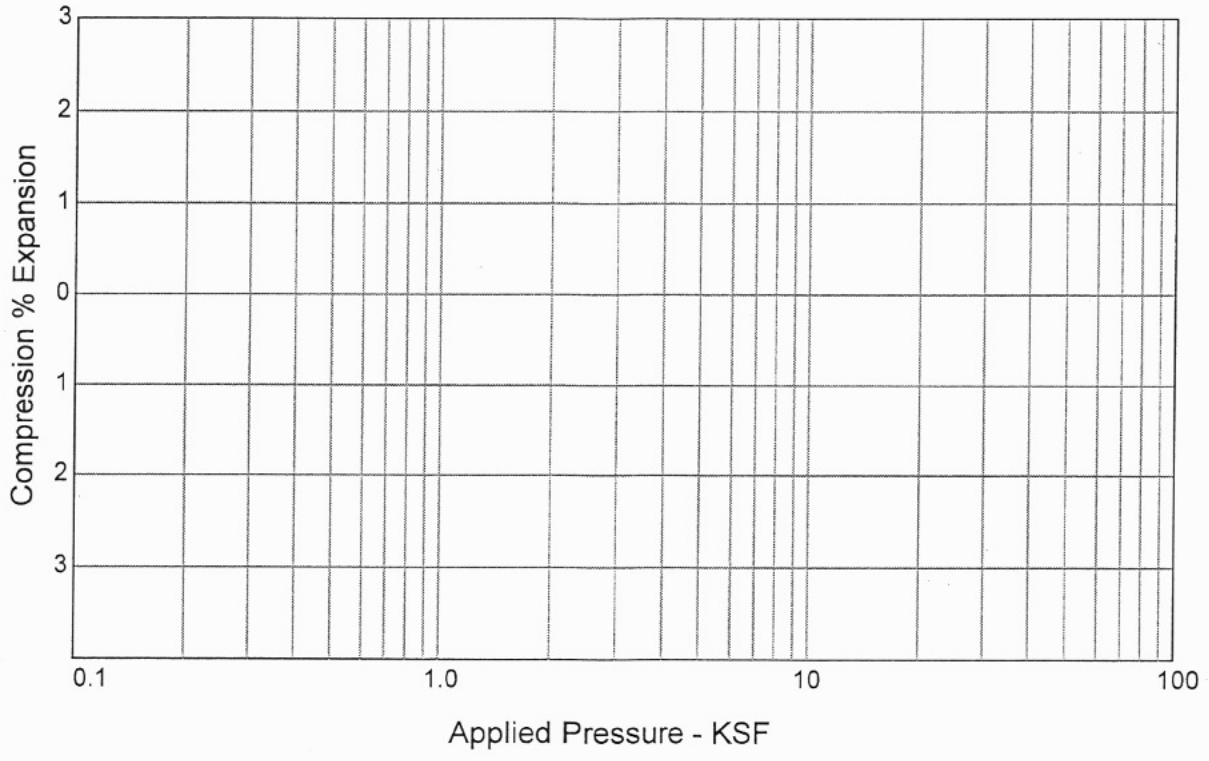
Job No. 2,287 Swell Consolidation Test Results Fig. 11

12.



Sample of: Sand, clayey
From: TP-11 @ 3 foot depth

Dry Unit Weight= 93 PCF
Moisture Content= 12.7 %



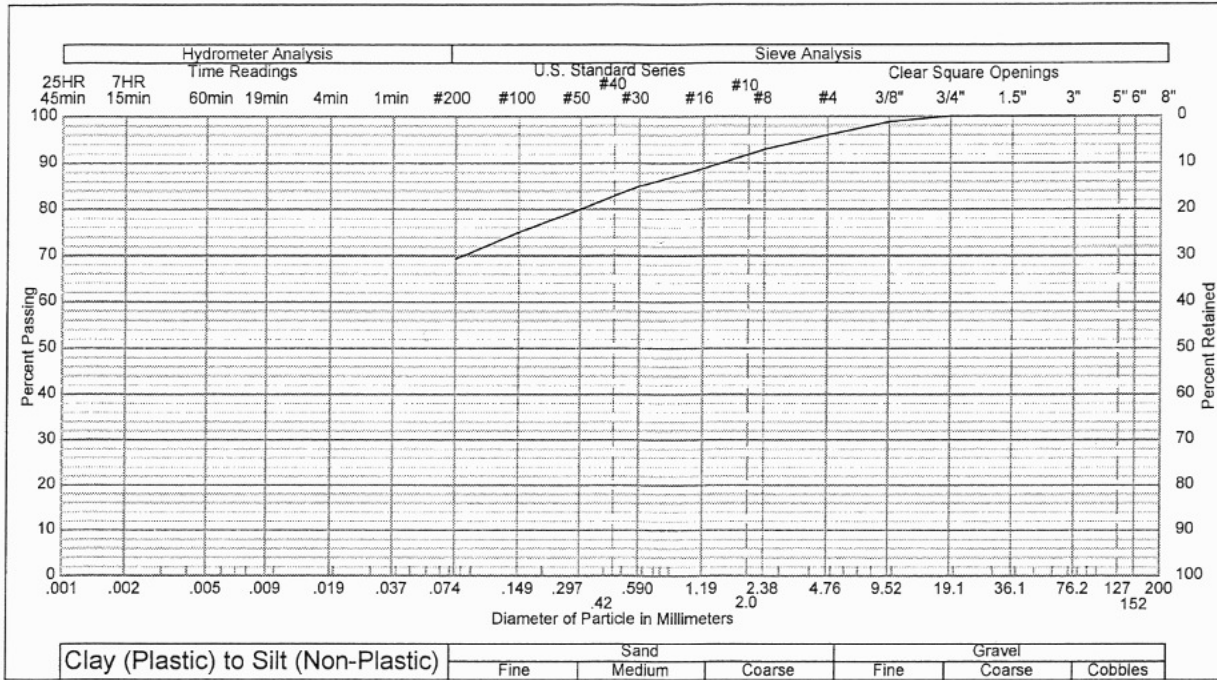
Sample of:
From: foot depth

Dry Unit Weight= PCF
Moisture Content= %

Job No. 2,287

Swell Consolidation Test Results

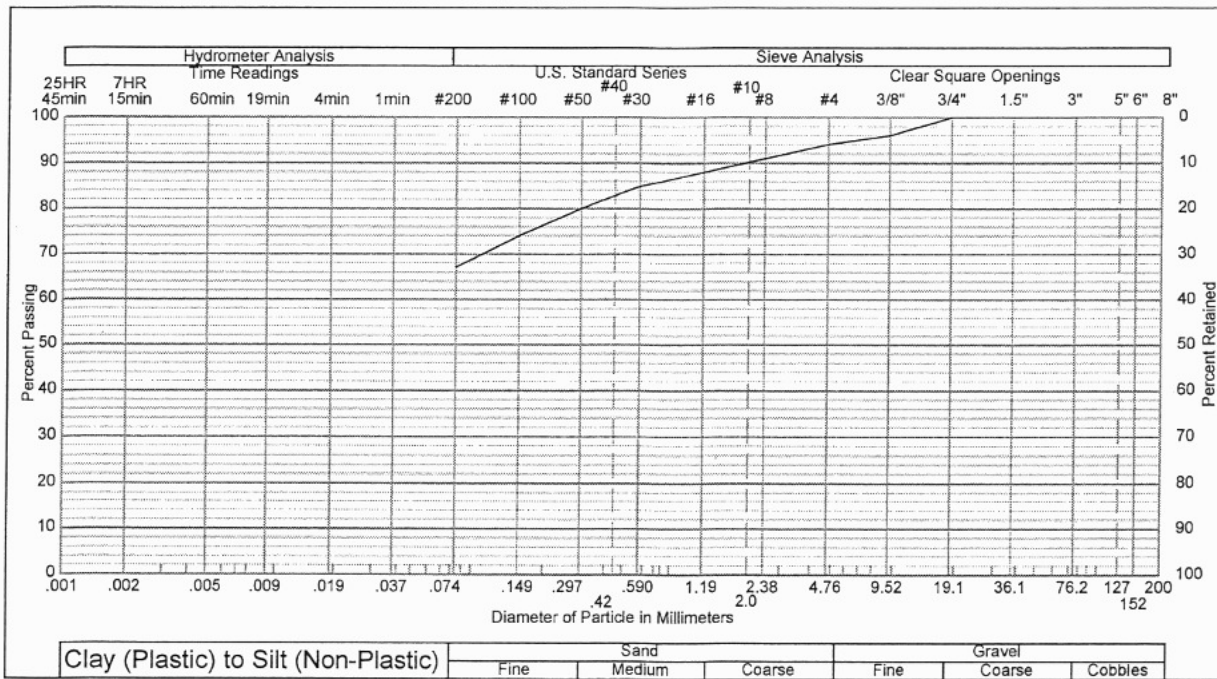
Fig. 12



Sample of: Clay, silty, sandy
From: TP-1 @ 1-4 foot depth

Gravel: 4 %
Silt & Clay: 69 %
Plasticity Index: 9

Sand: 27 %
Liquid Limit: 27

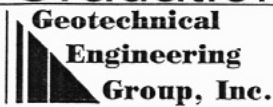


Sample of: Clay, silty, sandy
From: TP-1,2 @ 1-4 foot depth
(Bulk Combined)

Gravel: 6 %
Silt & Clay: 67 %
Plasticity Index: 10

Sand: 27 %
Liquid Limit: 28

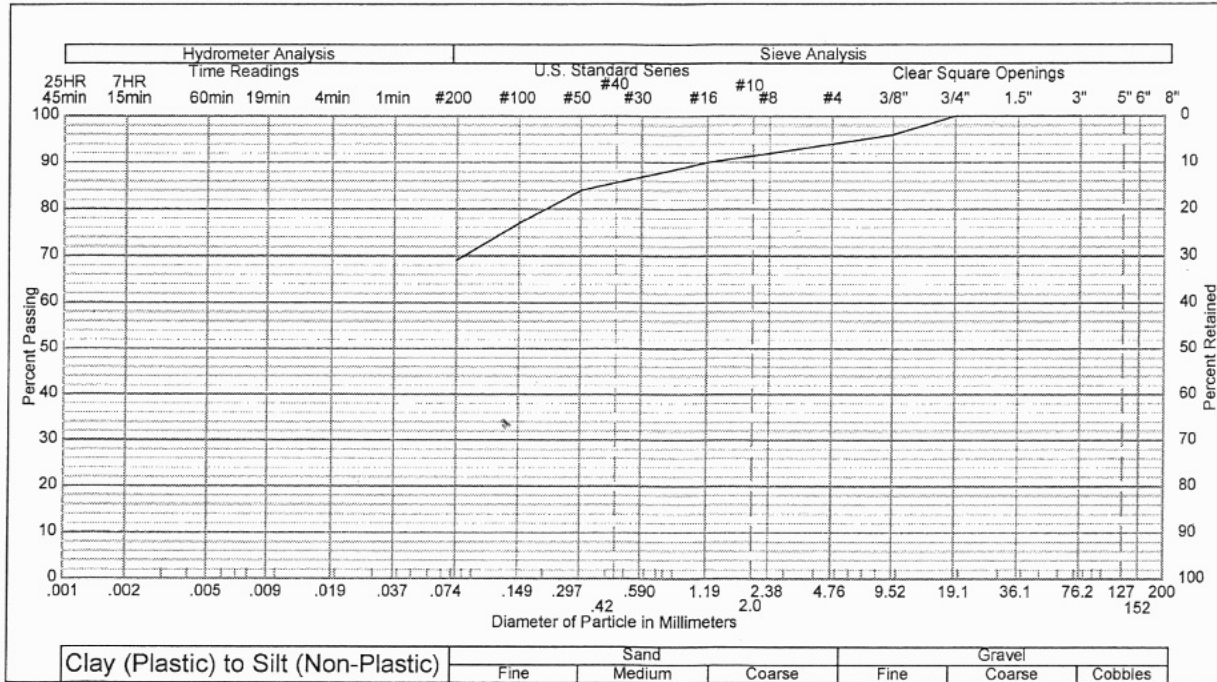
Gradation Test Results



Job No. 2,287

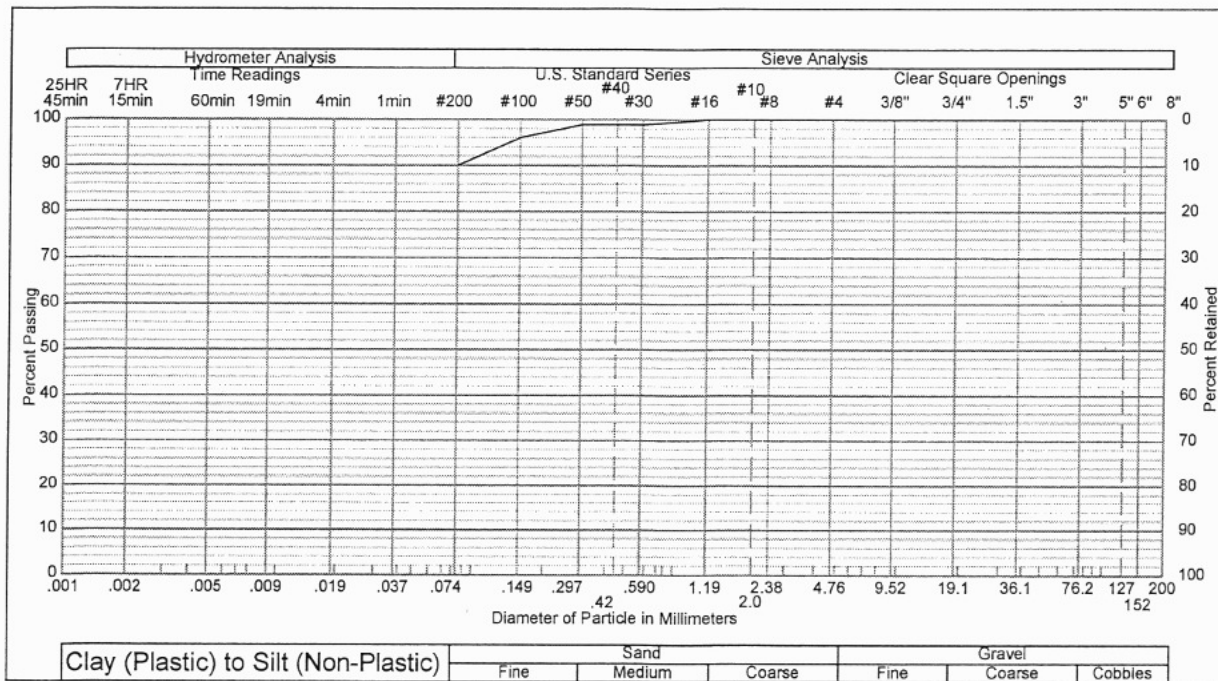
Date: April, 2006

Fig. 13



Sample of: Clay, silty, sandy
 From: TP-2 @ 1-4 foot depth

Gravel: 6 %
 Silt & Clay: 69 %
 Plasticity Index: 13
 Sand: 25 %
 Liquid Limit: 34



Sample of: Clay, sandy
 From: TP-5 @ 1-4 foot depth

Gravel: 0 %
 Silt & Clay: 90 %
 Plasticity Index: 17
 Sand: 10 %
 Liquid Limit: 38

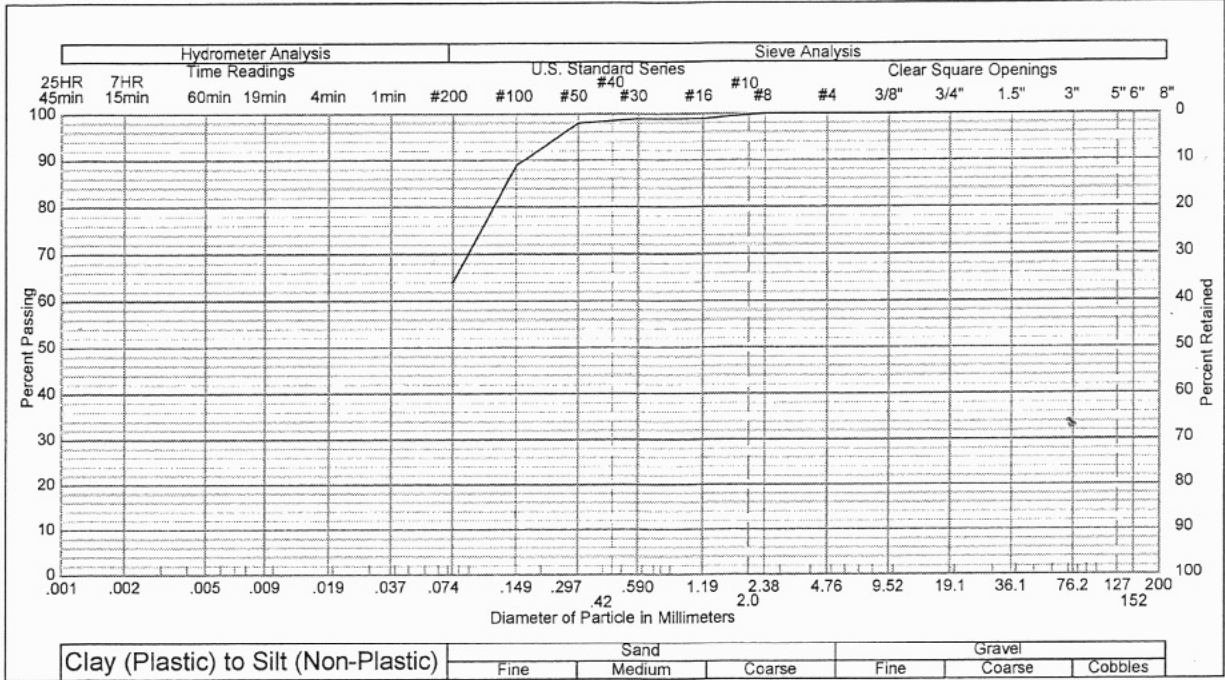
Gradation Test Results



Job No. 2,287

Date: April, 2006

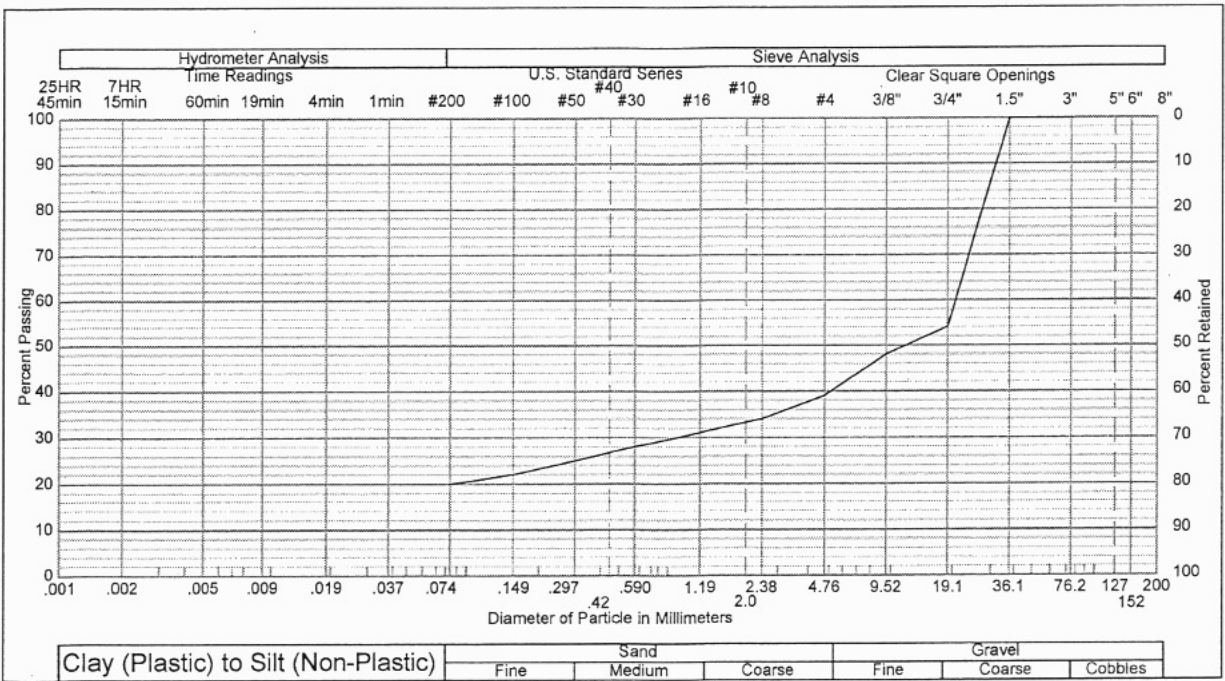
Fig. 14



Sample of: Clay, silty, sandy
 From: TP-6 @ 1-3 foot depth

Gravel: 0 %
 Silt & Clay: 64 %
 Plasticity Index: NP

Sand: 36 %
 Liquid Limit: 25



Sample of: Gravel, clayey, sandy
 From: TP-6 @ 7-8 foot depth

Gravel: 61 %
 Silt & Clay: 20 %
 Plasticity Index: 10

Sand: 19 %
 Liquid Limit: 32

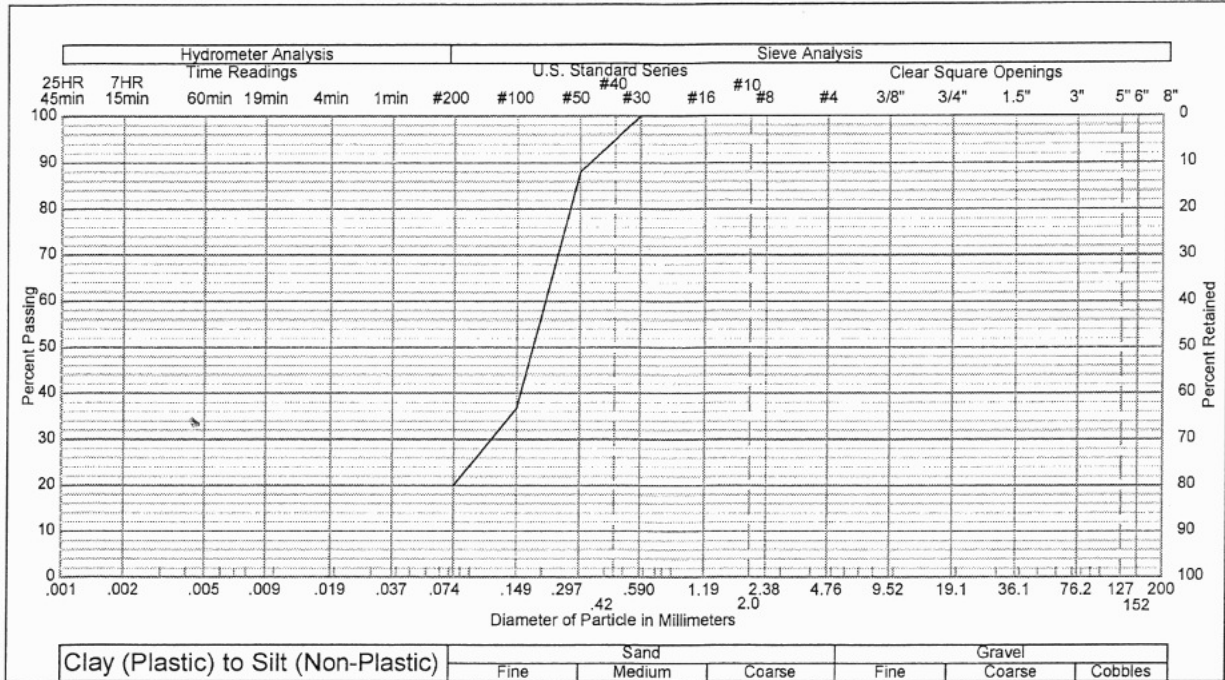
Gradation Test Results



Job No. 2287

Date: April, 2006

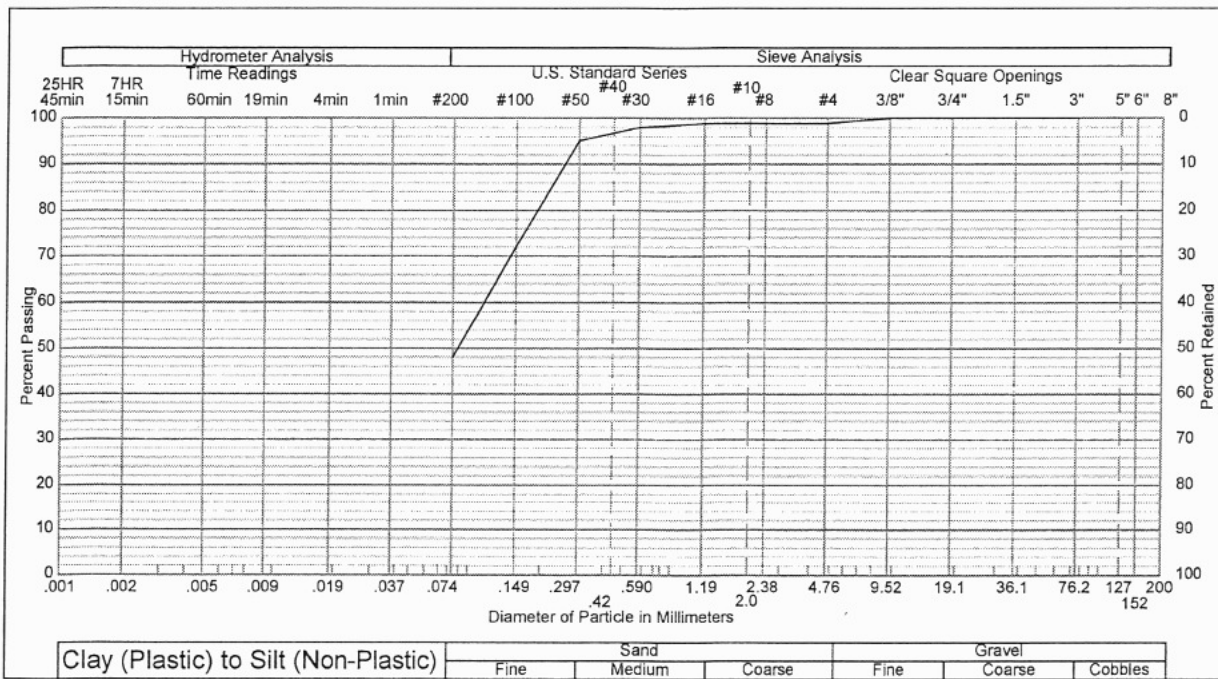
Fig. 15



Sample of: Sand, clayey
 From: TP-10 @ 1-3 foot depth

Gravel: 0 %
 Silt & Clay: 20 %
 Plasticity Index: NP

Sand: 80 %
 Liquid Limit: NL



Sample of: Sand, clayey
 From: TP-11 @ 1-3 foot depth

Gravel: 1 %
 Silt & Clay: 48 %
 Plasticity Index: NP

Sand: 51 %
 Liquid Limit: NL

Gradation Test Results



Job No. 2,287

Date: April, 2006

Fig. 16

Project Name: Backhouse Subdivision

Sample Location: TP-1,2 @ 1-4 feet

Sample Description: Clay, silty, sandy

Test Method: ASM D1557, method A

Maximum Dry Density: 124.5 pcf

Optimum Moisture: 11.0 %

Rock Corrected

Maximum Dry Density: n/a

Optimum Moisture: n/a

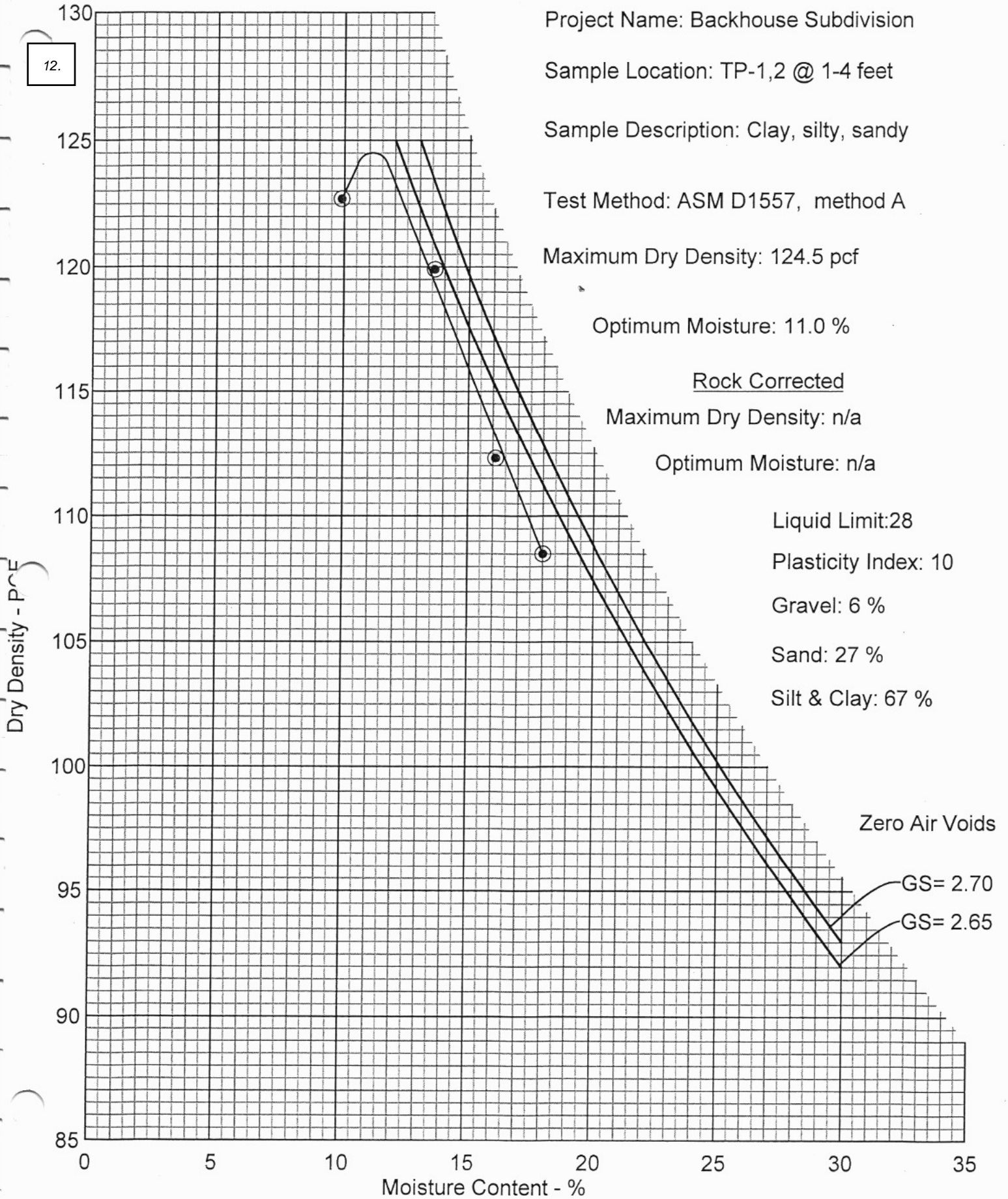
Liquid Limit: 28

Plasticity Index: 10

Gravel: 6 %

Sand: 27 %

Silt & Clay: 67 %



Job No. 2,287

Fig. 17

Project Name: Backhouse Subdivision

Sample Location: TP-5 @ 1-4 feet

Sample Description: Clay, sandy

Test Method: ASM D1557, method A

Maximum Dry Density: 121 pcf

Optimum Moisture: 13.0 %

Rock Corrected

Maximum Dry Density: n/a

Optimum Moisture: n/a

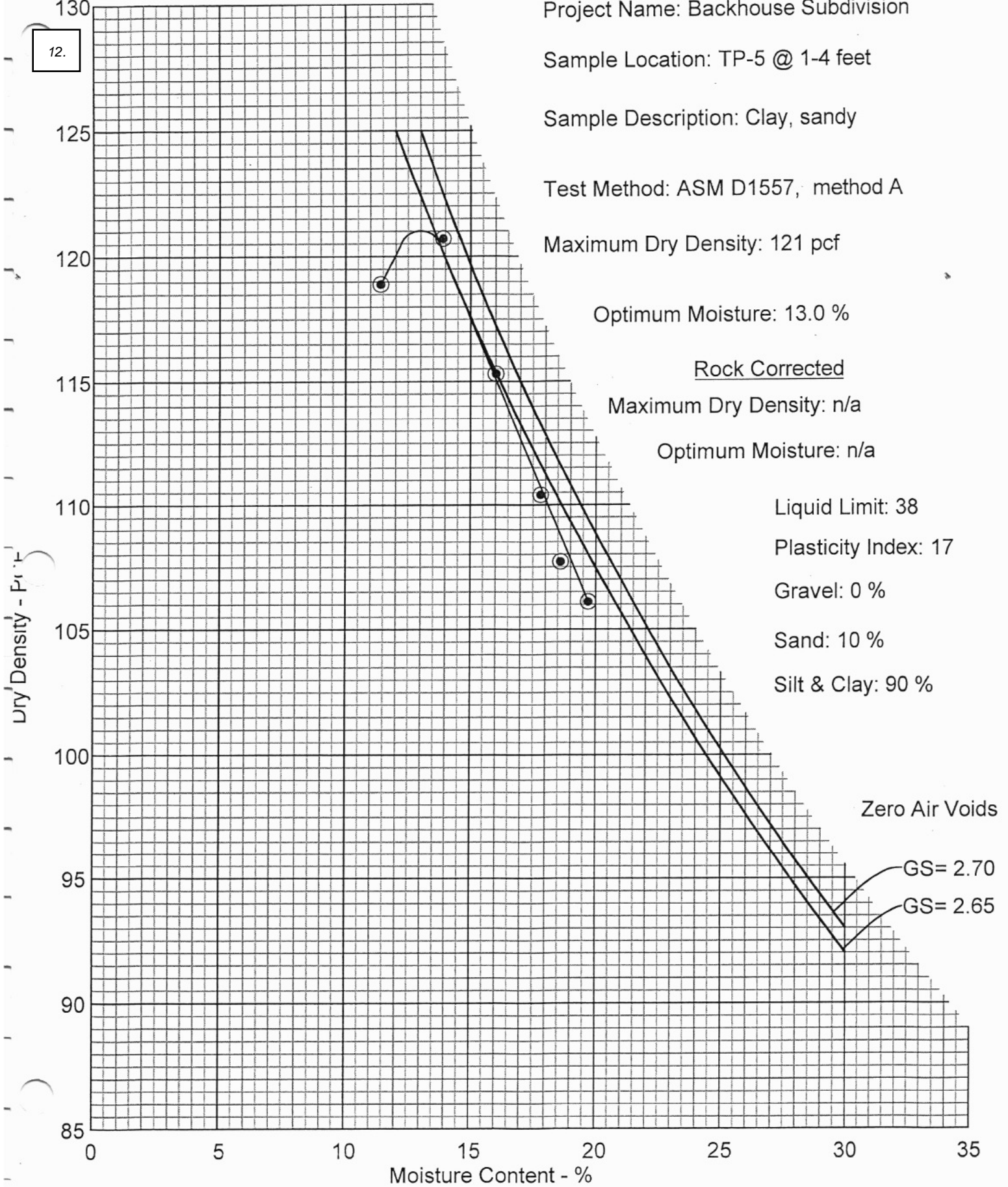
Liquid Limit: 38

Plasticity Index: 17

Gravel: 0 %

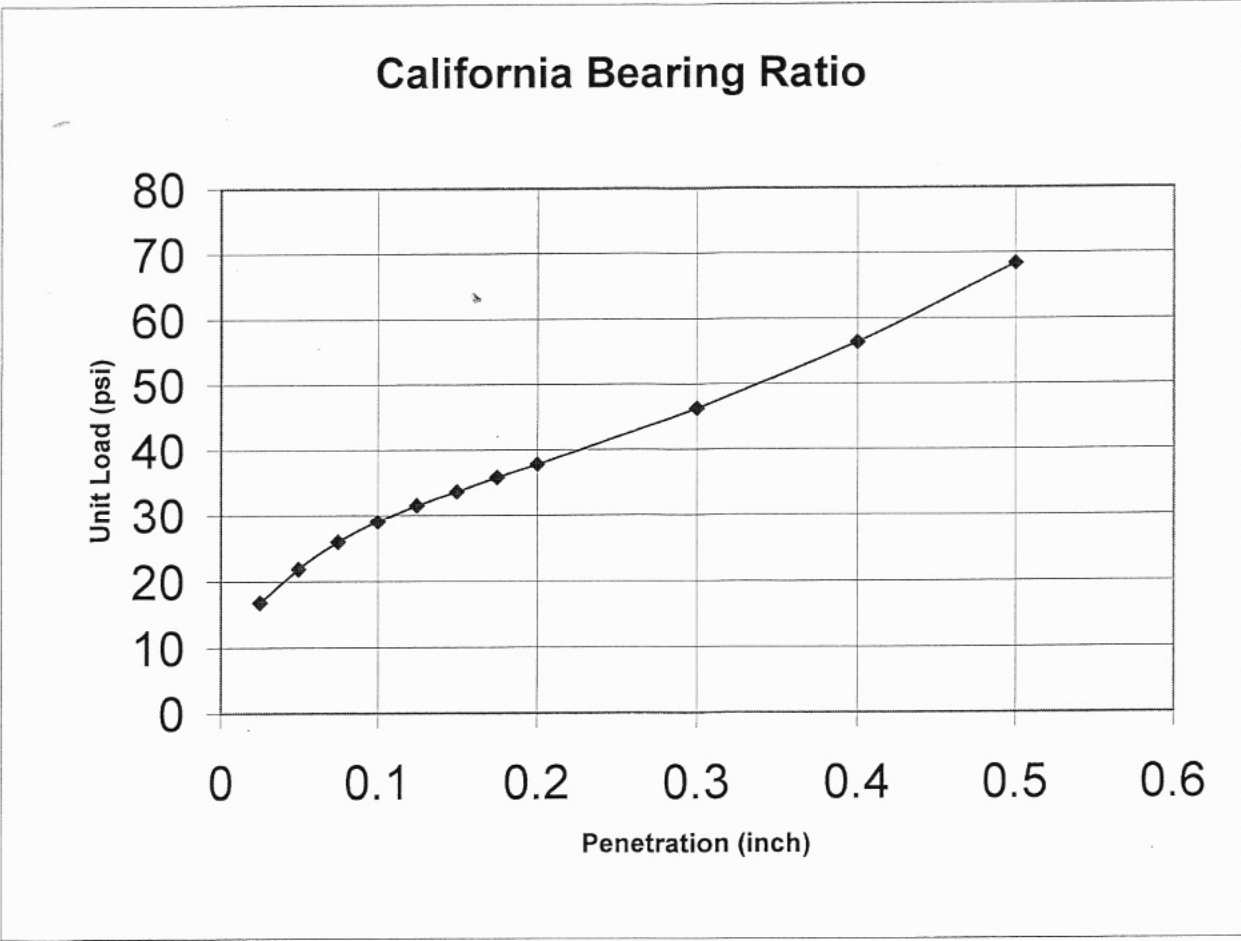
Sand: 10 %

Silt & Clay: 90 %



Job No. 2,287

Fig. 18

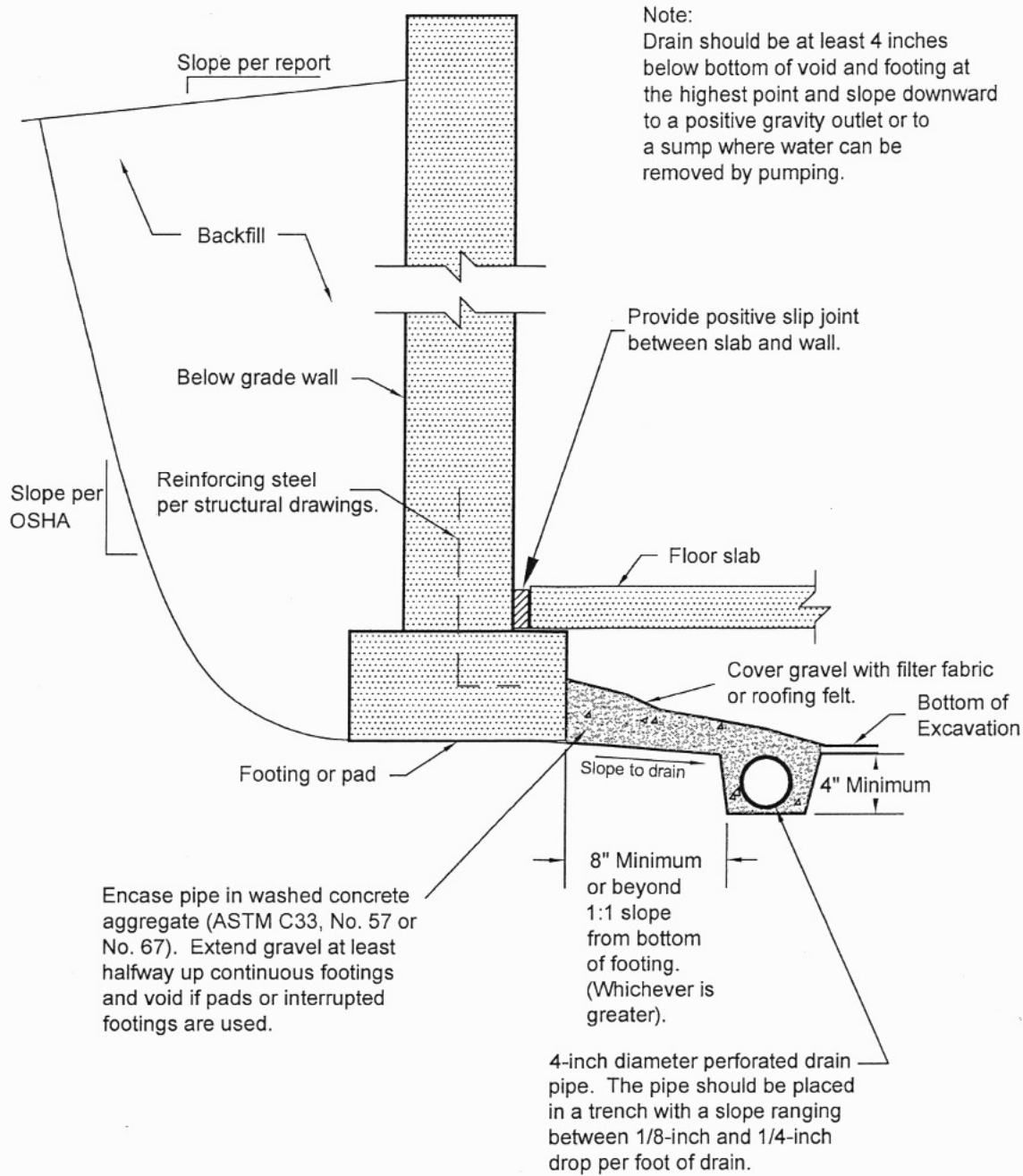


Sample: TP- 1, 2 @ 1- 4 foot depth

CBR @ 0.1" Penetration	2.9
CBR @ 0.2" Penetration	2.5
Maximum Dry Density (pcf)	124.5
Optimum Moisture Content (%)	11.0
Dry Density (pcf)	117.7
Dry Density (% Maximum)	95
Surcharge Weight (lbs)	12.6
Swell (%)	0.9
Before Soaking Moisture Content	10.4
After Soaking Moisture Content:	
Top Inch	
Average	15.7

Job No. 2,287

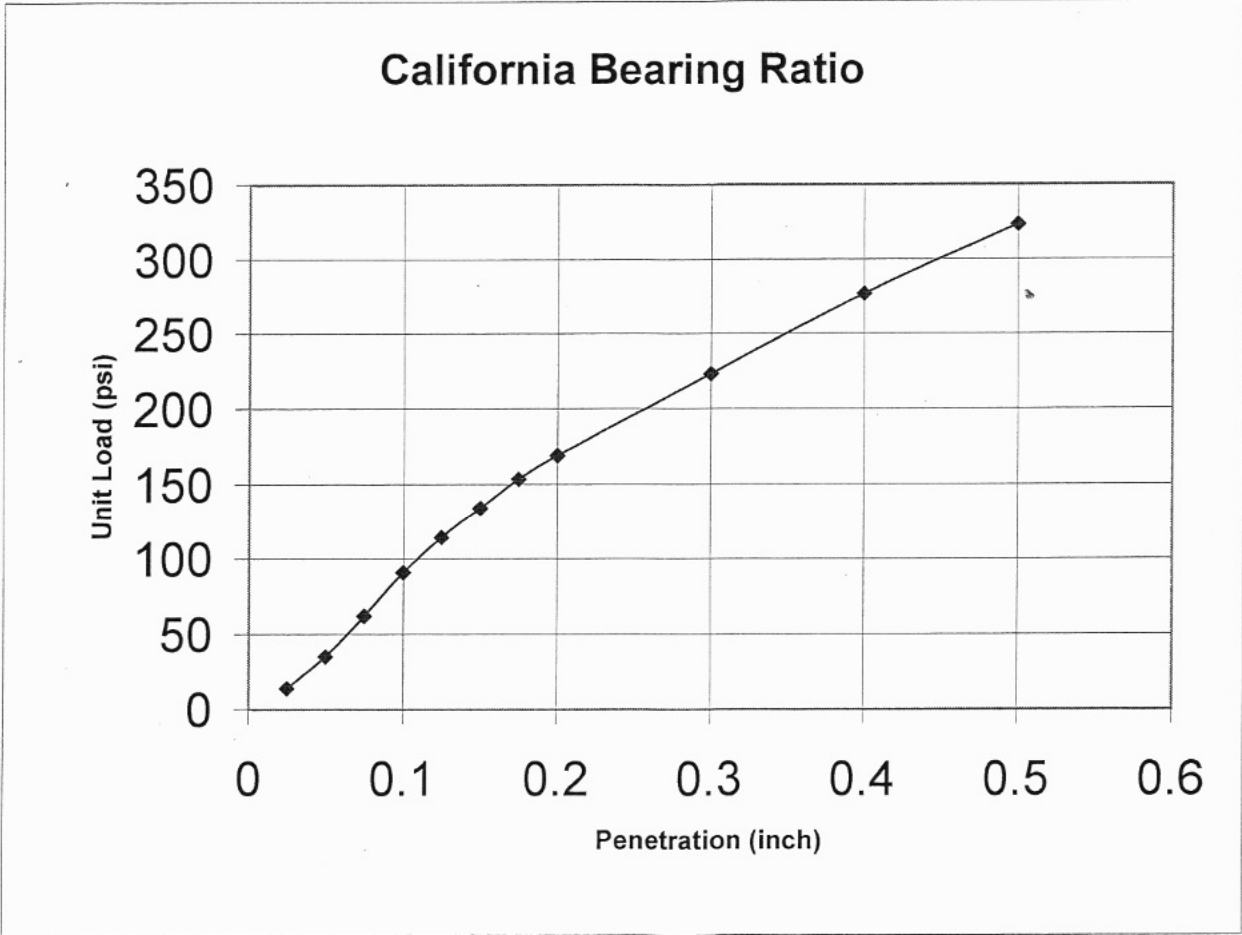
Fig. 19



Job No. 2,287

Interior Foundation Wall Drain

Fig. 23

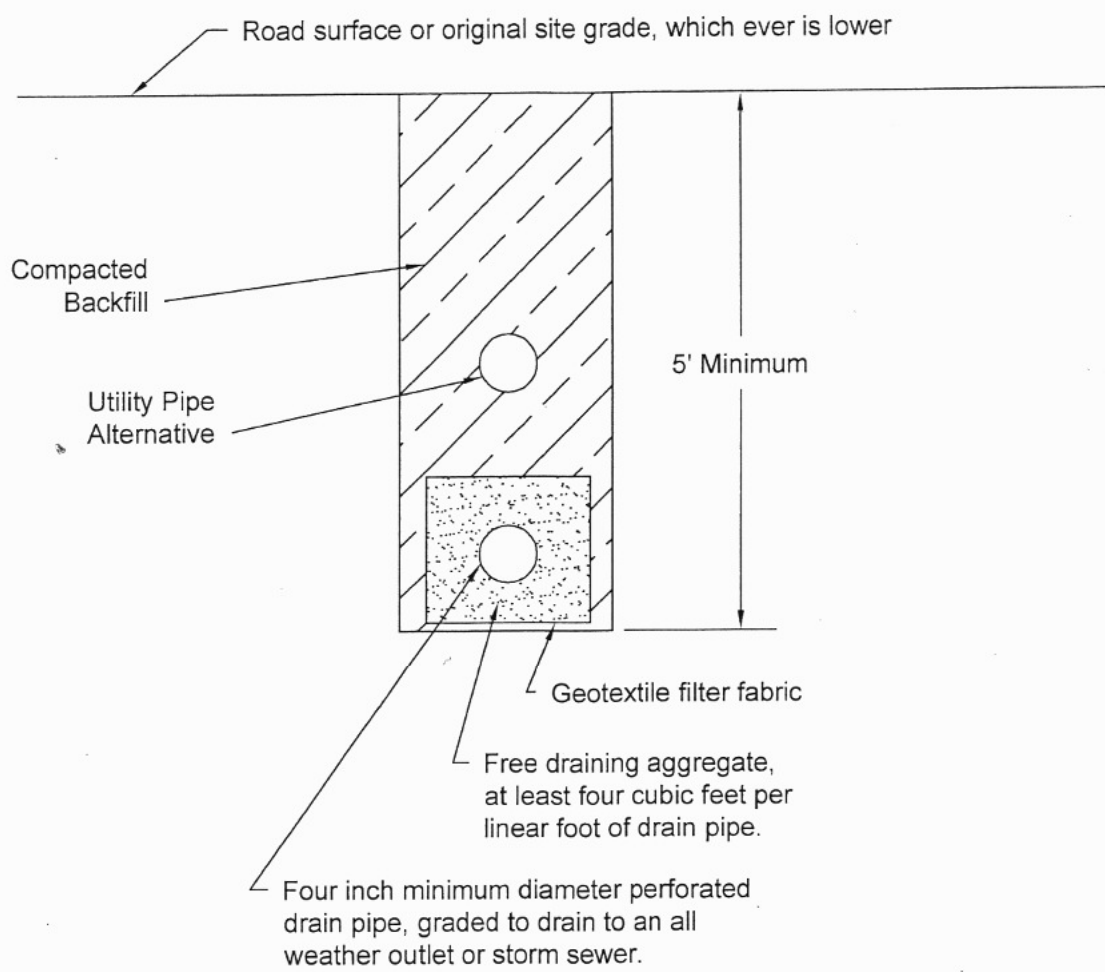


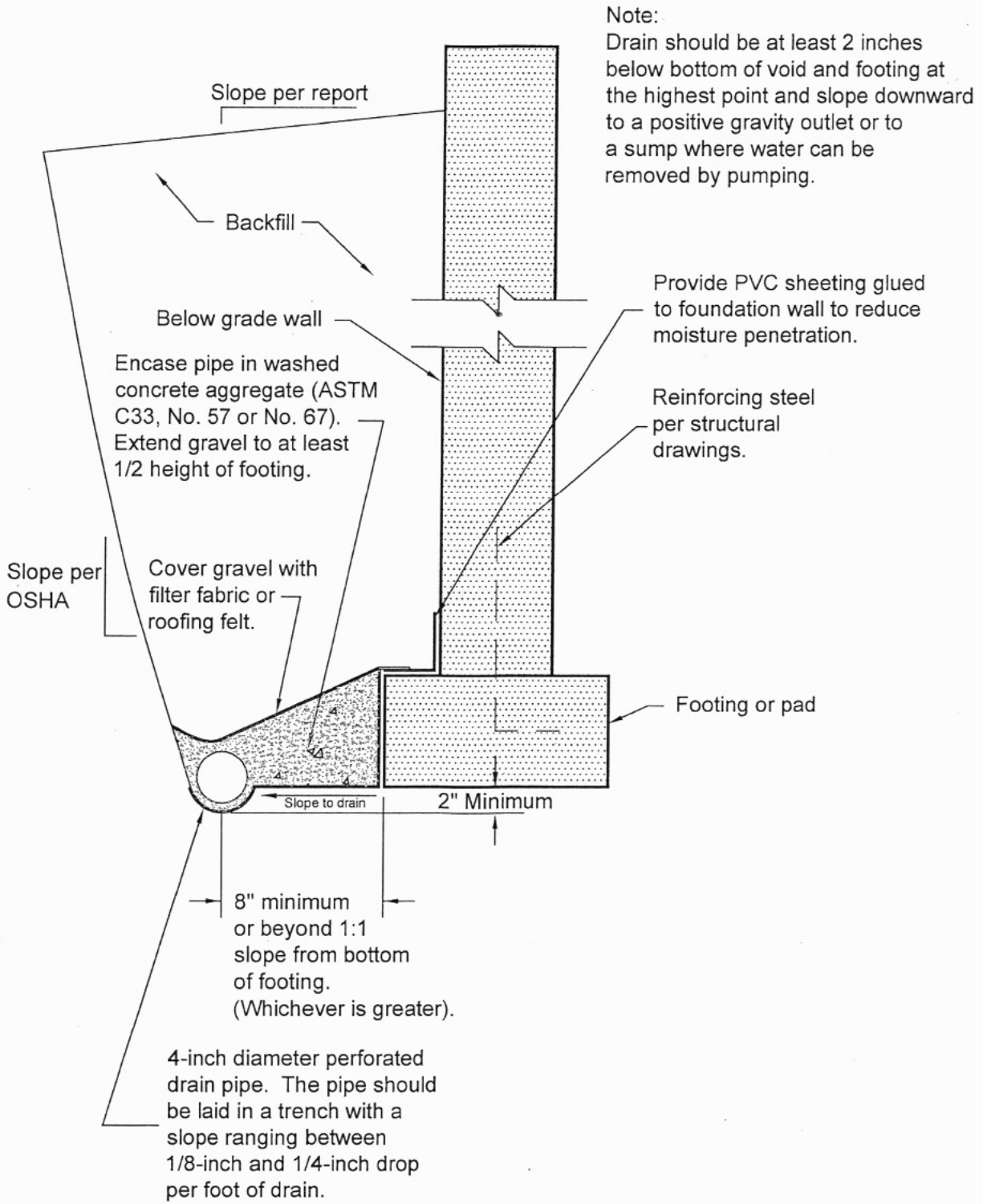
Sample: TP- 5 @ 1- 4 foot depth

CBR @ 0.1" Penetration	9.1
CBR @ 0.2" Penetration	11.3
Maximum Dry Density (pcf)	121.0
Optimum Moisture Content (%)	13.0
Dry Density (pcf)	110.2
Dry Density (% Maximum)	91
Surcharge Weight (lbs)	12.8
Swell (%)	1.1
Before Soaking Moisture Content	14.2
After Soaking Moisture Content:	
Top Inch	23.5
Average	16.0

Job No. 2,287

Fig. 20





Job No. 2,287

Exterior Foundation Wall Drain

Fig. 22

**APPENDIX A
SAMPLE SITE GRADING SPECIFICATIONS**

**Backhouse Subdivision
Residential Buildings and Pavement
Paonia, Colorado
Job No. 2,287**

Note: Appendix A presents sample specifications. These sample specifications are not project specific. The sample specifications should be modified by the architect, civil engineer or structural engineer as needed to reflect project specific requirements.

1. DESCRIPTION

This item shall consist of the excavation, transportation, placement and compaction of materials from locations indicated on the plans, or staked by the Engineer, as necessary to achieve preliminary street and overlot elevations. These specifications shall also apply to compaction of excess cut materials that may be placed outside of the subdivision and/or filing boundaries.

2. GENERAL

The Soils Engineer shall be the Owner's representative. The Soils Engineer shall approve fill materials, method of placement, moisture contents and percent compaction, and shall give written approval of the completed fill.

3. CLEARING JOB SITE

The Contractor shall remove all trees, brush and rubbish before excavation or fill placement is begun. The Contractor shall dispose of the cleared material to provide the Owner with a clean, neat appearing job site. Cleared material shall not be placed in areas to receive fill or where the material will support structures of any kind.

4. REMOVAL OF PREVIOUS FILL

The contractor shall expose fill subgrade entirely and remove all existing previous fill, organics and deleterious materials. These materials shall be completely removed from the proposed fill area. These materials shall be removed until the removal is as deemed satisfactory by the Soils Engineer.

5. SCARIFYING AREA TO BE FILLED

All topsoil and vegetable matter shall be removed from the ground surface upon which fill is to be placed. The surface shall then be plowed or scarified until the surface is free from ruts, hummocks or other uneven features, which would prevent uniform compaction by the equipment to be used.

Job No. 2,287

A-1

6. COMPACTING AREA TO BE FILLED

After the foundation for the fill has been cleared and scarified, it shall be disked or bladed until it is free from large clods, brought to the proper moisture content (within 2 percent above or below optimum) and compacted to not less than 100 percent of maximum density as determined in accordance with ASTM D 698.

7. FILL MATERIALS

Fill soils shall be free from vegetable matter or other deleterious substances, and shall not contain rocks or lumps having a diameter greater than six (6) inches. Fill materials shall be obtained from cut areas shown on the plans or staked in the field by the Engineer.

On-site materials classifying as CL, CH, SC, SM, SW, SP, GP, GC and GM are acceptable. Concrete, asphalt, organic matter and other deleterious materials or debris shall not be used as fill.

8. MOISTURE CONTENT

Fill materials shall be moisture treated to within 2 percent below to 2 percent above optimum moisture content specified for soils classifying as CH. Non-expansive soils classifying as CL, SC, SM, SP, GP, GC and GM shall be moisture treated to within $2 \pm$ percent of optimum moisture content as determined from Proctor compaction tests. Sufficient laboratory compaction tests shall be made to determine the optimum moisture content for these various soils encountered in borrow areas.

The Contractor may be required to add moisture to the excavation materials in the borrow area if, in the opinion of the Soils Engineer, it is not possible to obtain uniform moisture content by adding water on the fill surface. The Contractor may be required to rake or disk the fill soils to provide uniform moisture content through the soils.

The application of water to embankment materials shall be made with any type of watering equipment approved by the Soils Engineer, which will give the desired results. Water jets from the spreader shall not be directed at the embankment with such force that fill materials are washed out.

Should too much water be added to any part of the fill, such that the material is too wet to permit the desired compaction from being obtained, rolling and all work on that section of the fill shall be delayed until the material has been allowed to dry to the required moisture content. The Contractor will be permitted to rework wet material in an approved manner to hasten its drying.

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9. COMPACTION OF FILL AREAS

Selected fill material shall be placed and mixed in evenly spread layers. After each fill layer has been placed, it shall be uniformly compacted to not less than the specified percentage of maximum density. Expansive soils classifying as CL, CH, or SC shall be compacted to at least 95 percent of the maximum dry density as determined in accordance with ASTM D 698 (100 percent for fill deeper than 15 feet below final grade). At the option of the Soils Engineer, soils classifying as SW, SP, GP, GC or GM may be compacted to 90 percent of the maximum density as determined in accordance with ASTM D 1557 (95 percent for fill deeper than 15 feet below final grade). Fill materials shall be placed such that the thickness of loose material does not exceed 10 inches and the compacted lift thickness does not exceed 6 inches.

Compaction, as specified above, shall be obtained by the use of sheepsfoot rollers, multiple-wheel pneumatic-tired rollers or other equipment approved by the Engineer for soils classifying as CL, CH, or SC. Granular fill shall be compacted using vibratory equipment or other equipment approved by the Soils Engineer. Compaction shall be accomplished while the fill material is at the specified moisture content. Compaction of each layer shall be continuous over the entire area. Compaction equipment shall make sufficient trips to insure that the required density is obtained.

10. COMPACTION OF SLOPES

Fill slopes shall be compacted by means of sheepsfoot rollers or other suitable equipment. Compaction operations shall be continued until slopes are stable, but not too dense for planting, and there is no appreciable amount of loose soil on the slopes. Compaction of slopes may be done progressively in increments of three to five feet (3' to 5') in height or after the fill is brought to its total height. Permanent fill slopes shall not exceed 3:1 (horizontal to vertical).

11. DENSITY TESTS

Field density tests shall be made by the Soils Engineer at locations and depths of his choosing. Where sheepsfoot rollers are used, the soil may be disturbed to a depth of several inches. Density tests shall be taken in compacted material below the disturbed surface. When density tests indicate that the density or moisture content of any layer of fill or portion thereof is below that required, the particular layer or portion shall be reworked until the required density or moisture content has been achieved.

12. COMPLETED PRELIMINARY GRADES

All areas of cut and fill, shall be finished to a level surface and shall meet the following limits of construction:

- A. Overlot cut or fill areas shall be within plus or minus 2/10 of one foot.
- B. Street grading shall be within plus or minus 1/10 of one foot.

The civil engineer, or duly authorized representative, shall check all cut and fill areas to observe that the work is in accordance with the above limits.

13. SUPERVISION AND CONSTRUCTION STAKING

Observation by the Soils Engineer shall be continuous during the placement of fill and compaction operations so that he can declare that the fill was placed in general conformance with specifications. All inspections necessary to test the placement of fill and observe compaction operations will be at the expense of the Owner. All construction staking will be provided by the Civil Engineer or his duly authorized representative. Initial and final grading staking shall be at the expense of the owner. The replacement of grade stakes through construction shall be at the expense of the contractor.

14. SEASONAL LIMITS

No fill material shall be placed, spread or rolled while it is frozen, thawing, or during unfavorable weather conditions. When work is interrupted by heavy precipitation, fill operations shall not be resumed until the Soils Engineer indicates that the moisture content and density of previously placed materials are as specified.

15. NOTICE REGARDING START OF GRADING

The contractor shall submit notification to the Soils Engineer and Owner advising them of the start of grading operations at least three (3) days in advance of the starting date. Notification shall also be submitted at least 3 days in advance of any resumption dates when grading operations have been stopped for any reason other than adverse weather conditions.

16. REPORTING OF FIELD DENSITY TESTS

Density tests made by the Soils Engineer, as specified under "Density Tests" above, shall be submitted progressively to the Owner. Dry density, moisture content, of each test taken and percentage compaction shall be reported for each test taken.

Job No. 2,287

A-4

17. DECLARATION REGARDING COMPLETED FILL

The Soils Engineer shall provide a written declaration stating that the site was filled with acceptable materials, or was placed in general accordance with the specifications.

18. DECLARATION REGARDING COMPLETED GRADE ELEVATIONS

A registered Civil Engineer or licensed Land Surveyor shall provide a declaration stating that the site grading has been completed and resulting elevations are in general conformance with the accepted detailed development plan.

**APPENDIX B
PAVEMENT DESIGN CALCULATIONS**

WinPAS

Pavement Thickness Design According to
1993 AASHTO Guide for Design of Pavements Structures
American Concrete Pavement Association

12.

Flexible Design Inputs

Agency:
Company: GEG Job No. 2,287
Contractor:
Project Description: Backhouse Subdivision, Residential Streets
Location: Grand Junction, Colorado

Flexible Pavement Design/Evaluation

Structural Number	2.39	Soil Resilient Modulus	3,630.00	psi
Design ESALs	36,500.00	Initial Serviceability	4.50	
Reliability	80.00	Terminal Serviceability	2.00	
Overall Deviation	0.45			

Layer Pavement Design/Evaluation

Layer Material	Layer Coefficient	Drainage Coefficient	Layer Thickness	Layer SN
Asphalt Cement Concrete	0.40	1.00	5.98	2.39
Crushed Stone Base	0.12	1.00	0.00	0.00
Granular Subbase	0.10	1.00	0.00	0.00
	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00
			Σ SN	2.39

Job No. 2,287

Pavement Design Calculations

Fig. B-1

WinPAS

Pavement Thickness Design According to
1993 AASHTO Guide for Design of Pavements Structures
 American Concrete Pavement Association

12.

Flexible Design Inputs

Agency:
 Company: GEG Job No. 2,287
 Contractor:
 Project Description: Backhouse Subdivision, Residential Streets
 Location: Grand Junction, Colorado

Flexible Pavement Design/Evaluation

Structural Number	2.39	Soil Resilient Modulus	3,630.00	psi
Design ESALs	36,500.00	Initial Serviceability	4.50	
Reliability	80.00	Terminal Serviceability	2.00	
Overall Deviation	0.45			

Layer Pavement Design/Evaluation

Layer Material	Layer Coefficient	Drainage Coefficient	Layer Thickness	Layer SN
Asphalt Cement Concrete	0.40	1.00	3.00	1.20
Crushed Stone Base	0.12	1.00	9.94	1.19
Granular Subbase	0.10	1.00	0.00	0.00
	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00
			Σ SN	2.39

Job No. 2,287

Pavement Design Calculations

Fig. B-2

WinPAS

Pavement Thickness Design According to
1993 AASHTO Guide for Design of Pavements Structures
 American Concrete Pavement Association

Flexible Design Inputs

Agency:
 Company: GEG Job No. 2,287
 Contractor:
 Project Description: Backhouse Subdivision, Residential Streets
 Location: Grand Junction, Colorado

Flexible Pavement Design/Evaluation

Structural Number	2.39	Soil Resilient Modulus	3,630.00	psi
Design ESALs	36,500.00	Initial Serviceability	4.50	
Reliability	80.00	Terminal Serviceability	2.00	
Overall Deviation	0.45			

Layer Pavement Design/Evaluation

Layer Material	Layer Coefficient	Drainage Coefficient	Layer Thickness	Layer SN
Asphalt Cement Concrete	0.40	1.00	4.00	1.60
Crushed Stone Base	0.12	1.00	6.61	0.79
Granular Subbase	0.10	1.00	0.00	0.00
	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00
			Σ SN	2.39

Job No. 2,287

Pavement Design Calculations

Fig. B-3

WinPAS

Pavement Thickness Design According to
1993 AASHTO Guide for Design of Pavements Structures
American Concrete Pavement Association

12.

Rigid Design Inputs

Agency:
Company: Job No. 2,287
Contractor:
Project Description: Backhouse Subdivision, Residential Streets
Location: Grand Junction, Colorado

Rigid Pavement Design/Evaluation

PCC Thickness	4.00	inches	Load Transfer, J	3.20
Design ESALs	36,500.00		Mod. Subgrade Reaction, k	187 psi/in
Reliability	80.00	percent	Drainage Coefficient, Cd	1.00
Overall Deviation	0.35		Initial Serviceability	4.50
Modulus of Rupture	500	psi	Terminal Serviceability	2.00
Modulus of Elasticity	3,375,000	psi		

Modulus of Subgrade Reaction (k-value) Determination

Resilient Modulus of the Subgrade	5,100.00	psi
Resilient Modulus of the Subbase	0.00	psi
Subbase Thickness	0.00	inches
Depth to Rigid Foundation	0.00	feet
Loss of Support Value (0,1,2,3)	0.00	

Modulus of Subgrade Reaction	187.00	psi/in
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Job No. 2,287

Pavement Design Calculations

Fig. B-4

WinPAS

Pavement Thickness Design According to
1993 AASHTO Guide for Design of Pavements Structures
 American Concrete Pavement Association

Flexible Design Inputs

Agency:
 Company: GEG Job No. 2,287
 Contractor:
 Project Description: Backhouse Subdivision, Residential / Collector Streets
 Location: Grand Junction, Colorado

Flexible Pavement Design/Evaluation

Structural Number	2.66	Soil Resilient Modulus	3,630.00	psi
Design ESALs	73,000.00	Initial Serviceability	4.50	
Reliability	80.00	Terminal Serviceability	2.00	
Overall Deviation	0.45			
				percent

Layer Pavement Design/Evaluation

Layer Material	Layer Coefficient	Drainage Coefficient	Layer Thickness	Layer SN
Asphalt Cement Concrete	0.40	1.00	6.65	2.66
Crushed Stone Base	0.12	1.00	0.00	0.00
Granular Subbase	0.10	1.00	0.00	0.00
	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00
			Σ SN	2.66

Job No. 2,287

Pavement Design Calculations

Fig. B-5

WinPAS

Pavement Thickness Design According to
1993 AASHTO Guide for Design of Pavements Structures
American Concrete Pavement Association

12.

Flexible Design Inputs

Agency:
Company: GEG Job No. 2,287
Contractor:
Project Description: Backhouse Subdivision, Residential / Collector Streets
Location: Grand Junction, Colorado

Flexible Pavement Design/Evaluation

Structural Number	2.66	Soil Resilient Modulus	3,630.00	psi
Design ESALs	73,000.00	Initial Serviceability	4.50	
Reliability	80.00	Terminal Serviceability	2.00	
Overall Deviation	0.45			

Layer Pavement Design/Evaluation

Layer Material	Layer Coefficient	Drainage Coefficient	Layer Thickness	Layer SN
Asphalt Cement Concrete	0.40	1.00	3.00	1.20
Crushed Stone Base	0.12	1.00	12.16	1.46
Granular Subbase	0.10	1.00	0.00	0.00
	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00
			Σ SN	2.66

Job No. 2,287

Pavement Design Calculations

Fig. B-6

WinPAS

Pavement Thickness Design According to
1993 AASHTO Guide for Design of Pavements Structures
American Concrete Pavement Association

12.

Flexible Design Inputs

Agency:
Company: GEG Job No. 2,287
Contractor:
Project Description: Backhouse Subdivision, Residential / Collector Streets
Location: Grand Junction, Colorado

Flexible Pavement Design/Evaluation

Structural Number	2.66	Soil Resilient Modulus	3,630.00	psi
Design ESALs	73,000.00	Initial Serviceability	4.50	
Reliability	80.00 percent	Terminal Serviceability	2.00	
Overall Deviation	0.45			

Layer Pavement Design/Evaluation

Layer Material	Layer Coefficient	Drainage Coefficient	Layer Thickness	Layer SN
Asphalt Cement Concrete	0.40	1.00	4.00	1.60
Crushed Stone Base	0.12	1.00	8.80	1.06
Granular Subbase	0.10	1.00	0.00	0.00
	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00
			Σ SN	2.66

Job No. 2,287

Pavement Design Calculations

Fig. B-7

WinPAS

Pavement Thickness Design According to
1993 AASHTO Guide for Design of Pavements Structures
American Concrete Pavement Association

12.

Flexible Design Inputs

Agency:
Company: GEG Job No. 2,287
Contractor:
Project Description: Backhouse Subdivision, Residential / Collector Streets
Location: Grand Junction, Colorado

Flexible Pavement Design/Evaluation

Structural Number	2.66	Soil Resilient Modulus	3,630.00	psi
Design ESALs	73,000.00	Initial Serviceability	4.50	
Reliability	80.00 percent	Terminal Serviceability	2.00	
Overall Deviation	0.45			

Layer Pavement Design/Evaluation

Layer Material	Layer Coefficient	Drainage Coefficient	Layer Thickness	Layer SN
Asphalt Cement Concrete	0.40	1.00	3.00	1.20
Crushed Stone Base	0.12	1.00	6.00	0.72
Granular Subbase	0.10	1.00	7.39	0.74
	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00
			Σ SN	2.66

Job No. 2,287

Pavement Design Calculations

Fig. B-8

WinPAS

Pavement Thickness Design According to
1993 AASHTO Guide for Design of Pavements Structures
American Concrete Pavement Association

12.

Rigid Design Inputs

Agency:
Company: Job No. 2,287
Contractor:
Project Description: Backhouse Subdivision, Residential / Collector Streets
Location: Grand Junction, Colorado

Rigid Pavement Design/Evaluation

PCC Thickness	4.21	inches	Load Transfer, J	3.20
Design ESALs	73,000.00		Mod. Subgrade Reaction, k	187 psi/in
Reliability	80.00	percent	Drainage Coefficient, Cd	1.00
Overall Deviation	0.35		Initial Serviceability	4.50
Modulus of Rupture	500	psi	Terminal Serviceability	2.00
Modulus of Elasticity	3,375,000	psi		

Modulus of Subgrade Reaction (k-value) Determination

Resilient Modulus of the Subgrade	5,100.00	psi
Resilient Modulus of the Subbase	0.00	psi
Subbase Thickness	0.00	inches
Depth to Rigid Foundation	0.00	feet
Loss of Support Value (0,1,2,3)	0.00	

Modulus of Subgrade Reaction	187.00	psi/in
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Job No. 2,287

Pavement Design Calculations

Fig. B-9

WinPAS

Pavement Thickness Design According to
1993 AASHTO Guide for Design of Pavements Structures
American Concrete Pavement Association

12.

Flexible Design Inputs

Agency:
Company: GEG Job No. 2,287
Contractor:
Project Description: Backhouse Subdivision, Collector Streets / Accel/Decel Lane
Location: Grand Junction, Colorado

Flexible Pavement Design/Evaluation

Structural Number	3.03	Soil Resilient Modulus	3,630.00	psi
Design ESALs	146,000.00	Initial Serviceability	4.50	
Reliability	80.00 percent	Terminal Serviceability	2.50	
Overall Deviation	0.45			

Layer Pavement Design/Evaluation

Layer Material	Layer Coefficient	Drainage Coefficient	Layer Thickness	Layer SN
Asphalt Cement Concrete	0.40	1.00	7.57	3.03
Crushed Stone Base	0.12	1.00	0.00	0.00
Granular Subbase	0.10	1.00	0.00	0.00
	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00
			Σ SN	3.03

Job No. 2,287

Pavement Design Calculations

Fig. B-10

WinPAS

Pavement Thickness Design According to
1993 AASHTO Guide for Design of Pavements Structures
American Concrete Pavement Association

12.

Flexible Design Inputs

Agency:
Company: GEG Job No. 2,287
Contractor:
Project Description: Backhouse Subdivision, Collector Streets / Accel/Decel Lane
Location: Grand Junction, Colorado

Flexible Pavement Design/Evaluation

Structural Number	3.03	Soil Resilient Modulus	3,630.00	psi
Design ESALs	146,000.00	Initial Serviceability	4.50	
Reliability	80.00 percent	Terminal Serviceability	2.50	
Overall Deviation	0.45			

Layer Pavement Design/Evaluation

Layer Material	Layer Coefficient	Drainage Coefficient	Layer Thickness	Layer SN
Asphalt Cement Concrete	0.40	1.00	3.00	1.20
Crushed Stone Base	0.12	1.00	15.23	1.83
Granular Subbase	0.10	1.00	0.00	0.00
	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00
			Σ SN	3.03

Job No. 2,287

Pavement Design Calculations

Fig. B-11

WinPAS

Pavement Thickness Design According to
1993 AASHTO Guide for Design of Pavements Structures
American Concrete Pavement Association

12.

Flexible Design Inputs

Agency:
Company: GEG Job No. 2,287
Contractor:
Project Description: Backhouse Subdivision, Collector Streets / Accel/Decel Lane
Location: Grand Junction, Colorado

Flexible Pavement Design/Evaluation

Structural Number	3.03	Soil Resilient Modulus	3,630.00	psi
Design ESALs	146,000.00	Initial Serviceability	4.50	
Reliability	80.00 percent	Terminal Serviceability	2.50	
Overall Deviation	0.45			

Layer Pavement Design/Evaluation

Layer Material	Layer Coefficient	Drainage Coefficient	Layer Thickness	Layer SN
Asphalt Cement Concrete	0.40	1.00	4.00	1.60
Crushed Stone Base	0.12	1.00	11.90	1.43
Granular Subbase	0.10	1.00	0.00	0.00
	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00
			Σ SN	3.03

Job No. 2,287

Pavement Design Calculations

Fig. B-12

WinPAS

Pavement Thickness Design According to
1993 AASHTO Guide for Design of Pavements Structures
American Concrete Pavement Association

12.

Flexible Design Inputs

Agency:
Company: GEG Job No. 2,287
Contractor:
Project Description: Backhouse Subdivision, Collector Streets / Accel/Decel Lane
Location: Grand Junction, Colorado

Flexible Pavement Design/Evaluation

Structural Number	3.03	Soil Resilient Modulus	3,630.00	psi
Design ESALs	146,000.00	Initial Serviceability	4.50	
Reliability	80.00 percent	Terminal Serviceability	2.50	
Overall Deviation	0.45			

Layer Pavement Design/Evaluation

Layer Material	Layer Coefficient	Drainage Coefficient	Layer Thickness	Layer SN
Asphalt Cement Concrete	0.40	1.00	3.00	1.20
Crushed Stone Base	0.12	1.00	6.00	0.72
Granular Subbase	0.10	1.00	11.07	1.11
	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00
			Σ SN	3.03

Job No. 2,287

Pavement Design Calculations

Fig. B-13

WinPAS

Pavement Thickness Design According to
1993 AASHTO Guide for Design of Pavements Structures
 American Concrete Pavement Association

12.

Flexible Design Inputs

Agency:
 Company: GEG Job No. 2,287
 Contractor:
 Project Description: Backhouse Subdivision, Collector Streets / Accel/Decel Lane
 Location: Grand Junction, Colorado

Flexible Pavement Design/Evaluation

Structural Number	3.03	Soil Resilient Modulus	3,630.00	psi
Design ESALs	146,000.00	Initial Serviceability	4.50	
Reliability	80.00 percent	Terminal Serviceability	2.50	
Overall Deviation	0.45			

Layer Pavement Design/Evaluation

Layer Material	Layer Coefficient	Drainage Coefficient	Layer Thickness	Layer SN
Asphalt Cement Concrete	0.40	1.00	4.00	1.60
Crushed Stone Base	0.12	1.00	6.00	0.72
Granular Subbase	0.10	1.00	7.07	0.71
	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00
			Σ SN	3.03

Job No. 2,287

Pavement Design Calculations

Fig. B-14

WinPAS

Pavement Thickness Design According to
1993 AASHTO Guide for Design of Pavements Structures
American Concrete Pavement Association

12.

Rigid Design Inputs

Agency:
Company: Job No. 2,287
Contractor:
Project Description: Backhouse Subdivision, Collector Streets / Accel/Decel Lane
Location: Grand Junction, Colorado

Rigid Pavement Design/Evaluation

PCC Thickness	4.92	inches	Load Transfer, J	3.20
Design ESALs	146,000.00		Mod. Subgrade Reaction, k	187 psi/in
Reliability	80.00	percent	Drainage Coefficient, Cd	1.00
Overall Deviation	0.35		Initial Serviceability	4.50
Modulus of Rupture	500	psi	Terminal Serviceability	2.50
Modulus of Elasticity	3,375,000	psi		

Modulus of Subgrade Reaction (k-value) Determination

Resilient Modulus of the Subgrade	5,100.00	psi
Resilient Modulus of the Subbase	0.00	psi
Subbase Thickness	0.00	inches
Depth to Rigid Foundation	0.00	feet
Loss of Support Value (0,1,2,3)	0.00	

Modulus of Subgrade Reaction	187.00	psi/in
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Job No. 2,287

Pavement Design Calculations

Fig. B-15

**APPENDIX C
CONSTRUCTION RECOMMENDATIONS
FOR FLEXIBLE AND RIGID PAVEMENT**

Experience has shown that construction methods can have a significant effect on the life and serviceability of a pavement system. We recommend the proposed pavement be constructed in the following manner:

1. The subgrade should be stripped of organic matter and deleterious materials, scarified, moisture treated, and compacted. Soils should be moisture treated to within 2 percent of optimum moisture content and compacted to at least 95 percent of maximum standard Proctor dry density (ASTM D 698).
2. After final subgrade elevation has been reached and the subgrade compacted, the area should be proof-rolled with a heavy pneumatic-tired vehicle (i.e., a loaded 10-wheel dump truck). Subgrade that is pumping or deforming excessively should be stabilized.
3. If areas of soft or wet subgrade soils are encountered, the material should be subexcavated and replaced with properly compacted structural backfill. Where extensively soft, yielding subgrade is encountered, we recommend the excavation be inspected by a representative of our office.
4. Aggregate base course should be laid in thin, loose lifts, moisture treated to within 2 percent of optimum moisture content, and compacted to at least 95 percent of maximum modified Proctor dry density (ASTM D 1557, AASHTO T 180).
6. Asphaltic concrete should be hot plant-mixed material compacted to at least 95 percent of maximum Marshall density. The temperature at laydown time should be at least 235 degrees F. The maximum compacted lift should be 3.0 inches and joints should be staggered.
7. The subgrade preparation and the placement and compaction of all pavement material should be observed and tested. Compaction criteria should be met prior to the placement of the next paving lift. The additional requirements of the Colorado Department of Transportation Specifications and local requirements should apply.

Rigid pavement sections are not as sensitive to subgrade support characteristics as flexible pavement. Due to the strength of the concrete, wheel loads from traffic are distributed over a large area and the resulting subgrade stresses are relatively low. The critical factors affecting the performance of a rigid pavement are the strength and quality of the concrete, and the uniformity of the subgrade. We recommend subgrade preparation and construction of the rigid pavement section be completed in accordance with the following recommendations:

1. Subgrade areas should be stripped of organics and deleterious materials. The pavement subgrade shall be compacted within 2% of optimum moisture content to at least 95% of maximum standard Proctor dry density (ASTM D 698). Moisture treatment and compaction recommendations also apply where additional fill is necessary.
2. The resulting subgrade shall be checked for uniformity and all soft or yielding materials should be replaced prior to paving. Concrete should not be placed on soft, spongy, frozen or otherwise unsuitable subgrade.
3. The subgrade shall be kept moist prior to paving.
4. Concrete should not be placed in cold weather or on frozen subgrade
5. Curing procedures should protect the concrete against moisture loss, rapid temperature change, freezing, and mechanical injury for at least 3 days after placement. Traffic should not be allowed on the pavement for at least one week.
6. A white, liquid membrane curing compound, applied at the rate of 1 gallon per 150 square feet, should be used.
7. Construction joints, including longitudinal joints and transverse joints, should be formed during construction or should be sawed shortly after the concrete has begun to set, but prior to uncontrolled cracking. All joints should be sealed.
8. Construction control and inspection shall be carried out during the subgrade preparation and paving procedures. Concrete shall be carefully monitored for quality control. The additional requirements of the Colorado Department of Transportation Specifications and local requirements should apply.
9. Deicing salts should not be used for the first year after placement.

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Fig. C-2

**GEOTECHNICAL INVESTIGATION
SUBGRADE INVESTIGATION AND PAVEMENT DESIGN
Backhouse Subdivision
Residential Buildings and Pavement
Paonia, Colorado**

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Job No. 2,287

**April 24, 2006
Revised: July 20, 2006**

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SCOPE

This report presents the results of a Geotechnical Investigation for the proposed Backhouse Subdivision in Paonia, Colorado. This investigation was conducted to explore subsurface conditions and provide foundation and pavement recommendations for the proposed construction. The report includes a site description, descriptions of subsoil and groundwater conditions found in twelve exploratory test pits, recommended pavement sections and discussion of details influenced by the subsurface conditions. Testing for commercial structures and Geologic Hazards study were not within the scope of this investigation.

This report was prepared from data developed during our field exploration, laboratory testing, engineering analysis and experience with similar conditions. A brief summary of our conclusions and recommendations follows. Detailed criteria are presented within the report.

SUMMARY OF CONCLUSIONS

1. Variable subsurface conditions included approximately 10 feet of clay soils in exploratory test pits 1 through 5. Test pits 6 through 9 consisted of approximately 4 to 6 feet of sandy to silty, sandy clay underlain by cobbly to sandy to clayey gravel to the to the maximum depths explored of 8 to 10

feet below the ground surface. We encountered approximately 10 feet of clayey sand in exploratory test pits TP-10 and 11 and approximately 9 feet of cobbly gravel in TP-12. Groundwater was noted the day of observation at 5 to 8 feet below the ground surface in exploratory test pits TP-6, 7 and 8.

2. Utility trench backfill should be placed in a well-compacted manner and tested during construction. Site drainage should be carefully planned and maintained to direct water away from pavements and proposed building areas.
3. We believe shallow, spread footing, type foundations can be constructed to perform satisfactorily for the proposed residential structures. A discussion including detailed design and construction criteria are included in the text of the report.
4. Slab-on-grade construction supported by the native soils encountered will involve potential for movement.
5. Surface drainage should be designed for rapid runoff of surface water away from the proposed construction.
6. An asphalt thickness of 6 inches or 3 inches asphalt over 10 inches base course over well compacted subgrade soils are recommended for residential streets, based on an ESAL of 36,500. An asphalt thickness of 7 $\frac{3}{4}$ inches or 3 inches asphalt over 15 $\frac{1}{2}$ inches base course over well-compacted subgrade soils are recommended for interior streets, ESAL of 146,000. Additional pavement section alternatives and design and construction criteria are presented in the text of the report.

SITE CONDITIONS

The subject site was an approximately 32-acre parcel located $\frac{1}{2}$ mile northwest of the central portion of Paonia, Colorado, Fig. 1. The subject site was being developed for residential construction. Existing corrals and associated outbuildings were noted near the

north portion of the subject site. Major portions of the subject site were irrigated, agricultural land with hay/pasture grasses as the primary ground cover. The subject site generally sloped down toward the south at approximately 5 to 10 percent. Southern portions of the subject site were relatively flat and nearly level and appeared to be river bottomland. The North Fork of the Gunnison River was south of the subject site with river water elevations approximately 10 feet lower than the subject site at the time of our visit. Colorado Highway 133 was north of the subject site with upslopes to Pitkin Mesa beyond. Paonia High School was east of the site. The previously mention North Fork of the Gunnison River was south with Paonia beyond. Irrigated agricultural land and scattered single-family residences were west. The vicinity sloped down toward the south and southwest at 3 to 5 percent (USGS Paonia, Colorado topographical quadrangle, dated 1965, revised 1979).

PROPOSED CONSTRUCTION

We understand proposed development will consist of subdivision about 80 lots, construction of single and multi-family residential units and approximately 4,000 to 5,000 lineal feet of pavement. We further understand that the residential construction will consist of 1 and 2 story, structures with variable superstructures. No below grade construction will be included on the south portion of the site. Other construction and

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grading plans are indefinite at this time. We anticipate foundation loads may range from 1,500 to 2,000 pounds per lineal foot of foundation wall. No offsite improvements or soil retention area type testing is requested. If proposed construction is different from what is stated, we should be contacted to review actual construction and our recommendations.

SUBSURFACE CONDITIONS

Subsurface conditions at the site were investigated by observing and sampling twelve exploratory test pits. Locations of the exploratory test pits are shown on Fig. 2. Graphic logs and legend of the soils encountered in the test pits and field penetration resistance test results are presented on Figs. 3 through 6. Variable subsurface conditions included approximately 10 feet of clay soils in exploratory test pits 1 through 5. Test pits 6 through 9 consisted of approximately 4 to 6 feet of sandy to silty, sandy clay underlain by cobbly to sandy to clayey gravel to the maximum depths explored of 8 to 10 feet below the ground surface. Virtual backhoe refusal was encountered in exploratory boring TP-7 at 8 feet below the ground surface in loose, caving gravels/cobbles. We encountered approximately 10 feet of clayey sand in exploratory test pits TP-10 and 11 and approximately 9 feet of cobbly gravel in TP-12. The clay soils were sandy to silty, sandy to gravelly, very soft to medium stiff, moist to very moist and brown. The sand soils

were clayey to gravelly, loose to very loose, moist to wet and brown. The gravels were cobbly to sandy to clayey, loose, moist to wet, brown with boulders noted. Groundwater was noted the day of observation at 5 to 8 feet below the ground surface in exploratory test pits TP-6, 7 and 8.

Thirteen clay samples tested had moisture contents of 6.4 to 44.7 percent. Six clay samples tested had dry densities of 76 to 113 pcf. We tested six clay samples for one-dimensional swell/consolidation characteristics. These samples exhibited movement potential which ranged from no movement to 0.8 percent swell when wetted under confining pressures of 250 or 500 psf. Six clay samples tested had liquid limits 25 to 38 and plasticity indices which ranged from non-plastic properties to 17. These samples had 0 to 6 percent retained on the No. 4 sieve (gravel sized particles) and 64 to 90 percent passing the No. 200 sieve (clay and silt sized particles). Five clayey sand samples tested had moisture contents of 6.4 to 13.6 percent. Three clayey sand samples tested had dry densities of 85 to 93 pcf. Three clayey sand samples tested exhibited 0.6 to 3.7 percent consolidation when wetted under confining pressures of 250 or 500 pcf. Two clayey sand samples tested exhibited non-liquid / non-plastic characteristics, had 0 to 1 percent retained on the No. 4 sieve and 20 to 48 percent passing the No. 200 sieve. One clayey, sandy gravel sample tested had a moisture content of 12.7 percent, a liquid limit of 32, plasticity index of 10, 61 percent retained on the No. 4 sieve and 20 percent

passing the No. 200 sieve. Results of the laboratory testing are shown on Figs. 7 through 20 and summarized on Tables I and II.

SITE DEVELOPMENT

Site grading plans were not available at the time of this report. All pavement and building areas should be stripped of existing fill, organic layers and deleterious materials prior to construction. All pavement and building pad subgrade soils should be scarified a depth of 10-inches, moisture conditioned to within optimum moisture content to 2 percent over optimum moisture content and compacted to at least 95 percent of maximum dry density (ASTM D698). Local code may also influence the compaction requirements. Existing fill, if encountered, will require complete removal and reworking to confirm proper compaction. Structural fill material, as required, should be placed in maximum 10-inch loose lifts, moisture conditioned and compacted as stated above. On-site soils free of deleterious materials, organics and particles over 2-inches diameter can be moisture conditioned and compacted as discussed above for reuse during reworking of existing fill. Our representative should be called to confirm complete removal of any existing fill and organic layers and to verify compaction of fill placement. Sample site grading specifications are included in Appendix A for purposes of reworking existing fill.

Shallow groundwater was noted the day of observation at 5 feet below the ground surface in exploratory test pits TP-7 and 8 and at 8 feet below the ground surface in TP-6. We anticipate the groundwater elevation may fluctuate with seasonal and other varying conditions. We do not recommend below grade construction for portions of the subject site due to shallow groundwater and soft, loose soil conditions. Roadway subgrade in portions of the subject site may require subgrade stabilization. Subgrade stabilization may include over excavating 2 or more feet below subgrade elevation, placing a subgrade stabilization fabric or a geotextile reinforcing grid and backfilling with a compacted granular structural fill material to subgrade elevation. The depth of overexcavation should be determined at the time of construction and is dependent on the subgrade conditions at the time of construction.

We anticipate ground water elevation variations associated with varying seasonal and site use conditions. If ground water rise is sufficient to saturate pavement subgrade and pavement structure components, the integrity of the pavement section may be reduced. For this reason we recommend a subsurface drain constructed in the roadway be considered. The drain may be constructed beneath water or sewer utilities or adjacent to each edge of the roadway. The drain should be constructed at a depth of at least 5 feet below the planned elevation of the road surface or the existing ground surface, whichever is deeper. The drain should consist of a 4 inch or larger diameter perforated pipe surrounded by at least 4 cubic feet per linear foot of drain of free draining aggregate,

wrapped by an appropriate geotextile filter fabric. The pipe size should be sufficient to carry the maximum anticipated volume of collected water. The drain should be sloped to discharge at an all weather outlet, which is protected from becoming frozen or a storm drain as appropriate. If the drain is sloped to discharge at an all weather outlet, the outlet should be equipped to prevent entry by small animals. The drain concept is shown on Fig. 21.

Buried Utilities

We anticipate groundwater levels may fluctuate seasonally. As a result, there may be groundwater and/or soft to very soft soil concerns during construction, which were not identified by this investigation. Stabilization may be necessary. It may be necessary to dewater utility trench excavations and other deep excavations in the areas of shallow groundwater during construction. Further investigation of groundwater levels may be required.

Organic layers and other deleterious materials should be striped and completely removed. We believe utility installation in the natural clays, silts and sands can be accomplished using conventional excavation equipment. Utility trenches should be sloped or shored to meet local, State and Federal safety regulations. Based on our

investigation, we believe soils at this site may be classified as either Type B or Type C, based on OSHA standards. Excavation slopes specified by OSHA are dependent upon types of soils and groundwater conditions encountered. Contractors should identify the conditions encountered in the excavation and refer to OSHA standards to determine appropriate slopes.

We anticipate water and sewer lines will be constructed beneath pavements. Compaction of trench backfill can have a significant effect on the life and serviceability of pavements. We recommend trench backfill be placed in thin, loose lifts, moisture conditioned to within 2 percent of optimum moisture content and compacted to at least 95 percent of standard Proctor maximum dry density (ASTM D 698). The placement and compaction of utility trench backfill should be observed and tested by a geotechnical engineer during construction.

FOUNDATIONS

This investigation indicated conditions at shallow foundation levels will likely consist of very soft to medium stiff clays and/or loose to very loose sands/gravels. Groundwater was noted the day of observation at 5 to 8 feet below the ground surface in exploratory test pits TP-6, 7 and 8. We do not recommend below grade construction for

portions of the subject site due to shallow groundwater and soft, loose soil conditions. In our experience, shallow foundations have been used in this area for similar construction with satisfactory performance for conditions similar to those identified at this site.

We anticipate shallow foundations will bear 2 to 4 feet below existing grade. Existing fill, if encountered, should be removed full depth. We recommend foundations bottom as shallow as practical to help mitigate potential of encountering soft and/or wet conditions. Stabilization may be necessary. We also recommend foundations bear on at least 3 feet of an engineered structural fill. We recommend at least a 3 foot depth of soils be overexcavated below and beyond (horizontally) foundation areas and replaced with a section of moisture conditioned, well compacted engineered structural fill to help reduce potential of movement concerns beneath foundations. We present design and construction criteria for shallow footing foundations below. These criteria were developed from analysis of field and laboratory data and our experience. The additional requirements (if any) of the structural engineer and structural warrantor should also be considered.

Spread Footing Foundations

1. Footing foundations bearing on the well-compacted clay, sand or gravel soils and at least 3 feet of well compacted engineered structural fill can be designed for a maximum soils bearing pressure of 1,000 psf. Loose soils

and existing fill, if encountered, should be completely removed from foundation bearing areas, prior to placing concrete.

2. Footing foundation areas should be overexcavated 3 feet. Footing foundations should be supported on a 3-foot thick layer of compacted engineered structural fill. The engineered structural fill should extend at least 3 feet beyond each edge of the footings. This structural fill should consist of a non-expansive granular material with a maximum particle size of 1.5 inches, a maximum of 15 percent passing the No. 200 sieve and a maximum liquid limit of 30. A CDOT Class 5 or 6 type material would be suitable for use and is recommended. The engineered structural fill should be moisture conditioned to within 2 percent of optimum and compacted to at least 95 percent standard Proctor maximum dry density (ASTM D698). Prior to fill placement, the completed excavation, within 3 feet horizontally of footing areas, should be scarified a depth of 10 inches, moisture conditioned to within 2 percent of optimum moisture content and recompacted to at least 95 percent of standard Proctor maximum dry density (ASTM D698). If loose or yielding conditions are encountered in the open excavation then stabilization may be necessary. Our representative should be called to test compaction of subgrade prior to forming.
3. We recommend a minimum width of 18 inches for continuous footings. Isolated pads should be at least 30 inches by 30 inches. Foundation walls should be well-reinforced top and bottom. We recommend reinforcement sufficient to span an unsupported distance of at least 12 feet. Reinforcement should be designed by the structural engineer.
4. If the footings are designed and constructed as discussed above, we estimate that the post construction total settlement will be less than 1/3 inch for footings supported on 3 feet of structural fill over the compacted clayey, gravelly sand soils. The estimated settlement is dependent on foundation bearing pressure, soil conditions supporting the footings and footing width. If the foundation bearing pressures, soil conditions or the footing widths are different than discussed above, we should be contacted to provide additional settlement considerations.
5. Exterior walls must be protected from frost action. Refer to the local building codes for details.
6. The completed foundation excavation should be observed by our representative prior to placing forms, to verify the foundation bearing conditions and test compaction.

FLOOR SYSTEMS

We believe the near surface soils which will support slab-on-grade floors exhibit movement potential. Some movement must be assumed from an increase in moisture by development / use and associated landscaping and irrigation. To our knowledge, the only reliable solution to control slab movement is the construction of a structurally supported floor with at least a 12-inch air space between the floor and the subgrade. In our opinion, structural floors should be used in all finished areas. A slab-on-grade floor can be used provided the builder and the owner are aware of and accept risk of potential movement. Driveways, sidewalks and exterior patios slabs are also generally constructed as slabs-on-grade.

We recommend the following precautions for construction of slabs-on-grade at this site. These precautions will not prevent movement in the event the underlying conditions become wetted; they tend to reduce damage if movement occurs.

1. Existing fill, if encountered should be removed full depth. Concrete slab on grade floors should be placed on a layer of compacted structural fill at least 2 feet thick. The area of the slab on grade floors should be over-excavated to a depth of at least 2 feet below the bottom of the floor slab elevation and extending 2 feet beyond (horizontally) where possible. The resulting exposed subgrade should be scarified 10-inches, moisture conditioned to within 2 percent of optimum moisture content and compacted to at least 95 percent of maximum dry density (ASTM D698). Structural fill soils should consist of a non-expansive granular material with maximum particle sized of 1.5-inches, a maximum of 15 percent passing the No. 200 sieve and a

maximum liquid limit of 30. Structural fill should be moisture conditioned and compacted in maximum 10-inch loose lifts and should be tested every 1 foot lift. Additionally we recommend a 4-inch perforated pipe perimeter drain be placed at the bottom of the fill. The drain should daylight to drain away from the building or outlet to a sump where water can be removed by pumping, Figs. 22 and 23.

2. Slabs should be separated from exterior walls and interior bearing members with a slip joint, which allows for free vertical movement of slabs.
3. The use of slab-bearing partitions should be minimized. Where such partitions are necessary, a slip joint allowing at least 2 inches of free vertical slab movement should be used. The owner should be advised of potential movement and re-establish this void if it closes. Doorways and stairwells should also be designed for this movement. Sheetrock should not extend to or over slab-on-grade floors.
4. Underslab plumbing should be eliminated where feasible. Where such plumbing is unavoidable, it should be thoroughly pressure tested during construction for leaks and should be provided with flexible couplings. Gas and water lines leading to slab-supported appliances should be constructed with flexibility.
5. Plumbing and utilities, which pass through slabs, should be isolated from the slabs. Heating and air conditioning systems supported by the slabs should be provided with flexible connections capable of at least 2 inches of vertical movement so that slab movement is not transmitted to the ductwork.
6. Frequent control joints should be provided to reduce problems associated with shrinkage and curling. The American Concrete Institute (ACI) and Portland Cement Association (PCA) recommend a maximum panel size of 8 to 15 feet depending upon concrete thickness and slump, and the maximum aggregate size. We advocate additional control joints 3 feet off and parallel to grade beams and foundation walls.
7. Exterior slabs should be designed to function as independent units. Movement of slabs-on-grade should not be transmitted directly to the structure foundations. Stucco finish (if any) should terminate at least 6 inches above any flatwork.

BELOW-GRADE CONSTRUCTION

Construction plans are incomplete at this time. Shallow groundwater and soft, loose soil conditions were encountered in the south portions of the site. We do not recommend below grade construction, for portions of the subject site below the maximum anticipated groundwater level. Crawl space areas should be sloped so that potential moisture will not collect in these areas, but flow out of the crawl space. Crawl space areas (where applicable) should also be well ventilated to help reduce the potential for humid conditions. Foundation drain details are included as Figs. 22 and 23.

We understand basements may be included in the north (higher elevation areas) of the site. Basement walls and/or retaining walls should be designed for lateral earth pressures. Walls that are restrained, such as basement walls, not allowing movement and mobilization of the internal soil strengths should be designed for at-rest lateral earth pressures. Walls that are allowed to deflect, such as retaining walls, to mobilize internal soil strengths may be designed for active lateral earth pressures. Lateral earth pressure values are presented below and should be treated as equivalent fluid pressures.

- At-rest lateral earth pressure = 75 pcf
- Active lateral earth pressure = 55 pcf
- Passive lateral earth pressure = 220 pcf
- Coefficient of friction between soil and concrete = 0.24

The lateral earth pressures are dependent upon the type of backfill materials. The above lateral earth pressures are for walls backfilled with compacted onsite soils. The structural engineer should provide structural reinforcing design for walls supporting lateral soil loads.

Water from surface irrigation of lawns and landscaping or subsurface origins frequently flows through relatively permeable backfill placed adjacent to a structure and tends to saturate backfill materials. This can cause wet or moist basement conditions after construction. The lateral earth pressures presented above do not include hydrostatic pressures from saturated backfill. For these reasons a foundation drain should be included in the design and construction of the below grade structure components. The provision of a drain will not eliminate potential slab movement. The drain should consist of a 4-inch diameter open joint or slotted pipe encased in free draining gravel which is wrapped by an appropriate geotechnical filter fabric. The drain should lead to a positive gravity outlet or to a sump where water can be removed by pumping. Typical foundation drain details are included as Figs. 22 and 23.

PAVEMENT

The pavement subgrade soils were variable to include clay, sand and gravel soils.

We tested samples between 1 and 4 feet below the ground surface from exploratory test

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pits TP-1 and TP-2 (bulk combined) for collector streets and accel/decel lanes and a bulk sample from TP-5 for interior residential pavement design. These samples were tested for Atterberg limits, standard Proctor and California Bearing Ratio (CBR). These samples tested exhibited maximum dry densities of 124.5 and 121.0 pcf, optimum moistures of 11.0 and 13.0 percent and California Bearing Ratios of 2.5 and 5.1. We used a design CBR value of 2.5 for pavement design purposes. The results of laboratory testing (Pavement Design) are shown on Table II and included in Figs. 17 through 20.

Our design utilized the computer program WinPAS, based on the 1993 AASHTO Guide for Design of Pavements Structures, a 20-year design period and our experience. We understand pavements will be used for residential/collector streets and accel/decel lanes. We used a flexible design Equivalent Single Axle Load (ESAL) of 36,500 for residential streets, an ESAL of 73,000 for residential/collector streets and an ESAL of 146,000 for collector streets and accel/decel lanes. The ESAL values were calculated using a daily 18 kip axle load of 5, 10 and 20 over a 20-year period. If the anticipated traffic loading will be different than used in our analysis we should be contacted to provide pavement design recommendations for the anticipated traffic loading. We used a regional factor of 2.0, a design serviceability index of 2.0 for ESALs of 36,500 and 73,000 and a design serviceability index of 2.5 for ESAL = 146,000. We used an AASHTO developed, non-linear relationship to relate the CBR value to the subgrade resilient modulus (M_r), for flexible pavement. Using this relationship, we calculated a M_r value of

3,630 psi for parking pavements and interior streets. We used this M_r value for flexible pavement design. We calculated modulus of subgrade reaction (k) value of 187 psi/in. We used this value in our calculations. Table A below shows our recommendations. Pavement design calculations are shown in Appendix B. We are available to provide additional pavement section thickness alternatives for varying anticipated traffic volumes if needed.

TABLE A
SUMMARY OF RECOMMENDED PAVEMENT SECTIONS

Traffic Type	Asphaltic Concrete	Asphalt and Aggregate Base Course	Asphalt, Aggregate Base Course and Aggregate Sub Base Course	Portland Cement Concrete
Residential Streets ESAL = 36,500	6"	3" + 10" 4" + 7"	—	5"
Residential/Collector Streets ESAL = 73,000	6 ¾"	3" + 12 ½" 4" + 9"	3" + 6" + 8"	5"
Collector Streets and Accel/Decel Lanes ESAL = 146,000	7 ¾"	3" + 15 ½" 4" + 12"	3" + 6" + 12" 4" + 6" + 8"	5"

Prior to construction of the recommended section, the resulting subgrade should be stripped free of organics and deleterious materials, scarified at least 10-inches depth, moisture conditioned to within 2 percent of optimum moisture and compacted to at least

95 percent standard Proctor (ASTM D698) maximum dry density. These pavement thickness alternatives are provided based on a geotextile subgrade stabilization fabric placed on the prepared subgrade soils prior to placement of aggregate base course material.

The design of a pavement system is as much a function of paving materials as supporting characteristics of the subgrade. The quality of each construction material is reflected by the strength coefficient used in the calculations. If the pavement system is constructed of inferior material, then the life and serviceability of the pavement will be substantially reduced.

The asphalt component of the pavement was designed assuming at least 1,650 pounds Marshall stability. Normally, an asphaltic concrete should be relatively impermeable to moisture and should be designed with a well-graded sand/gravel mix. The oil content, void ratio, flow and gradation need to be considered in the design. We recommend a job mix design be performed and periodic checks made to verify compliance with these specifications.

If construction materials cannot meet the above requirements, then the pavement design should be evaluated based upon available materials. We recommend the materials and placement methods conform to the requirements listed in the Colorado

Department of Transportation "Standard Specifications for Road and Bridge Construction". All materials planned for construction should be submitted and tested to confirm their compliance with these specifications.

A primary cause of early pavement deterioration is water infiltration into the pavement system. The addition of moisture usually results in softening of untreated base course and subgrade and eventual failure of the pavement. We recommend drainage be designed for rapid removal of surface runoff. Curb and gutter should be backfilled and the backfill compacted to reduce ponding adjacent to pavements. Final grading of the subgrade should be carefully controlled so that design cross-slope is maintained and low spots in the subgrade, which could trap water, are eliminated. Seals should be provided between curb and pavement and at all joints to reduce moisture infiltration. Landscaped areas and detention ponds in pavement areas should be avoided. All utility trench backfill should be placed in a well-compacted manner.

If traffic volume varies significantly from that presented in this report, we should be contacted to provide additional pavement recommendations.

We have included construction recommendations for flexible and rigid pavement construction in Appendix C. Routine maintenance, such as sealing and repair of cracks annually and overlays at 5 to 7-year intervals, are necessary to achieve the long-term life

of an asphalt pavement system. If the design and construction recommendations cannot be followed or anticipated traffic loads change considerably, we should be contacted to review our recommendations.

CONCRETE

Nine samples from across the subject site were tested for water-soluble sulfate concentration. These samples ranged from 1 to 110 ppm water-soluble sulfate concentration. Sulfate concentrations in this range typically have a negligible effect on concrete. Our experience in the area indicates higher sulfate concentrations may be present. We recommend a Type II (sulfate resistant) cement be used for concrete that comes into contact with the subsoils. In addition, the concrete should have a water cement ratio of 0.50.

SURFACE DRAINAGE

Performance of foundations and concrete flatwork is influenced by surface moisture conditions. Risk of wetting foundation soils can be reduced by carefully planned and maintained surface drainage. Surface drainage should be designed to

provide rapid runoff of surface water away from the proposed residence. We recommend the following precautions be observed during construction and maintained at all times after the construction is completed.

1. The ground surface surrounding the exterior of the building should be sloped to drain away from the building in all directions. We recommend a slope of at least 12 inches in the first 10 feet around the residence, where possible. In no case should the slope be less than 6 inches in the first 5 feet. The ground surface should be sloped so that water will not pond adjacent to the residence.
2. Backfill around foundation walls should be moistened and compacted.
3. Roof downspouts and drains should discharge well beyond the limits of all backfill. Splash blocks and downspout extenders should be provided at all discharge points.
4. Landscaping should be carefully designed to minimize irrigation. Plants used close to foundation walls should be limited to those with low moisture requirements; irrigated grass should not be located within 5 feet of the foundation. Sprinklers should not discharge within 5 feet of foundations. Irrigation should be limited to the minimum amount sufficient to maintain vegetation; application of more water will increase likelihood of slab and foundation movements.
5. Impervious plastic membranes should not be used to cover the ground surface immediately surrounding the residence. These membranes tend to trap moisture and prevent normal evaporation from occurring. Geotextile fabrics can be used to limit the weed growth and allow for evaporation.

CONSTRUCTION MONITORING

Geotechnical Engineering Group, Inc. should be retained to provide general review of construction plans for compliance with our recommendations. Geotechnical Engineering Group, Inc. should be retained to provide construction-monitoring services during all earthwork and foundation construction phases of the work. This is to observe the construction with respect to the geotechnical recommendations, to enable design changes in the event that subsurface conditions differ from those anticipated prior to start of construction and to give the owner a greater degree of confidence that the development is constructed in accordance with the geotechnical recommendations.

LIMITATIONS

The subject site contains soils with significant collapse potential. For this reason we suggest that, in compliance with Senate Bill 13, you provide a copy of this geotechnical engineering report and a copy of Special Publication 11, "Home Construction on Shrinking and Swelling Soils" to the owner and/or future owners. We are available to discuss this with you.

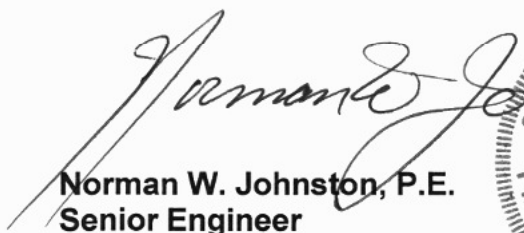
The scope of services for this study does not include either specifically or by implication any environmental or biological (such as radon, mold, fungi, bacteria, etc.) assessment of the site or identification or prevention of pollutants, hazardous materials or conditions. If the owner is concerned about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

Twelve exploratory test pits were observed. The exploratory test pits are representative of conditions encountered only at the exact test pit locations. Variations in the subsoil conditions not indicated by the test pits are always possible. Subgrade soils compaction and fill (if any) compaction should be tested during construction. Pavement subgrade soils and construction materials should be tested during construction. Utility trench backfill compaction should be tested during placement.

The scope of work performed is specific to the proposed construction and the client identified by this report. Any other use of the data, recommendations and design parameters (as applicable) provided within this report are not appropriate applications. Other proposed construction and/or reliance by other clients will require project specific review by this firm. Changes in site conditions can occur with time. Changes in standard of practice also occur with time. This report should not be relied upon after a period of three years from the date of this report and is subject to review by this firm in light of new information which may periodically become known.

We believe this investigation was conducted in a manner consistent with that level of care and skill ordinarily used by geotechnical engineers practicing in this area at this time. No other warranty, express or implied, is made. If we can be of further service in discussing the contents of this report or the analysis of the influence of the subsurface conditions on the design of the proposed construction, please call.

Sincerely,
GEOTECHNICAL ENGINEERING GROUP, INC.


Norman W. Johnston, P.E.
Senior Engineer

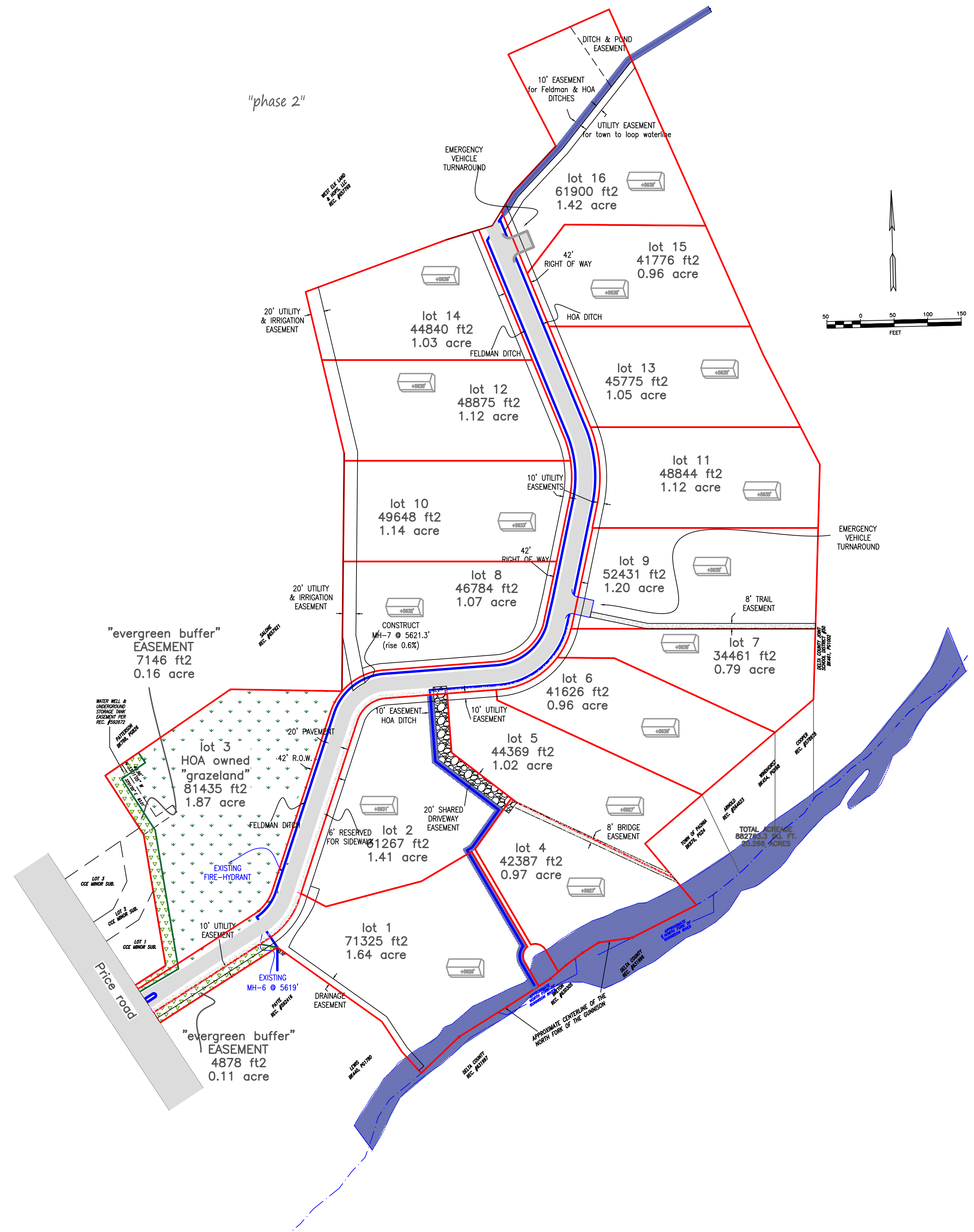


NWJ:cb
(3 copies sent)

Backhouse Subdivision
Residential Buildings and Pavement
GEG Job No. 2,287

24

ITEM 2



Paonia Riverbank Neighborhood
low density: phase 2

scale
1" = 100'

June 6, 2020

318731307003 200 ft Parcel Buffer

TaxPIN	Owner Name
324506210002	RUBY MOUNTAIN PARTNERS INC (1/2 INT)
324506200009	SMITH CHARLES BARRY
324506211002	CHOI REGAN E
324506200007	PAYTE LINDA
318731400008	PAONIA TOWN OF
318731400010	DEPT OF HWYS STATE OF COLO
324506209010	LAGNIAPPE PROPERTIES WEST LLC
324506208007	AG GLOGAL COOLING LLC
324506201006	PAONIA TOWN OF
318731300047	GARVER RICHARD D
324506204001	SMITH CHARLES BARRY
318731300070	ZIMMERMAN MARTIN TIGHE
324506200006	LEWIS ROBERT B
324506202002	KIRSTATTER ARNOLD J
324506201005	ARNOLD MICHAEL P
324506109004	WINDHORST CAROL M
324506174003	COOPER MARK
324506204004	MOORE MURRILL FAMILY TRUST
318731303002	WEST ELK LAND & HOPS LLC
324506200023	CUMPSTON MICHELLE
324506211001	BRETON PEARL M
324506200010	PATTERSON CHRISTINA M
324506210001	HINYARD PATRICK W
324506210003	BURGE STEVE
318731400007	DELTA COUNTY JOINT SCHOOL DIST 50
318731300048	SALONE DAPHNE A
324506203004	CHISHOLM DANIEL E
318731307003	OLD WORLD LLC

14.

TaxPIN	Owner_Name
318731307001	OLD WORLD LLC
318731307002	OLD WORLD LLC

TOWN OF PAONIA
APPLICATION FOR SUBDIVISION
FINAL PLAN
Code Section - Article XIII, Section 13.03

For Town Use Only
Date App. Received: June 5, 2020
Fee \$: paid-online
Deposit Paid \$: not app
Application Received by: [Signature]

Important - Please Read the Following Information Carefully

Applicants are encouraged to prepare a separate project narrative to accompany all submitted materials. This narrative should be well organized and include a table of contents, page numbers and similar information to facilitate review by town staff and elected/appointed commissions. If a separate narrative is submitted, this application form shall reference the narrative as necessary.

It is the applicant's responsibility to obtain, read and understand all of the relevant sections of the Paonia Municipal Code applicable to this procedure. Please keep in mind that more than one section of the code may apply to your application. These regulations are available through the Town of Paonia municipal offices at a nominal cost. If you do not understand portions of the Code concerning your application, please ask questions. Failure to complete the application, submit all of the required materials or answer questions completely and accurately may result in a delay and processing or a rejection of the application as incomplete. All fees must be paid in full at the time of application. Public meetings or public hearings will not be scheduled for an application until it is deemed complete by the Town. Each applicant should take the time necessary to submit a complete and comprehensive application. Town staff is available to direct the applicant to appropriate sources of information.

APPLICANT

Date: June 6th, 2020

Name: Old World LLC Owner Agent

Mailing Address: [Redacted]

Mailing Address for Notices, if different from above: phone [Redacted]

Telephone: _____ Fax: _____ Cell: _____ E-mail: _____

PROPERTY SUBJECT TO APPLICATION

Street Address: _____

Practical Property Description: _____

Legal Description (may attach): Lots 1, 2 and 3 of Riverbank minor subdivision #2.

SUBDIVISION/PROJECT NAME Riverbank Neighborhood

BRIEF DESCRIPTION OF SUBDIVISION PROPOSAL (include number of proposed lots and land use(s), (e.g., residential, commercial, etc.): Attach additional sheet(s) as necessary)

15 residential lots, zoned R2
1 open space lot

Proposed Number of Lots and Type of Units (single-family, duplex, other): 15 residential

Acreage or Square Feet of Parcel: 20 acre Existing Zoning: R2

Surrounding Zoning - North: R2, South: R1, East: P, West: n/a,

Present Use of Subject Property: agricultural

Uses Surrounding Subject Parcel - North: Ag, South: residential, East: high school

West: residential

- vacant open land-

UTILITY INFORMATION

Existing utility main lines currently serving subdivision property:

Water Sewer Electric Gas

Water & sewer on lot 1 & 2 only

Proposed utility main line extensions to serve subdivision property:

Water Sewer Electric Gas

Proposed number of new utility service connections within subdivision property:

Water 15 Sewer 15 Electric 15 Gas

STREET INFORMATION

Existing street(s) serving subdivision property: Price Road

Are new streets/alleys or street/alley extensions proposed to serve subdivision? Yes No Explain:

Atlantic Avenue

need county approval for emergency services

MISCELLANEOUS

Variance/exception/waiver requested* Yes No * Separate application required

Development/subdivision improvements agreement required/requested Yes No

variances - street length & curb, gutter, SW

Other:

Property owner(s) if different from applicant (inclusive of mineral owners/lessees in accordance with C.R.S. § 24-65.5-103.):

Name	Mailing Address	Telephone
1.		
2.		
3.		
4.		

Attach additional sheets if necessary.

NOTE: In the event the town must retain outside professional services to process or evaluate an application, the applicant shall bear the costs of same, inclusive of land planning, engineering and legal fees, in addition to the base application fee. A deposit to cover the reasonable anticipated costs for outside professional services will be required at the time of application.

I hereby certify that I am the applicant named above and that the information contained herein and, on any attachments, hereto is in all respects true and accurate to the best of my knowledge and belief. **I also acknowledge that I must notify all owners of any severed mineral estates associated with the real property subject to this application in accordance with C.R.S. § 24-65.5-103.**

Applicant(s) [Signature] Date: June 6th, 2020

Applicant(s) _____ Date: _____

For Town Use Only

Application Checklist

Written Information. This information shall be provided with the application including the following:

Proof of ownership for project property.

Complete, Incomplete – Comments: _____

Written authorization from property owner(s) for agent (if applicable).

Complete, Incomplete – Comments: n/a

Purpose.

The final plat shall include all binding agreements between the owner(s) and the Town.

Complete, Incomplete – Comments: _____

Written Information.

All information required for preliminary plat.

Title under which the subdivision is to be recorded.

Names and addresses of all property owners within 200 feet of the property.

Surveyor's Certificate signed by licensed Colorado Surveyor.

Planning Commission Certificate.

Town Board certificate.

Clerk and Recorder's certificate.

Three (3) copies of protective covenants or restrictions.

The name and address of the person to whom the notice of public hearing should be sent.

Subdivision agreement

Covenant and agreement to convey ownership to the Town of any or all public improvements or facilities subject to the acceptance of the Town and guarantees.

Title policy indicating property is free and clear of all encumbrances and verification all owners and lien holders have signed final plat.

Complete, Incomplete – Comments: _____

Final Plat - dual review w/ preliminary

The final map or plat drawn in ink on a permanent reproducible Mylar sheet 24x26 inches.

Scale of at least 1"=100'.

Key diagram provided if area requires more than one sheet

8 1/2" x 11" reduction of the final plat.

Accurate dimensions for all lines, angles, curves used to describe lot boundaries, streets, alleys, easements, areas reserved for public use, and other important features.

All curves shall be circular arcs and shall be defined by radius, central angle, tangent, arc and chord lengths.

Dimensions, linear and angular, determined by an accurate control survey in the field within a limit of one in ten thousand.

The name of adjoining subdivisions with dotted lines for abutting lots.

All lots or blocks properly numbered.

Identification of the streets, alleys, easements, parks, other facilities as shown on the plat, and a dedication thereof to public use.

Areas reserved for future public acquisition.

A legal description of the area to be subdivided or annexed with reference to its location in the records of Delta County.

Total area of each lot created by the subdivision.

Names of all streets within the subdivision.

Description of all monuments, both found and set, marking property boundaries.

Description of all control monuments including tie to section corner.

Final Engineering documents prepared by Colorado registered professional engineer for Streets, Water, Sewer and Drainage.

Engineer's cost estimates for all improvements to be installed.

Complete, Incomplete – Comments: _____

Fee.

Complete, Incomplete – Comments:

paid to date - ongoing fees to be paid timely

Other

Referred to Planning and Zoning Commission for review and recommendation on: 2.22.2021

Notice of meeting sent to applicant on: 2.23.2021

Recommendation of Planning and Zoning Commission entered on: _____

Approved

Denied

Conditions: _____

Date of hearing before Board of Trustees: 4.13.2021

Notice of hearing sent to applicant on: _____

Posted notice provided on: _____

Mailed notice sent on: _____

Notice published in newspaper on: _____

Proof of notice to mineral estate owners (if applicable): _____

Date of decision of Board of Trustees: _____

Approved

Denied

Conditions: _____

Declaration of
Covenants, conditions and Restrictions
for
Riverbank Neighborhood, a planned community in Delta County, CO
administered by the non profit corporation
Riverbank Property Owners Association, Inc.

THIS DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS ("**Declaration**") is made as of this 3rd day of May, 2018, by Old World LLC, a Colorado limited liability company, hereafter referred to as the "**Declarant**".

article 1**general**

Section 1.1. Community. Declarant is the owner of Lot 1 of the Riverbank Neighborhood Minor Subdivision, as recorded March 21st, 2012 under reception number 657278 in Delta, CO, which is defined in this Declaration as the "**(Common Interest) Community**." Declarant intends to develop the Community as a neighborhood of single family residential lots (collectively, "**Lots**") in accordance with the terms and provisions of the Colorado Common Interest Ownership Act, C.R.S., § 38-33.3-101 *et seq.* ("**Act**"). The Community is named and is sometimes referred to in this Declaration as the **Riverbank Neighborhood**.

Section 1.2. Purposes of Declaration. This Declaration is executed:

- (a) in furtherance of a common and general plan for the Community;
- (b) to protect and enhance the value, aesthetics, desirability and attractiveness of the Community;
- (c) to provide for an Association as an entity to hold, maintain, care for and manage Association Properties that will benefit all owners of Lots;
- (d) to define the duties, powers and rights of the Association, including, without limitation, performance of certain maintenance obligations with respect to Improvements to Association Properties, irrigation systems, surface water detention ponds, off site drainage and Association Properties, and such other obligations, whether similar or dissimilar, that the Association elects to undertake in accordance with the provisions hereof;
- (e) to define certain duties, powers and rights of owners of property within the Community; and
- (f) to comply with and effectuate the terms and provisions of the Act. Unless specifically identified otherwise, all Covenants, Conditions and Restrictions set forth herein shall pertain to all Lots in the Community.

Section 1.3. Declaration. Declarant, for itself, its successors and assigns, hereby declares that all property that becomes subject to this Declaration in the manner hereinafter provided, and each part thereof, shall, from the date the same becomes subject to this Declaration, be owned, held, transferred, conveyed, sold, leased, rented, hypothecated, encumbered, used, occupied, maintained, altered and improved subject to the covenants, conditions, restrictions, limitations, reservations, exceptions, equitable servitudes and other provisions set forth in this Declaration, for the duration hereof, all of which are declared to be part of, pursuant to, and in furtherance of a common and



general plan of development, improvement, enhancement and protection of the Community. The provisions of this Declaration are intended to and shall run with the land and, until their expiration in accordance with the terms hereof, shall bind, be a charge upon and inure to the mutual benefit of:

- (a) all of the property that becomes part of the Community and each part or parcel thereof,
- (b) Declarant and its successors and assigns,
- (c) the Association and its successors and assigns, and
- (d) all Persons having or acquiring any right or title to, or interest in, any property that becomes part of the Community or any part or parcel thereof or any Improvement thereon and their heirs, personal representatives, successors and assigns.

This Declaration shall be recorded in the real estate records section of the office of the Delta County Clerk and Recorder.

article 2

definitions

Unless otherwise expressly provided herein, the following words and phrases when used in this Declaration shall have the meanings specified in this article.

Section 2.1. Act. "**Act**" shall mean the Colorado Common Interest Ownership Act as provided in C.R.S., § 38-33.3-101, *et seq.*, as the same may be amended from time to time. In the event that the Act is repealed, the Act as it exists as of July 1, 2011 shall remain applicable.

Section 2.2. Administrative Functions. "**Administrative Functions**" shall mean all functions as are necessary and proper under this Declaration and shall include, without limitation, management and administration of the Association.

Section 2.3. Articles of Incorporation. "**Articles of Incorporation**" shall mean the Articles of Incorporation of Riverbank Property Owners Association, Inc., which has been or will be filed in the office of the Secretary of State of the state of Colorado, as the same may be amended from time to time.

Section 2.4. Assessment. "**Assessment**" shall mean a Common Assessment, a Special Assessment, or a Reimbursement Assessment.

Section 2.5. Association. "**Association**" shall mean the Riverbank Property Owners Association, a Colorado nonprofit corporation, its successors and assigns.

Section 2.6. Association Properties. "**Association Properties**" shall mean all real and personal property, including Improvements, now or hereafter owned by the Association or with respect to which the Association holds an easement for the use, care, or maintenance thereof, or for which the Association has a right or duty to maintain, held for the common use and enjoyment of certain or all of the Community's Unit Owners as provided herein, and for other purposes as may be permitted by this Declaration.

Section 2.7. Budget. "**Budget**" shall mean a written itemized estimate of the expenses to be incurred by the Association in performing its functions under this Declaration as prepared pursuant to Article 15.

Section 2.8. Bylaws. "**Bylaws**" shall mean the Bylaws of the Association that have been or will be adopted by the Executive Board of the Association, as the same may be amended from time to time.

Section 2.9. County. "**County**" shall mean Delta County, Colorado.

Section 2.10. Commercial Unit. "**Commercial Unit**" shall mean each Unit, within the Community, which is designated for commercial use in a Supplemental Declaration covering the Unit, with the Supplemental Declaration to control in the event of any conflict in designation between the Supplemental Declaration and this Declaration.

Section 2.11. Common Assessment. "**Common Assessment**" shall mean the assessments made for the purpose of covering the portion of the annual costs of operating the Association, including expenses incurred in connection with any authorized function of the Association, that are to be paid by each Unit Owner to the Association for purposes provided herein and charged to each such Unit Owner and to the Unit of each such Owner. In addition to the definition included in the Act, Common Assessment, as defined herein, shall include late charges, attorney's fees, fines and interest charged by the Association at a rate determined by the Executive Board. Common Assessment, as defined herein, shall not include any separate obligations of individual Unit Owners.

Section 2.12. Community. "**Community**" shall mean the collective reference to the Real Estate and all Improvements thereon developed in furtherance of the General Development Plan.

Section 2.13. Completed sub-phase. "**Completed Sub-phase**" shall mean that portion of the Community which has been developed and in which Units have been conveyed to Persons other than the Declarant.

Section 2.14. Declaration. "**Declaration**" shall mean this instrument as it may be amended from time to time.

Section 2.15. Declarant. "**Declarant**" shall mean Old World LLC, its successors, assigns, and affiliates. A Person shall be deemed to be a "successor and assign" of Old World LLC, as Declarant, only if such Person is specifically designated in a duly Recorded instrument as a successor or assign of Declarant under this Declaration, and shall be deemed a successor and assign of Declarant only as to the particular rights or interests of Declarant under this Declaration that are specifically designated in such Recorded instrument.

Section 2.16. Declarant Control. "**Declarant Control**" shall mean the reserved power of Declarant pursuant to C.R.S., § 38-33.3-303(5)(a)(I) to appoint and remove officers and members of the Executive Board.

Section 2.17. Declarant Control Period. "**Declarant Control Period**" shall mean the period of time during which the Declarant retains control over the administration of the Association, pursuant to C.R.S., § 38-33.3-303(5)(a)(I) and as more specifically described in Article 13.

Section 2.18. Deed of Trust. "**Deed of Trust**" shall mean all security interests identified in C.R.S., § 38-33.3-103(28).

Section 2.19. Design Review Committee; DRC. "**Design Review Committee**" and "**DRC**" shall both mean the Committee provided for in Article 6.

Section 2.20. Design Guidelines. "**Design Guidelines**" shall mean such written, signed and dated standards for Improvements, building construction and landscaping upon a Unit as may be issued and updated from time to time by the Design Review Committee.

Section 2.21. Executive Board. "**Executive Board**" and "**Board**" shall both mean the board of directors of the Association established in accordance with the Colorado Nonprofit Corporations Act.

Section 2.22. General Development Plan. "**General Development Plan**" shall mean the collective

reference to site plans, planned unit developments, development improvement agreements, zoning, and other information and documentation (including Governing Documents) which establishes Declarant's general development scheme and master plan for the development of the Real Estate.

Section 2.23. Governing Documents. "**Governing Documents**" shall collectively mean those documents which govern the operation of the Association, including: (a) its Articles of Incorporation; (b) its Bylaws; (c) its Rules and Regulations (including Design Guidelines); and (d) this Declaration, as one or more of the same may be amended from time to time. Each and every provision of the Governing Documents shall be incorporated herein by this reference as though set forth in full herein.

Section 2.24. Improvements. "**Improvements**" shall include all structures and any appurtenances thereto of every type or kind, including, but not limited to: buildings; outbuildings; swimming pools; tennis courts; patios; patio covers; awnings; painting of any exterior surface structure; relocation, installation or replacement of windows; additions; walkways; outdoor sculptures or artwork; sprinkler pipes; garages or carports; roads; driveways; parking areas; fences; screening walls; retaining walls; stairs; decks; dog runs and dog houses; recreational equipment; fixtures; landscaping; hedges; windbreaks; plantings; planted trees and shrubs; basketball courts or poles; light or flag poles; signs; exterior tanks; solar equipment; wind turbines; exterior air conditioning; and water softener fixtures.

Section 2.25. Improvement to Property. "**Improvement to Property**" shall mean any change, alteration, or addition to any property within the Community. Improvement to Property shall include, but is not limited to those improvements more particularly described in Article 6.

Section 2.26. In Writing. "**In Writing**" shall mean communications either via mail, e-mail or via the Association's website. The Association may elect to restrict certain communications (for example: architectural review applications) to e-mail or to its website.

Section 2.27. Lease. "**Lease**" shall mean and refer to any agreement for the leasing or rental of a Residential Unit, a Commercial Unit, a Live/Work Unit or a Multi-Family Residential Unit.

Section 2.28. Live/Work Unit. "**Live/Work Unit**" shall mean each Unit, within the Community, which is designated for a combination of residential and commercial use in a Supplemental Declaration covering the Unit, with the Supplemental Declaration to control in the event of any conflict in designation between the Supplemental Declaration and this Declaration.

Section 2.29. Manager. "**Manager**" shall mean one or more persons employed by the Association pursuant to its Governing Documents who is engaged to perform any of the duties, powers or functions of the Association.

Section 2.30. Member. "**Member**" shall mean each Unit Owner or his, her or their duly authorized representative(s) belonging to the Riverbank Property Owners Association.

Section 2.31. Mortgage. "**Mortgage**" shall mean any mortgage or deed of trust or other such instrument, given voluntarily by a Unit Owner, encumbering the Unit to secure the performance of an obligation or the payment of a debt, and that is required to be released upon performance of the obligation or payment of the debt. The term "**Deed of Trust**" when used in this Declaration is synonymous with the term "**Mortgage**."

Section 2.32. Mortgagee. "**Mortgagee**" shall mean a mortgagee under a Mortgage or a beneficiary under a Deed of Trust, and the successors and assignees of such Mortgagee.

Section 2.33. Mortgagor. "**Mortgagor**" shall mean a Person who mortgages property owned by that Person (i.e., the maker or grantor of a Mortgage) to another. The term "Mortgagor" shall include a

maker or grantor of a Deed of Trust.

Section 2.34. Multi-Family Residential Unit. "**Multi-Family Residential Unit**" shall mean each Unit, within the Community, which is designated for multi-family residential use in a Supplemental Declaration covering the Unit, with the Supplemental Declaration to control in the event of any conflict in designation between the Supplemental Declaration and this Declaration.

Section 2.35. Notice and Hearing. "**Notice and Hearing**" shall mean written notice given to a Unit Owner to inform the Unit Owner of a possible violation of this Declaration.

Section 2.36. Party Walls. "**Party Walls**" shall mean each wall which is built as part of the original construction of a Unit and placed on or about the horizontal or vertical boundary line between two Units. To the extent not inconsistent with the Act, the general rules of law regarding party walls and liability for property damage due to negligence or willful acts or omissions shall apply thereto.

Section 2.37. Person. "**Person**" shall mean a natural person, corporation, partnership, limited liability company, or any other entity.

Section 2.38. Planned Community. "**Planned Community**" shall have the same meaning as set forth in the Act.

Section 2.39. Real Estate. "**Real Estate**" shall mean any of the real property which is now or hereinafter becomes subject to this Declaration, pursuant to the expansion rights reserved in this Declaration, together with all easements, rights, and appurtenances thereto and the Improvements erected thereon.

Section 2.40. Record; Recorded. "**Record**" and "**Recorded**" shall both mean the filing of any document in the real estate records section of the Clerk and Recorder of Delta County, Colorado.

Section 2.41. Related User. "**Related User**" shall mean any person who: (a) resides with an Owner within a Unit; (b) is a guest or invitee of an Owner; or (c) is an occupant, tenant or contract purchaser of a Unit, and any family member, guest, invitee or cohabitant of any such Person.

Section 2.42. Residence. "**Residence**" shall mean a physical building Improvement in the Community on a Lot, or the portion of a physical building Improvement on a Lot designated for separate ownership or occupancy, that may be sold or conveyed without violation of the provisions of Colorado law.

Section 2.43. Residential Unit. "**Residential Unit**" shall mean each Unit, within the Community, which is designated for residential use in a Supplemental Declaration covering the Unit, with the Supplemental Declaration to control in the event of any conflict in designation between the Supplemental Declaration and this Declaration

Section 2.44. Rules and Regulations. "**Rules and Regulations**" shall mean all rules, regulations, procedures and guidelines of the Association, in general, and the Design Review Committee, specifically, as the same may be adopted and amended from time to time by the Executive Board pursuant to the Act, this Declaration and the Bylaws. Rules and Regulations may also mean rules, regulations, procedures and guidelines of each Zone as such are adopted by the Executive Board with the approval of a majority of each Unit Owner whose Unit is located within such Zone.

Section 2.45. Supplemental Declaration. "**Supplemental Declaration**" shall mean a written and Recorded instrument containing covenants, conditions, restrictions, reservations, easements or equitable servitudes, or any combination thereof, which affects any portion, but not all, of the

Community.

Section 2.46. Transferee Declarant. "Transferee Declarant" shall mean a successor or assign of the Declarant who is designated by the Declarant to receive and who specifically assumes and agrees to discharge, certain Development Rights, Special Declarant Rights, Additional Reserved Rights or such other rights and duties granted to the Declarant and specifically set forth in a written assignment executed, acknowledged and recorded pursuant to the Act and this Declaration. All rights and duties of the Declarant may apply equally to a 'Transferee Declarant'.

Section 2.47. Turnover Date. "Turnover Date" shall mean the date on which the Declarant Control Period terminates, which shall be the earlier of:

- (a) the date on which the last Lot within the Community, as expanded or contracted by the addition or deletion of all or any portion of the Real Estate, has been sold or conveyed by the Declarant to a Purchaser;
- (b) the date on which Declarant voluntarily relinquishes such rights.

Section 2.48. Unit; Lot. "Unit" and "Lot" shall both mean a portion of the Community, which is designed for separate ownership, the boundaries of which are shown on the Recorded plat. For purposes of these Declarations, Lot shall have the same definition as the term Unit has under the Act.

Section 2.49. Unit Owner; Lot Owner. "Unit Owner" and "Lot Owner" shall both mean the record title holder, including Declarant, whether one or more persons, of fee simple title to a Unit, including sellers under executory contracts of sale and excluding buyers thereunder. Unit Owner does not include a Person having only a security interest or any other interest in a Unit solely as security for an obligation. The Owner of a Unit developed as a rental building and the owner of a Commercial Unit shall be an "Unit Owner" for purposes of this Declaration, and neither the lessees nor the tenants thereto shall be an "Unit Owner". The Declarant is the initial owner of each and every Unit created and defined by this Declaration.

Section 2.50. Zone. "Zone" shall mean that area in which the four types of Units exist, i.e., the Residential Zone includes all Units designated for Residential Use; the Commercial Zone includes all Units designated for Commercial Use; the Live/Work Zone includes all Units designated for Live/Work Use; and the Multi-Family Residential Zone includes all Units designated for Multi-Family Residential Use.

article 3

description of the Common Interest Community

Section 3.1. Limitations and Restrictions. All real property within the Community shall be held, used, and enjoyed subject to the following limitations and restrictions set forth in this Declaration. The strict application of the following limitations and restrictions in any specific case may be modified or waived in whole or in part by the Executive Board if it determines, in its sole discretion, that the outcome of such strict application would be unreasonably or unduly harsh under the circumstances. Any such modification or waiver must be in adopted by the Executive Board pursuant to written resolution or be expressly contained within the Rules and Regulations expressly adopted by the Board.

Section 3.2. Development of the Common Interest Community; Supplemental Declarations. Declarant may Record Supplemental Declarations which supplement the covenants, conditions and restrictions contained in this Declaration. Upon Recordation of a Supplemental Declaration, the property conveyed thereby shall be subject to all of the covenants, conditions, restrictions, limitations, reservations, exceptions, equitable servitudes and other provisions set forth in this Declaration, except to the extent specifically stated in the Supplemental Declaration.

Section 3.2.1. Any Supplemental Declaration shall:

- (a) Be executed and acknowledged by the Unit Owner or Owners of that portion of the Real Estate covered by the Supplemental Declaration;
- (b) If that portion of the Real Estate is not then owned by Declarant, contain the executed and acknowledged written consent of Declarant until Termination of Declarant Control;
- (c) Contain an adequate legal description of that portion of the Real Estate;
- (d) Contain a reference to this Declaration which shall state its date, its date of Recordation and the Reception Number of the real estate records section of the Clerk and Recorder of Delta County, Colorado where this Declaration is Recorded; and
- (e) Re-designate the land classification (for example: Residential Unit, Commercial Unit, Live/Work Unit or Multi-Family Unit and whether the subject property is or is not Owner Occupied) of that portion of the Real Estate where Developmental Rights or Special Declarant Rights have been exercised.

A deed by which Declarant conveys a parcel of real property or one or more Units to another Person, and any Recorded plat, may constitute a Supplemental Declaration if it meets the foregoing requirements.

Section 3.2.2. A Supplemental Declaration may impose on that portion of Real Estate described therein covenants, conditions, restrictions, limitations, reservations, exceptions, equitable servitudes and other provisions in addition to those set forth in this Declaration, taking into account the unique and particular aspects of the proposed development of the property covered thereby.

Section 3.3. Creation of Units. Units shall be created pursuant to the provisions of the Act and, as provided in this Declaration. Units shall be deemed created by Recording a Supplemental Declaration or plat.

Section 3.4. Title to Units; Identification. The identification number of each Unit shall be shown on the Recorded plat. Every contract for sale, deed, lease, security interest, will or other legal instrument shall legally describe a Unit by its identifying number, followed by the name of the subdivision or planned community. Reference to a "declaration" or "plat" in any instrument shall be deemed to include any supplement(s) or amendment(s) to such declaration or plat without specific reference thereto.

Section 3.5. Unit Boundaries; General. The boundaries of each Unit are as depicted on the Recorded plat for the Real Estate. Each Unit includes the space and Improvements lying within the boundaries described above. Certain Units may include pieces of equipment, such as meter boxes, utility connection structures, storage facilities or storage portions, etc., which are situated in buildings or structures that are detached from the Unit. Such special equipment or storage portions are a part of the Unit, notwithstanding their non-contiguity with the principal portions, unless the same are owned and maintained by a governmental or quasi-governmental agency or entity.

Section 3.6. Unit Maintenance. Except as may otherwise be provided in a Supplemental Declaration, each Unit Owner is responsible, at his or her expense, to beautify and keep neat, attractive, sightly, and in good order such Owner's Unit and any Improvements thereon, and to maintain, repair and replace the same to the extent such duties are not the responsibility of the Association. Each Unit Owner shall maintain his or her unimproved landscape in accordance with applicable federal, state, county and municipal laws and ordinances, and in compliance with this Declaration and the Rules and

Regulations. No Units within the Community shall be permitted to fall into disrepair as such term is defined by either the Association in its Rules and Regulations or by the DRC in its Design Guidelines. Violation of this provision by a Unit Owner shall permit the Association, after Notice and Hearing, to: (a) enter onto the Owner's Unit and either cure the violation or cause compliance with this provision; and (b) to levy and collect a Reimbursement Assessment for the costs and expenses incurred by the Association in so doing. The Association shall not enter into the interior of an Improvement constructed for human occupancy without the consent of the Unit Owner thereof. Such consent shall be unnecessary if the Association, in its sole discretion, determines that an emergency exists that may only be reasonably addressed by entering the interior of such Improvement.

Section 3.7. Maximum Number of Units. The maximum number of Units of the Common Interest Community shall not exceed 125.

article 4

declarant rights and other special declarant rights

Section 4.1. Declarant's Rights Period. Declarant shall have, retain, and reserve certain rights pursuant to the Act and as hereinafter set forth with respect to the Association and the Association Properties from the date that this Declaration is Recorded until the Turnover Date (see Section 2.47) The rights and reservations hereinafter set forth shall be deemed excepted and reserved in each conveyance of property by Declarant to the Association whether or not specifically stated therein and in each deed or other instrument by which any property within the Community is conveyed by Declarant subject to the provisions of this Declaration. The rights, reservations, and easements hereinafter set forth shall be prior and superior to any other provisions of this Declaration and may not, without Declarant's prior express written consent, be modified, amended, rescinded, or affected by any amendment of this Declaration. Declarant's consent to any one such amendment shall not be construed as consent to any other amendment.

Section 4.2. Declarant's Reservation of Development Rights. The Declarant reserves the following Development Rights:

Section 4.2.1. The right by amendment to this Declaration or the Recorded plat to create Common Area in the locations to be identified within the Real Estate.

Section 4.2.2. The right to construct utility lines, pipes, wires, ducts, conduits, and other facilities across any portion of the Real Estate for the purpose of furnishing utility, drainage, and other services to Residences or any Unit and Improvements. Declarant and the Association, by and through the Executive Board, shall have and hereby reserve the right to grant or create or be the beneficiary of temporary or permanent easements located in, on, under, over, and across Units owned by Declarant and Association Properties, for access, utilities, drainage, water, and other purposes incident to development and sale of portions of the Community.

Section 4.2.3. The right to combine two or more Units or divide one Unit for the purpose of combining portions of said divided Unit with adjoining Units, thereby in both cases reducing the total number of Units, and thereby changing the Allocated Interests of all of the Units.

Section 4.2.4. The right to consolidate contiguous Lots that are not in a Completed Sub-Phase by combining them, so long as such consolidation conforms to all regulations.

Section 4.2.5. The Declarant shall have and hereby reserves the right, from the date of the Recording of this Declaration up to the Turnover Date, to contract the Community by de-annexing any Unit owned by Declarant so long as such Unit is not in a Completed Sub-phase and so long as de-annexation would not deprive the Association or the Unit Owners of any established or pledged

easements or rights-of-way. The consent of Unit Owners and Mortgagees shall not be required for any such de-annexation; however, the Executive Board must approve any such de-annexation and may require that Declarant place specific deed restrictions on Unit(s) to be de-annexed in order to: (a) protect and preserve the character of the Association; or (b) protect such rights as may have pledged by Declarant to the Association. Deed restrictions may include, but are not limited to: restrictions on lighting, noise, and use of hazardous materials; Unit Owners' right of access to Conservation Easements, if any; and the Association's right to lease property for the common use of Unit Owners. Once the necessary approval has been obtained, de-annexation from the Association shall be completed by Recording an amendment to this Declaration and/or plat in compliance with the Act.

Section 4.2.6. The right to expand the Community by annexing additional property. Declarant shall have and hereby reserves the right, from the date of the Recording of this Declaration up to and including the **Turnover Date**, to expand the Community. The consent of Unit Owners and Mortgagees shall not be required for any such annexation, and Declarant may proceed with such annexation in its discretion and at its sole option. In accordance with Declarant's Development Rights, each Unit Owner hereby grants to Declarant the right to annex additional real property ("**Development Property**") to the Community and to modify such Unit Owner's right, if any, to the Common Area accordingly, as more particularly set forth in this Section 4. No such annexation shall make or constitute any amendment or modification to this Declaration except as may otherwise be provided herein. The annexation of additional real property to the Community shall be accomplished by the filing for Record by Declarant a supplement or supplements to this Declaration containing a legal description of the land area to be added to the Community (the "**Annexation Supplement**"), together with any supplemental plats applicable thereto. The annexation of Development Property may be accomplished by successive supplements. In the event any real property is annexed to the Community as provided herein, the definitions used in this Declaration shall be automatically expanded to encompass and refer to the Community as expanded. "Community" shall mean the Real Estate plus the Development Property; similarly, "Common Area" and "Units" shall include those areas as described herein as well as those so designated on any Annexation Supplement or supplemental plat relating to the Development Property. References to this Declaration shall mean this Declaration as supplemented by any Annexation Supplement. Every owner of real property in the Development Property shall, by virtue of such ownership and upon recordation of the Annexation Supplement, be a Unit Owner and shall be entitled to the same rights and privileges and subject to the same duties and obligations as all other Unit Owners. The Recording of the Annexation Supplement shall operate automatically to grant, transfer, and convey to all Unit Owners within the Community, and owners of real property in the Development Property, their respective, appurtenant, undivided rights, titles, interests, privileges, duties and obligations in and to both the existing Common Area and any additional common area added to the existing Common Area by virtue of such annexation, if any. Annual assessments for Units within the area annexed to the Community shall commence as of the date of the Recording of the Annexation Supplement and shall be prorated as of such date. Upon Recording of an Annexation Supplement and any other supplemental plat, the additional Units and Common Area shall be subject to the terms and provisions of this Declaration. Declarant shall have the right to annex different portions of the Development Property at different intervals and the right to annex only a portion or none of the Development Property as it, in its sole discretion, deems appropriate. In accordance therewith, and notwithstanding any other provision to the contrary herein, Declarant makes no assurances as to the boundaries or extent of the Community in the event any of the Development Property is annexed to the Community as provided herein.

Section 4.2.7. The right to complete development of property within or outside of the boundaries of the Community; to construct or alter Improvements on any property owned by Declarant within the Community, including temporary buildings; to maintain model homes, temporary buildings, construction trailers, sales trailers or offices for construction or sales purposes, or similar facilities, on any property owned by Declarant within the Community; or to post signs incidental to development, promotion, development, construction of improvements, marketing, or sales of property within the

boundaries of the Community. Nothing contained in this Declaration shall limit the right of Declarant or require Declarant to obtain approvals: (a) to excavate, cut, fill, or grade any property owned by Declarant or to construct, alter, demolish, or replace any Improvements on any property owned by Declarant; or (b) to use any structure on any property owned by Declarant as a construction site, model home, or real estate sales office in connection with the sale of any property within the boundaries of the Community. Nothing contained in this Declaration shall require Declarant to seek or obtain the approval of the DRC or of the Association for any such activity or Improvement to Property on any property owned by Declarant. Nothing in this Declaration shall limit or impair the reserved rights of Declarant as elsewhere provided in this Declaration.

Section 4.2.8. The right, but not the obligation, to construct additional Improvements on Association Properties at any time and from time to time in accordance with this Declaration for the improvement and enhancement thereof and for the benefit of the Association and the Unit Owners. As an example, but not to be construed as either a limitation or an obligation, Declarant may construct or cause to be constructed an irrigation water system which may be used and maintained by the Association on its own or in cooperation with other properties adjoining the Community.

Section 4.3. Limitations on Development Rights. The Development Rights reserved in Section 4.1 are limited as follows:

Section 4.3.1. The Development Rights may be exercised at any time, but not later than the Turnover Date, unless they are reinstated or extended by the Association, subject to whatever terms, conditions and limitations the Executive Board may impose on the subsequent exercise of the Development Rights.

Section 4.3.2. All Units and any Common Area created pursuant to the Development Rights will be restricted to use in the same manner and to the same extent as the Common Area created under this Declaration, as initially Recorded.

Section 4.4. Phasing of Development Rights. No assurances are made by the Declarant as to whether the Declarant will exercise its Development Rights or the order in which such Development Rights will be exercised. The exercise of Development Rights as to some portions of the Real Estate will not obligate the Declarant to exercise them as to other portions.

Section 4.5. Special Declarant Rights. The Declarant reserves the following Special Declarant Rights, to the maximum permitted by law, which may be exercised, where applicable, anywhere within the Common Interest Community:

- a.- To complete any Improvements indicated on the Recorded plat.
- b.- To exercise any Development Rights reserved in the Declaration.
- c.- To maintain one (1) management office, signs advertising the Common Interest Community, and model Residences. Declarant shall have the right to determine the number of model Residences and the size and location of the management office and the model Residences. Declarant shall also have the right to relocate the management office and the model Residences from time to time, at the Declarant's sole discretion. After Declarant ceases to be the Owner of a Unit, Declarant shall have the right to move the management office from that Unit to another Declarant-owned Unit.
- d.- To use easements through, over and across the Real Estate for the purpose of making Improvements to and within the Common Interest Community.
- e.- To either directly, or through any Person designated by Declarant, appoint and remove the officers of the Association and the members of the Executive Board during the Declarant Control Period and prior to the Turnover Date. At any time prior to the Turnover Date, Declarant may relinquish the right to appoint and remove such officers and members. Also, at any time prior to the Turnover Date, the

Association may approve an extension of Declarant's ability to appoint and remove no more than a majority of the Executive Board by a vote of the majority of the votes entitled to be cast in person or by proxy, other than by Declarant at a meeting duly convened as required by the Act, applicable Colorado law and the Governing Documents. Such extension of the Declarant Control Period, together with any conditions and limitations, shall be included in an amendment to the Declaration.

Section 4.6. Construction; Declarant's Easement. Declarant reserves the right to perform warranty work, repairs, and construction work in Units, to store materials in secure areas, and to control, and have the right to access to, work and repairs until completion. All work may be performed by Declarant without the consent or approval of the Executive Board. Declarant has an easement through the Real Estate as may be reasonably necessary for the purpose of discharging the Declarant's obligations or exercising Special Declarant Rights, whether arising under the Act or reserved in this Declaration. This easement includes the right to convey access, utility, and drainage easements to utility providers, special districts, the Town of Paonia, Delta County, or the State of Colorado.

Section 4.7. Declarant's Property. The Declarant reserves the right to remove and retain all of its property and equipment used in the sales, management, construction, and maintenance of the Real Estate, whether or not they have become fixtures.

Section 4.8. Declarant's Approval of Conveyances or Changes in Use. The Association shall not, without first obtaining the written consent of the Executive Board, convey, change, or alter the use of Association Properties, mortgage the Association Properties, or use Association Properties other than solely for the benefit of Declarant or as specifically allowed hereunder.

Section 4.9. Delivery of Property to the Association. Within sixty (60) days after the Unit Owners other than the Declarant elect a majority of the Executive Board members, Declarant shall deliver to the Association all property of the Unit Owners and of the Association held by, or controlled by, Declarant, including but not limited to those items set forth in C.R.S., § 38-33.3-303(9)(a) – (m).

article 5

allocated interests

Section 5.1. Liability for Common Expenses. The percentage liability for Common Expenses allocated to each Unit is based on one share for each Unit within each Completed Sub-phase compared with the total shares allocated to all the Units in the Completed Sub-phase, subject to Declarant's right to combine Units and reduce the total number of Units. Nothing contained herein shall prohibit certain Common Expenses from being apportioned to particular Units under Article 15.

Section 5.2. Votes. Each Member shall have one vote for each Lot owned in the affairs of the Association.

article 6

architectural approval & construction

Section 6.1. Approval of Improvements Required. The approval of the Design Review Committee (DRC) shall be required for any Improvement to Property on any Unit, except where prior approval of Improvements to Property may be waived or certain Improvements to Property may be exempted by the Executive Board in writing or under Design Guidelines issued by the DRC. Requests for information, submission of Application, decisions rendered in consideration of Applications and related communications between the DRC and Applicant shall be In Writing.

Section 6.2. Improvement to Property Defined. "Improvement to Property" requiring approval of the

DRC shall mean and include, without limitation: (a) the construction, installation, erection, or expansion of any building, structure, or other Improvement, including utility facilities, landscaping and fences; (b) the demolition or destruction, by voluntary action, of any building, structure, or other Improvement; (c) the grading, excavation, filling, or similar disturbance to the surface of the land including, without limitation, change of grade, change of ground level, or minor change of drainage pattern; and (d) any change or alteration of any previously approved Improvement to Property, including any change of exterior appearance, color, or texture. The DRC review process shall only cover Improvements proposed for the exterior of the Unit and is in no way intended to extend to the interior of any buildings.

Section 6.3. Membership of Design Review Committee. The DRC shall consist of not less than three and not more than five members, all of whom shall be appointed by the Executive Board. DRC members may be, but need not be, Unit Owners or Executive Board members. DRC members serve at the pleasure of and may be removed at any time by the Executive Board.

Section 6.4. Address of DRC. The address of the DRC shall be as announced or published from time to time by the Association.

Section 6.5. Submission of Plans. Prior to commencement of work to accomplish any proposed Improvement to Property, the Person proposing to make such Improvement to Property ("**Applicant**") shall submit in Writing to the DRC at its address a complete "**Application Package**", as such is more specifically described in the Design Guidelines.

Section 6.6. Criteria for Approval. The DRC shall approve any proposed Improvement to Property if it deems in its reasonable discretion that the Improvement to Property complies with Design Guidelines and will be in harmony with the Community; that the upkeep and maintenance of the proposed Improvement to Property will not become a burden on the Association; and that the proposed Improvement to Property does not affect the drainage plan for the Community. The DRC may condition its approval of any proposed Improvement to Property upon the making of such changes therein as the DRC may deem appropriate.

Section 6.7. Design Guidelines. The DRC shall issue and modify standards or rules ("**Design Guidelines**") relating to the procedures, materials to be submitted, and additional factors that will be taken into consideration in connection with the review of any proposed Improvement to Property. The Design Guidelines shall encourage aesthetically attractive structures, environmentally responsible methods of design and construction, including the use of solar energy, conservation of water and energy, the use of nontoxic building materials, and the minimization of waste during construction. The Design Guidelines may waive the requirement for approval of certain Improvements to Property or exempt certain Improvements to Property from the requirement for approval, if such approval is not reasonably required to carry out the purposes of this Declaration.

Section 6.8. Decision of Committee. Any decision of the DRC shall be made in a timely manner defined by the Design Guidelines, after receipt by the DRC of a complete Application Package and all supplemental materials reasonably requested by the DRC, unless such time period is extended by mutual agreement, or unless delay is caused by any governmental authority having jurisdiction. If the DRC decides not to approve a proposed Improvement to Property, the reasons for such disapproval shall be expressly stated In Writing.

Section 6.9. Failure of Committee to Act on Plans. Any request for approval of a proposed Improvement to Property shall be deemed approved, unless notice of disapproval or a request for additional information or materials is transmitted to the Applicant In Writing by the DRC within thirty days after the date of receipt by the DRC of all required materials, or unless delay is caused by any governmental authority having jurisdiction.

Section 6.10. Completion of Work after Approval. After approval of any proposed Improvement to Property, the proposed Improvement to Property shall be accomplished in complete conformity with the approved Application Package of the proposed Improvement to Property, and any conditions imposed by the DRC. The Design Guidelines will stipulate a **Construction Period**, during which the proposed Improvement to Property must be accomplished by the Applicant. Failure to complete the Improvement to Property within the Construction Period in accordance with the approved Application, and the conditions imposed by the DRC shall constitute noncompliance and all approvals previously granted by the DRC shall be automatically revoked and withdrawn. The foregoing notwithstanding, the DRC shall have discretion to extend the Construction Period.

Section 6.11. Notice of Completion. Upon completion of the Improvement to Property, the Applicant must provide notice In Writing of completion to the DRC.

Section 6.12. Inspection of Work. The DRC or its duly authorized representative shall have the right to inspect any Improvement to Property prior to or during construction, or after completion, provided that the right of inspection shall terminate thirty days after the DRC shall have received In Writing the notice of completion from Applicant.

Section 6.13. Notice of Noncompliance. If, as a result of inspection or otherwise, the DRC finds that any Improvement to Property has been made without obtaining the approval of the DRC or was not made in conformity with the approved Application Package, the DRC shall notify the Applicant In Writing of the noncompliance. The notice shall specify the particular elements of the noncompliance and shall require the Applicant to take such action as may be necessary to remedy the noncompliance. Inaction by the Association or the DRC during construction of any Improvement to Property shall be considered a waiver of their respective rights to declare a noncompliance or to take any action in response to the noncompliance.

Section 6.14. Appeal to Executive Board. The Applicant may appeal any adverse decision rendered by the DRC to the Executive Board by giving notice In Writing of such appeal to the Board and to the DRC within thirty days after receipt of the notice of failure to meet criteria of approval, or of noncompliance by the Applicant. No right of appeal shall exist if the Executive Board is composed solely of DRC members.

Section 6.15. Correction of Noncompliance. If the DRC determines that a noncompliance exists and the Applicant fails to timely make an appeal to the Executive Board, the Applicant shall remedy or remove the same within the time specified on the notice of noncompliance. If, after a notice of noncompliance, the Applicant fails to commence diligently or complete in a timely manner the remedy for such noncompliance, the DRC shall inform the Executive Board of such noncompliance by giving notice In Writing to the Executive Board and to the Applicant. The Executive Board shall hear the Unit Owner in accordance with the provisions of the Bylaws for Notice and Hearing, and the Board shall decide whether or not there has been such noncompliance and, if so, the nature thereof and the estimated cost of correcting or removing the same. If the Applicant does not remedy the noncompliance within such period, the Executive Board may, at its option: (a) Record a notice of noncompliance against the Unit on which the noncompliance exists; (b) enter upon such property and remove the non-complying Improvement to Property; (c) or otherwise remedy the noncompliance. The Applicant shall reimburse the Association, upon prompt demand submitted In Writing, for all expenses incurred therewith. If such expenses are not promptly repaid by the Applicant or Unit Owner to the Association, the Board may levy a Reimbursement Assessment against the Unit Owner for such costs and expenses. The Applicant and Unit Owner shall have no claim for damages or otherwise on account of the Association's entry upon the property and the removal of the non-compliant Improvement to Property. The construction or maintenance of any Improvement to Property without conforming to the requirements of this Section shall be subject to any and all legal

and equitable relief, including the imposition of injunction.

Section 6.16. No Implied Waiver or Estoppel. No action or failure to act by the DRC or by the Executive Board shall constitute a waiver or estoppel with respect to future action by the DRC or the Executive Board with respect to any Improvement to Property. Specifically, the approval of the DRC of any Improvement to Property shall not be deemed a waiver of any right or an estoppel to withhold approval or consent for any similar Improvement to Property or any similar proposals, plans, specifications, or other materials submitted with respect to any other Improvement to Property.

Section 6.17. Committee Power to Grant Variances. The DRC may authorize variances from compliance with any of the provisions of this Declaration or the Design Guidelines, including restrictions upon height, size, floor area, or placement of structures or similar restrictions, when circumstances such as topography, natural obstructions, hardship, aesthetic or environmental consideration may so dictate. Such variances must be evidenced in writing and shall become effective when signed by at least a majority of the DRC members. If any such variance is granted, no violation of the provisions of this Declaration shall be deemed to have occurred with respect to the matter for which the variance was granted. The granting of a variance shall not affect in any way the Lot Owner's obligation to comply with all applicable governmental laws and regulations.

Section 6.18. Meetings of Committee. The DRC shall meet from time to time as necessary to perform its duties. Consent or *Vote In Writing* of a majority of the DRC members shall constitute the action of the DRC.

Section 6.19. Records of Actions. The DRC shall report In Writing to the Executive Board all final actions of the Committee. The Executive Board shall keep a permanent record of such reported actions which will be available to Unit Owners.

Section 6.20. Estoppel Certificates. The Executive Board shall, upon the reasonable request of any interested Person and after confirming any necessary facts with the DRC, furnish a certificate with respect to the approval or disapproval of any Improvement to Property or with respect to whether any Improvement to Property was made in compliance herewith.

Section 6.21. Conflict of Interest. If a conflict of interest exists for a member serving on the DRC with respect to any Application, the DRC member shall recuse himself or herself from participating in any Committee action of such Application. DRC members shall not review and or cast a vote on their own Application, or that of any relative or any other Applicant for which a conflict of interest exists.

Section 6.22 Nonliability of Committee. No liability shall be imposed upon the DRC, any DRC members, any representative of the DRC, the Association, any member of the Executive Board, or Unit Owners for any loss, damage, or injury arising out of or in any way connected with the performance of the duties of the DRC. In reviewing any matter, the DRC shall not be responsible for reviewing, nor shall its approval of an Improvement to Property be deemed approval of the Improvement to Property from the standpoint of safety, whether structural or otherwise, or conformance with building codes or other governmental laws or regulations.

Section 6.23. Construction Period Exception. During the course of actual construction of any approved permitted structure or Improvement to Property, and provided construction is proceeding with due diligence, the DRC shall temporarily suspend the provisions contained in this Declaration as to the property upon which the construction is taking place to the extent necessary to permit such construction, provided that it will not constitute an unreasonable interference with the use and enjoyment of other Units. Temporary structures necessary for construction may be used during the Construction Period. The placement, appearance and maintenance of such temporary structure may be subject to Rules and Regulations of the Association and/or of the applicable Zone.

Section 6.24. Construction Type. No building originally constructed as a Mobile Home dwelling or structure may be moved onto a Unit, except as provided for in Section 6.23.

Section 6.25. Landscape Guidelines. The DRC will include landscape guidelines in its Design Guidelines.

Section 6.26. Restrictions on Sewage Disposal and Grey Water Systems. Any sewage disposal or grey water system installed within the Community shall be subject to applicable laws, rules, and regulations of any governmental authority having jurisdiction.

Section 6.27. The DRC shall have a procedure for sketch-approval of proposed structures. The sketches and other information as supplied by applicant may be as incomplete as applicant chooses. If the DRC grants sketch-approval, this will be binding for the Association. However, the approval is restricted only to the items shown on material as supplied by the applicant. Materials, colors and designs not specified by the applicant have not been approved, and the DRC may at a later time deny approval for applicant's choice for such unspecified items. Sketch-approval is intended specifically for prospective lot-purchasers.

article 7

restrictions on use, alienation, and occupancy

Section 7.1 Improvements to Units. Subject to the Special Declarant Rights reserved under Article 4, the following restrictions on construction of Improvements apply to all Units:

- (a) Zoning. Zoning laws, ordinances, resolutions, rules and regulations are considered to be a part hereof, and no provision of this Declaration shall be valid or be interpreted to violate any present or future zoning laws, ordinances, resolutions, rules and regulations.
- (b) Wells and Mineral Excavation. No portion of the Community, including, without limitation, any area within a Unit, shall be used to explore for or remove any water, soil, hydrocarbons, or other materials of any kind.
- (c) Maintaining of Drainage. There shall be no interference with the established drainage pattern as planned by Declarant for the entire Community.

Section 7.2. Colorado is a "Right to Farm" state pursuant to CRS 35-3.5-101, et seq.

Landowners, residents and visitors must be prepared to accept the activities, sights, sounds, and smells of agricultural operations as a normal and necessary aspect of living in Delta County and the Town of Paonia with a strong rural character and healthy agricultural sector. Those with an urban sensitivity may perceive such activities, sights, sounds, and smells only as inconvenience, eyesore, noise, and odor. However, State law and municipal policy provide that ranching, farming or other agricultural activities and operations within the Town of Paonia and surrounding Delta County shall not be considered to be nuisances so long as operated in conformance with the law and in a non-negligent manner. Therefore, all must be prepared to encounter noises, odors, lights, mud, dust, smoke, chemicals, machinery on public roads, a livestock on public roads, storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides, and one or more of which may naturally occur as part of legal and non-negligent agricultural operations.

In addition, all owners of land, whether agricultural business, farm, ranch or residents, have obligations under State Law and municipal regulation with regard to the maintenance of fences,

livestock must be fenced out (open range). Irrigators have the right to maintain irrigation ditches through established easements that transport water for their use and said irrigation ditches are not to be used for the dumping of refuse. Landowners are responsible for controlling of weeds, keeping their pets under control, and maintenance of resources of the property wisely (water, soil, animals, plants, air, and human resources). Residents and landowners are encouraged to learn about these rights and responsibilities and act as good neighbors and citizens of the Town.

Conflicts include, but are not limited to: trespass; harassment of livestock and livestock losses due to free roaming dogs; trespass by livestock, livestock on highways, county, municipal and private roads; leaving gates open; thence maintenance; harvesting transportation of agricultural and silvicultural crops; agricultural and prescribed burning; complaints of noise, dust, aesthetics, and odor resulting from production and processing operations; disposal of dead animals; weed, pets and predator control.

Section 7.3. Restriction on Alienation. The following restrictions on alienation apply to all Units:

- (a) No Time-Sharing Plan. A Unit may not be conveyed pursuant to a time-sharing plan.
- (b) Leases. A Unit may be leased or rented. All leases and rental agreements shall be In Writing and subject to the requirements of the Governing Documents and the Rules and Regulations. All leases of a Unit shall include a provision that the tenant will recognize and attorn to the Association as landlord solely for the purpose of having the power to enforce a violation of the provisions of the Governing Documents and the Rules and Regulations against the tenant; provided, the Association gives the Owner of such leased Unit notice of the Association's intent to cure the violation directly prior to the commencement of an enforcement action.
- (c) Summary Process. The Association will have the right and power to exercise the landlord's rights of summary process against any tenant of a Unit Owner who violates the Rules and Regulations; provided the landlord has received Notice and Hearing and is given reasonable opportunity to cure the violation following the hearing.

Section 7.4. Restriction on Use. The following restrictions on use apply to all Units:

- (a) parking. The Unit Owners and Related Users shall park vehicles on the public road only in the designated parking spaces. Vehicles parked on private property shall not be in a state of disrepair. Other restrictions may be imposed via the Rules & Regulations.
- (b) outside use of water. Water used outside, including but not limited to irrigation or washing of vehicles, shall come only from the HOA's irrigation system. No municipal water shall be used outside for any purpose.

article 8

easements and licenses

Section 8.1. Existing Easements. All easements or licenses to which the Common Interest Community is presently subject are shown on the Recorded plat.

Section 8.2. Granting of Future Easements. The Common Interest Community may be subject to other easements or licenses granted by the Declarant pursuant to its powers under Article 4.

Section 8.3. Easements Reserved and Restrictions on Drainage Easements. Easements and rights of way are reserved on, over, and under the Units shown on the Recorded plat, for construction, maintenance, repair, replacement, and reconstruction of poles, wires, pipes and conduits for lighting, heating, air conditioning, electricity, gas, telephone, drainage and any other public or quasi-public utility service purposes, for sewer and pipes of various kinds, and for any other necessary maintenance or repair.

Section 8.4. Maintenance of Drainage. There shall be no interference with the established drainage pattern over any Unit or other property within the Community, except as approved in writing by the DRC. Approval shall not be granted unless provision is made for adequate alternate drainage. The "established drainage pattern" shall mean the drainage pattern that exists at the time any grading of any property is completed by DRC and shall include any established drainage pattern shown on any plans approved by the Unit Owners. The established drainage pattern may include the drainage pattern: (a) from Association Properties over any Unit; (b) from any Unit over Association Properties; (c) from any property owned by the County or the Town of Paonia or other Persons over any Unit; (d) from any Unit over property owned by the County or the Town of Paonia or other Persons; or (e) from any Unit over another Unit.

Section 8.5. Easement for Emergency Access. There is hereby created a right of access across all portions of the Community for the passage of emergency vehicles and police, fire, and other emergency service workers.

article 9

amendments to declaration

Section 9.1 General. Except in cases of amendments that may be executed by Declarant in the exercise of its Development Rights or by the Association under Article 4 of this Declaration and C.R.S., § 38-33.3-107, or by certain Unit Owners under C.R.S., § 38-33.3-218, and except as otherwise limited, this Declaration and the Recorded plat may be amended only by vote or agreement of at least 67 percent of the Unit Owners. The procedure for amendment must follow the procedures of C.R.S., § 38-33.3-217.

Section 9.2. Required Consent of Declarant to Amendment of Declaration. During the Declarant Control Period and notwithstanding any other provision in this Declaration to the contrary, any proposed amendment or repeal of any provision of this Declaration shall not be effective unless Declarant has given its written consent to such amendment or repeal. The foregoing requirement for consent of Declarant to any amendment or repeal shall terminate on the Turnover Date.

Section 9.3. Recordation of Amendments. Each amendment to the Declaration must be Recorded, and any such amendment is only effective upon Recording.

Section 9.4. Unanimous Consent. Except to the extent expressly permitted or required by other provisions of the Act or this Declaration, an amendment may not create or increase Special Declarant Rights, increase the maximum number of Units, alter the Allocated Interests of a Unit, or increase the restrictions on the uses of a Unit except by unanimous consent of the Unit Owners at an annual meeting or at a special meeting called specifically for such purpose.

Section 9.5. Special Declarant Rights. Provisions in this Declaration creating Special Declarant Rights may not be amended without the consent of Declarant.

article 10

amendments to bylaws

The Bylaws may only be amended by the affirmative vote of at least 67 percent of the Executive Board members following the provision of notice to and the opportunity for comment from all Unit Owners at a meeting duly called for such purpose.

article 11

termination

Termination of the Common Interest Community may be accomplished only in accordance with C.R.S., § 38-33.3-218.

article 12

association properties

Section 12.1. Unit Owners' Rights of Use and Enjoyment Generally. Unless otherwise provided in this Declaration, all Unit Owners may use or enjoy the benefits of the Association Properties as appropriate.

Section 12.2. Right of Association to Regulate Use. The Association, acting through the Executive Board, shall have the power to reasonably regulate use of Association Properties by Unit Owners and the public to further enhance the overall rights of use and enjoyment of all Unit Owners.

Section 12.3 Association Properties. The Association may acquire and dispose of properties as needed for its purposes as defined in the Articles of Incorporation.

Section 12.4. No Partition of Association Properties. No Unit Owner shall have the right to partition or seek partition of the Association Properties or any part thereof.

Section 12.5. Liability of Owners for Damage by Owner. Each Unit Owner shall be liable to the Association for any damage to Association Properties caused by such Owner or Related Users.

Section 12.6. Title to Association Properties on Dissolution of Association. In the event of dissolution of the Association, the Association Properties shall, to the extent permitted by law and reasonably possible, be conveyed or transferred to an appropriate public, governmental or quasi-governmental agency or organization or to a nonprofit corporation, association, trust, or other organization, to be used, in any such event, for the common benefit of Unit Owners for similar purposes for which the particular Association Property was used by the Association. To the extent the foregoing is not possible, the Association Properties shall be sold or disposed of and the proceeds from the sale or disposition shall be distributed to the Unit Owners in proportion to the number of Units owned by such Unit Owners.

Section 12.7. Irrigation Water. Units are provided irrigation water through the Association's irrigation system. The Association shall be responsible for the operation, maintenance and repair of the irrigation system. The DRC shall authorize the size and method of connection for each Lot, and the Executive Board shall allocate the water available on an equitable rotation basis as necessary to provide irrigation water throughout the Community. Unit Owners must comply with any rotational system as established by the Executive Board. Each respective Unit Owner will be responsible for installation of an approved connection to the lateral line located on each Unit coming from the main distribution system, and for his or her own private distribution and other irrigation improvements located on his or her individual Unit. Each Unit Owner has access to irrigation water to irrigate his or her property by means of an irrigation system that shall be constructed, operated, flushed and maintained at his or her own expense. Individual irrigation pumps shall be the responsibility of each Unit Owner. Said irrigation pumps shall be located in a fenced, screened or covered location that is

designed to be complimentary to adjacent landscaping and building improvements. The location of an individual Unit's irrigation improvements is subject to Design Guidelines and the approval of the DRC. Owners of irrigation systems with individual irrigation pumps may be required to install a low pressure shut off to protect the system in case of a loss of water pressure in the main distribution line.

article 13

association operation

Section 13.1. Association. The Association has been formed as a Colorado nonprofit corporation under the Colorado Nonprofit Corporations Act. The Association has been organized prior to the date the first Unit located in the Community will be conveyed to a Purchaser, as that term is defined in the Act. The Association shall have the duties, powers, and rights set forth in the Act, the Colorado Nonprofit Corporations Act, this Declaration and in its Articles of Incorporation and Bylaws. As more specifically set forth hereinafter, the Association shall have an Executive Board to manage its affairs. Subject to Article 13 herein, the Articles of Incorporation and/or the Bylaws, the Executive Board shall be elected by Unit Owners acting in their capacity as Unit Owners within the Association.

Section 13.2. Executive Board. The affairs of the Association shall be managed by an Executive Board. The number, term, and qualifications of the Executive Board members shall be fixed in the Articles of Incorporation and Bylaws. The Executive Board may, by resolution, delegate portions of its authority to officers of the Association, but such delegation of authority shall not relieve the Executive Board of the ultimate responsibility for management of the affairs of the Association. Action by or on behalf of the Association may be taken by the Executive Board or any duly authorized executive committee, officer, agent, or employee without a vote of the Unit Owners, except as otherwise specifically provided in this Declaration.

Section 13.3. Membership in Association. Each Unit Owner or his, her or their duly authorized representative will be a Member of the Riverbank Property Owners Association.

Section 13.4. Voting Rights of Members. Each Member shall have the right to cast one vote for each Lot owned in accordance with the Bylaws, except that, in the election of Executive Board members, each Member shall be entitled to vote for as many persons as there are positions to be filled.

Section 13.5. Declarant's Voting Rights. Notwithstanding the foregoing in Section 13.4, Declarant, in its sole discretion, shall be entitled to select, appoint and or remove Executive Board members in accordance with the Bylaws and with Article 4, until the Turnover Date; provided, however, that not later than sixty (60) days after conveyance of twenty-five percent (25%) of the Units that may be created within the Community by Declarant to Owners other than Declarant, at least one Executive Board member and not less than twenty-five percent (25%) of the Executive Board must be elected by Owners other than Declarant and not later than sixty (60) days after conveyance by Declarant to Owners other than Declarant of fifty percent (50%) of the Units that may be created, at least thirty-three percent (33%) of the members of the Executive Board must be elected by Owners other than Declarant.

Section 13.6. Power to Adopt, Amend or Repeal Rules and Regulations. The Executive Board may adopt, amend, repeal, and enforce Rules and Regulations as may be deemed necessary or desirable with respect to the interpretation and implementation of this Declaration, the operation of the Association, the use and enjoyment of Association Properties, and the use of any other property within the Community, including Units. The Rules and Regulations shall have the same force and effect as if they were set forth in and were part of this Declaration. In the event of conflict between the Rules and Regulations and the provisions of this Declaration, the provisions of this Declaration shall prevail.

Section 13.7. Power to Adopt, Amend or Repeal Rules and Regulations by Zone. The Executive Board may adopt, amend, repeal, and enforce Rules and Regulations as may be deemed necessary or desirable with respect to each of the four defined Zones. Any such Rules and Regulations adopted specifically for each or any of the Zones shall only be adopted by the Board subsequent to the approval of a majority of each Unit Owner whose Unit is located within each such Zone(s).

Section 13.8. Conflict of Interest. The Executive Board may adopt a Conflict of Interest Policy in compliance with the Act and may update it from time to time.

article 14

duties and powers of Association

Section 14.1. General Duties and Powers of Association. The Association has been formed to further the common interests of the Members. The Association, acting through the Executive Board or Persons to whom the Board has delegated such powers, shall have the duties and powers hereinafter set forth and, in general, the power to do anything that may be necessary or desirable to further the common interests of the Members, to maintain, improve, and enhance the common interests of the Members, to maintain, improve, and enhance Association Properties, and to improve and enhance the attractiveness, aesthetics, and desirability of the Community.

Section 14.2. Liability Insurance. The Association shall obtain and keep in full force and effect, to the extent reasonably obtainable, general liability insurance against claims and liabilities arising in connection with the ownership, existence, use, or management of Association and Properties as they may determine or as it is required by § 39-33.3-13 of the Act.

Section 14.3. Duty to Levy and Collect Assessments. The Association may levy and collect Assessments as provided in this Declaration.

Section 14.4. Duty to Keep Association Records. The Association shall keep financial records sufficiently detailed to enable the Association to comply with the Act, including, but not limited to, financial records sufficiently detailed to provide a statement setting forth the amount of any unpaid Assessments currently levied against a Unit Owner.

Section 14.5. Power to Enforce Declaration and Rules and Regulations. The Association shall have the power to enforce the provisions of this Declaration and the Rules and Regulations and shall take such action as the Executive Board deems necessary or desirable to cause compliance by each Unit Owner and each Related User. Without limiting the generality of the foregoing, the Association shall have the power to enforce the provisions of this Declaration and the Rules and Regulations by any one or more of the following means: (a) by entry upon any Unit within the Community after Notice and Hearing (unless a bona fide emergency exists), without liability to the Unit Owner thereof or the Association, for the purpose of enforcement or causing compliance with this Declaration or the Rules and Regulations; (b) by commencing and maintaining actions and lawsuits to restrain and enjoin any breach or threatened breach of the provisions of this Declaration or the Rules and Regulations, by mandatory injunction or otherwise; (c) by commencing and maintaining actions and lawsuits to recover damages for breach of any of the provisions of this Declaration or the Rules and Regulations; (d) by suspension, after Notice and Hearing, of any voting rights of a Unit Owner during and for up to ten days following any breach by such Unit Owner or Related User of this Declaration or the Rules and Regulations, unless the breach is a continuing breach in which case such suspension shall continue for so long as such breach continues; (e) by levying and collecting, after Notice and Hearing, a Reimbursement Assessment against any Unit Owner for breach of this Declaration or the Rules and Regulations by such Unit Owner or Related User; and (f) by levying and collecting uniformly applied fines and penalties, established in advance in the Rules and Regulations of the Association, from any Unit Owner or Related User for breach of this Declaration or the Rules and Regulations by such Unit

Owner or Related User.

Section 14.6. Power to Maintain Landscaping. The Association shall have the power and authority to maintain, repair and replace the landscaping located on irrigation easements, around drainage improvements and detention ponds.

Section 14.7. Power to Maintain Utility and Drainage Facilities. The Community is serviced by certain utility and drainage facilities, including, but not limited to certain ponds and an irrigation water system. In order to insure the continued beneficial use of the utility and drainage facilities, the Association shall have the power to maintain, repair, and replace such facilities as may be reasonably necessary to ensure the continued use of them for the benefit of the Community.

Section 14.8. General Corporate Powers. The Association shall have all of the ordinary powers and rights of a Colorado corporation formed under the Colorado Nonprofit Corporations Act, including, without limitation, entering into partnership and other agreements, subject only to limitations upon such powers as may be set forth in this Declaration or in the Articles of Incorporation or Bylaws. The Association shall also have the power to do any and all lawful things that may be authorized, required, or permitted to be done under this Declaration, the Articles of Incorporation or Bylaws and to perform any and all acts that may be necessary or desirable for, or incidental to, the exercise of any express powers or rights of the Association under this Declaration, the Articles of Incorporation or Bylaws.

Section 14.9. Powers Provided by Law. In addition to the powers provided in this Declaration, the Articles of Incorporation, or Bylaws, the Association shall have full power to take and perform any and all actions that may be lawfully taken by the Association under the Colorado Nonprofit Corporations Act or the Act. The Association may exercise any right or privilege expressly granted to the Association in the Association's Governing Documents, and every other right or privilege reasonably implied from the existence of any right or privilege given to the Association under the Association's Governing Documents or reasonably necessary to effect such right or privilege.

Section 14.10. Managing Agent. The Executive Board may delegate powers to other Persons or to a Managing Agent, provided that:

- (a) The other Persons or Managing Agent maintain fidelity insurance coverage or a bond in an amount not less than fifty thousand dollars or such higher amount as the Executive Board may require;
- (b) The other Persons or Managing Agent maintain all funds and accounts of the Association separate from the funds and accounts of other associations managed by the other Persons or Managing Agent and maintain all reserve accounts of each association so managed separate from operational accounts of the Association; and
- (c) An annual accounting for Association funds and a financial statement be prepared and presented to the Association by the Managing Agent, a public accountant, or a certified public accountant.

article 15

budgets and funds

Section 15.1. Maintenance Funds To Be Established. The Association may establish and maintain the following separate Maintenance Funds: (a) an Administrative Functions Operating Fund; and (b) an Administrative Functions Reserve Fund. The Maintenance Funds may be established as one or more savings or checking accounts at any financial institution in which deposits are insured by an agency of the federal government, each of which accounts shall be held in trust for the Members.

Section 15.2. Establishment of Other Funds. The Association may establish other funds as and when needed. If the Association establishes any additional funds, the Executive Board shall designate an appropriate title for the fund to distinguish it from other funds maintained by the Association.

Section 15.3. Authority for Disbursements. The Executive Board may have the authority to make, or to authorize an agent to make, disbursements of any money in a Maintenance Fund, or other Funds.

Section 15.4. Funding of Reserve Funds. The Executive Board, in budgeting and levying Assessments, shall endeavor, whenever possible, to fund the Administrative Functions Reserve Fund by regularly scheduled payments, included as part of the Common Assessments, rather than by Special Assessments. Money in the Administrative Functions Reserve Fund may be used in the discretion of the Board, from time to time, for any purpose for which a Common or Special Assessment may be used.

Section 15.5. Annual Budget. The Executive Board shall cause to be prepared a Budget for each fiscal year, including a reasonable provision for contingencies and deposits into the Administrative Functions and Reserve Funds. The annual budget shall be sent to each Member not less than twenty days prior to the annual meeting.

Section 15.6. One Unit, One Dollar. The levy against each Unit shall be identical to that against any other Unit. Notwithstanding this general rule, if the Executive Board makes a determination that Common Assessments should be levied at different rates between the Zones, then the levy against each Unit within a Zone shall be identical to that against any other Unit within that Zone, i.e., within the Residential Zone, each Residential Unit shall be levied the same amount; within the Commercial Zone, each Commercial Unit shall be levied the same amount; within the Live/Work Zone, each Live/Work Unit shall be levied the same amount; and within the Multi-Family Residential Zone, each Multi-Family Residential Unit shall be levied the same amount.

Section 15.7. Common Assessments. For each fiscal year, the Association may levy Common Assessments against each Member. Each Member shall be obligated to pay the Common Assessments levied against and allocated to such Member, as hereinafter provided.

Section 15.8. Supplemental Common Assessments for Deficiencies. If the Common Assessments prove inadequate for any reason, including nonpayment of any Owner's Assessments, the Executive Board may, from time to time, levy a Supplemental Common Assessment for any of the Maintenance Funds. Such Supplemental Common Assessment shall be assessed against the Owner of each Lot in the same manner as Common Assessments are originally assessed each year by the Board with respect to the particular Maintenance Fund. Written notice of any change in the amount of any annual Common Assessment shall be sent to every Owner, not less than thirty days prior to the due date for the payment of the Supplemental Assessment.

Section 15.9. Maximum Common Assessment. Except as otherwise provided herein, the Executive Board shall not levy a Common Assessment against Units in any calendar year that is greater than 120 percent of the respective Common Assessment assessed against such Units in the preceding calendar year ("**Maximum Common Assessment**"), except by the vote of two thirds of the Unit Owners present or represented by valid proxy at a regular or duly noticed special meeting of the Unit Owners.

Section 15.10. Approval of Increase in the percentage increase of the Maximum Common Assessment. If the Executive Board, by majority vote, determines that the important and essential functions of the Association will not be properly funded in any one year and subsequent years by the amount of the Maximum Common Assessment, it may call a meeting of Members entitled to vote

requesting approval of a specified increase in the percentage increase of the Maximum Common Assessment for that year and one or more subsequent years. An increase in the percentage increase of the Maximum Common Assessment for any year and all subsequent years shall require the approval of Members representing two-thirds of the entire votes of the Association entitled to vote.

Section 15.11. Commencement of Common Assessments. Common Assessments shall commence and be due and payable as the Executive Board deems appropriate. The Common Assessment for the then current calendar year shall be prorated on the basis of the number of days in such calendar year remaining from the date of commencement of such Common Assessments to the end of such calendar year. The obligation to pay Common Assessments shall apply to all Units in Completed Sub-Phases within the Community.

Section 15.12. No Disbursements to Abate Nuisances or Zoning Amendments. Nothing in this Declaration shall be construed to permit the Association to use any Assessments to abate any annoyance or nuisance emanating from outside the physical boundaries of the Community or to dispute any change to the zoning or assessment of any property adjacent to or outside the boundaries of the Community.

Section 15.13. Payment of Assessments. Common Assessments shall be due and payable in advance to the Association by the assessed Unit Owner during the calendar year in one payment, on such a date as the Executive Board may designate in its sole and absolute discretion. Notice of the amount of the Common Assessments shall be given to each Unit Owner no less than thirty days before the due date.

Section 15.14. Failure to Levy Assessment. Failure by the Executive Board to levy an Assessment for any year shall not be deemed a waiver or modification with respect to any of the provisions of this Declaration or a release of the liability of any Unit Owner to pay Assessments, or any installment thereof, for that or any subsequent year. No abatement of the Common Assessments or any other Assessment shall be claimed or allowed for inconvenience or discomfort arising from the making of repairs or Improvements to Association Properties or from any action taken to comply with any law or any determination of the Executive Board or for any other reason.

Section 15.15. Special Assessments for Capital Expenditures. In addition to Common Assessments, the Executive Board may, subject to the provisions of this section, levy Special Assessments for the purpose of raising funds not otherwise provided under the Budget from Common Assessments to construct or reconstruct, repair, or replace capital Improvements upon Association Properties, or to repay any loan or obligation of the Association to enable it to perform the duties and functions authorized in this Declaration. The Executive Board shall not levy Special Assessments without the approval of two thirds of the Members present or represented by valid proxy at a duly noticed meeting of the Members.

Section 15.16. Late Charges and Interest. If any Assessment or Fee or and portion thereof is not paid within thirty days after it is due, the Member obligated to pay the Assessment may be required to pay a reasonable late charge to be determined by the Executive Board. Any Assessment or installment of an Assessment that is not paid within thirty days after the date of any Notice of Default is given shall bear interest from the date of Notice of Default at the highest rate then established by statute in Colorado, but not less than five percent per annum interest, compounded annually. Further recording of claim of lien for any assessment under this article is not required for the lien to be valid.

Section 15.17. Remedies to Enforce Assessments. Each Assessment levied hereunder shall be a separate, distinct, and personal debt and obligation of the Unit Owner or Member against whom the same is assessed. In the event of a default in payment of any Assessment or installment thereof, whether Common, Special, or Reimbursement, the Executive Board may, in addition to any other

remedies provided under this Declaration or by law, enforce such obligation on behalf of the Association by suit or by filing and foreclosure of a lien. Voting rights of the Owner or Member may be suspended during any period of delinquency.

Section 15.18. Lawsuit to Enforce Assessments. The Executive Board may bring a suit at law to enforce any Assessment obligation. Any judgment rendered in such action shall include any late charges, interest, expenses and other costs of enforcement, including reasonable attorneys' fees in the amount the court may adjudge, against the defaulting Owner or Member.

Section 15.19. Lien to Enforce Assessments. Pursuant to and in accordance with the Act, the Association shall have a lien on a Lot for any Assessment levied against that Lot, or fines imposed against its Owner. All fees, charges, late charges, attorneys' fees, fines and interest outstanding from such Owner shall be included in such lien. The lien created hereby and under the Act shall be prior to any homestead rights and shall have the priority attached to such lien under the Act and under Colorado law. The lien shall continue until the amounts secured thereby and all subsequently accruing amounts are fully paid or otherwise satisfied. Unless paid or otherwise satisfied, the lien may be foreclosed in the manner for foreclosure of Mortgages in the state of Colorado or in any other manner provided under Colorado law.

article 16

miscellaneous

Section 16.1. Term of Declaration. Unless amended as herein provided, each provision contained in this Declaration shall continue and remain in full force and effect until the **Turnover Date**, and thereafter shall be automatically extended for successive periods of ten years each unless terminated by the vote, taken by written ballot, of Members holding at least two thirds of the votes of Members entitled to vote at a duly constituted meeting of the Members. In the event this Declaration is terminated, the termination of this Declaration shall be evidenced by a termination agreement ("**Termination Agreement**"), or ratification thereof, executed by the requisite number of Unit Owners. The Termination Agreement shall specify a date after which the Termination Agreement will be void unless Recorded before such date. The Termination Agreement shall be Recorded, and the termination of this Declaration shall be effective upon such Recording.

Section 16.2. Required Consent of Members to Amendment. Subsequent to the Turnover Date, and notwithstanding any other provision in this Declaration to the contrary, any proposed amendment or repeal of any provision of this Declaration shall not be effective unless Members have given their written consent to such amendment or repeal, which consent may be evidenced by the execution by Members of any certificate of amendment or repeal.

Section 16.3. Amendment of Articles and Bylaws. Subject to provisions herein, the Articles of Incorporation and Bylaws may be amended in accordance with the provisions set forth in such instruments or, in the absence of such provisions, in accordance with applicable provisions of the Colorado Nonprofit Corporations Act.

Section 16.4. Priority of First Mortgage. Each First Mortgagee of a Mortgage encumbering a Unit or a Residence who obtains title to such Unit or Residence pursuant to the remedies provided in the Mortgage, by judicial foreclosure or by deed or assignment in lieu of foreclosure, shall take title subject to claims of the Association for unpaid Assessments or charges against such Unit or Residence to the extent provided by the Act.

Section 16.5. Persons Entitled To Enforce Declaration. The Association, acting by authority of the Executive Board shall have the right to enforce any or all of the provisions, covenants, conditions, restrictions, and equitable servitudes contained in this Declaration against any property within the

Community and the Unit Owner thereof. The right of enforcement shall include the right to bring an action for damages and/or appropriate equitable relief, including injunctive relief of any provision of this Declaration.

Section 16.6. Violations of Law. Any violation of any federal, state, municipal, or local law, ordinance, rule, or regulation, pertaining to the ownership, occupation, or use of any property within the Community is hereby declared to be a violation of this Declaration and shall be subject to any and all enforcement procedures set forth in this Declaration.

Section 16.7. Remedies Cumulative. Each remedy provided under this Declaration is cumulative and not exclusive.

Section 16.8. Costs and Attorneys' Fees. In any controversy under this Declaration involving the Association as a party in which the Association is the prevailing party shall be entitled to recover its reasonable costs and expenses in connection therewith, including reasonable attorneys' fees. In any controversy or claim arising under this Declaration which does not include or involve the Association, the prevailing party shall be entitled to recover its reasonable costs and expenses, including reasonable attorney fees.

Section 16.9. Limitation on Liability. The Association, Executive Board, DRC, officer, director, agent, or employee of any of the same shall not be liable to any Person for any action or for any failure to act if the action or failure to act was in good faith and without malice.

Section 16.10. No Representations or Warranties. No representations or warranties of any kind, express or implied, shall be deemed to have been given or made by the Association or its agents or employees in connection with any portion of the Community, or any Improvement thereon, its or their physical condition, zoning, compliance with applicable laws, fitness for intended use, or in connection with the subdivision, sale, operation, maintenance, cost of maintenance, taxes or regulation thereof, unless and except as shall be specifically set forth in writing.

Section 16.11. Governing Law. This Declaration shall be construed and governed under the laws of the State of Colorado.

Section 16.12. Severability. Each of the provisions of this Declaration shall be deemed independent and severable, and the invalidity, unenforceability, partial validity or partial enforceability of the provisions or portion thereof shall not affect the validity or enforceability of any other provision.

Section 16.13. Disclaimer Regarding Safety. The Association hereby disclaims any obligation regarding the security of any persons or property within the Community. Any Unit Owner acknowledges that the Association is only obligated to do those acts specifically required herein, or in the Articles of Incorporation and Bylaws, and are not obligated to do any other acts with respect to the safety or protection of persons or property within the Community.

Section 16.14. Conflicts. In the event of a conflict between the provisions of this Declaration and the Association's Articles of Incorporation or Bylaws, the provisions of this Declaration shall supersede and control.

Section 16.15. Owners' Obligation. It is the responsibility of each Unit Owner to read, understand and abide by all applicable covenants, regulations, laws and ordinances prior to purchasing a Unit and prior to submitting construction plans for consideration by the DRC. Upon resale of a Unit or a Residence, or upon lease of any Unit or Residence, the Unit Owner's deed or instrument transferring title or right shall contain a provision incorporating by reference this Declaration, as well as any applicable supplementary declarations.

Section 16.17. Owners' Obligation for Leases. In the case of a lease of any Unit or Residence, any failure by the tenant to comply with the terms and provisions of applicable covenants or restrictions shall be a default under the lease. All leases shall be in writing, and a copy thereof shall be provided upon request to the Executive Board, which may require use of its approved lease form, or the incorporation of particular provisions. After notice and an opportunity for hearing, the Executive Board may require an Owner to take action to evict any tenant who has violated any provision of this Declaration, the Articles of Incorporation or Bylaws.

In WITNESS WHEREOF, the Declarant has caused this Declaration to be executed this Thursday, May 3rd of 2018.

Old World LLC, represented by Ivo Renkema:

Seen for authentication of the signature of: Ivo Hendrik Renkema as shown

by means of the: drivers licence

to me, with number: 5094 528842

on this day: may 3rd 2018 by me, mr. Elisabeth Catharina van der Laan, substitute
Mr. Sijbrand Michiel Renkema, lawyer and Civil Law civil-law notary, as representative of

Notary at castricum,
the Netherlands. The Civil Law notary denies any opinion whatsoever with regard to the contents or scope of any document added to this authentication





Persoon geïdentificeerd en origineel legitimatiebewijs
gezien conform regels WWFT

datum: *may 3rd 2018*

naam en paraaf medewerker notariskantoor Feikema:

*mr. Elisabeth Catharina van der Laan, Substitute civil-law
notary, as representative of mr. Sijbrand Michiel Feikema*

Seen for legalisation of the signature of: *I.H. Perkema*



by me, *mr. E.C. van der Laan, Substitute civil-law notary, as representative*

of *mr. Sijbrand Michiel Feikema, civil-law notary at Castricum,*

The Netherlands, on this day of: *may 3rd. 2018*

**VIS****Toetsingsgegevens**

Referentie	CMB
Debiteurnummer	101155
Verzenddatum	03-05-2018
Verzendentijd	11:34

Documentgegevens

Document type	Nederlands en buitenlands RIJBEWIJS
Land van uitgifte	Nederland
Documentnummer	5094528862

Resultaat toetsing

Status	het document staat NIET als vermist geregistreerd
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DEVELOPMENT REVIEW LIST:

Black Hills Energy

Delta Montrose Electric Company

DMEA – Elevate

TDS Telecom

Spectrum

Adjacent Ditch Companies

Delta County

Delta County School District 50

Town of Paonia

CASE SUMMARY COMMENT FORM

(Please return to the Town Clerks Office)

Riverbank Major Subdivision



Comments are accepted at any time but, to be included with the Planning Staff reports that are provided to the Town Council, they must be received by:

March 12, 2021

(Utility providers, please mark the easements you need or want on the sketch and give written comments explaining the easements. If you have no comment, please return this sheet with no comments box checked and contact information included)

1. Would like to make sure the water main is an 8" main.

2. Ask in winter months snow is not piled up in the culdesac.

3. Like the 42' width of main road going into lots.

4. Fire hydrant quantity and placement is good.

NO COMMENT OR CONCERNS:

REVIEWED BY: Fire Dept Officers DEPT: Fire

DATE: 3-8-21



March 17, 2021

Town of Paonia
214 Grand Ave
Paonia, CO 81428

RE: Application of Subdivision – Riverbank Neighborhood

Old World, LLC

Lots 1, 2, and 3 of Riverbank Minor Subdivision #2

To Whom It May Concern:

The Delta County Planning & Community Development Department has reviewed the proposed Application of Subdivision for the Riverbank Neighborhood. Department review is as follows:

- Preliminary Engineering Plan, Title Sheet C0.0, Parcel ID# needs to be fixed to reflect the correct Parcel #, which is 318731307003.
- Preliminary Engineering Plan, Proposed Site Plan C2.0, the 10' irrigation pipeline easement that is called out on Lot 3, Phase 1, should be checked for accuracy; a search of Reception #636433, yielded no results.
- In the letter addressed to Corinne Ferguson, Town of Paonia, it is stated under the section 'time-frame' that Phase 1 comprises Lots 1 & 2, for which water and sewer taps have already been purchased. It then goes on to Phase 2, which includes Lots 4 – 9, and Phase 3, which includes Lots 10-16; there is no mention of Lot 3. Which phase does Lot 3 fall under?
- For clarification: it is stated in the application that there will be 3 phases of the subdivision, but then there is only 2 phases of grading; should there be 3 phases of grading to coincide with the 3 phases of the subdivision development?
- An Access Application for Price Rd. will need to be filled out and submitted to the Delta County Planning Department; Price Rd. is located in the unincorporated area of



Delta County and is a County maintained Rd.; the District #3 Road & Bridge Foreman, John Allen, will need to approve the access to ensure it is adequate enough to support the traffic of a 16 Lot Subdivision.

- Price Rd. is classified as a Local Service Road with a 60' right-of-way (ROW) width. 30' of road ROW will need to be deeded to the County. Please include detail of Price Rd. on the Preliminary Plat, as it reflects the access point for the Subdivision.
- In regards to drainage: it appears there is drainage coming from the school property, across the proposed lots on the east side of the subdivision; where is this going? Will drainage be piped? Will it flow into the HOA Ditch and then flow down towards Price Rd.? The County's concern is Price Rd.; we want to make sure that there is sufficient infrastructure on Price Rd. to support the drainage of the subdivision.

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

Respectfully,

Kate Kelly
Planning & Community Development Technician II
(970) 874-2107
kkelly@deltacounty.com

PAONIA RIVERBANK NEIGHBORHOOD

PAONIA, CO 81428

PRELIMINARY ENGINEERING PLAN

PROJECT INFO:

LOCATION: PAONIA, CO 81428
 SITE ADDRESS: PAONIA, CO 81428
 SITE COORDINATES: 38.871498, -107.602172
 COUNTY: DELTA
 TOWNSHIP: PAONIA
 PROPERTY INFORMATION:
 PARCEL ID#: 318-731-307-003
 LEGAL SUMMARY: PAONIA 81428 SUBDIVISION: RIVERBANK NEIGHBORHOOD SUB #2 Lot: 3
 19.877AC +/- LOT 3 RIVERBANK NEIGHBORHOOD MINOR SUBDIVISION #2
 SEC31 T13S R91W 6PM R-657768 R-704943 R-704944PLAT

NARRATIVE DESCRIPTION:

EXISTING CONDITIONS
 THE EXISTING SITE CONSISTS OF ONE PARCEL ZONED R-2. THE MAJORITY OF THE AREA TO BE DEVELOPED IS PASTURED GRASSLAND

DEVELOPED CONDITIONS

- THE PROPOSED ONSITE DEVELOPMENT CONSISTS OF SUBDIVIDING THE EXISTING PARCEL INTO SIXTEEN LOTS WITH ONE LOT BEING DESIGNATED AS OPEN SPACE FOR THE HOA.
- INFRASTRUCTURE TO BE INSTALLED WILL INCLUDE: (1) ATLANTIC AVENUE, (2) DOMESTIC WATER, (3) SANITARY SEWER, (4) IRRIGATION DITCHES.

NATURE OF CONSTRUCTION ACTIVITY AND ESTIMATED TIME TABLE

PHASE A:	
INSTALL ROADWAY AND UTILITIES THROUGH LOTS 1 AND 2.	
ESTIMATED START DATE OF CONSTRUCTION ACTIVITIES FOR THIS PHASE	TBD
ESTIMATED END DATE OF CONSTRUCTION ACTIVITIES FOR THIS PHASE	TBD

PHASE B:	
INSTALL ROADWAY AND UTILITIES THROUGH LOTS 3 AND 9.	
ESTIMATED START DATE OF CONSTRUCTION ACTIVITIES FOR THIS PHASE	TBD
ESTIMATED END DATE OF CONSTRUCTION ACTIVITIES FOR THIS PHASE	TBD

PHASE C:	
INSTALL ROADWAY AND UTILITIES THROUGH LOTS 10 AND 16.	
ESTIMATED START DATE OF CONSTRUCTION ACTIVITIES FOR THIS PHASE	TBD
ESTIMATED END DATE OF CONSTRUCTION ACTIVITIES FOR THIS PHASE	TBD

SHEET INDEX:

Sheet Number	Sheet Title
C0.0	TITLE SHEET
C0.1	CIVIL NOTES
C1.0	EXISTING SITE PLAN
C2.0	PROPOSED SITE PLAN
C3.0	GRADING & DRAINAGE
C4.0	ATLANTIC AVENUE PLAN & PROFILE
C5.0	SANITARY SEWER PLAN & PROFILE
C6.0	WATER DISTRIBUTION PLAN
C7.0	UTILITY PLAN
C8.0	CIVIL DETAILS
C8.1	CIVIL DETAILS
C8.2	CIVIL DETAILS
C8.3	CIVIL DETAILS

PROJECT TEAM:

DEVELOPER:
 OLD WORLD, LLC
 BREDERODESTRAAT 14
 1901 HW CASTRICUM
 THE NETHERLANDS

CONTACT: IVO RENKEMA
 EMAIL: IVO@OPENBOOK.PUB
 PHONE: 612.730.3116

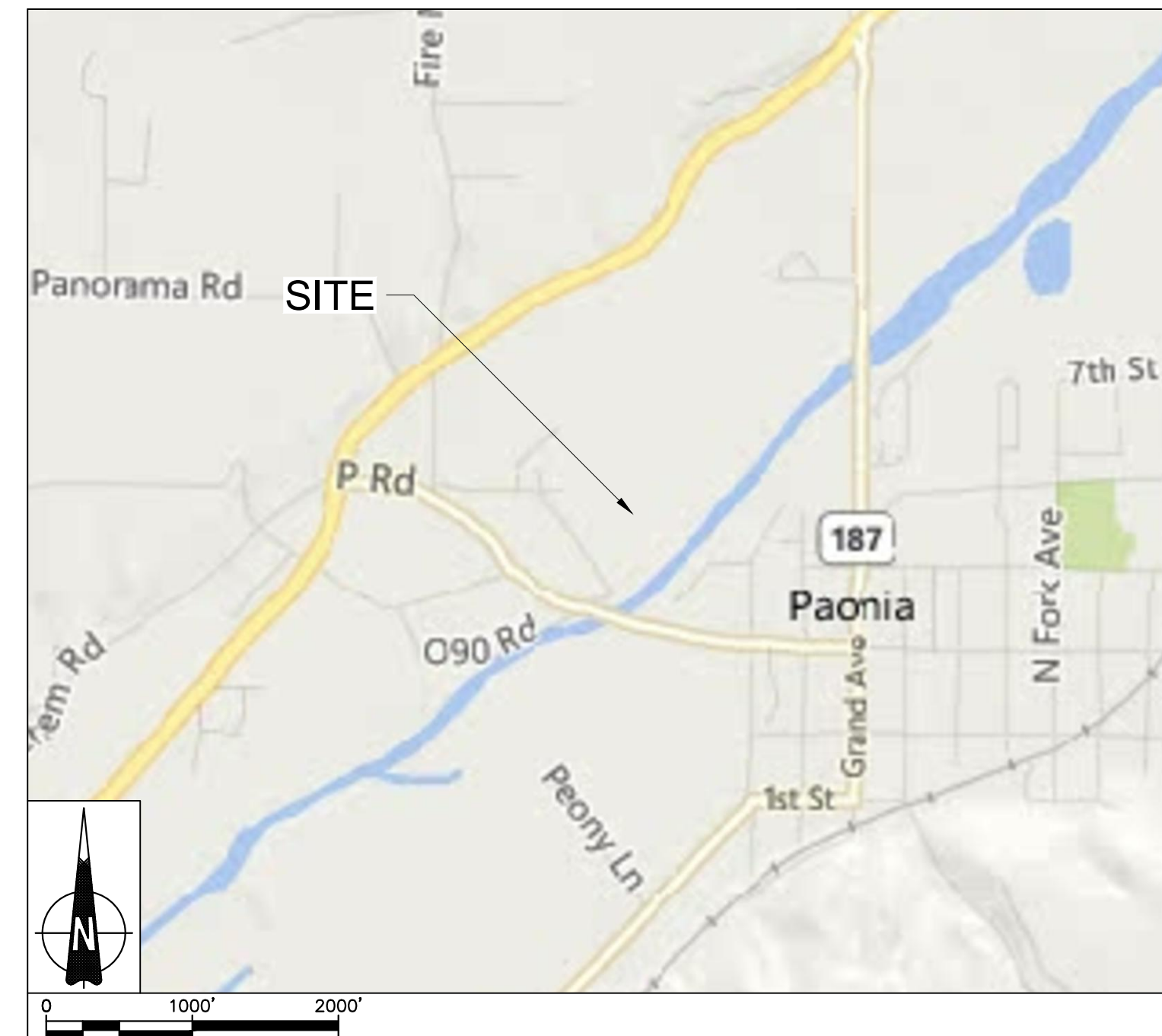
CIVIL ENGINEER:
 ODISEA, LLC
 6 THIRD STREET
 PAONIA, CO 81428

CONTACT: JEFF RUPPERT
 EMAIL: JEFF@ODISEANET.COM
 PHONE: 970.527.9540

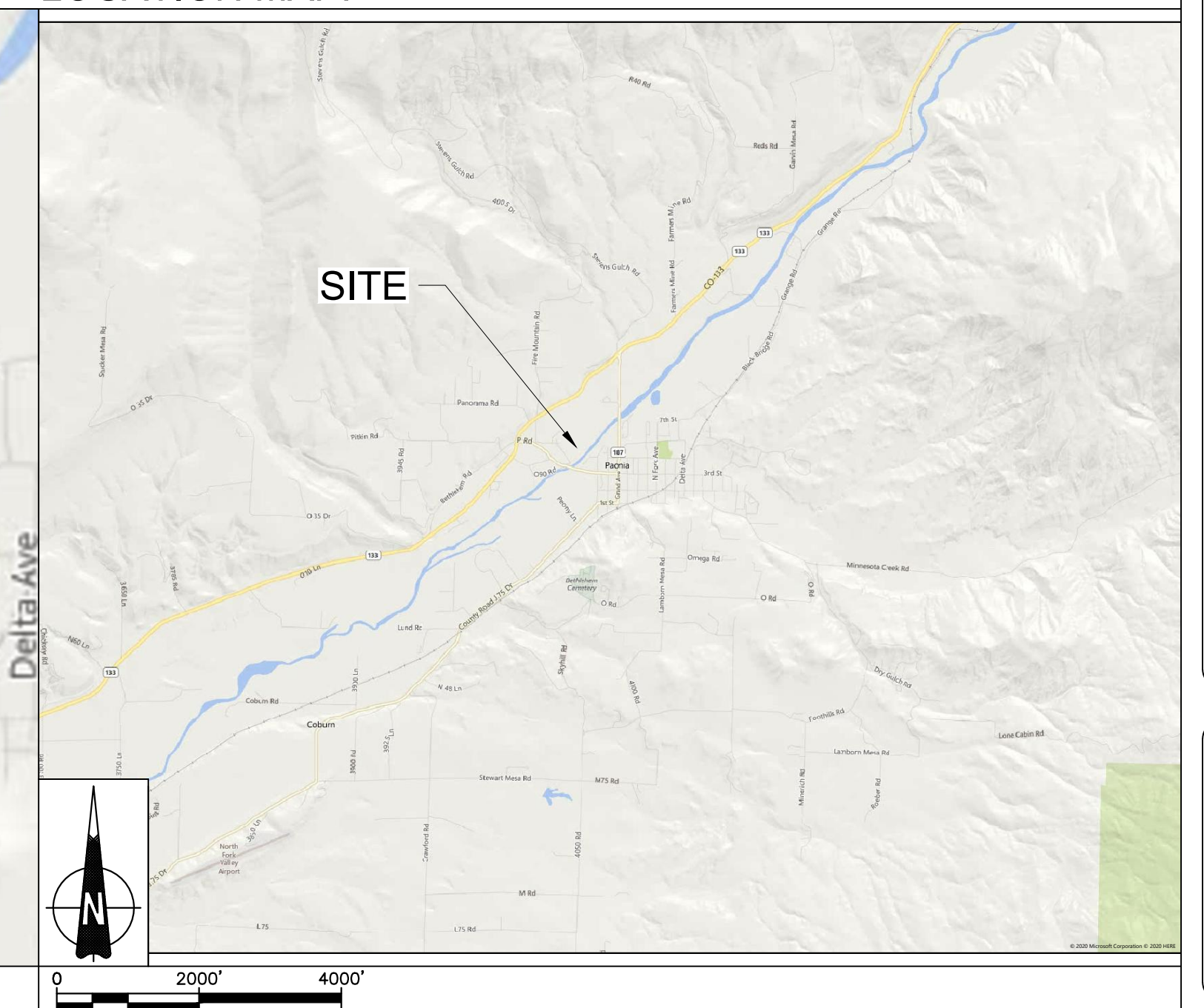
ABBREVIATIONS

AB	AGGREGATE BASE	HQW	HIGH QUALITY WATER
APPROX	APPROXIMATE	IPS	IRON PIPE SET
AVE	AVERAGE	LB	POUNDS
BMP	BEST MANAGEMENT PRACTICE	LF	LINEAR FEET
BSL	BUILDING SETBACK LINE	LP	LIGHT POLE
C/L	CENTERLINE	MAX	MAXIMUM
CMP	CORRUGATED METAL PIPE	MIN	MINIMUM
CONC	CONCRETE	(N)	NEW
CSP	CORRUGATED STEEL PIPE	O/H	OVERHEAD LINE
DB	DEED BOOK	OAE	OR APPROVED EQUAL
DIA	DIAMETER	P/L	PROPERTY LINE
DWG	DRAWING	PC	PROFESSIONAL CORPORATION
ECM	EXISTING CONCRETE MONUMENT	PG	PAGE
EG	EXISTING GRADE	PP	POWER POLE
EP	EDGE OF PAVEMENT	R	RADIUS
ELEC	ELECTRICAL	RD	ROAD
ESMT	EASEMENT	R/W	RIGHT-OF-WAY
ETW	EDGE OF TRAVELED WAY	R/W MON	CONCRETE RIGHT-OF-WAY MONUMENT
(E)	EXISTING	SD	STORM DRAIN
FG	FINISHED GRADE	SF	SILT FENCE/SEDIMENT FENCE
FIP	FOUND IRON PIPE	SP	SERVICE POLE
FIR	FOUND IRON ROD	SPT	SPOT ELEVATION
FL	FLOW LINE	STD	STANDARD
FO	FIBER OPTIC	SS	SANITARY SEWER
FR	FIBER ROLL/COMPOST SOCK	TOP	TOP OF PILE
FS	FINISHED SURFACE	TYP	TYPICAL
FT	FOOT, FEET	UNO	UNLESS NOTED OTHERWISE

VICINITY MAP:



LOCATION MAP:



PAONIA RIVERBANK NEIGHBORHOOD

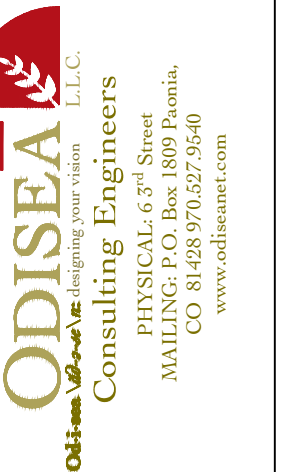
PAONIA, CO 81428

NOT FOR CONSTRUCTION

TITLE SHEET

C0.0

DESIGNED BY:	DATE:	REV:
RB	AUGUST 14, 2020	0
DWN BY:		
CRD BY:		
CHK BY:		
APP BY:		
REVIEWED BY:		
FILE NAME:		
SUBMITTED BY:		
PLOT SCALE:	AS SHOWN	
PLOT DATE:	April 15, 2021	



SYMBOL	DESCRIPTION	DATE	APPR.

GENERAL NOTES:

- 1. ALL WORK WITHIN THE CDOT RIGHT-OF-WAY, IF APPLICABLE, WILL REQUIRE A RIGHT-OF-WAY EXCAVATION & CONSTRUCTION PERMIT PER CDOT REQUIREMENTS.
2. ALL SAFETY, EROSION CONTROL AND SIGNING PLANS SHALL BE SUBMITTED AND APPROVED TO THE TOWN PRIOR TO THE COMMENCEMENT OF WORK.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION...

WATER - GENERAL NOTES:

- 1. AT ALL POINTS OF CONNECTION OF NEW WATER MAINS TO EXISTING MAINS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXCAVATING AND VERIFYING LOCATION OF THE EXISTING LINES PRIOR TO ANY CONSTRUCTION.
2. EXCEPT IN CASE OF AN EMERGENCY, VALVES ON THE TOWN OF PAONIA WATER SYSTEM SHALL BE OPERATED BY OR UNDER THE DIRECTION OF THE APPROPRIATE TOWN OF PAONIA PERSONNEL.
3. WATER AND SANITARY SEWER LINES SHALL HAVE A MINIMUM HORIZONTAL SEPARATION OF TEN (10) FEET...

SANITARY SEWER - GENERAL NOTES:

- 1. THE CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING SEWERS TO BE CONNECTED TO PRIOR TO CONSTRUCTION STAKING.
2. CONNECTION TO EXISTING TOWN OF PAONIA LINES WILL BE PERMITTED UPON INITIAL ACCEPTANCE OF THE NEW SANITARY SEWER SYSTEM.
3. MINIMUM VERTICAL SEPARATIONS BETWEEN ALL UTILITY PIPES SHALL BE EIGHTEEN (18) INCHES...

ACCEPTANCE TESTING:

- 1. TESTING OF WATER LINES, SERVICES AND APPURTENANCES SHALL CONFORM TO THE REQUIREMENTS OF AWWA AND THE APPLICABLE STANDARD SPECIFICATIONS OF THE TOWN.
2. THE CONTRACTOR SHALL BE REQUIRED TO PERFORM HYDROSTATIC TESTS ON ALL WATER MAINS, LATERALS, DEAD ENDS AND SERVICE LINES IN ACCORDANCE WITH AWWA SPECIFICATIONS C600.
3. PRIOR TO MAKING THE TEST, THE CONTRACTOR SHALL ADVISE THE TOWN OF THE TIME AND PLACE OF THE TEST...

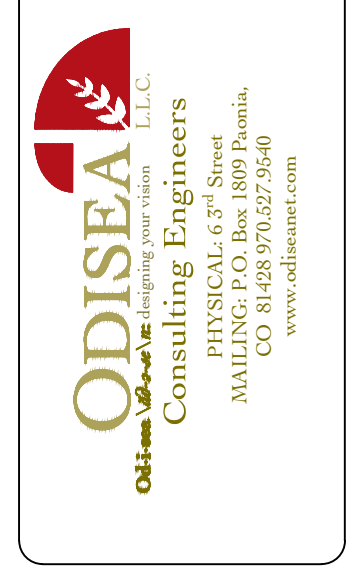
EROSION CONTROL NOTES:

- 1. THE CONTRACTOR SHALL SUBMIT AN EROSION SEDIMENT AND POLLUTION CONTROL PLAN FOR APPROVAL PRIOR TO THE COMMENCEMENT OF WORK.
2. APPROVAL OF AN EROSION SEDIMENT AND POLLUTION CONTROL PLAN (ESPCP) DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G., SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.
3. THE IMPLEMENTATION OF AN ESPCP AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF ESPCP FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED...

- 6. THE TESTING OF THE LINES SHALL BE DONE WITHOUT BEING CONNECTED TO EXISTING LINES UNLESS APPROVED BY THE TOWN.
7. TESTING OF SEWER LINES AND SERVICES, MANHOLES AND APPURTENANCES SHALL CONFORM TO THE REQUIREMENTS OF THE APPLICABLE PORTIONS OF THE STANDARD SPECIFICATIONS OF THE TOWN REGARDING LAMPING, IN- AND EX-FILTRATION AND PRESSURE TESTING.
8. SANITARY SEWER LINES SHALL BE TESTED USING LOW-PRESSURE AIR TEST.
9. SANITARY SEWER MANHOLES SHALL BE TESTED FOR LEAKAGE.
10. ALL LINES SHALL BE LAMPED FROM MANHOLE TO MANHOLE.

Table with columns: SYMBOL, DESCRIPTION, DATE, APPR.

Table with columns: DESIGNED BY, CRO BY, REV, DATE, AUGUST 14, 2020, FILE NAME, PLOT SCALE, PLOT DATE.



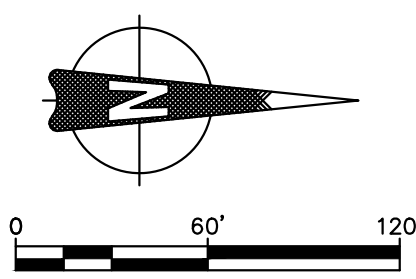
PAONIA RIVERBANK NEIGHBORHOOD
PAONIA, CO 81428
NOT FOR CONSTRUCTION

CIVIL NOTES
C0.1



PROJECT LEGEND

- PROPERTY LINE
- - - RIGHT-OF-WAY
- - - ROADWAY CENTERLINE
- - - EASEMENT
- - - BUILDING SETBACK
- 100-YR FLOODPLAIN
- 8"W EXISTING 8" WATER MAIN
- 8"S EXISTING 8" SANITARY SEWER MAIN
- - - EXISTING MAJOR CONTOUR
- - - EXISTING MINOR CONTOUR
- ☁ EXISTING TREES OR TREELINE
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- ⊕ EXISTING FIRE HYDRANT
- ⊕ EXISTING WATER VALVE
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- ⊕ PROPOSED WATER METER
- ⊕ PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER SERVICE
- PROPOSED WATER SERVICE



SYMBOL	DESCRIPTION	DATE	APPR.

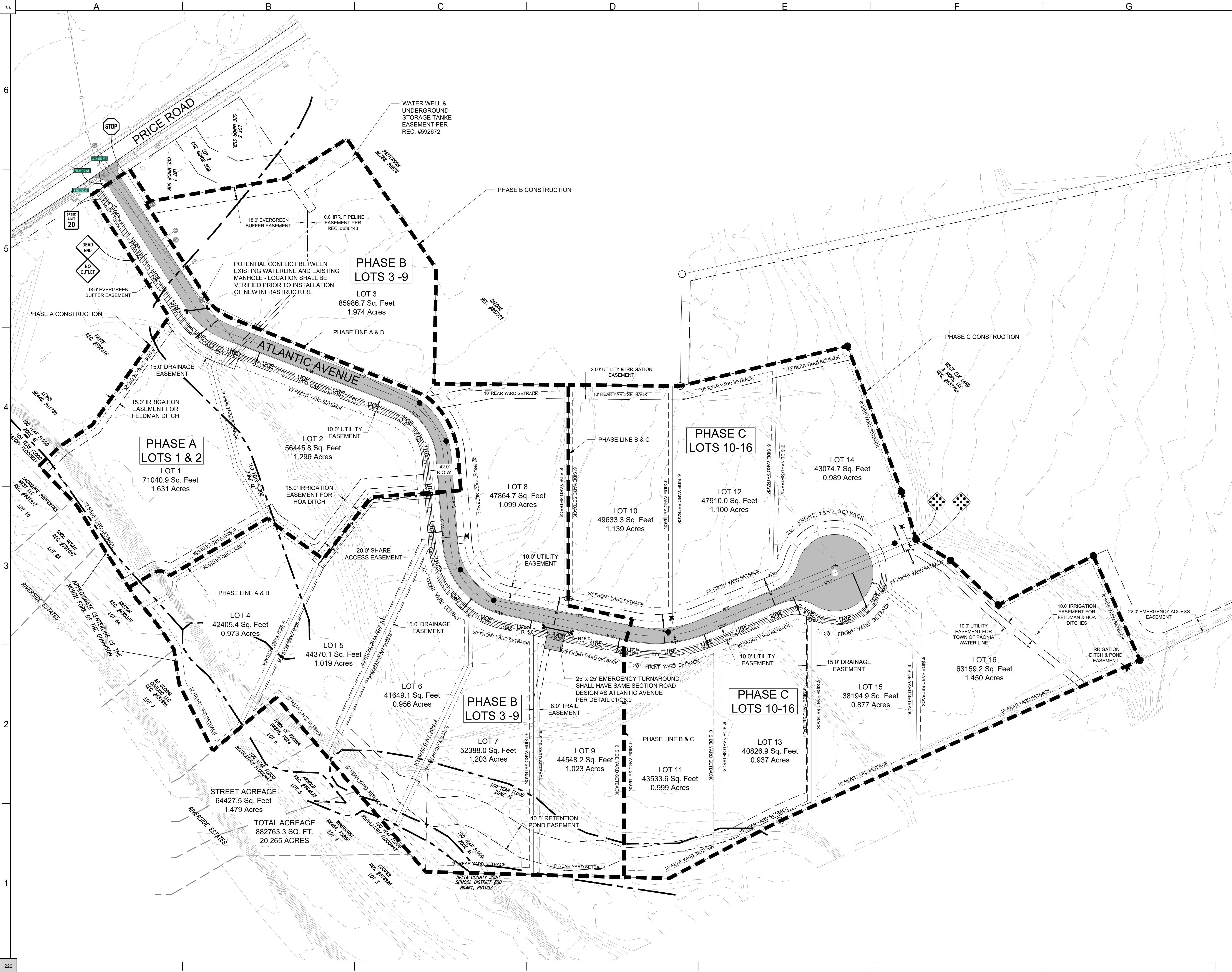
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DWN BY: JK	REVIEWED BY: LH	FILE NAME: PLOT SCALE: 1" = 60'	
SUBMITTED BY:		PLOT DATE: April 15, 2021	

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 PAONIA, CO 81428
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EXISTING SITE PLAN
C1.0





PROJECT LEGEND

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- PROPOSED SANITARY SEWER SERVICE
- W PROPOSED WATER SERVICE

NOTES

1. BUILDING WITHIN FLOODPLAIN
 1.1. THE LOWEST FLOOR OF THE STRUCTURE SHALL BE ELEVATED TO MEET OR EXCEED THE BASE FLOOD FLOOD (BFF) WITH A MINIMUM ONE (1) FOOT OF FREEBOARD IN ORDER TO CONSTRUCT OR MAKE IMPROVEMENTS IN THE 100-YEAR FLOODPLAIN.

REV	DATE	DESCRIPTION
0	AUGUST 14, 2020	

DESIGNED BY:	CRD BY:	REV 0
DWN BY:	RS	
CHECKED BY:	LDH	
APPROVED BY:		
FILE NAME:	FILE SCALE: 1" = 60'	
SUBMITTED BY:	PLOT DATE: April 15, 2021	

DATE	DESCRIPTION

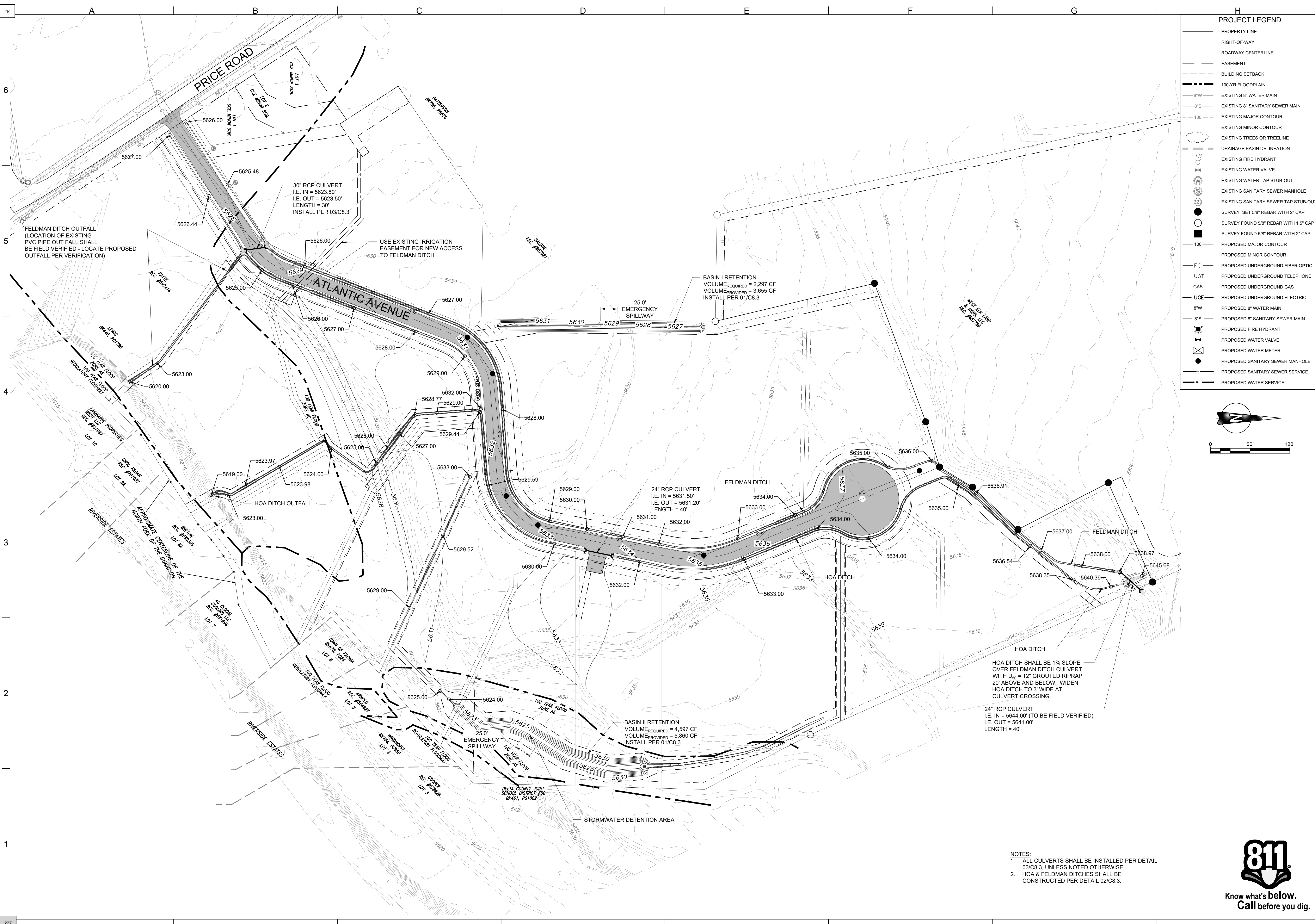
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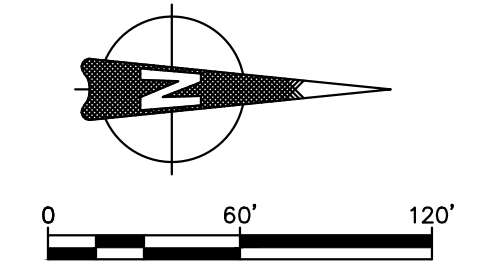
PROPOSED SITE PLAN

C2.0



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- PROPOSED WATER VALVE
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- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER SERVICE
- W PROPOSED WATER SERVICE



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REVIEWED BY:			

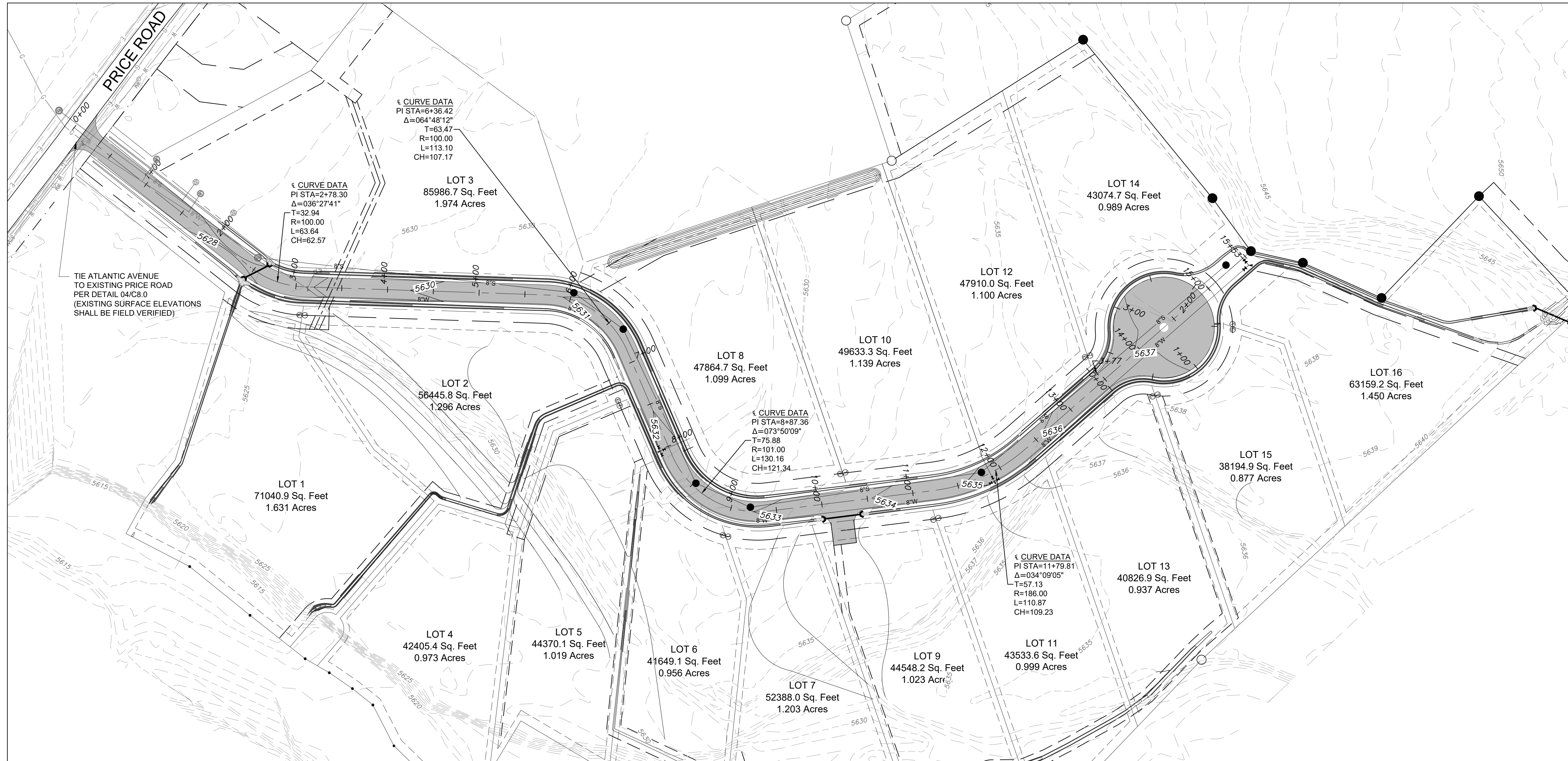
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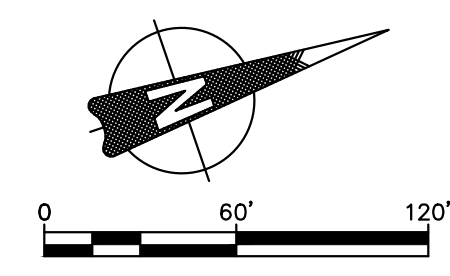
GRADING & DRAINAGE
C3.0

- NOTES:**
- ALL CULVERTS SHALL BE INSTALLED PER DETAIL 03/C8.3, UNLESS NOTED OTHERWISE.
 - HOA & FELDMAN DITCHES SHALL BE CONSTRUCTED PER DETAIL 02/C8.3.

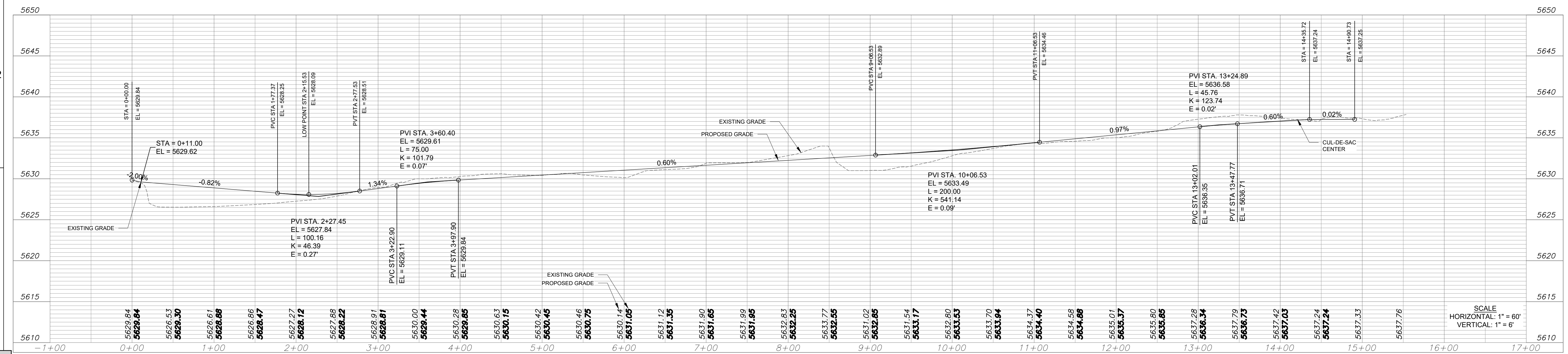
811
 Know what's below.
 Call before you dig.



- PROJECT LEGEND**
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 - W PROPOSED WATER SERVICE



ATLANTIC AVENUE
20 MPH DESIGN SPEED (LOCAL)
42' R.O.W. TYPICAL TWO-WAY ROADWAY SECTION (PUBLIC)



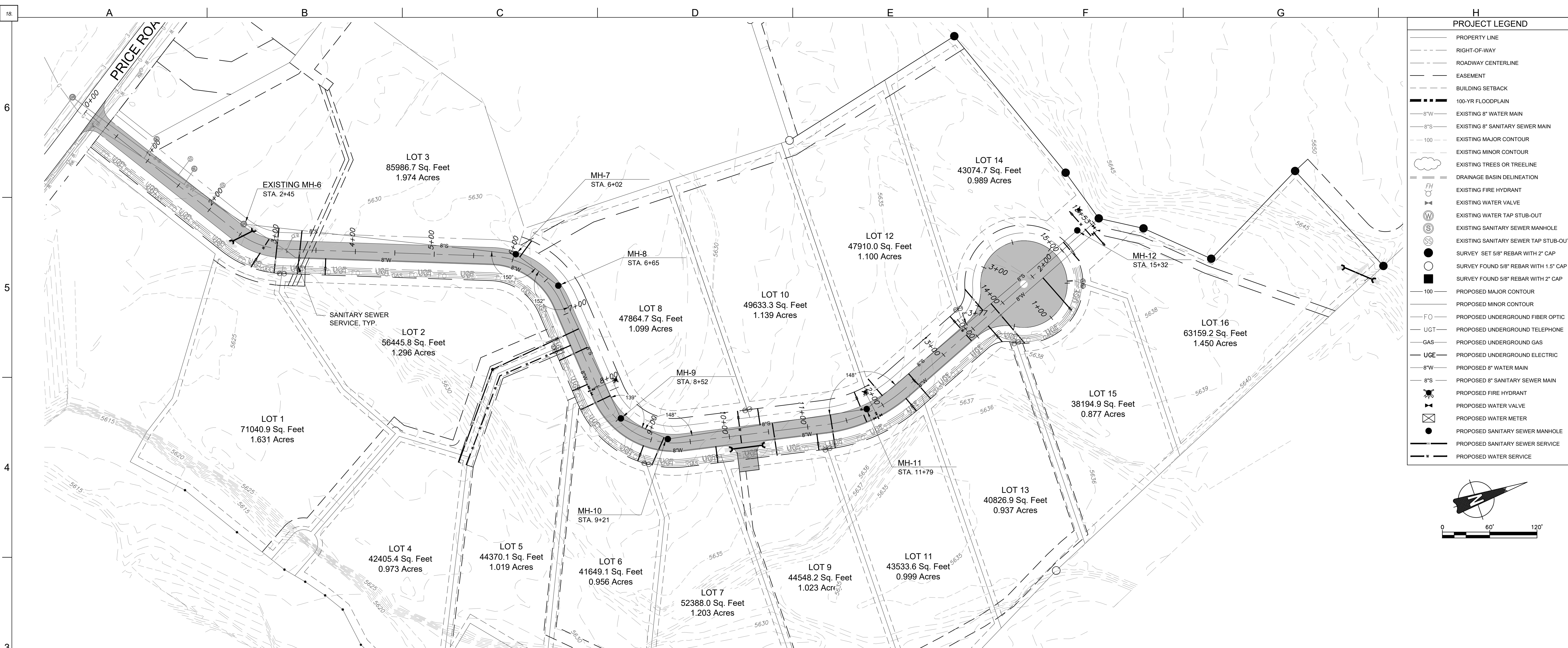
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DWN BY: JAR	REVIEWED BY: JAR	DATE: AUGUST 14, 2020
SUBMITTED BY: JAR	FILE NAME: PAONIA	PLOT DATE: April 15, 2021

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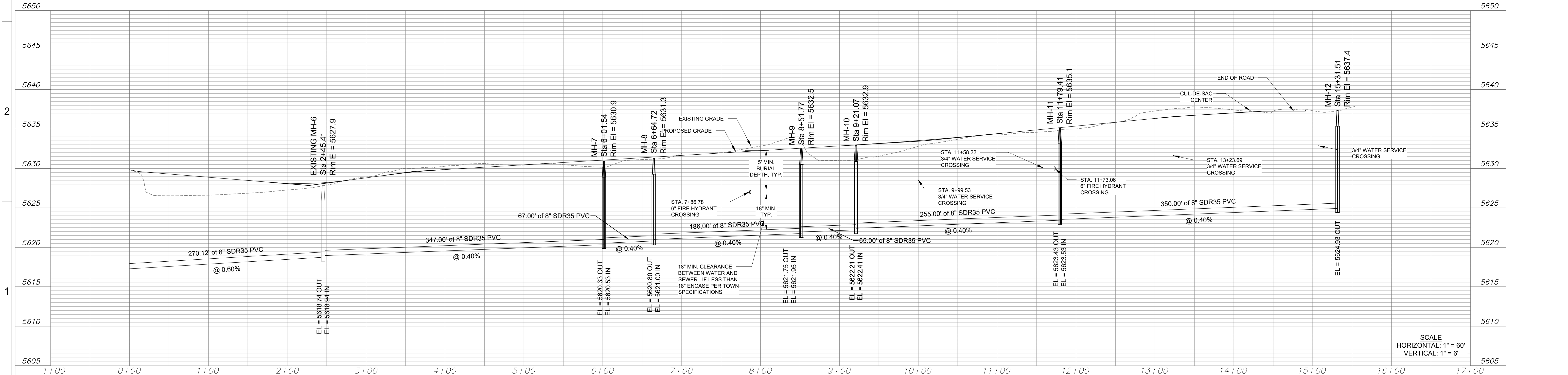
ATLANTIC AVENUE PLAN & PROFILE
C4.0



PROJECT LEGEND

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- PROPOSED SANITARY SEWER SERVICE
- PROPOSED WATER SERVICE

**ATLANTIC AVENUE
SANITARY SEWER
PLAN & PROFILE**



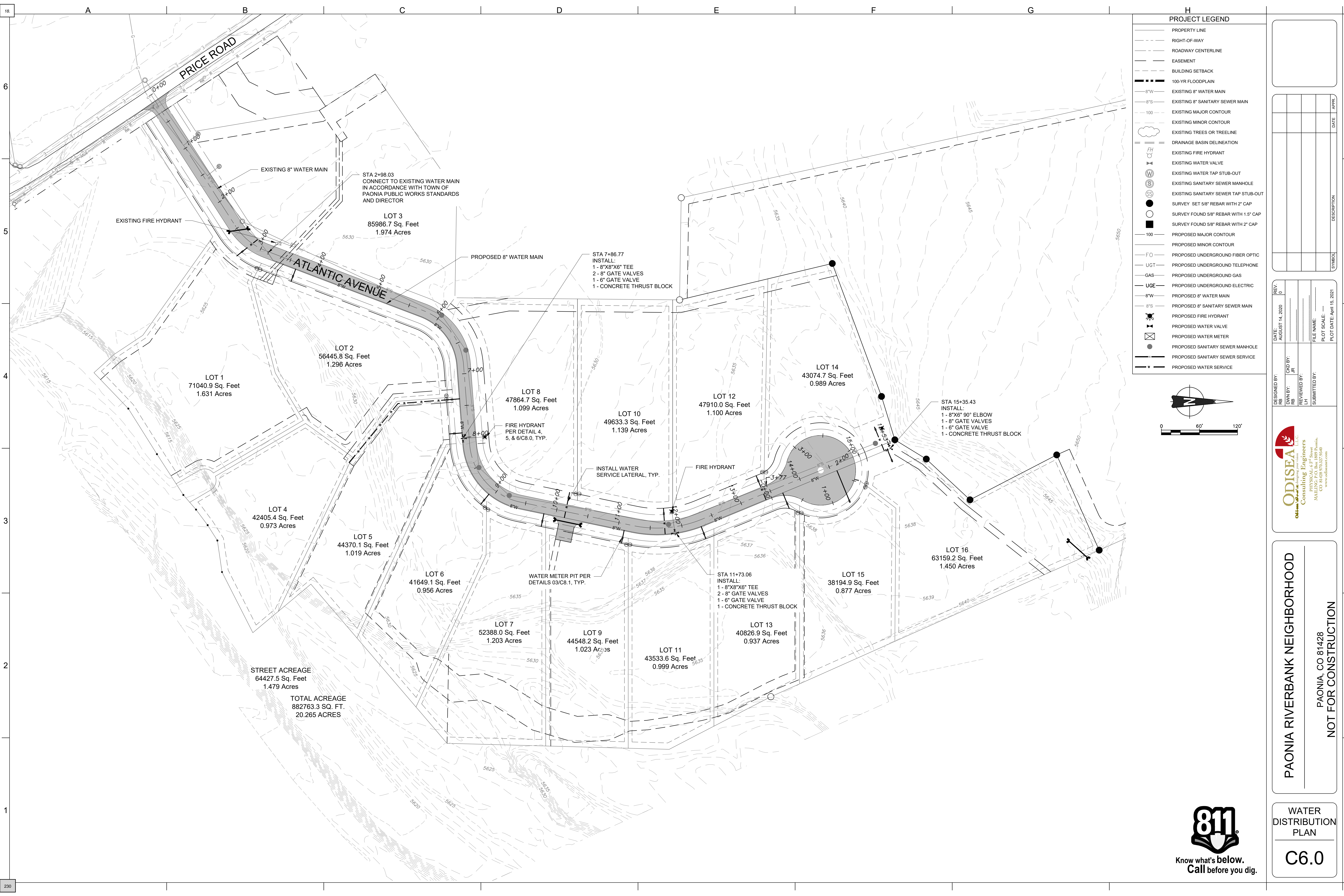
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DRN BY:	JAR	0	AUGUST 14, 2020
REVIEWED BY:			
SUBMITTED BY:	FILE NAME:	PLOT SCALE:	PLOT DATE:
			April 15, 2021

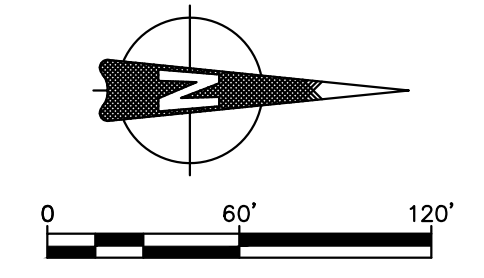
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SANITARY SEWER PLAN & PROFILE
C5.0



PROJECT LEGEND	
	PROPERTY LINE
	RIGHT-OF-WAY
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	PROPOSED WATER VALVE
	PROPOSED WATER METER
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED SANITARY SEWER SERVICE
	PROPOSED WATER SERVICE



STREET ACREAGE
64427.5 Sq. Feet
1.479 Acres

TOTAL ACREAGE
882763.3 SQ. FT.
20.265 ACRES

REV	DATE	DESCRIPTION
0		

DESIGNED BY: RBI	CRD BY: JKR
DWN BY: RBI	REV BY: JKR
DATE: AUGUST 14, 2020	FILE NAME: PLOT DATE: April 15, 2021
REVIEWED BY: LH	SYMBOL
SUBMITTED BY:	DATE

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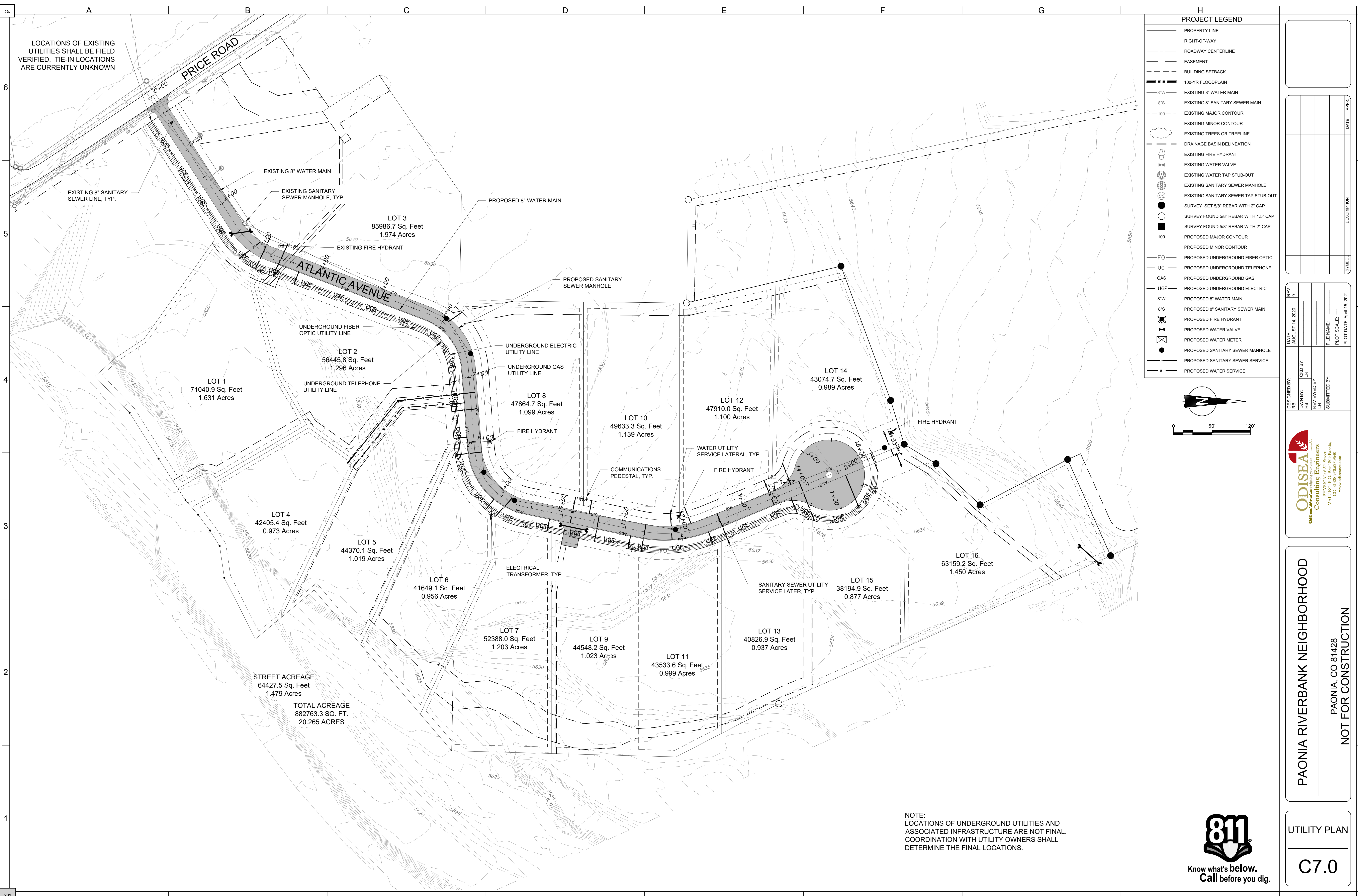
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WATER DISTRIBUTION PLAN

C6.0



LOCATIONS OF EXISTING UTILITIES SHALL BE FIELD VERIFIED. TIE-IN LOCATIONS ARE CURRENTLY UNKNOWN

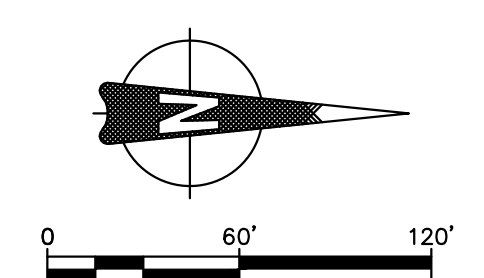
STREET ACREAGE
64427.5 Sq. Feet
1.479 Acres

TOTAL ACREAGE
882763.3 SQ. FT.
20.265 ACRES

NOTE:
LOCATIONS OF UNDERGROUND UTILITIES AND ASSOCIATED INFRASTRUCTURE ARE NOT FINAL. COORDINATION WITH UTILITY OWNERS SHALL DETERMINE THE FINAL LOCATIONS.

PROJECT LEGEND

- PROPERTY LINE
- - - RIGHT-OF-WAY
- ROADWAY CENTERLINE
- - - EASEMENT
- - - BUILDING SETBACK
- 100-YR FLOODPLAIN
- 8"W EXISTING 8" WATER MAIN
- 8"S EXISTING 8" SANITARY SEWER MAIN
- 100 EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING TREES OR TREELINE
- DRAINAGE BASIN DELINEATION
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING WATER TAP STUB-OUT
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER TAP STUB-OUT
- SURVEY SET 5/8" REBAR WITH 2" CAP
- SURVEY FOUND 5/8" REBAR WITH 1.5" CAP
- SURVEY FOUND 5/8" REBAR WITH 2" CAP
- 100 PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- FO PROPOSED UNDERGROUND FIBER OPTIC
- UGT PROPOSED UNDERGROUND TELEPHONE
- GAS PROPOSED UNDERGROUND GAS
- UGE PROPOSED UNDERGROUND ELECTRIC
- 8"W PROPOSED 8" WATER MAIN
- 8"S PROPOSED 8" SANITARY SEWER MAIN
- FIRE HYDRANT PROPOSED FIRE HYDRANT
- WATER VALVE PROPOSED WATER VALVE
- WATER METER PROPOSED WATER METER
- MANHOLE PROPOSED SANITARY SEWER MANHOLE
- SERVICE PROPOSED SANITARY SEWER SERVICE
- WATER SERVICE PROPOSED WATER SERVICE



REV	DATE	DESCRIPTION
0	AUGUST 14, 2020	

DESIGNED BY:	CRD BY:	REV
RS	JR	0
DATE:	DATE:	DATE:
AUGUST 14, 2020	AUGUST 14, 2020	AUGUST 14, 2020
FILE NAME:	FILE NAME:	FILE NAME:
PAONIA RIVERBANK NEIGHBORHOOD	PAONIA RIVERBANK NEIGHBORHOOD	PAONIA RIVERBANK NEIGHBORHOOD
DATE:	DATE:	DATE:
AUGUST 14, 2020	AUGUST 14, 2020	AUGUST 14, 2020

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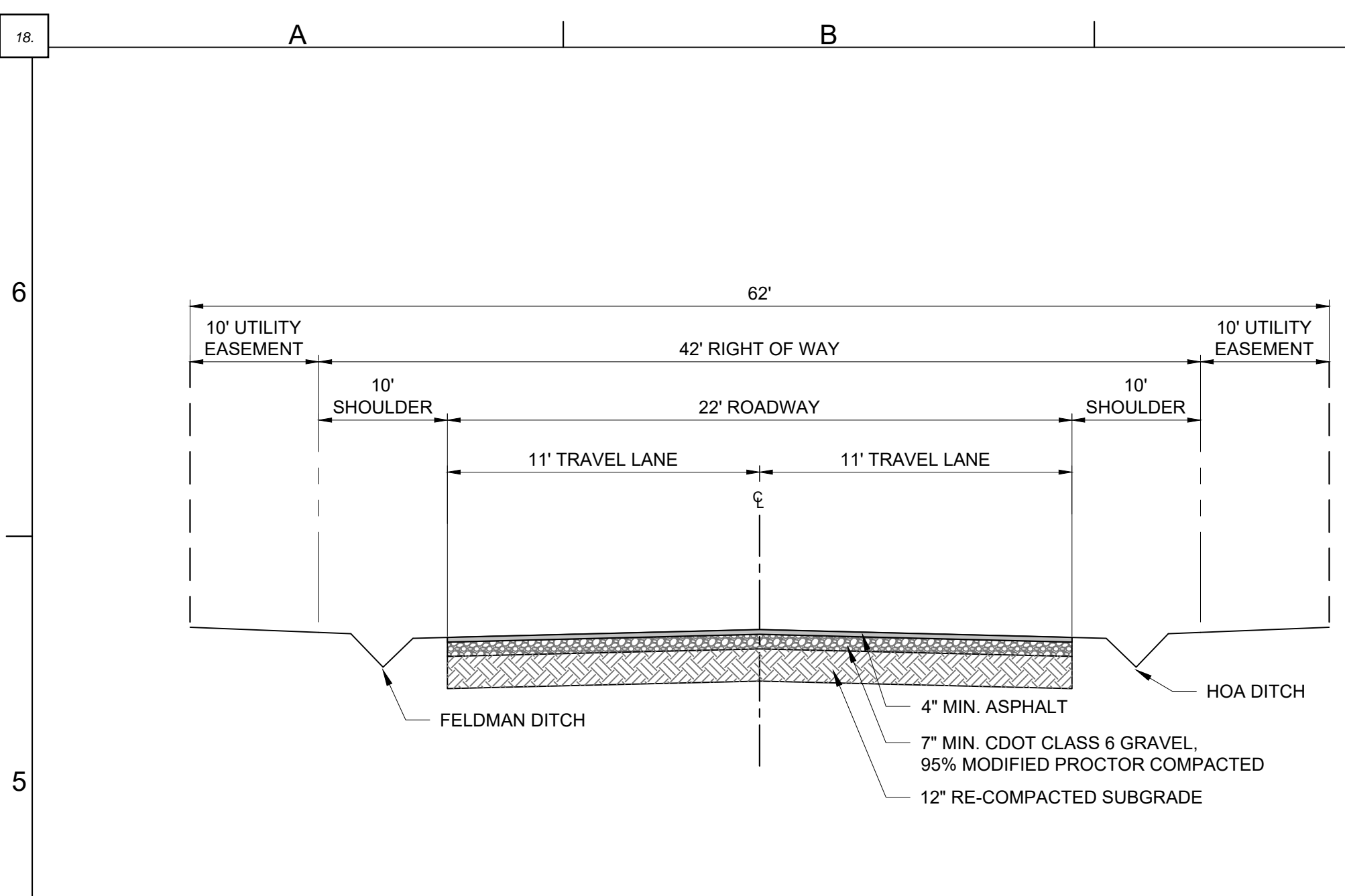
PAONIA, CO 81428

NOT FOR CONSTRUCTION

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

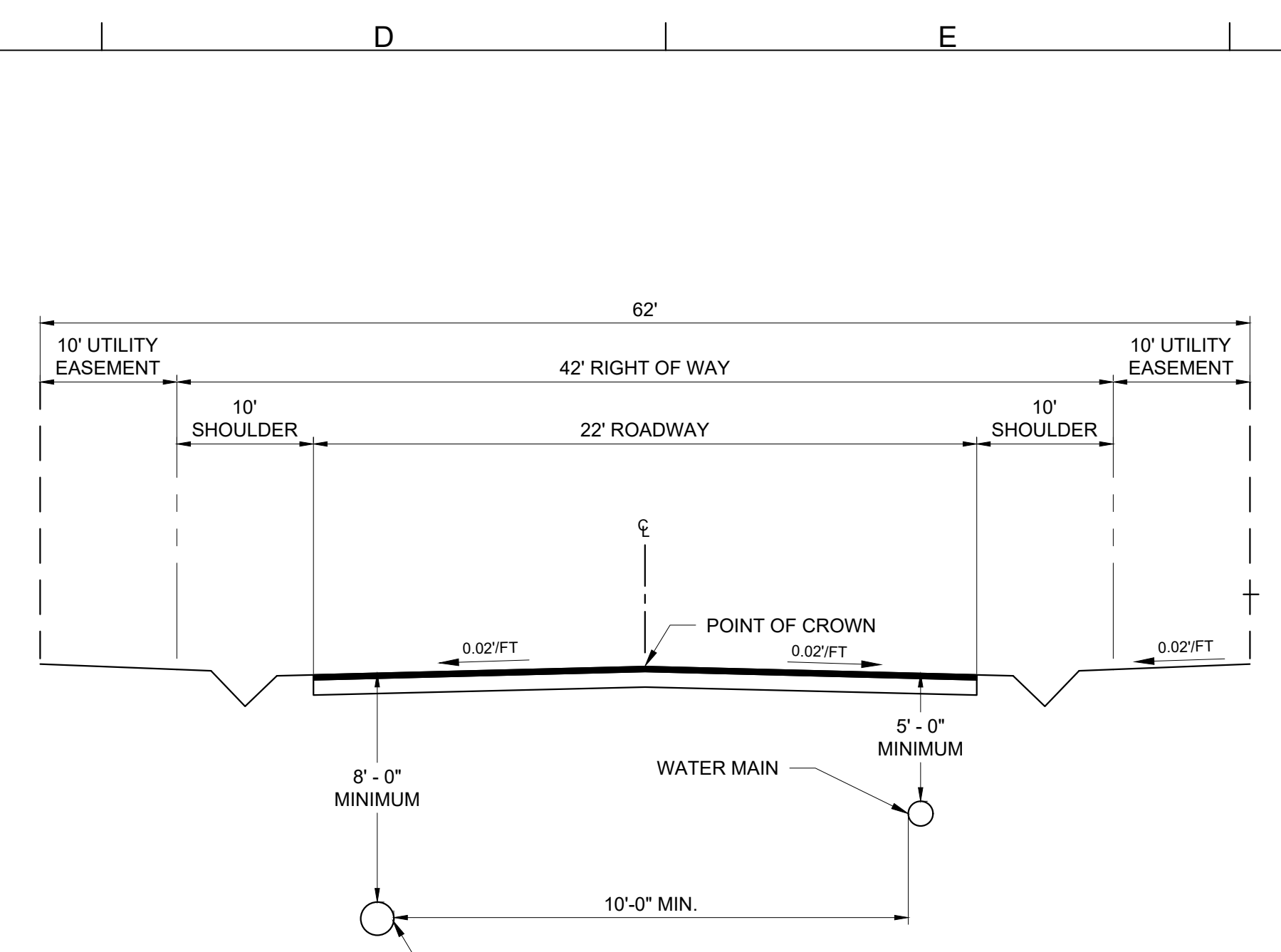
UTILITY PLAN

C7.0



- NOTES:
- ROADWAY SHALL BE CONSTRUCTION IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.

1 TWO-WAY ROAD SECTION (42' R.O.W.)
C8.0 N.T.S.



- NOTES:
- THERE SHALL BE AN 18 INCH VERTICAL SEPARATION BETWEEN WATER AND SEWER LINES WHEN DIRECTLY OVERHEAD.
 - WATER AND/OR SANITARY SEWER LINES SHALL BE A MINIMUM OF 2 FEET FROM THE EDGE OF THE CURB AND GUTTER.
 - ENCROACHMENT ONTO TOWN MAINTAINED RIGHT OF WAY SHALL FOLLOW CONDITIONS OF THE APPLICABLE ENCROACHMENT AGREEMENT OR FRANCHISE AGREEMENT.
 - FOR FIRE HYDRANT LOCATION SEE DETAILS 4, 5, & 6 SHEET C8.0

2 STANDARD UTILITY LOCATIONS IN STREET CROSS-SECTION
C8.0 N.T.S.

TABLE 1 - MINIMUM DEPTH TO TOP OF LINE (FEET)*

	COMMUNICATIONS	ELECTRIC	GAS	STORM	WATER**	SANITARY
MINIMUM DEPTH TO TOP OF LINE	3	2	2 (2.5 MAX)	2	5	8

THESE DEPTHS ARE BASED ON 2018 UTILITY STANDARDS. DEVELOPER/CONTRACTOR SHALL CONFIRM DEPTHS WITH UTILITY PROVIDER FOR ANY UPDATES.
** INCLUDES, BUT NOT LIMITED TO, POTABLE, RAW WATER, PRESSURIZED RAW WATER AND RE-USE WATER.

TABLE 2 - MINIMUM HORIZONTAL SEPARATION FOR PARALLEL UTILITIES (FEET)*

	COMMUNICATIONS	ELECTRIC	GAS	STORM	WATER**	SANITARY
COMMUNICATIONS	1	1	3	2	2	2
ELECTRIC	1	1	1	1	DEPTH OF WATER LINE MINUS 4'	DEPTH OF SANITARY LINE MINUS 4'
GAS	2	3	-	2	2	2
STORM	2	2	2	-	10	2
WATER	***	***	2	10	10	10
SANITARY	***	***	***	2	10	-

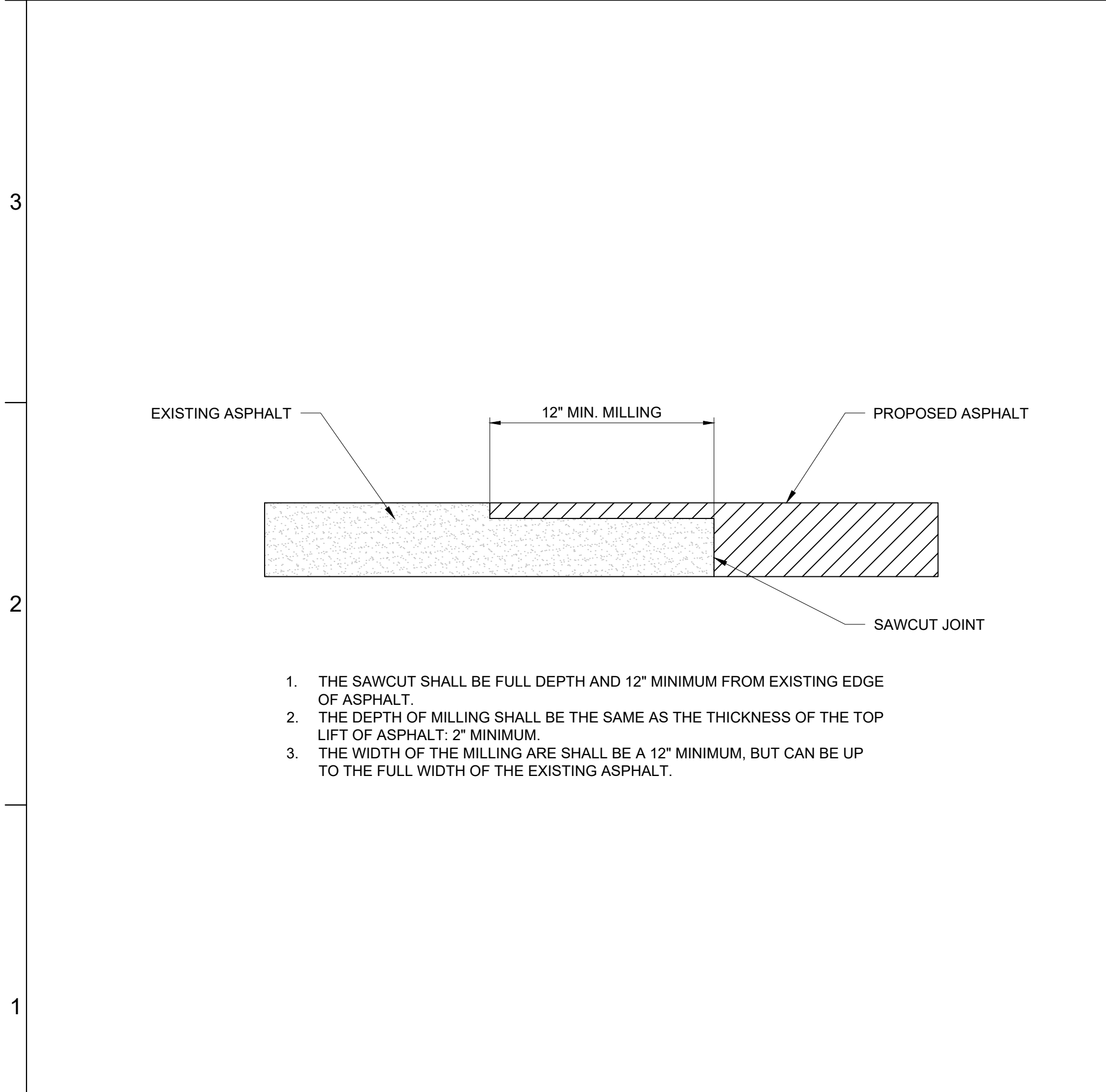
THESE DEPTHS ARE BASED ON 2018 UTILITY STANDARDS. DEVELOPER/CONTRACTOR SHALL CONFIRM DEPTHS WITH UTILITY PROVIDER FOR ANY UPDATES.
** INCLUDES, BUT NOT LIMITED TO, POTABLE, RAW WATER, PRESSURIZED RAW WATER AND RE-USE WATER.
*** HORIZONTAL SEPARATION IS NOT APPLICABLE, BECAUSE VERTICAL SEPARATION IS ACHIEVED. FOR EXAMPLE, A SHALLOW COMMUNICATIONS LINE CAN BE LOCATED ABOVE A WATER LINE AS LONG AS VERTICAL SEPARATION IS ACHIEVED.

TABLE 3 - MINIMUM VERTICAL SEPARATION AT UTILITY CROSSINGS (FEET)*

	COMMUNICATIONS	ELECTRIC	GAS	STORM	WATER	SANITARY
COMMUNICATIONS	1	1	1	2	2 ABOVE	2
ELECTRIC	1	1	1	2	2 ABOVE	2
GAS	1	1	1	2	2 ABOVE	2
STORM	2	2	2	2	2 ABOVE	2
WATER	2 BELOW	2 BELOW	2 BELOW	2 BELOW	2	2 ABOVE
SANITARY	2	2	2	2 BELOW	2	2

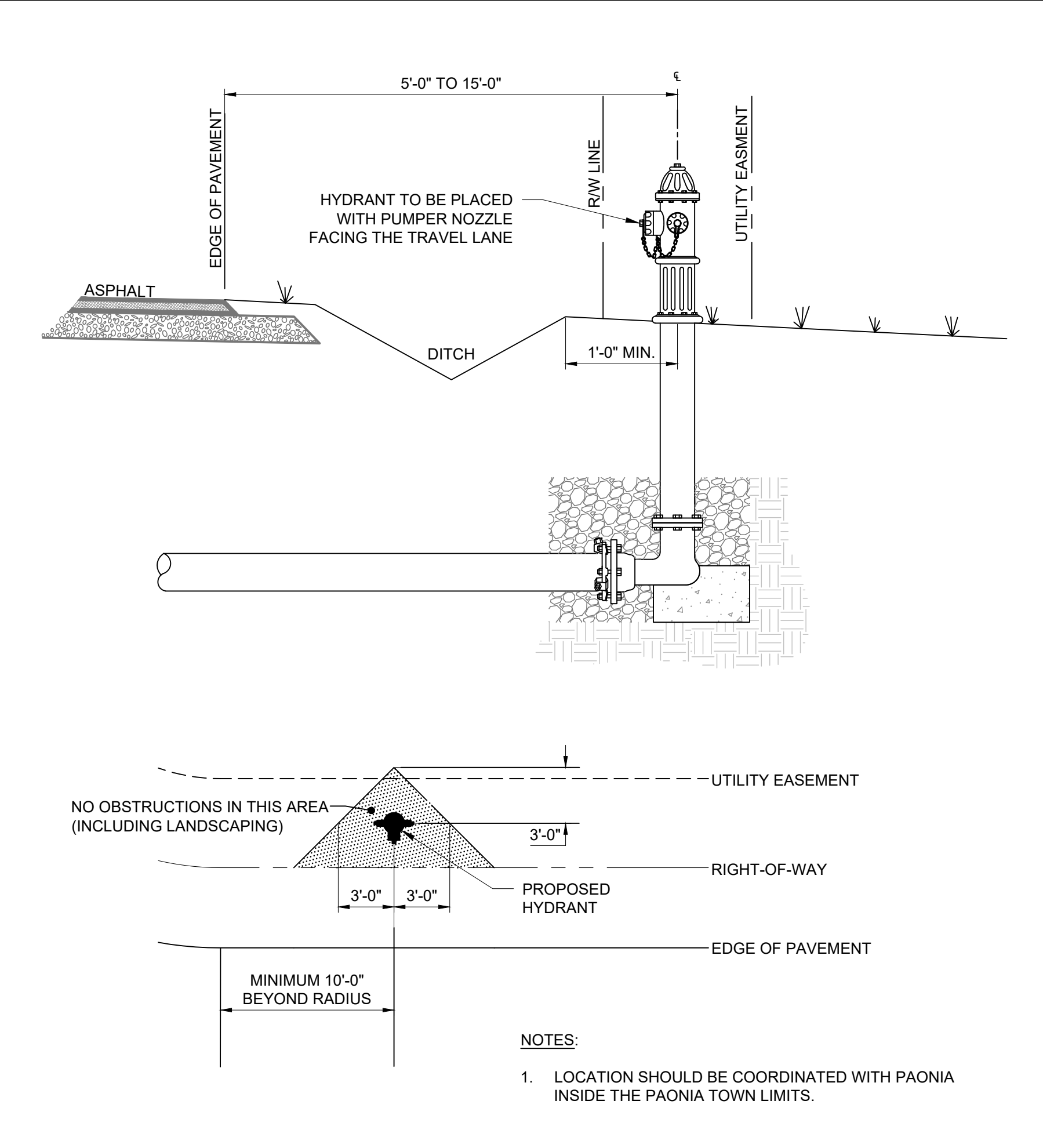
THE TABLE IS INTENDED TO BE READ BY FIRST SELECTING A ROW AND THEN A COLUMN. FOR EXAMPLE: WATER IS REQUIRED TO BE PLACED TWO (2) FEET BELOW COMMUNICATIONS, TWO (2) FEET AWAY FROM OTHER WATER LINES, AND TWO (2) FEET ABOVE SANITARY.
THESE DEPTHS ARE BASED ON 2018 UTILITY STANDARDS. DEVELOPER/CONTRACTOR SHALL CONFIRM DEPTHS WITH UTILITY PROVIDER FOR ANY UPDATES.
** INCLUDES, BUT NOT LIMITED TO, POTABLE, RAW WATER, PRESSURIZED RAW WATER AND RE-USE WATER.

3 MINIMUM UTILITY DEPTHS, HORIZONTAL & VERTICAL SEPARATION
C8.0 N.T.S.



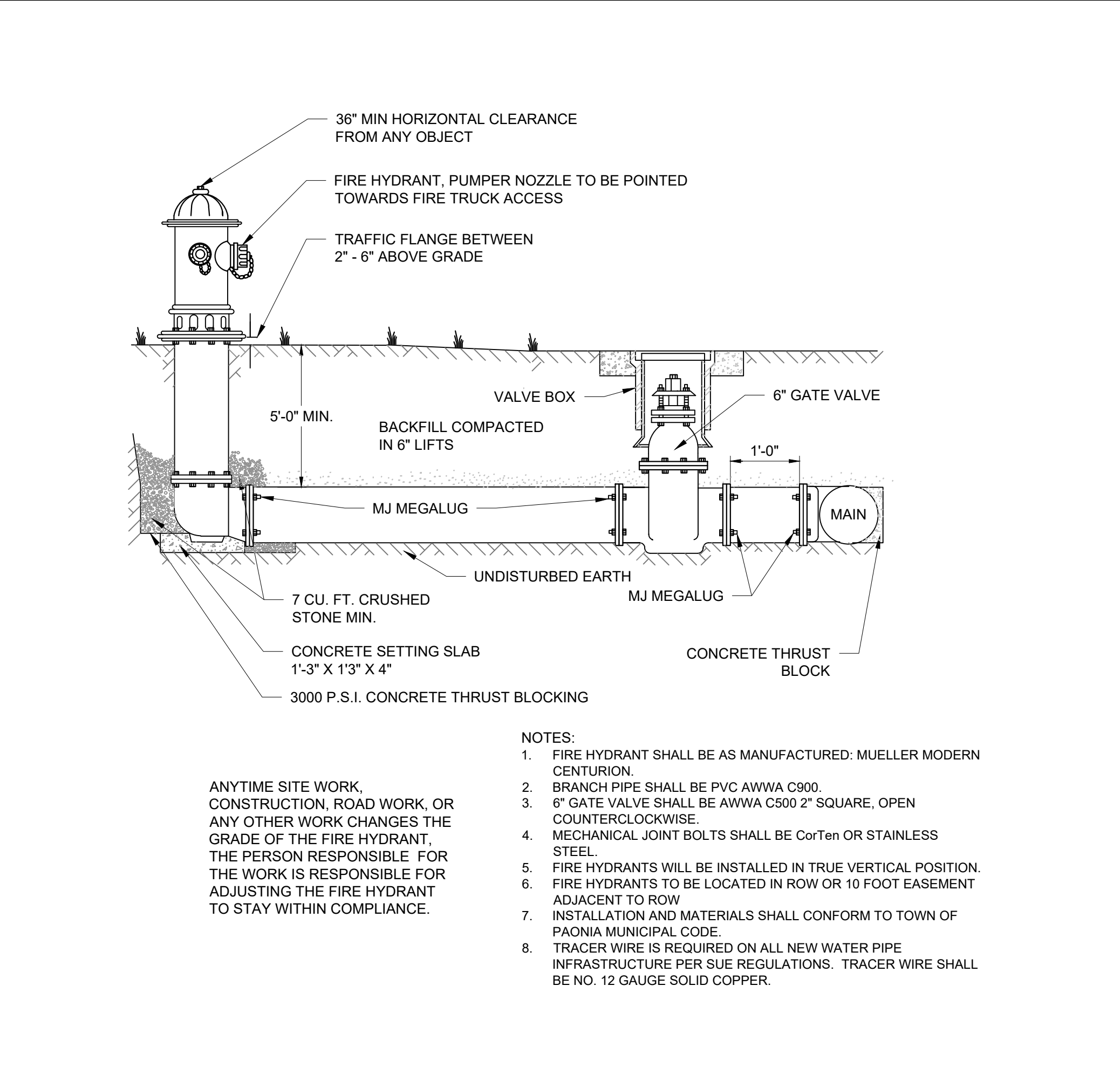
- THE SAWCUT SHALL BE FULL DEPTH AND 12" MINIMUM FROM EXISTING EDGE OF ASPHALT.
- THE DEPTH OF MILLING SHALL BE THE SAME AS THE THICKNESS OF THE TOP LIFT OF ASPHALT; 2" MINIMUM.
- THE WIDTH OF THE MILLING ARE SHALL BE A 12" MINIMUM, BUT CAN BE UP TO THE FULL WIDTH OF THE EXISTING ASPHALT.

4 SAW-CUT & MILLING
C8.0 N.T.S.



- NOTES:
- LOCATION SHOULD BE COORDINATED WITH PAONIA INSIDE THE PAONIA TOWN LIMITS.

5 TYPICAL FIRE HYDRANT INSTALLATION LOCATION
C8.0 N.T.S.



- ANYTIME SITE WORK, CONSTRUCTION, ROAD WORK, OR ANY OTHER WORK CHANGES THE GRADE OF THE FIRE HYDRANT, THE PERSON RESPONSIBLE FOR THE WORK IS RESPONSIBLE FOR ADJUSTING THE FIRE HYDRANT TO STAY WITHIN COMPLIANCE.
- NOTES:
- FIRE HYDRANT SHALL BE AS MANUFACTURED: MUELLER MODERN CENTURION.
 - BRANCH PIPE SHALL BE PVC AWWA C900.
 - 6" GATE VALVE SHALL BE AWWA C500 2" SQUARE, OPEN COUNTERCLOCKWISE.
 - MECHANICAL JOINT BOLTS SHALL BE CorTen OR STAINLESS STEEL.
 - FIRE HYDRANTS WILL BE INSTALLED IN TRUE VERTICAL POSITION.
 - FIRE HYDRANTS TO BE LOCATED IN ROW OR 10 FOOT EASEMENT ADJACENT TO ROW.
 - INSTALLATION AND MATERIALS SHALL CONFORM TO TOWN OF PAONIA MUNICIPAL CODE.
 - TRACER WIRE IS REQUIRED ON ALL NEW WATER PIPE INFRASTRUCTURE PER SUE REGULATIONS. TRACER WIRE SHALL BE NO. 12 GAUGE SOLID COPPER.

6 TYPICAL FIRE HYDRANT INSTALLATION
C8.0 N.T.S.

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CIVIL DETAILS
C8.0

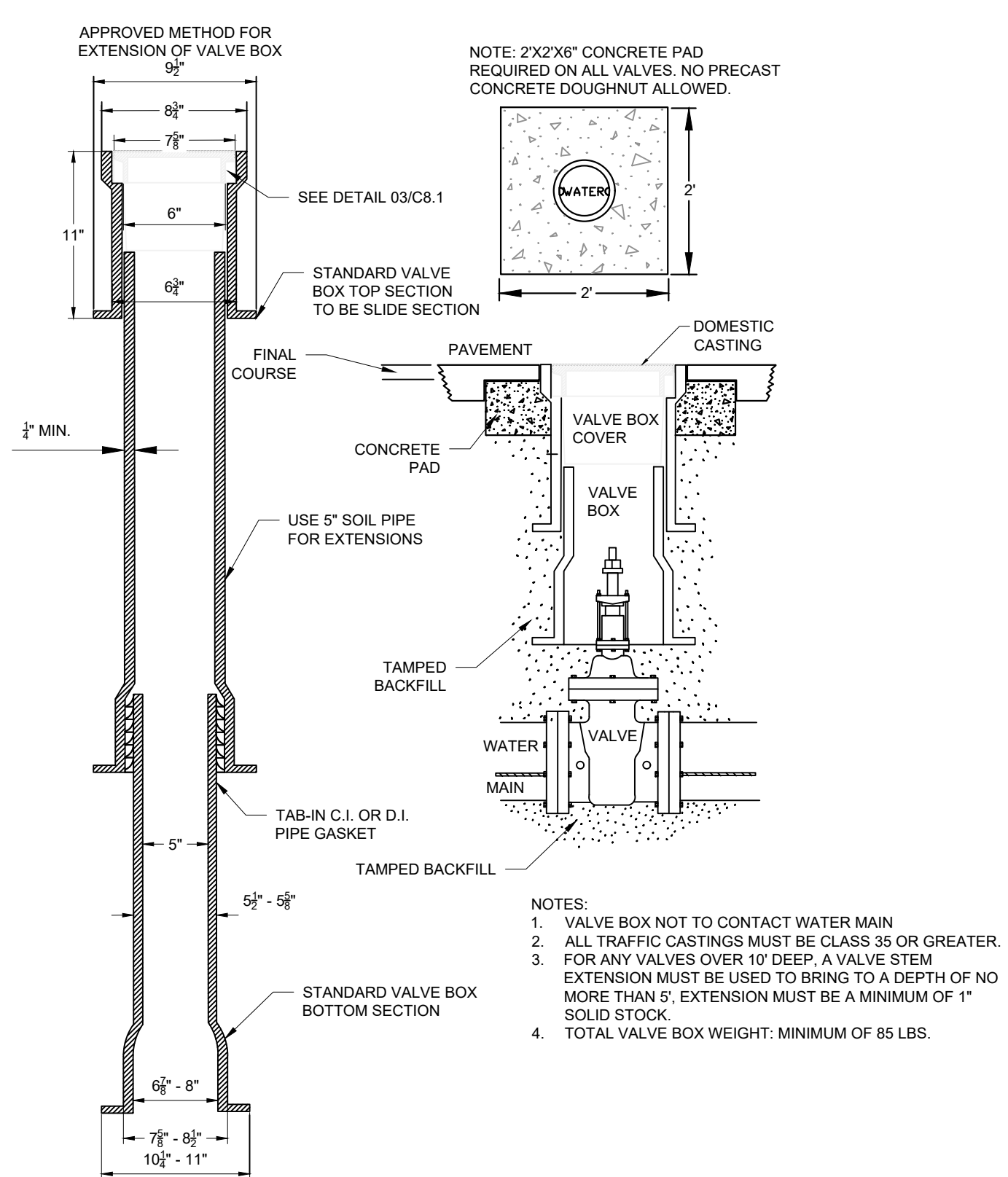
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SUBMITTED BY: [Blank]

DATE: AUGUST 14, 2020
REV: 0

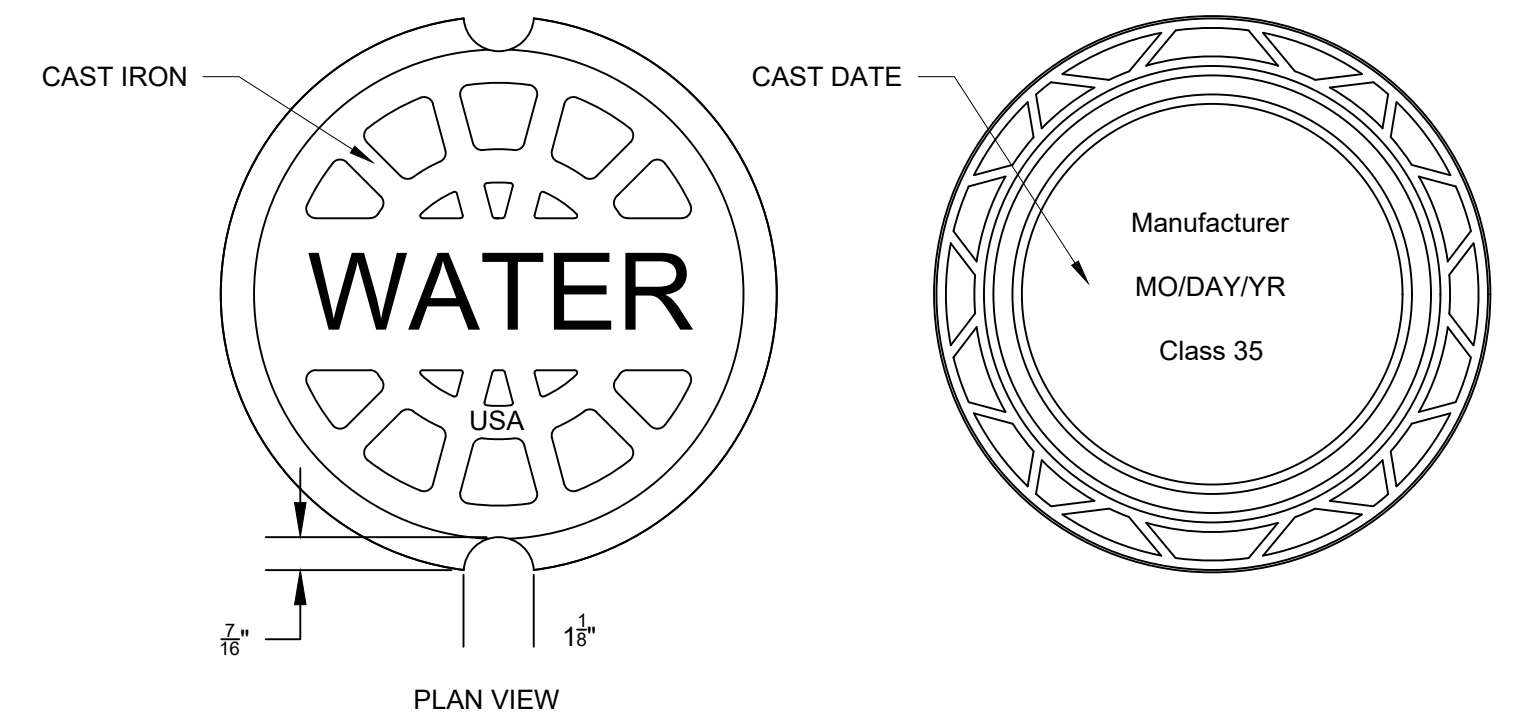
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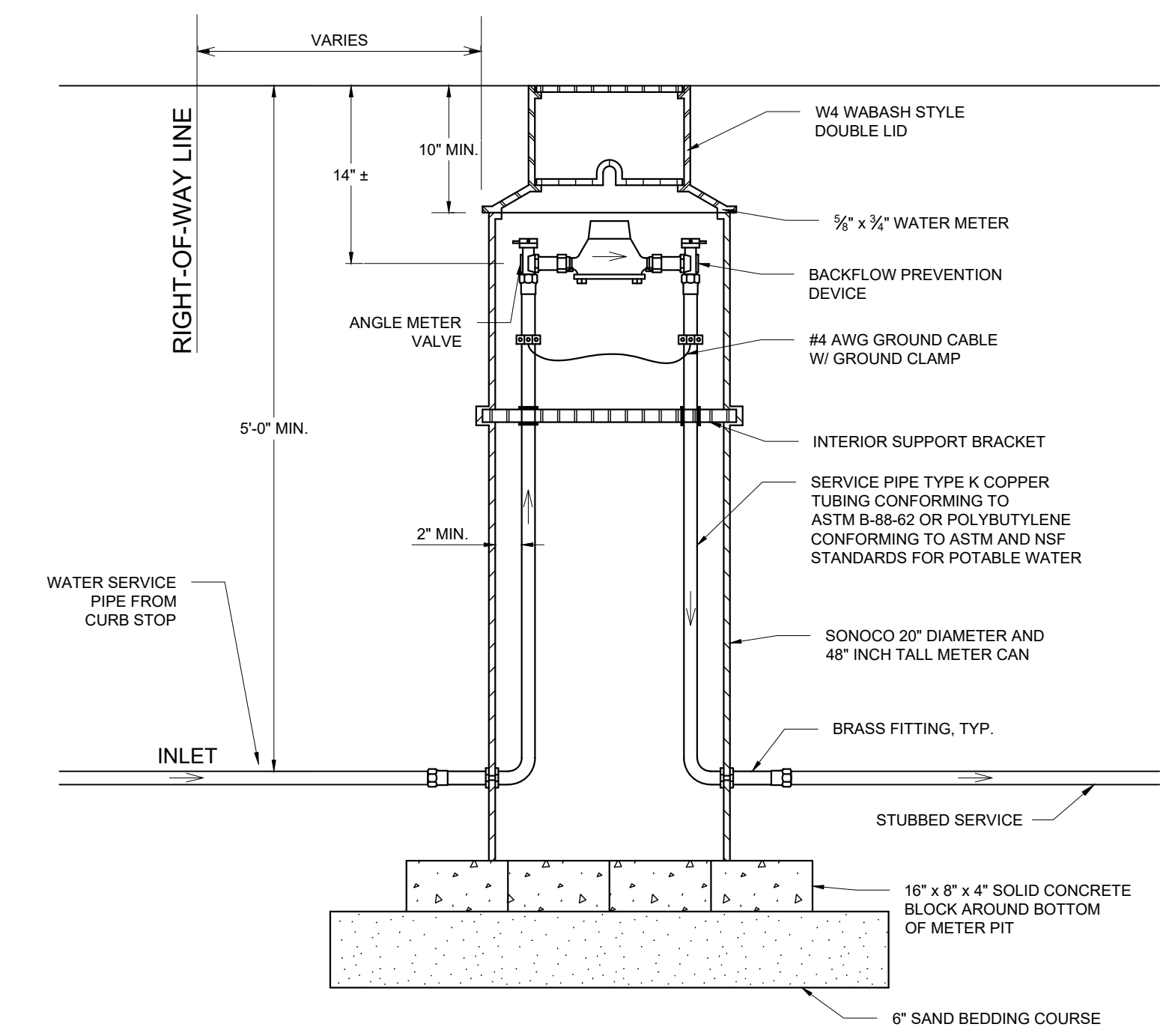
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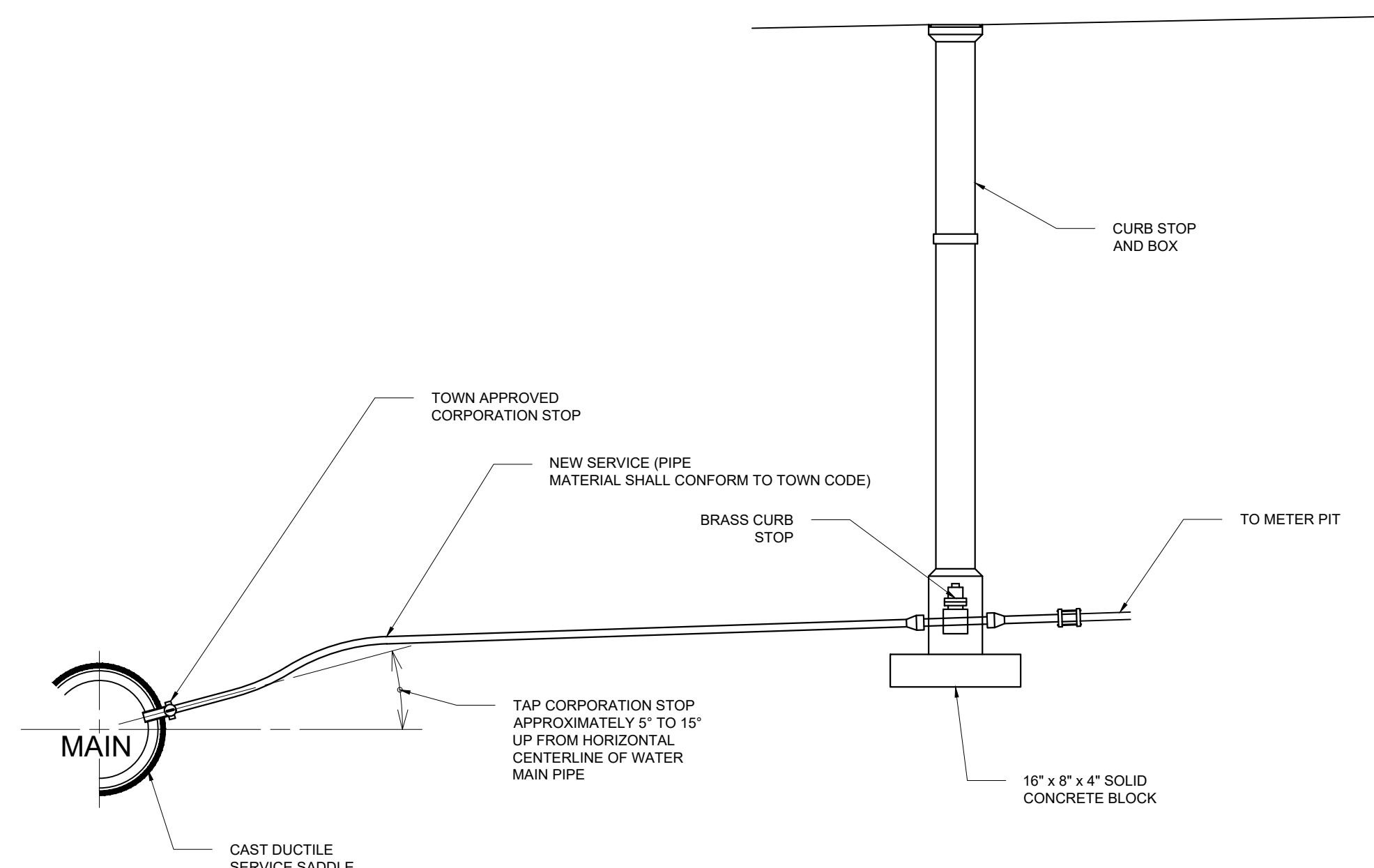
1 VALVE BOX INSTALLATION AND EXTENSION
C8.1 N.T.S.



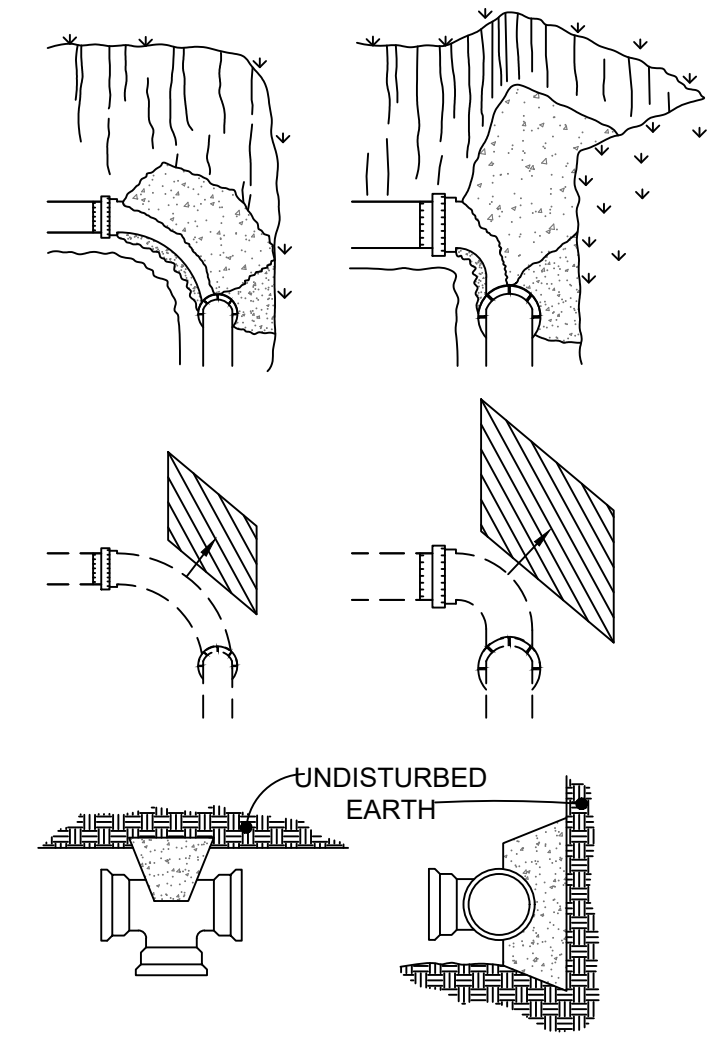
2 5 1/4" VALVE BOX DROP LID WITH 4" SKIRT
C8.1 N.T.S.



3 STANDARD 3/4" WATER SERVICE METER PIT
C8.1 N.T.S.



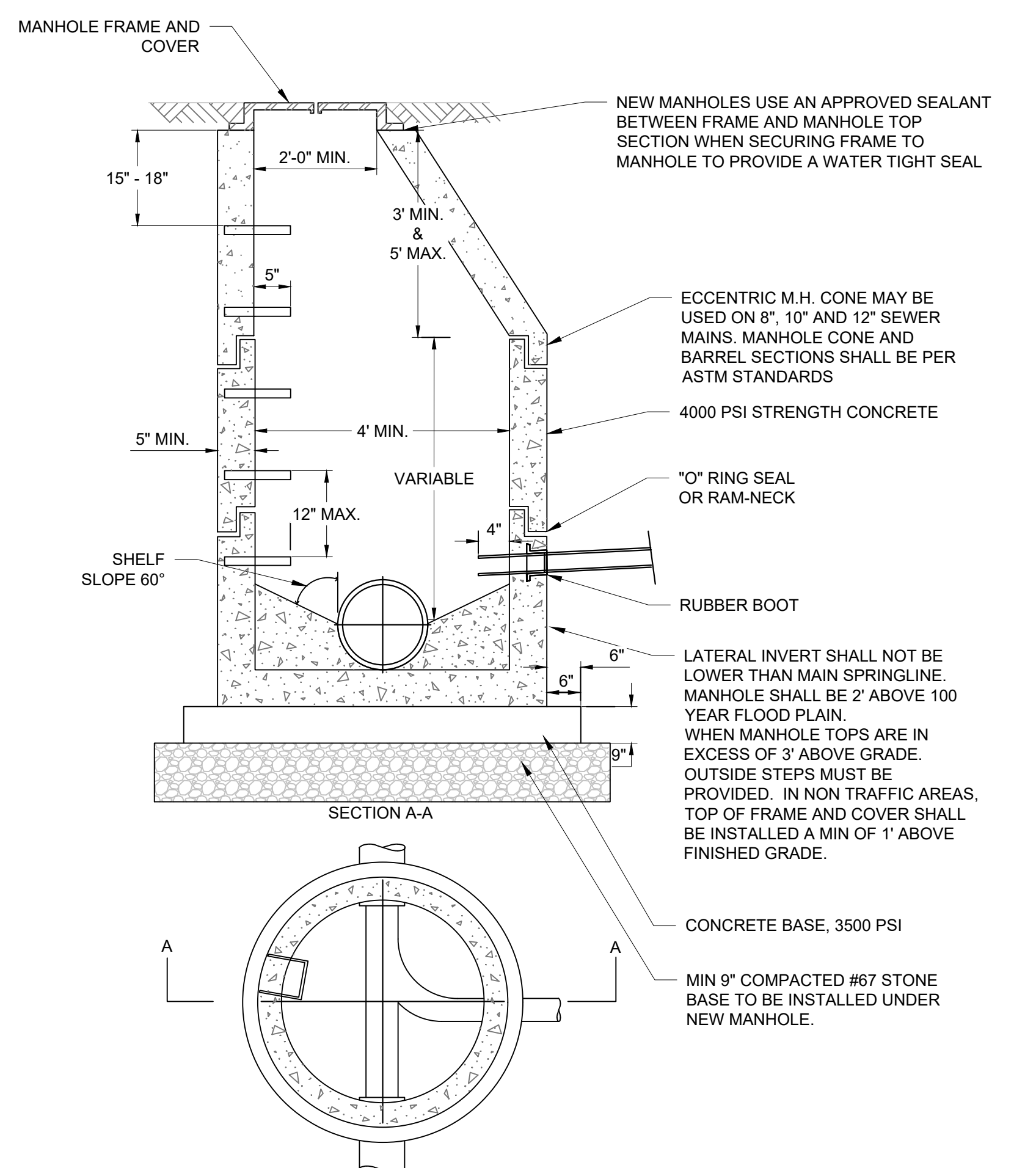
4 WATER SERVICE CONNECTION
C8.1 N.T.S.



MINIMUM CONCRETE BLOCKING (C.Y.)*					
NOMINAL PIPE DIAMETER INCHES	TEES & DEAD ENDS	90° BEND	45° BEND	22 1/2° BEND	11 1/4° BEND
4	1/3	1/3	1/3	1/3	1/3
6	1/3	1/3	1/3	1/3	1/3
8	1/3	1/2	1/3	1/3	1/3
10	2/3	3/4	1/2	1/3	1/3
12	3/4	1.0	2/3	1/3	1/3

- NOTES:
- FITTING SHALL BE WRAPPED WITH A MINIMUM 4 MIL PLASTIC.
 - NO CONCRETE SHALL COVER BOLTS OR GLANDS.
 - PIPE DIAMETERS BEYOND 12 INCHES SHALL UTILIZE A PROFESSIONAL ENGINEER'S SEALED DESIGN CONSISTING OF RESTRAINED JOINT PIPE OR BLOCKING.
- * CONCRETE SHALL BE 3,000 P.S.I. MIX.

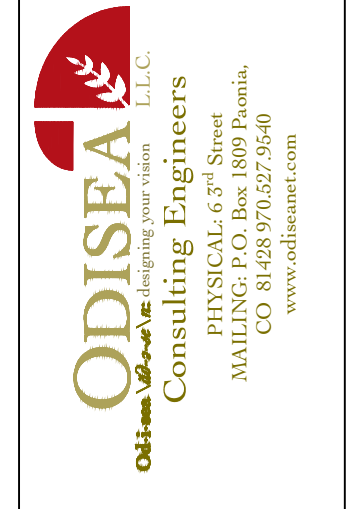
5 STANDARD REACTION BLOCKING
C8.1 N.T.S.



6 STANDARD PRECAST SANITARY SEWER MANHOLE
C8.1 N.T.S.

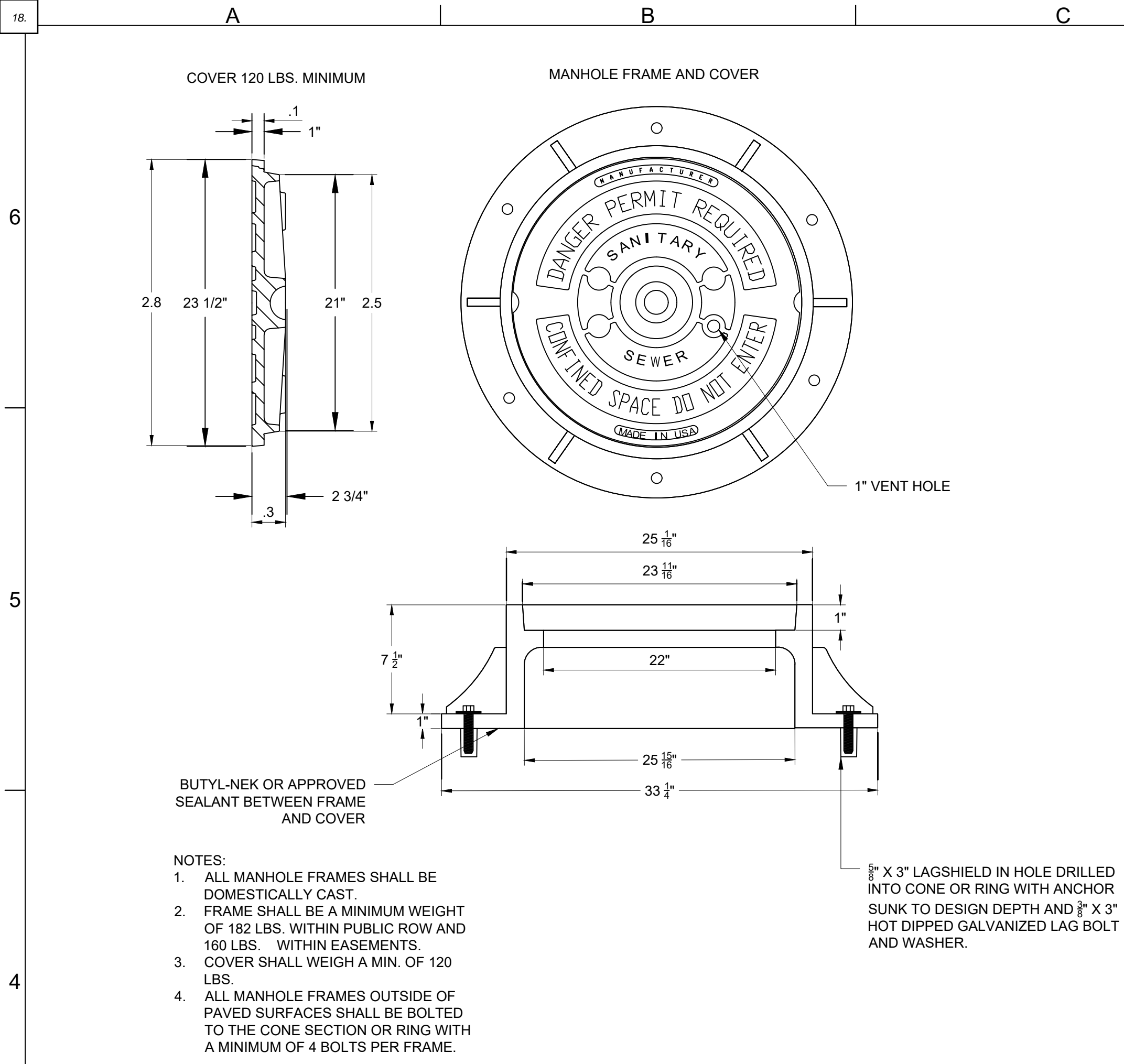
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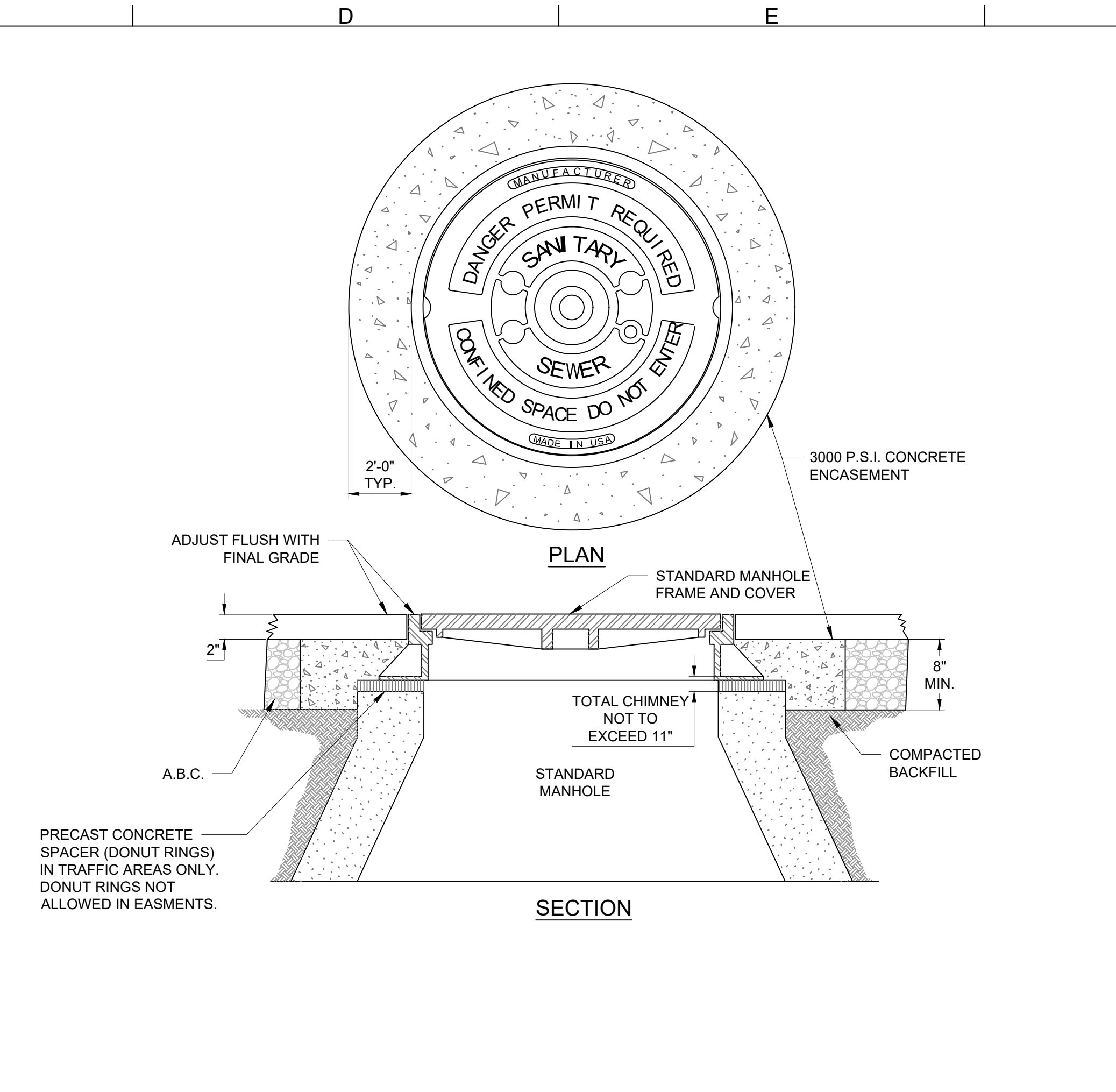


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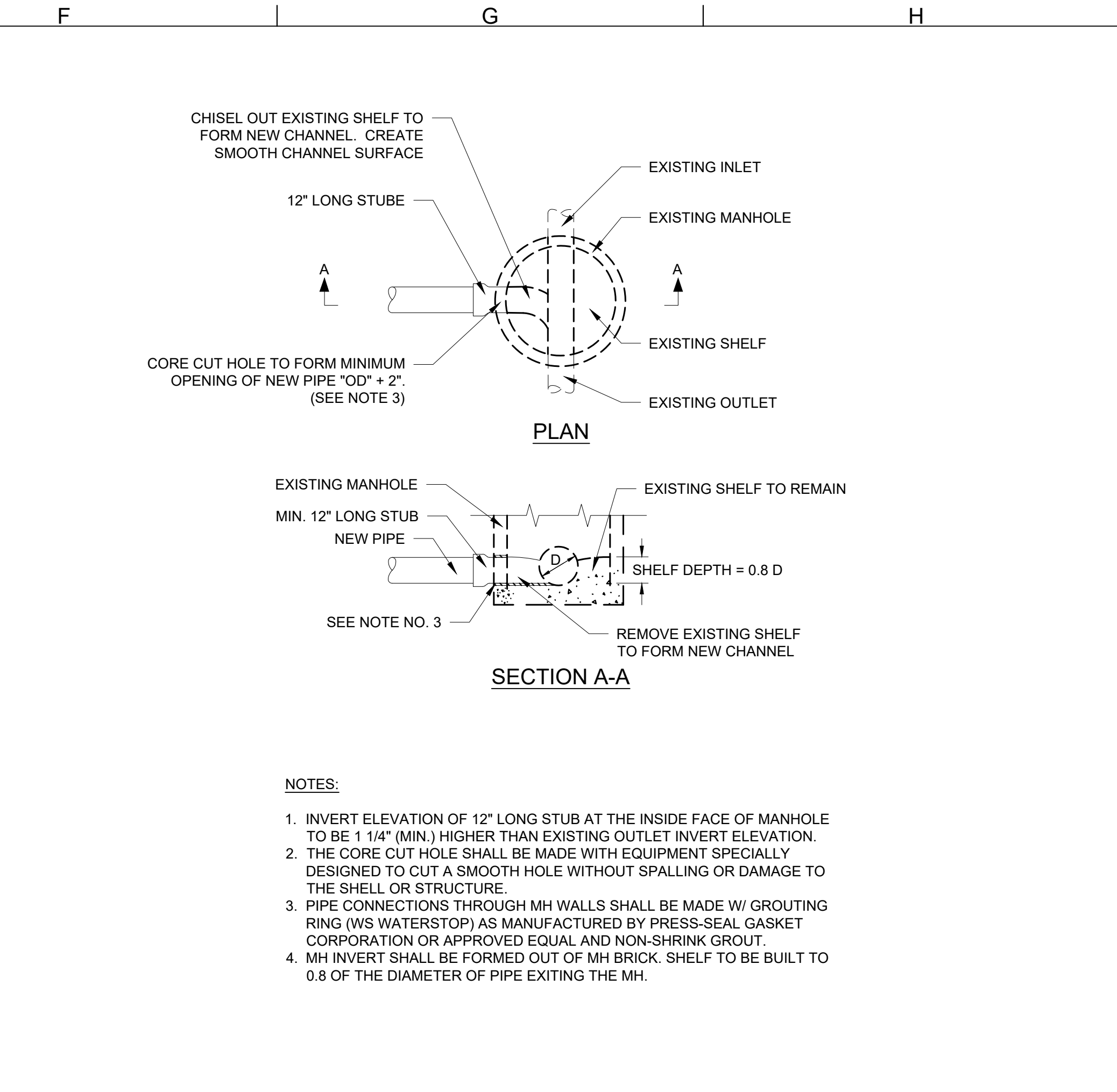
CIVIL DETAILS
C8.1



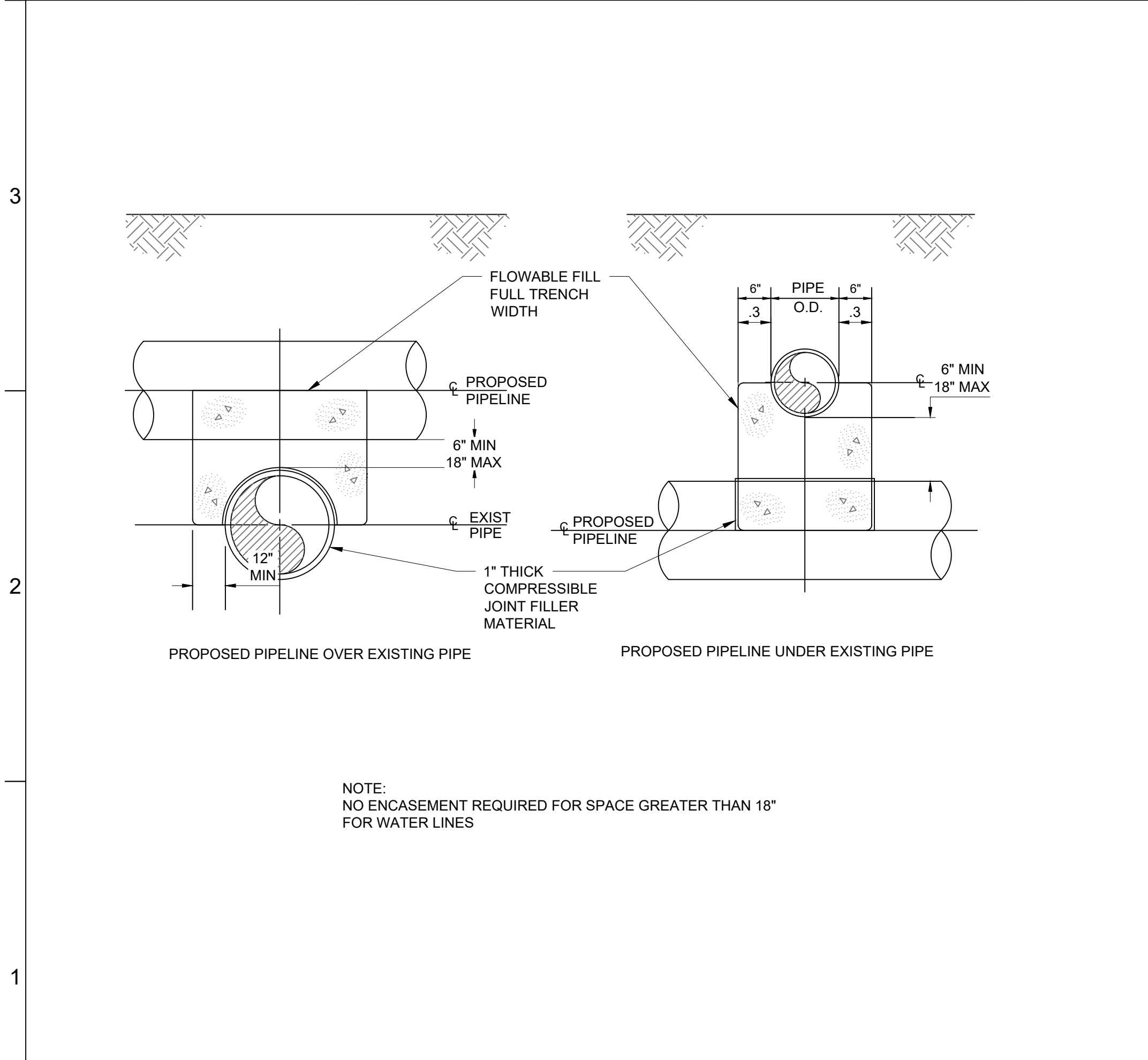
1 STANDARD MANHOLE COVER
C8.2 N.T.S.



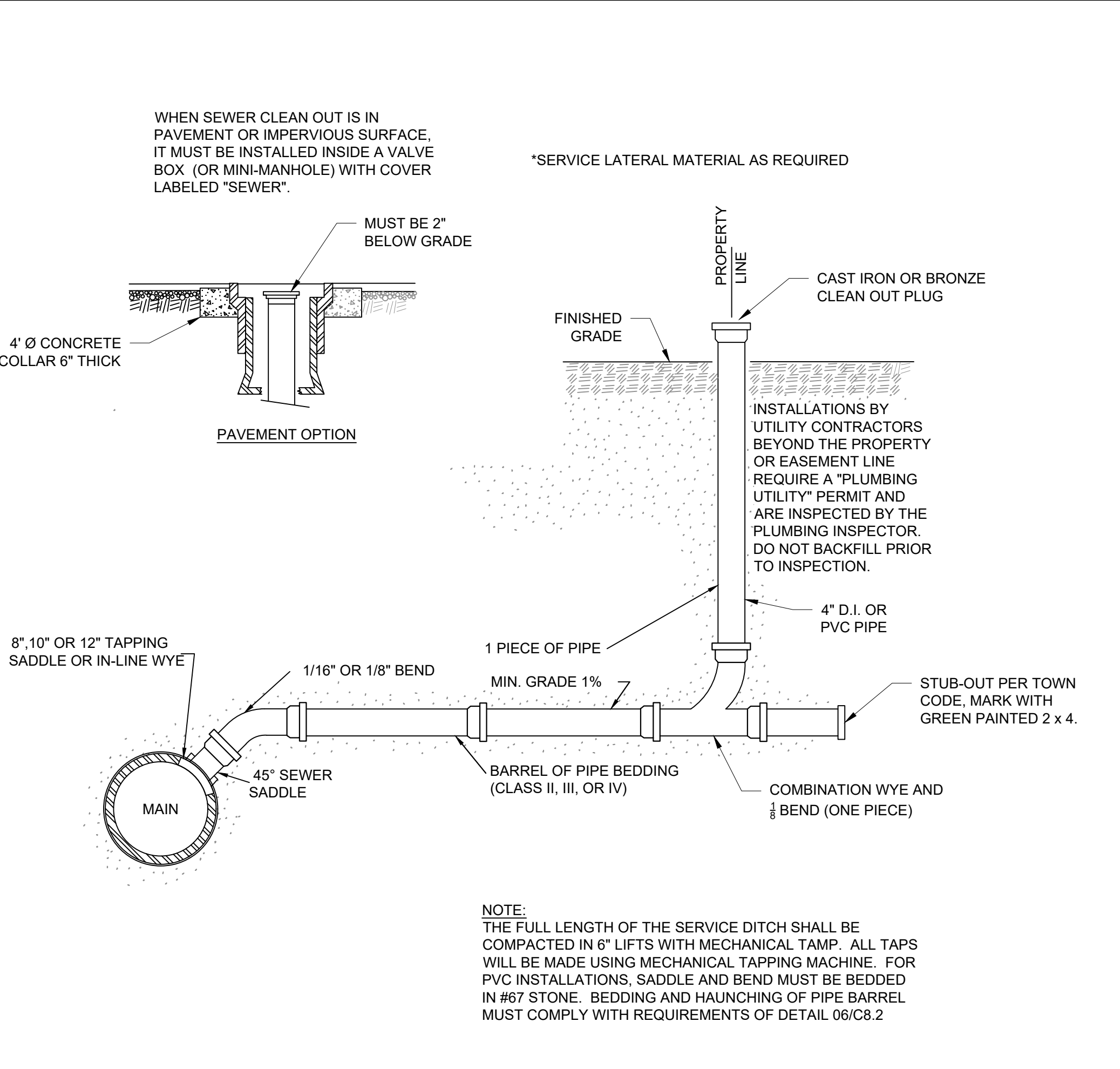
2 STANDARD MANHOLE FRAME AND COVER WITHIN PAVEMENT
C8.2 N.T.S.



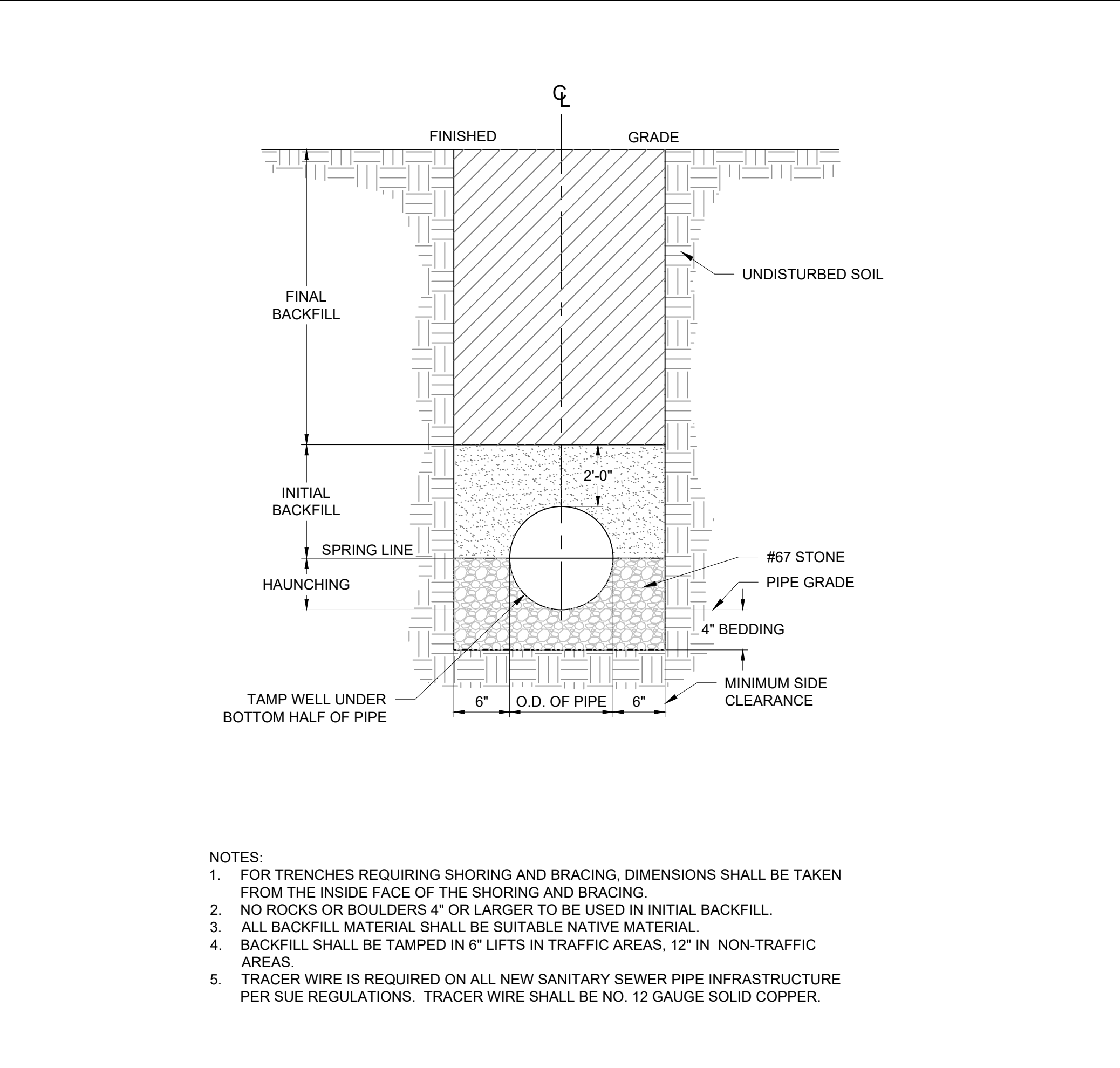
3 CONNECTION TO EXISTING MANHOLE
C8.2 N.T.S.



4 SANITARY SEWER CONCRETE ENCASEMENT FOR WATER LINE CROSSING
C8.2 N.T.S.



5 TYPICAL SANITARY SEWER LATERAL CONNECTION
C8.2 N.T.S.



6 STANDARD SANITARY SEWER TRENCHING
C8.2 N.T.S.

REV	DATE	DESCRIPTION	SYMBOL
0	AUGUST 14, 2020		

DESIGNED BY: RRI
 DRAWN BY: RRI
 CHECKED BY: JAR
 REVIEWED BY: JAR
 SUBMITTED BY: JAR

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 FILE NAME: AS SHOWN
 PLOT DATE: April 15, 2021
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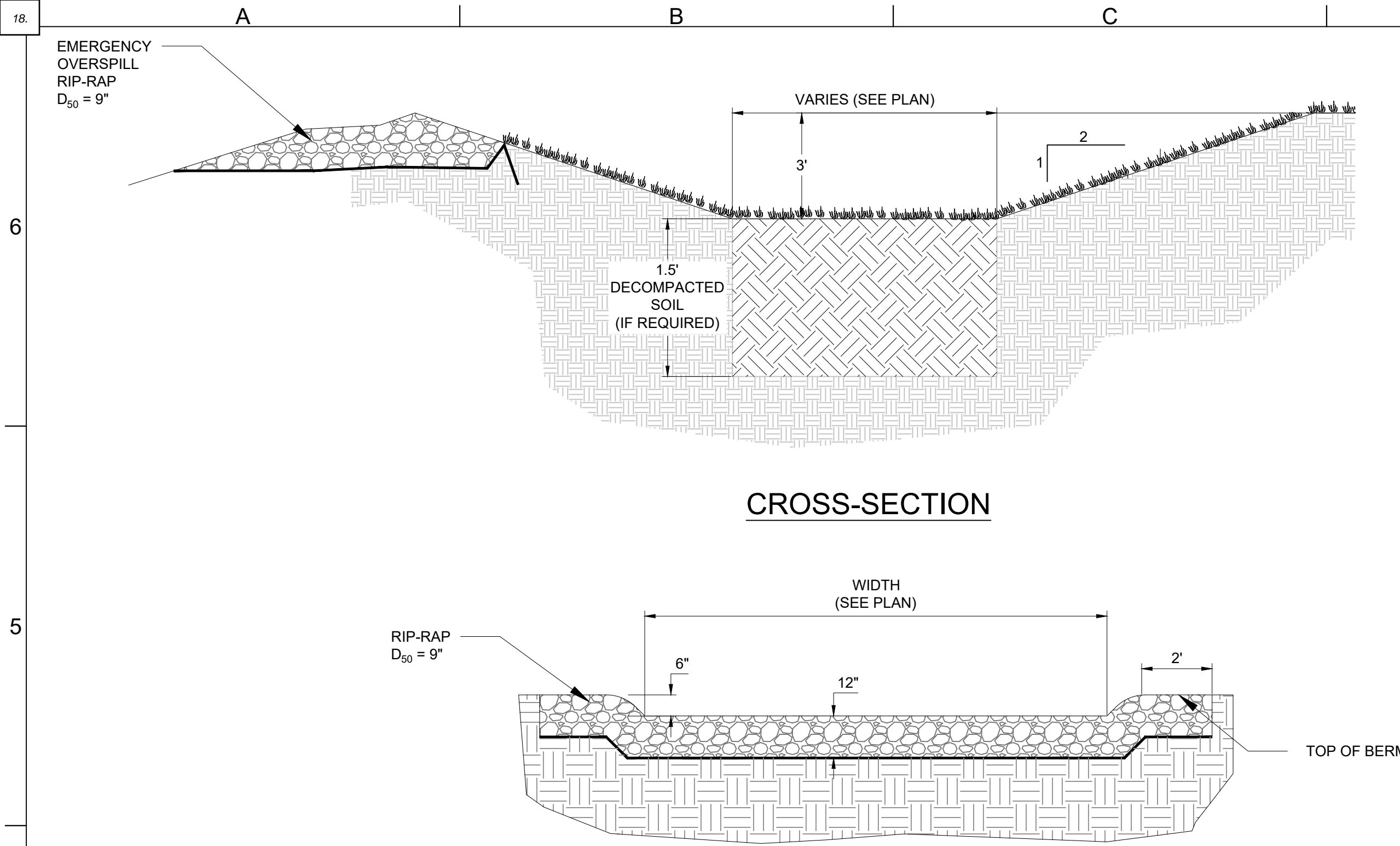
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PAONIA, CO 81428

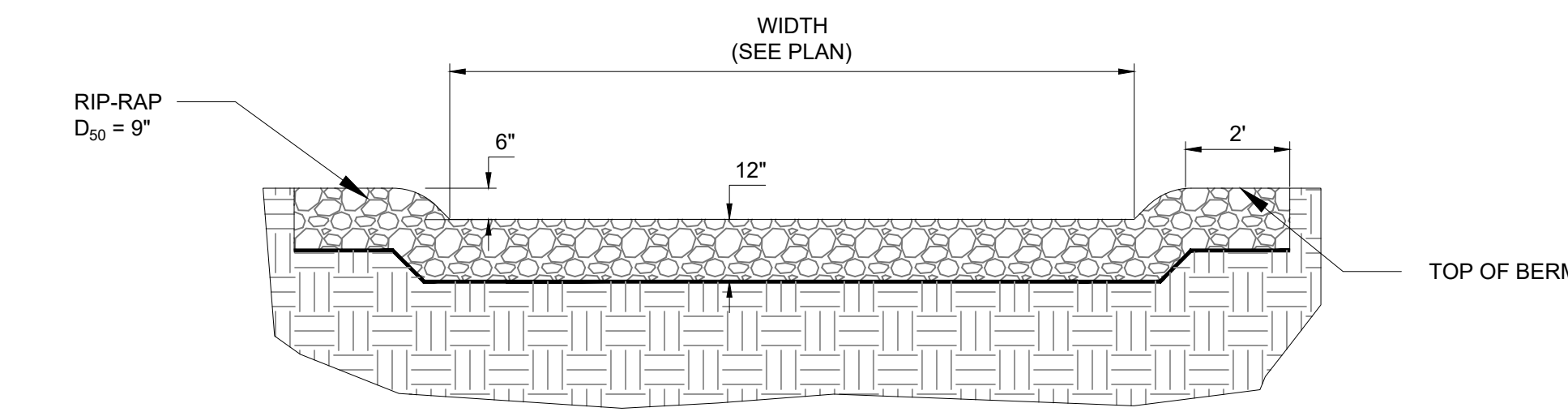
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CIVIL DETAILS

C8.2



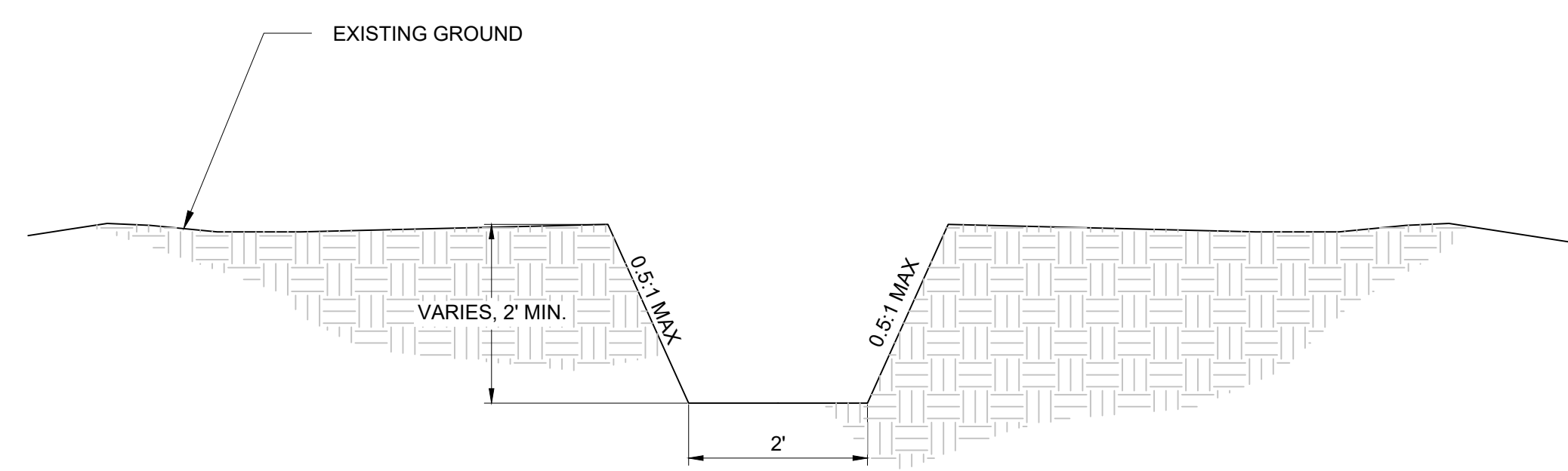
CROSS-SECTION



EMERGENCY OVERSPILL RIP-RAP SECTION

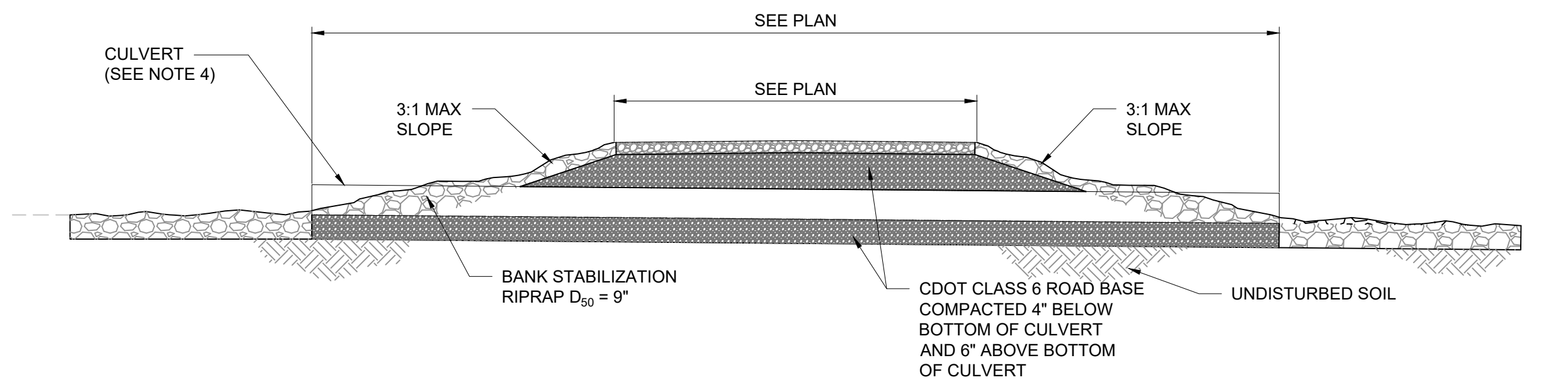
MAINTENANCE

- FIRST YEAR AFTER PLANTING**
- ADEQUATE WATER IS CRUCIAL TO PLANT SURVIVAL AND TEMPORARY IRRIGATION MAY BE NEEDED UNLESS RAINFALL IS ADEQUATE UNTIL PLANTS MATURE
 - INSPECT AFTER SIGNIFICANT RAIN EVENTS (E.G. >0.5 INCH) AS NEEDED
 - PRUNE AND WEED TO MAINTAIN APPEARANCE
 - REMOVE TRASH AND DEBRIS
 - MOW FILTER STRIP/GRASS CHANNEL
 - REPLACE VEGETATION WHENEVER THE PERCENT COVER OF ACCEPTABLE VEGETATION FALLS BELOW 90 PERCENT OR PROJECT SPECIFIC PERFORMANCE REQUIREMENTS ARE NOT MET. IF VEGETATION SUFFERS FOR NO APPARENT REASON, CONSULT WITH HORTICULTURIST AND/OR TEST SOIL AS NEEDED
 - REPAIR ANY STRUCTURAL DAMAGE TO CHECK DAMS OR TIE-IN TO DOWNSTREAM CHANNEL SEMI-ANNUALLY
 - INSPECT INFLOW AND PRETREATMENT SYSTEMS FOR CLOGGING (OFF-LINE SYSTEMS) AND REMOVE ANY SEDIMENT
 - INSPECT FILTER STRIP/GRASS CHANNEL FOR EROSION OR GULLING. SOD AS NECESSARY
 - HERBACEOUS VEGETATION, TREES AND SHRUBS SHOULD BE INSPECTED TO EVALUATE THEIR HEALTH AND REPLANTED AS APPROPRIATE TO MEET PROJECT GOALS
 - REMOVE ANY DEAD OR SEVERELY DISEASED VEGETATION ANNUALLY IN FALL
 - INSPECT AND REMOVE ANY SEDIMENT AND DEBRIS BUILD-UP IN PRETREATMENT AREAS
 - INSPECT INFLOW POINTS AND INFILTRATION SURFACE FOR BUILDUP OF ROAD SAND ASSOCIATED WITH SPRING MELT PERIOD, REMOVE AS NECESSARY TO MAINTAIN INFILTRATION RATES AND VOLUME CAPACITY, AND REPLANT AREAS THAT HAVE BEEN IMPACTED BY SAND/SALT BUILD UP
 - CHECK STRUCTURAL STABILITY OF CHECK DAMS ANNUALLY IN SPRING
 - CUT BACK AND REMOVE PREVIOUS YEAR'S PLANT MATERIAL AND REMOVE ACCUMULATED LEAVES IF NEEDED (OR CONDUCT CONTROLLED BURN WHERE APPROPRIATE)

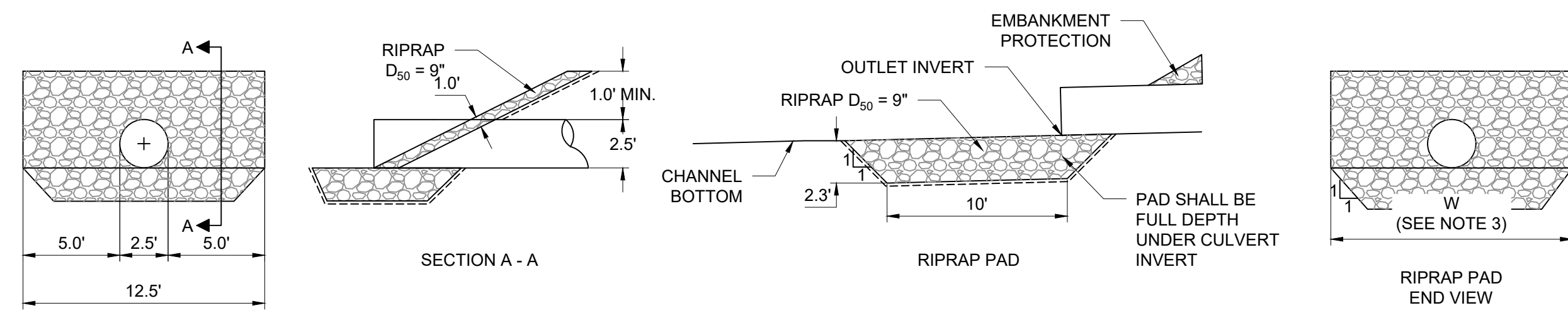


2 TYPICAL IRRIGATION DITCH SECTION
C8.3 N.T.S.

1 STORMWATER RETENTION
C8.3 N.T.S.



LONGITUDINAL SECTION



EMBANKMENT PROTECTION AND RIPRAP PADS

NOTES:

1. FOR ROCK OR OTHER INCOMPRESSIBLE MATERIALS, THE TRENCH SHALL BE OVEREXCAVATED A MINIMUM OF 6\"/>
- 2. BEDDING AND BACKFILL MATERIALS IN THE PIPE ZONE SHALL BE COMPACTED AS SPECIFIED BY THE GEOTECHNICAL ENGINEER PRIOR TO BACKFILLING THE REMAINDER OF THE TRENCH.
- 3. TOP WIDTH (W) EQUALS 5 TIMES THE PIPE DIAMETER OR THE WIDTH OF THE EMBANKMENT SLOPE PROTECTION, WHICHEVER IS GREATER.
- 4. SEE PLAN FOR CULVERT MATERIAL AND SIZE.

3 CULVERT INSTALLATION
C8.3 N.T.S.

REV	DATE	DESCRIPTION	SYMBOL

DESIGNED BY: RBI	DATE: AUGUST 14, 2020	REV: 0
DRAWN BY: JK	FILE NAME: AS SHOWN	PLOT SCALE: AS SHOWN
CHECKED BY: LH	PLOT DATE: April 15, 2021	

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CIVIL
DETAILS
C8.3

PRELIMINARY PLAT OF RIVERBANK NEIGHBORHOOD SUBDIVISION

A RE-SUBDIVISION OF LOTS 1, 2 & 3 OF RIVERBANK MINOR SUBDIVISION #2
WITHIN THE E1/2 SW1/4 OF SECTION 31, T.13S., R.91W., 6TH P.M.
& WITHIN THE NE1/4 NW1/4 OF SECTION 6, T.14S., R.91W., 6TH P.M.
TOWN OF PAONIA, DELTA COUNTY, COLORADO

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	100.00'	71.48'	69.97'	N 36°47'23" E
C2	100.00'	113.10'	107.17'	N 53°12'27" E
C3	101.00'	130.16'	121.34'	N 48°41'28" E
C4	186.00'	110.87'	109.23'	N 05°18'09" W
C5	79.00'	50.27'	49.43'	N 39°02'11" E
C6	121.00'	136.85'	129.68'	N 53°12'27" E
C6A	121.00'	34.65'	34.53'	N 29°00'36" E
C6B	121.00'	102.20'	99.19'	N 61°24'42" E
C7	80.00'	103.09'	96.11'	N 48°41'28" E
C8	165.00'	98.35'	96.90'	N 05°18'09" W
C8A	165.00'	58.52'	58.21'	N 01°36'46" E
C8B	165.00'	39.83'	39.73'	N 15°27'47" W
C9	207.00'	123.38'	121.57'	N 05°18'09" W
C10	122.00'	157.22'	146.56'	N 48°41'28" E
C10A	122.00'	54.44'	53.89'	N 24°33'28" E
C10B	122.00'	102.77'	99.76'	N 61°28'33" E
C11	79.00'	89.35'	84.66'	N 53°12'27" E
C12	121.00'	77.00'	75.71'	N 39°02'11" E
C13	18.00'	24.83'	22.91'	N 71°15'24" W
C14	18.00'	24.16'	22.40'	N 11°40'59" W

LINE	BEARING	DISTANCE
L1	S 81°37'06" W	50.18'
L2	S 57°39'09" W	28.64'
L3	S 53°16'09" W	30.58'
L4	S 49°05'39" W	30.46'
L4A	S 49°05'39" W	15.17'
L4B	S 49°05'39" W	15.29'
L5	N 42°07'53" W	43.11'
L6	N 33°34'58" W	53.96'
L7	S 04°54'53" E	15.56'
L8	S 62°24'01" E	34.25'
L9	S 30°21'10" E	38.17'
L10	S 30°21'10" E	42.58'
L11	S 52°47'08" E	21.39'

SW1/4 SEC. 31

CONTROL MAP

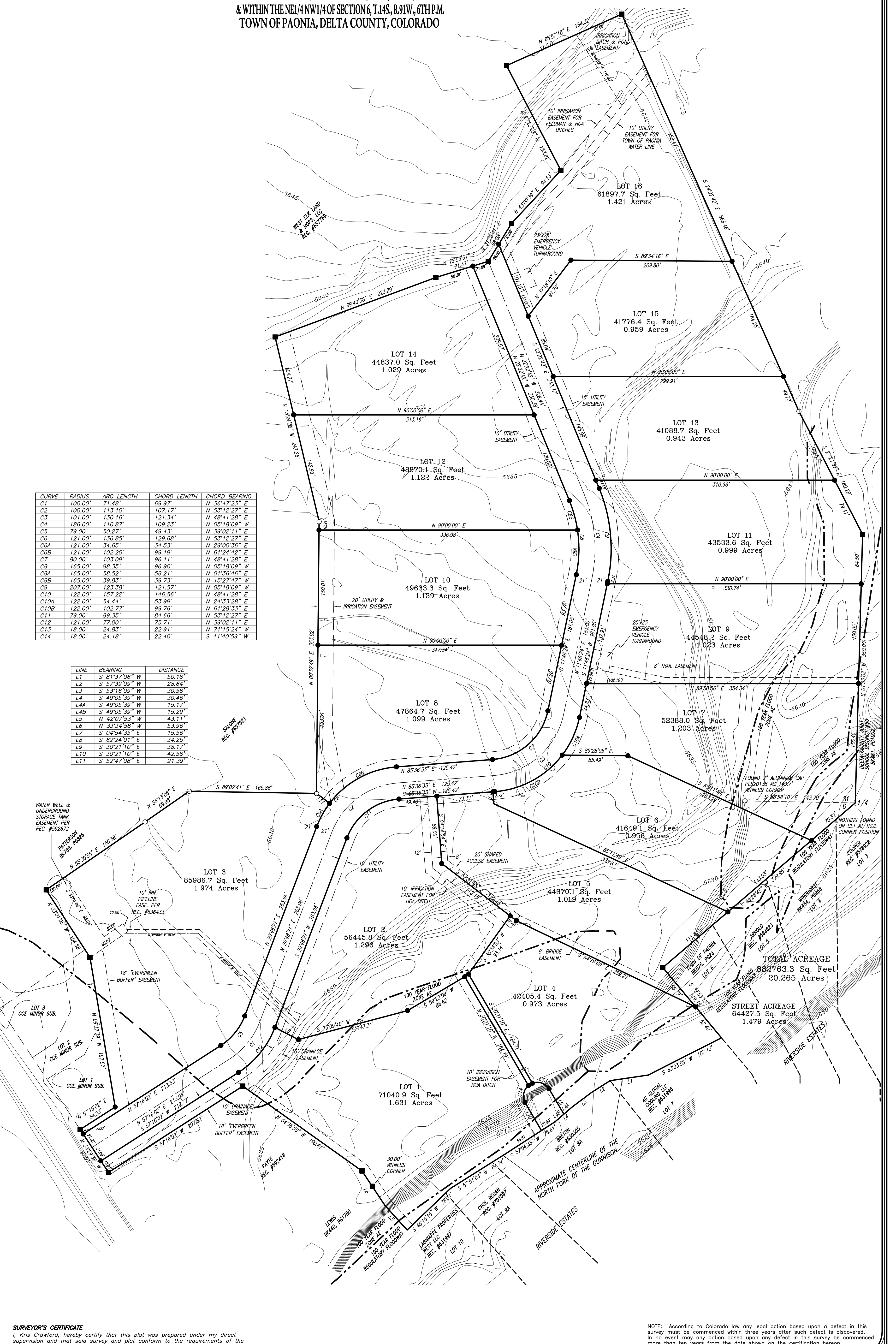
AREA LOCATOR

TYPICAL LEGEND

- Set mag nail in asphalt
- Set 5/8" rebar with 2" aluminum cap PLS38255
- Set 5/8" rebar with 2" aluminum cap PLS38255 as Witness Corner
- Found 3/4" rebar with 3-1/4" aluminum cap PLS25972
- Upgraded found monument to 3/4" rebar with 3-1/4" aluminum cap PLS38255
- ◆ GLO/BLM/BuRec/USFS
- Found 5/8" rebar with 1-1/2" aluminum cap PLS12786 or as noted
- Found 5/8" rebar with 2" aluminum cap PLS25972
- Fencelines
- E Electric (overhead)
- UE Electric (underground)
- Water line
- Easement
- Street Phase Line
- Building Setback Line (10' Front, 4' Side)
- Irrigation ditch
- 100 Year Flood Zone FIRM 08029-C0501-D

BASIS OF BEARINGS:
N 01°33'02"E FROM THE 1/4 CORNER COMMON TO SECTIONS 31 AND 6 TO THE C1/4 CORNER OF SECTION 31
GEODETIC NORTH
GPS OBSERVATION

SCALE 1"=60 U.S. SURVEY FEET



SURVEYOR'S CERTIFICATE
I, Kris Crawford, hereby certify that this plat was prepared under my direct supervision and that said survey and plat conform to the requirements of the Colorado Revised Statutes, and all applicable Town of Paonia regulations.

NOTE: According to Colorado law any legal action based upon a defect in this survey must be commenced within three years after such defect is discovered. In no event may any action based upon any defect in this survey be commenced more than ten years from the date shown on the certification hereon.

WILMORE & COMPANY
PROFESSIONAL LAND SURVEYING, INC.

406 Grand Avenue P.O. Box 1652 Paonia, Colorado 81428

970.527-4200 PHONE 970.527-4202 FAX www.wilmorelandsurveying.com

Defining Boundaries EMAIL kris@wilmorelandsurveying.com

FIELD CREW:
KC
DRAFTER:
KC
CHECKED BY:
RAW

RIVERBANK NEIGHBORHOOD SUBDIVISION
A RE-SUBDIVISION OF LOTS 1, 2 & 3 OF RIVERBANK MINOR SUBDIVISION #2
WITHIN THE E1/2 SW1/4 OF SECTION 31, T.13S., R.91W., 6TH P.M.
& WITHIN THE NE1/4 NW1/4 OF SECTION 6, T.14S., R.91W., 6TH P.M.
TOWN OF PAONIA, DELTA COUNTY, COLORADO

J20157 26 AUGUST 2020 SHEET 1 OF 2

PRELIMINARY PLAT OF RIVERBANK NEIGHBORHOOD SUBDIVISION

A RE-SUBDIVISION OF LOTS 1, 2 & 3 OF RIVERBANK MINOR SUBDIVISION #2
WITHIN THE E1/2 SW1/4 OF SECTION 31, T.13S., R.91W., 6TH P.M.
& WITHIN THE NE1/4 NW1/4 OF SECTION 6, T.14S., R.91W., 6TH P.M.
TOWN OF PAONIA, DELTA COUNTY, COLORADO

PLAT NOTES

- This subdivision is subject to the Declaration of Covenants, Conditions and Restrictions for RIVERBANK NEIGHBORHOOD recorded in the office of the Delta County Clerk and Recorder on July 27, 2018.
- Plot of RIVERBANK NEIGHBORHOOD SUBDIVISION Phases:
 - Phase A shall be Lots 1 and 2
 - Phase B shall be Lots 3, 4, 5, 6, 7, 8 and 9
 - Phase C shall be Lots 10, 11, 12, 13, 14, 15 and 16
- Phases may be developed in any order determined by the landowner, and any phase may be developed at any time regardless of whether any other phases has been completed.
- As phases are developed, the owner shall make available to each lot, water lines, sewer lines, electric power and telephone to the lot lines shown on the plat. Each lot purchaser will be responsible for extending underground utilities from said lot line.
- Development of phases shall be at the sole discretion of the landowner. The undeveloped phases and parcels may be fenced to separate developed lots from undeveloped land used for agricultural purposes.
- This plat constitutes a development agreement within the meaning of C.R.S. 24-68-104. This plat confers vested property rights which shall have a duration of fifteen years after the recordation of this plat.
- All public land donation and open space requirements have been met by the developer.
- The owner reserves to itself, its successors and assigns, the right to use any and all right-of-ways, easements and roads as may be necessary to develop any property within or outside of the subdivision.
- In case of default by the owner, The Town of Paonia will have the right to complete improvements itself or it may contract with a third party for completion. The Town, its successors, assigns, agents, contractors and employees, enjoy a non-exclusive right and easement to enter the Property for the purposes of constructing, re-constructing, maintaining and repairing such improvements.
- Colorado is a "Right to Farm" state pursuant to CRS 35-3.5-101, et seq. Landowners, residents and visitors must be prepared to accept the activities, sights, sounds, and smells of agricultural operations as a normal and necessary aspect of living in Delta County and the Town of Paonia with a strong rural character and healthy agricultural sector. Those with an urban sensitivity may perceive such activities, sights, sounds, and smells only as inconvenience, eyesore, noise, and odor. However, State law and municipal policy provide that ranching, farming or other agricultural activities and operations within the Town of Paonia and surrounding Delta County shall not be considered to be nuisances so long as operated in conformance with the law and in a non-negligent manner. Therefore, all must be prepared to encounter noises, odors, lights, mud, dust, smoke, chemicals, machinery on public roads, a livestock on public roads, storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides, and one or more of which may naturally occur as part of legal and non-negligent agricultural operations.
- In addition, all owners of land, whether agricultural business, farm, ranch or residents, have obligations under State Law and municipal regulation with regard to the maintenance of fences, livestock must be fenced out (open range), irrigators have the right to maintain irrigation ditches through established easements that transport water for their use and said irrigation ditches are not to be used for the dumping of refuse. Landowners are responsible for controlling of weeds, keeping their pets under control, and maintenance of resources of the property wisely (water, soil, animals, plants, air, and human resources). Residents and landowners are encouraged to learn about these rights and responsibilities and act as good neighbors and citizens of the Town.
- Conflicts include, but are not limited to: trespass; harassment of livestock and livestock losses due to free roaming dogs; trespass by livestock, county, municipal and private roads; leaving gates open; fence maintenance; harvesting transportation of agricultural and silvicultural crops; agricultural and prescribed burning; complaints of noise, dust, aesthetics, and odor resulting from production and processing operations; disposal of dead animals; weed, pets and predator control.
- Each purchaser of a lot in this subdivision shall be aware that the Riverbank Neighborhood is adjacent to a Foundry and the owners of the lots shall not challenge the currently existing legal use of Foundry operations.

CERTIFICATE OF DEDICATION AND OWNERSHIP:

KNOW ALL MEN, BY THESE PRESENTS that the undersigned Old World, LLC, being the owner(s) of certain lands in the Town of Paonia, Colorado, to wit:

Lots 1, 2 and 3 of the Riverbank Neighborhood Minor Subdivision #2

A parcel of land located within E1/2 of the SW1/4 of Section 31, Township 13 South, Range 91 West of the 6th P.M. and within the NE1/4 of the NW1/4 of Section 6, Township 14 South, Range 91 West of the 6th P.M., having a description based upon a bearing of N.01°33'02"E. from the 1/4 corner common to said Sections 31 and 6, (monumented by a witness corner bearing N.88°58'09"W. 143.70 feet from the true corner position and being a 2" aluminum cap PLS20138) to the C1/4 corner of said Section 31 (monumented by a 2" aluminum cap PLS20138), with all other bearings relative thereto and being more particularly described as follows: Beginning at said 1/4 Corner and running thence S.49°26'45"W. 329.95 feet (monumented by a 2" aluminum cap PLS25972); thence S.39°53'15"E. 119.19 feet to the approximate centerline of the North Fork of the Gunnison River; thence along said centerline the following eight (8) courses: (1) S.63°03'58"W. 107.13 feet; (2) thence S.81°37'06"W. 50.18 feet; (3) thence S.57°39'59"W. 28.64 feet; (4) thence S.53°16'09"W. 30.58 feet; (5) thence S.49°05'39"W. 30.48 feet; (6) thence S.37°04'45"W. 78.61 feet; (7) thence S.25°21'04"W. 84.74 feet; (8) thence S.46°15'15"W. 78.31 feet; thence leaving said centerline N.42°07'53"W. 43.11 feet (monumented by a witness corner bearing N.33°34'58"W. 30.00 feet from true corner position and being a 2" aluminum cap PLS25972); thence N.33°34'58"W. 53.96 feet (monumented by a 2" aluminum cap PLS25972); thence N.54°35'58"W. 190.61 feet (monumented by a 2" aluminum cap PLS25972); thence S.57°16'02"W. 207.82 feet to the northerly right of way line of Price Road (monumented by a 2" aluminum cap PLS25972); thence along said northerly right of way line N.33°29'38"W. 67.01 feet (monumented by a 2" aluminum cap PLS25972); thence leaving said northerly right of way line N.57°16'02"E. 54.23 feet (monumented by a 2" aluminum cap PLS25972); thence N.09°32'39"W. 197.57 feet (monumented by a 2" aluminum cap PLS25972); thence N.37°01'05"W. 104.88 feet (monumented by a 2" aluminum cap PLS25972); thence N.55°30'55"E. 156.38 feet (monumented by a 1-1/2" aluminum cap PLS12766); thence N.51°13'06"E. 69.98 feet (monumented by a 1-1/2" aluminum cap PLS12766); thence S.89°02'41"E. 165.86 feet (monumented by a 1-1/2" aluminum cap PLS12766); thence N.00°32'49"E. 353.92 feet (monumented by a 1-1/2" aluminum cap PLS12766); thence N.13°24'39"W. 242.26 feet (monumented by a 2" aluminum cap PLS25972); thence N.89°40'38"E. 223.29 feet (monumented by a 2" aluminum cap PLS25972); thence N.72°53'57"E. 71.47 feet (monumented by a 2" aluminum cap PLS25972); thence N.13°28'41"E. 58.08 feet (monumented by a 2" aluminum cap PLS25972); thence N.43°00'39"E. 94.13 feet (monumented by a 2" aluminum cap PLS25972); thence N.27°23'22"W. 153.82 feet (monumented by a 2" aluminum cap PLS25972); thence N.63°57'18"E. 164.32 feet (monumented by a 2" aluminum cap PLS25972); thence S.24°02'42"E. 366.46 feet (monumented by a 1-1/2" aluminum cap PLS1456); thence S.27°15'52"E. 180.28 feet to the east line of said SW1/4 (monumented by a 2" aluminum cap PLS25972); thence along said east line S.01°33'02"W. 350.00 feet to the Point of Beginning, said parcel contains 20.265 acres, more or less.

Town of Paonia, County of Delta, State of Colorado.

Has by these presents laid out, platted and subdivided the same into lots, as shown on this plat, under the name of RIVERBANK NEIGHBORHOOD SUBDIVISION, and shall dedicate grant and convey to the Town of Paonia, State of Colorado for the use of the public Streets hereon shown as each sub-phase occurs. Also the utility easements shall be dedicated as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto including, but not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, domestic water lines and telephone lines, as each sub-phase occurs.

Dedicated easements include the right of ingress and egress on, along, over, under, through and across by the beneficiaries, their successors, or assigns for the purposes therein stated together with the right to trim or remove interfering trees and brush. Furthermore, the owners of lots or tracts hereby platted shall not burden nor overburden said easements by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement for Town, and Riverbank Neighborhood Subdivision Homeowners' Association and public utility purposes.

Executed this ____ day of _____ A.D., 20____.

Old World, LLC

STATE OF COLORADO)
COUNTY OF DELTA) ss.
The foregoing certificate of Ownership and Dedication was acknowledged before me this ____ day of _____ A.D., 20____ by Old World, LLC

My commission expires: _____
Witness my hand and official seal.

Notary Public

LAND DISTRIBUTION

Boundary of property surveyed described under Reception No. 704944, Delta County, Colorado, containing 20.265 acres, distributed as follows:

Residential Lots	16,889 Ac.
Streets - Roads	1,479 Ac.
Open Space/Parks	1,897 Ac.
Total	20,265 Ac.

SURVEYOR'S CERTIFICATE
I, Kris Crawford, hereby certify that this plat was prepared under my direct supervision and that said survey and plat conform to the requirements of the Colorado Revised Statutes, and all applicable Town of Paonia regulations.

Kris Crawford PLS 38255 Date

PAONIA SURVEYOR CERTIFICATE
Approved for content and form only, not the accuracy of survey, calculations, or drafting. This plat conforms to Section 38-51-106, Colorado Revised Statute.

Surveyor Date

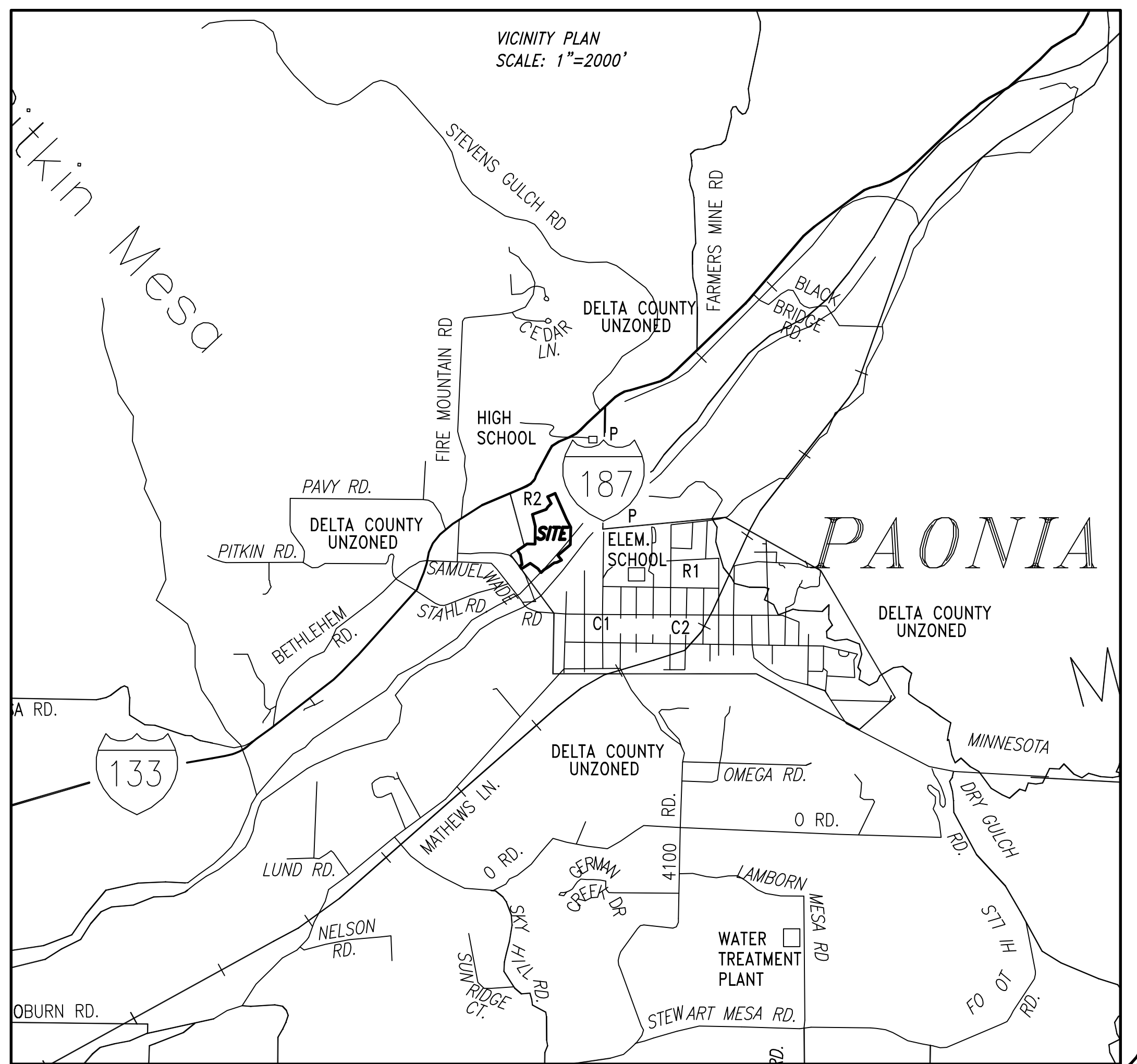
PLANNING COMMISSION CERTIFICATE:
Approved by the Town of Paonia Planning Commission this ____ day of _____ A.D., 20____

Chairman, Town of Paonia Planning Commission

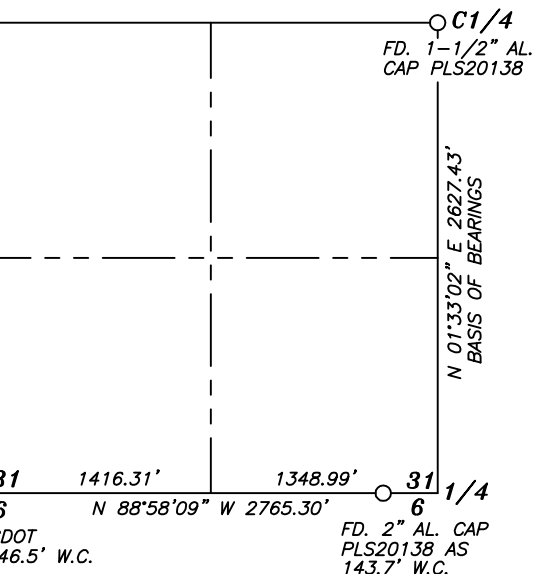
BOARD OF TRUSTEES CERTIFICATE:
Approved by the Town of Paonia Board of Trustees this ____ day of _____ A.D., 20____

Mayor

Town Clerk



SW1/4 SEC. 31



CONTROL MAP

AREA LOCATOR

TYPICAL LEGEND

- Set mag nail in asphalt
- Set 5/8" rebar with 2" aluminum cap PLS38255
- Set 5/8" rebar with 2" aluminum cap PLS38255 as Witness Corner
- Found 3/4" rebar with 3-1/4" aluminum cap PLS25972
- Upgraded found monument to 3/4" rebar with 3-1/4" aluminum cap PLS38255
- ◆ GLO/BLM/BuRec/USFS
- Found 5/8" rebar with 1-1/2" aluminum cap PLS12766 or as noted
- Found 5/8" rebar with 2" aluminum cap PLS25972
- x— Fencelines
- E— Electric (overhead)
- UE— Electric (underground)
- W— Water line
- E— Easement
- Street Phase Line
- Building Setback Line (10' Front, 4' Side)
- Irrigation ditch
- ▨ Park Areas
- 100 Year Flood Zone FIRM 08029-C0501-D

BASIS OF BEARINGS:
N.01°33'02"E. FROM THE 1/4 CORNER COMMON TO SECTIONS 31 AND 6 TO THE C1/4 CORNER OF SECTION 31
GEODETIC NORTH
GPS OBSERVATION
SCALE 1"=60 U.S. SURVEY FEET

NOTE: According to Colorado law any legal action based upon a defect in this survey must be commenced within three years after such defect is discovered. In no event may any action based upon any defect in this survey be commenced more than ten years from the date shown on the certification hereon.



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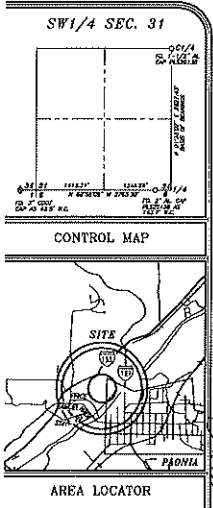
FIELD CREW:
KC
DRAFTER:
KC
CHECKED BY:
RAW

RIVERBANK NEIGHBORHOOD SUBDIVISION
A RE-SUBDIVISION OF LOTS 1, 2 & 3 OF RIVERBANK MINOR SUBDIVISION #2
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**PRELIMINARY PLAT OF
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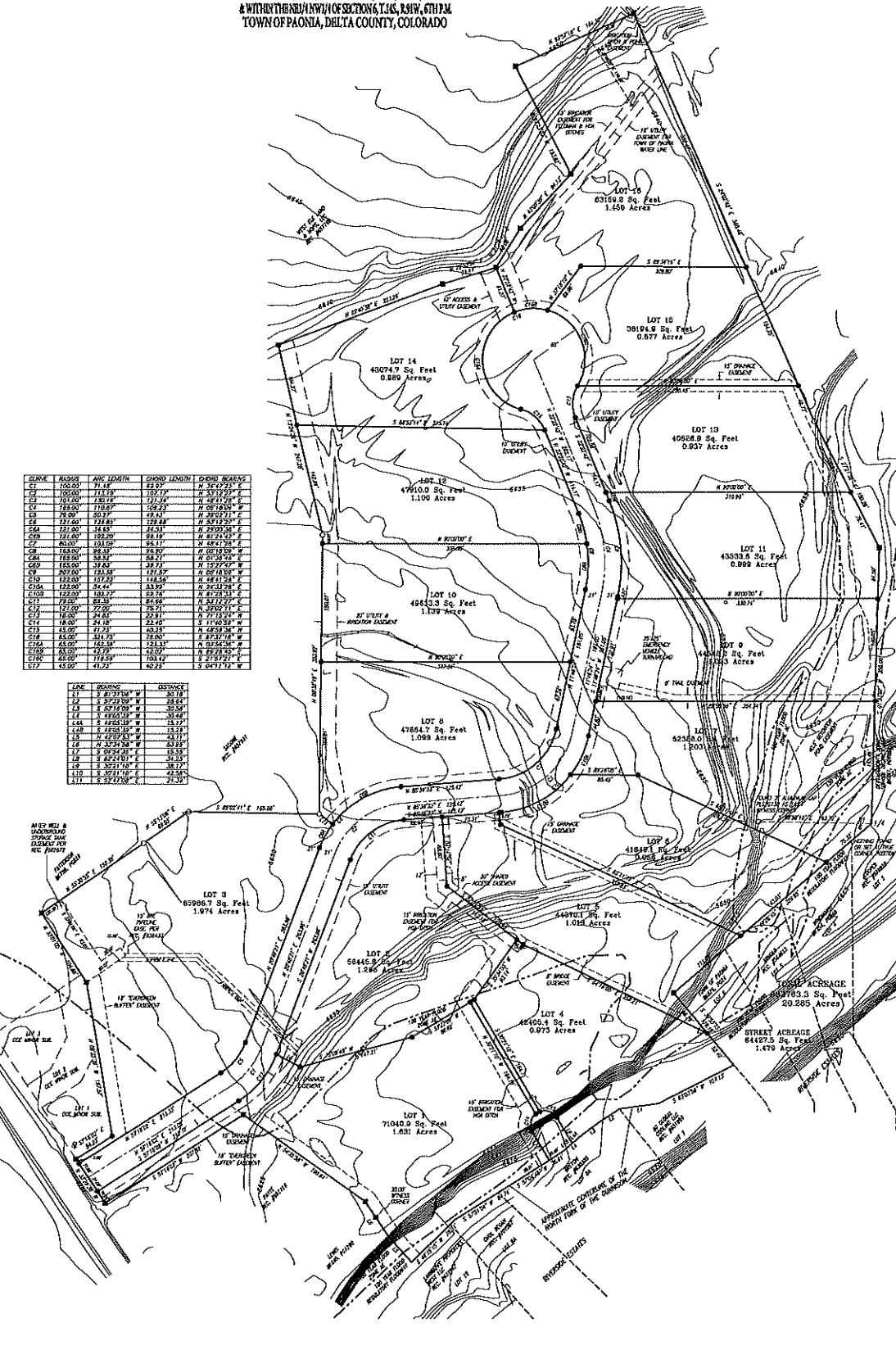
LINE	ALSO	ANG. DISTIN.	CHORD LENGTH	CHORD BEARING
C1	100.00	77.18	82.99	N 34°22'31" E
C2	100.00	77.18	107.74	N 53°22'31" E
C3	100.00	77.18	127.29	N 68°22'31" E
C4	100.00	77.18	142.24	N 78°22'31" E
C5	100.00	77.18	152.24	N 83°22'31" E
C6	100.00	77.18	157.24	N 86°22'31" E
C7	100.00	77.18	160.24	N 88°22'31" E
C8	100.00	77.18	162.24	N 89°22'31" E
C9	100.00	77.18	163.24	N 90°22'31" E
C10	100.00	77.18	163.24	N 90°22'31" E
C11	100.00	77.18	162.24	N 89°22'31" E
C12	100.00	77.18	160.24	N 88°22'31" E
C13	100.00	77.18	157.24	N 86°22'31" E
C14	100.00	77.18	152.24	N 83°22'31" E
C15	100.00	77.18	142.24	N 78°22'31" E
C16	100.00	77.18	127.29	N 68°22'31" E
C17	100.00	77.18	82.99	N 34°22'31" E

LINE	BEARING	DISTANCE
L1	S 87°22'31" W	20.74
L2	S 22°22'31" W	18.74
L3	S 57°22'31" W	20.50
L4	S 87°22'31" W	20.50
L5	S 22°22'31" W	18.74
L6	N 22°22'31" E	18.74
L7	N 57°22'31" E	20.50
L8	N 87°22'31" E	20.50
L9	N 22°22'31" E	18.74
L10	S 22°22'31" W	18.74



- TYPICAL LEGEND**
- Set mag nail in asphalt
 - Set 3/8" rebar with " aluminum cap #1426245
 - Set 3/8" rebar with " aluminum cap #1426245 or Witness Cap
 - Found 3/4" rebar with 3-1/4" aluminum cap #1426378
 - Overlaid (found monument) 3/4" rebar with 3-1/4" aluminum cap #1426245
 - 3/4" dia./30-day/125#
 - Found 5/8" rebar with 1-1/2" aluminum cap #1426245 or #4 Stake
 - Found 3/8" rebar with " aluminum cap #1426378
 - Faceplate
 - Electric (overhead)
 - Electric (underground)
 - Water line
 - Sanitary
 - Street Phase Line
 - Building Setback Line (1/4" Final, 1/2" Bldg)
 - Irregularity Mark
 - 100 Year Flood Zone FROM 0001-0001-D

BASIS OF BEARINGS:
N61°33'02"E FROM THE 1/4 CORNER COMMON TO SECTIONS 31 AND 6 TO THE C1/4 CORNER OF SECTION 31
GEOIDETIC NORTH
GPS OBSERVATION
SCALE 1"=60 U.S. SURVEY FEET



SURVEYOR'S CERTIFICATE
I, ROY CRONKLE, hereby certify that this plat was prepared under my direct supervision and that said survey and plat conform to the requirements of the Colorado Revised Statutes, and of applicable form of Record Regulations.

NOTE: According to Colorado law, any lot or lots based upon a defect in this survey must be commensurate with the area of such defect. It is assumed in the absence of any action based upon this defect in this survey, no commensurate more than ten years from the date of this survey.

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P.O. Box 1632
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Defting Boundaries EMAIL: info@wilmoreandcompany.com

FIELD CLERK

MC
MC
MC
MC
RAW

RIVERBANK NEIGHBORHOOD SUBDIVISION
A RE-SUBDIVISION OF LOTS 1, 2 & 3 OF RIVERBANK MINOR SUBDIVISION #2
WITHIN THE E1/4 SW1/4 OF SECTION 31, T.14S., R.91W., 6TH P.M.
& WITHIN THE E1/4 NW1/4 OF SECTION 6, T.14S., R.91W., 6TH P.M.
TOWN OF PAONIA, DELTA COUNTY, COLORADO

120157 5 JANUARY 2021 SHEET 1 OF 2

Subdivision Improvements Agreement

between

the Town of Paonia, Colorado

and

Old World LLC

version 7.0 ("low density design")

1. PARTIES: The parties to this Development Improvements Agreement ("the Agreement" or "Agreement") are Old World (Building & Restoration) LLC ("*The Developer*") and the Town of Paonia, Colorado ("the Town" or "Town").

For valuable consideration, the receipt and adequacy of which is acknowledged, the parties agree as follows:

2. EFFECTIVE DATE: The Effective Date of the Agreement shall be the date of recordation of the final plat for the Riverbank Neighborhood Subdivision.

RECITALS

The Developer seeks permission to develop Lot 1 of the Riverbank Minor Subdivision, as recorded March 21st, 2012 under Reception Number 657278 on ("*the Property*" or "*Property*") within the *Town* to be known as Riverbank Neighborhood PUD , which property is more particularly described on the approved Final Plat, incorporated by this reference and recorded as set forth below. *The Developer* shall be the developer of three phases (A up to and including C), which is the subject of a duly approved Final Plat ("the Plat") recorded on DATE, with reception-number NUMBER of the real property records of the Delta County Clerk and Recorder, and the subject of specific Engineering Plans.

The *Town* seeks to protect the health, safety and general welfare of the community by requiring the completion of various improvements on the Property, in phases, and limiting the harmful effects of substandard developments. The purpose of this Agreement is to protect the *Town* from the cost of completing necessary improvements itself and is not executed for the benefit of materialmen, laborers, or others providing the work, services or material to *The Developer* and/or the Property or for the benefit of the owners, purchasers or users of the Property. The mutual promises, covenants, and obligations contained in this Agreement are authorized by state law, the Colorado Constitution and the *Town's* land development ordinances.

DEVELOPER'S OBLIGATION

3. IMPROVEMENTS: *The Developer* will design, construct and install, at its own expense, those on-site and off-site improvements for water, sewer and roads that are specified by Engineering Plans¹, separately for each phase, attached and incorporated by this reference ("the Improvements" or "Improvements"). *The Developer* agrees to pay the *Town* for inspection services performed by or for the *Town*. The hourly rate of "in-house"

¹ Engineering Plans are part of the subdivision application.

Town inspection services is the *Town's* actual costs for the inspection, not to exceed \$45.⁰⁰ per hour. The scope of this project is such that the *Town* may have to engage independent consultant(s) to adequately provide inspection services. The *Town* shall propose such an independent consultant, and the developer shall have a right of refusal. *The Developer* shall pay the consultant's actual charges to the *Town*, including, but not limited to, those for inspections by the *Town Engineer*. *The Developer's* obligation to complete a phase is and will be independent of any obligations of the *Town* contained herein.

Notwithstanding anything to the contrary contained in this Agreement and the Project Plans, *Developer* shall have no obligation to develop all or any portion of the Project.

4. SECURITY: The work will be performed at the furthest extensions of the *Towns'* infrastructure, at locations inaccessible to the public. No bonding is required from the *Developer*.

In lieu of a bond, *Developer* will, before commencing work on a phase, place funds in an separate account; and show proof to the *Town*. These funds will be sufficient for payment of improvements for water, sewer and roads as listed a Development Cost Estimate.

5. STANDARDS: *The Developer* must construct the Improvements on *The Property* according to the standards and specifications set forth in the recorded Final Plat and/or the Engineering Plans. These improvement are summed up as:

- sanitary sewer main line,
- water main line,
- road,
- road signage,
- streetlights (3).

The Developer must also construct the improvements specified in exhibit B, "other improvements".

All disturbed areas in the project must be successfully revegetated with permanent grasses and/or landscaping or areas that will be re-graded in the future may be revegetated with native drought tolerant grasses. Successful revegetation is determined by a 70% success rate of the grasses. Temporary irrigation systems must be used until vegetation is established and can survive without supplemental irrigation. Disturbed areas should be revegetated within 60 days of surface disturbance. Topsoil storage piles must not remain for periods longer than 180 days and must be revegetated with grasses to prevent fugitive dust. Soil stockpiles proposed to remain for periods longer than 180 days must be specifically approved by the *Town's* Board of Trustees for a defined period of time. All disturbed areas, soil stockpiles and revegetated areas must be maintained in a predominately weed free condition.

6.WARRANTY: *The Developer* warrants that each of the Improvements will be free from defects for a period of twelve (12) months from the date of Initial Acceptance by the *Town*.

7. COMMENCEMENT: Before commencing work on any new phase(s), the developer will apply with the *Town* for an administrative review by the *town's* Design Review Committee.

- *Developer* will post the property notifying meeting with the Design Review Committee.
- The property will be posted with a sign to be at least 2 foot by 2 foot (2' x2').
- The property will be posted at least 15 days prior to said meeting.

- The *town's* Design Review Committee must grant permission if the Developer has fulfilled all obligations stemming from this Development Improvements Agreement for all previously commenced phases.

8. COMPLETION: For each phase separately, *The Developer* must complete the Improvements of this phase within 12 (twelve) months after they have commenced (the "Completion Period").

9. COMPLIANCE WITH LAW: *The Developer* must comply with all applicable federal, state and local laws, ordinances and regulations in effect at the Effective Date. When the *Town* is mandated by a higher authority and it is necessary to protect the public health or safety, *The Developer* shall be subject to laws, ordinances and regulations that become effective after the Effective Date.

10. NOTICE OF DEFECT: Subject to Section 5 above, the Engineer for *The Developer* must provide timely notice to the contractor, the issuer of security and the *Town* Engineer whenever inspection reveals, or the said Engineer otherwise has knowledge, that an improvement does not conform to *Town* standards or any specifications approved in the Final Plat or Engineering Plans or is otherwise defective. *The Developer* will have thirty (30) days from the issuance of such notice to correct the defect. The *Town* may grant reasonable extensions.

11. ACCEPTANCE OF IMPROVEMENTS:

After completion by *The Developer*, the *Town* will inspect the Improvements. Unless the inspection reveals defects, this entails an Initial Acceptance of the Improvements by the *Town*.

Initial Acceptance of any Improvements does not constitute a waiver by the *Town* of any rights it may have on account of any defect in or failure of the Improvement.

The Improvements must be warranted by *The Developer* for 12 months following the date of Initial Acceptance by the *Town*, pursuant to applicable ordinances and/or regulations. *The Developer* must perform and pay all costs of repairs or maintenance of any defects existing or occurring during the warranty period, including reimbursing the *Town* for any expenses it incurs as a result of any such defect.

The warranty by *The Developer* terminates twelve months after Initial Acceptance. The *Town's* Final Acceptance of Improvements will not be given or obtained until *The Developer* presents a document or documents, for the benefit of the *Town*, showing that *The Developer* owns the Improvements in fee simple, or as accepted by the *Town*, and that there are no liens, encumbrances or other restrictions, other than those that have been accepted by the *Town*, on the Improvements.

12. ZONING Developer does not propose changes to the zoning. The property has been annexed as R-2 residential zoning. New lots will maintain this R-2 zoning.

13. EVENTS OF DEFAULT: The following conditions, occurrences or actions will constitute a default by *The Developer* during the Completion Period:

- a. *The Developer's* failure to complete each portion of the Improvements in conformance with the time schedule provided in paragraph number seven (7), above;
- b. *The Developer's* failure to demonstrate reasonable intent to correct defective construction of any Improvement within the applicable correction period;

- c. *The Developer's* insolvency, the appointment of a receiver for *The Developer* or the declaration of bankruptcy of *The Developer*; in such event the *Town* may immediately declare a default, after notification to *The Developer*;
- d. Upon notification to the *Town*, by any lender with a lien on the property, of a default on an obligation; the *Town* may immediately declare a default, after notification to *The Developer*;
- e. Any foreclosure of any lien against the Property or a portion of the Property or assignment or conveyance of the Property in lieu of foreclosure; the *Town* may immediately declare a default, after notification to *The Developer*.

The *Town* may not declare a default until written notice has been sent to *The Developer* at the address on file with the *Town*. Notice is and shall be deemed effective five (5) calendar days after mailing thereof by first class United States mail, postage prepaid.

14. MEASURE OF DAMAGES: The measure of damages for breach of this Agreement by *The Developer* will be the reasonable cost of satisfactorily completing the Improvements for any phase then under development, plus reasonable *Town* administrative expenses. Administrative expenses may include, but are not limited to, contracting costs, collection costs and the value of planning, engineering, legal and administrative staff time devoted to the collection completion of the Improvements. There can be no damages for phases which are not yet being developed,

15. WATER & SEWER TAPS: For each lot, the water and sewer tap will be payable by the lot owner when the (residential) building permit is applied for.

The water and sewer taps for two lots of the Riverbank Neighborhood minor subdivision #2 have already been purchased. These taps transfer to lots 1 and 2 of the low density design.

16. INDEMNIFICATION: When contracting work at the Property, *The Developer* will oblige its contractor(s) to indemnify and hold the *Town*, its officers, employees, agents and assigns harmless from and against all claims, costs and liabilities of every kind and nature, for injury or damage received or sustained by any person or entity in connection with, or on account of the performance or non-performance of work at the Property.

The Developer further agrees to aid and defend the *Town* in the event that the *Town* is named as a defendant in an action concerning the performance of work pursuant to this Agreement except where such suit is brought by *The Developer* against the *Town*. *The Developer* is not an agent or employee of the *Town*.

17. NO WAIVER: No waiver of any provision of this Agreement by either party will be deemed or constitute a waiver of any other provision, nor will it be deemed or constitute a continuing waiver unless expressly provided for by a written amendment to this Agreement signed by both parties; nor will the waiver of any default under this Agreement be deemed a waiver of any subsequent default or defaults of the same type. A party's failure to exercise any right under this Agreement will not constitute the approval of any wrongful act by the other party or the acceptance of any Improvement.

18. AMENDMENT OR MODIFICATION: The parties to this Agreement may amend or modify the Agreement only by written instrument executed on behalf of the *Town* by the Town Manager or his designee and by *The Developer* or his authorized officer. Such amendment or modification will be properly notarized before it may be deemed effective.

19. ATTORNEY FEES: Should either party be required to resort to litigation to enforce the terms of this Agreement, the prevailing party, plaintiff or defendant, will be entitled to costs, including reasonable attorney's fees and expert witness fees, from the opposing party. If relief is awarded to both parties, the attorney's fees may be equitably divided between the parties by the decision maker.

20. VESTED RIGHTS: The rights identified herein or as may hereafter be acquired by operation of any state or local vested property rights law shall constitute vested property rights under this Agreement and shall not be taken by the Town without just compensation. These rights include the following:

(i) No Downzoning. The maximum number of residential dwelling units and acres for residential use, and the total gross acres for non-residential uses, as set forth in the Project Plans, as such plans may be amended from time to time, are hereby vested.

(ii) Uses, Densities and Locations. The right to develop the Property in accordance with the uses, densities, and general locations set forth in the Project Plans, as such may be amended from time to time, is hereby vested.

(iii) Site Development Standards. The right to develop the Property in accordance with the design standards, development standards, and terms and conditions set forth in the Project Plans, as such may be amended from time to time, is hereby vested.

(iv) Timing of Development. The right to commence and complete development of the Property at such time, in such order, and at such rate as Developer deems appropriate in its sole discretion, is hereby vested.

(v) Subsequent Approvals. The right to receive all *Town* approvals necessary for development of the Project provided that subsequent final plat submittals or applications for other approvals comply with this Agreement and the Project Plans as the same may be amended, is hereby vested.

21. INTEGRATION: This Agreement, together with the recorded Final Plat, Engineering Plans, exhibits and attachments hereto, constitutes the entire agreement between the parties regarding completion and installation of the improvements and no statement(s), promise(s) or inducement(s) that is/are not contained in this Agreement will be binding on the parties.

22. THIRD PARTY RIGHTS: Except for the person or entity which posts the security and respective successors and assigns of the parties formally approved by the parties, in writing, no person or entity who or which is not a party to this Agreement will have any right of action under this Agreement.

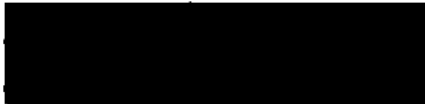
23. TIME: For the purpose of computing the Completion Periods, and time periods for *Town* action, such times in which war, civil disasters, or acts of God occur or exist will not be included if such times prevent *The Developer* or the *Town* from performing its obligations under the Agreement.

24. SEVERABILITY. If any part, term, or provision of this Agreement is held by a court or courts of competent jurisdiction to be illegal or otherwise unenforceable, such illegality or unenforceability will not affect the validity of any other part, term, or provision and the rights of the parties will be construed as if the part, term, or provision was never part of the Agreement.

25. BENEFITS: The Property may be transferred, to the full extent of the total interest therein of *The Developer*, but the benefits and obligations of this Agreement are personal to *The Developer* and may not be assigned without the express written approval of the *Town*. Such approval may not be unreasonably withheld, but any unapproved assignment is void. Notwithstanding the foregoing, the burdens of this Agreement are

personal obligations of *The Developer* and also will be binding on the heirs, successors and assigns of *The Developer* and shall be a covenant(s) running with the Property. The *Town* will expressly release *The Developer* from its guarantee or obligations if the *Town* accepts new security from any developer or lender who obtains the Property, however, no other act of the *Town*, except its executed written release, will constitute a release of *The Developer* from liability under this Agreement. When the Improvements are completed and Finally Approved by the *Town*, the *Town* agrees to state the same in writing, with appropriate acknowledgments. The *Town* will sign a release only after all warranty periods, as extended by litigation, repair or alteration work, have expired.

26. NOTICE: Any notice required or permitted by this Agreement will be sent per surface and electronic mail. Such a notice will be deemed effective five (5) business days after deposit with the United States Postal Service, first class, postage prepaid and addressed as follows:

If to Developer: Old World (Building & Restoration) LLC,
Brederodestraat 14


If to *Town*: Town of Paonia,
P.O. Box 460
Paonia, CO 81428
e-mail: townofpaonia@tds.net

27. RECORDATION: *The Developer* will pay for all costs to record this Agreement or a Memorandum thereof in the Clerk and Recorder's Office of Delta County, Colorado.

28. IMMUNITY: Nothing contained in this Agreement constitutes a waiver of the *Town's* sovereign or other immunity under any applicable law.

29. PERSONAL JURISDICTION AND VENUE: Personal jurisdiction and venue for any action commenced by either party to this Agreement whether arising out of or relating to the Agreement, letter of credit, improvements disbursements agreement or any action to collect security will be deemed to be proper only if such action is commenced in Delta County, Colorado. Parties expressly waive their right to bring such action in or to remove such action to any other court whether state or federal, expect possibly for appeal.

30. CONDITIONS OF ACCEPTANCE: the *Town* shall have no responsibility or liability with respect to any street, or other improvement(s), notwithstanding the use of the same by the public, unless the street or other improvements have been Initially Accepted by the *Town*.

31. PHASED DEVELOPMENT: The Improvements are to be constructed and the Property developed in phases, as shown by the Final Plat (See Attachment A: Plat Notes) and Engineering Plans. The Improvements in a phase must be extended to or into the adjoining phase, pursuant to the terms and conditions of the Final Plat and Engineering Plans.

The development is phased as follows:

table A: phasing		
phase	lots	public space, assignable to the <i>Town</i>
A	1, 2	n/a
B	3 - 9	trail easement to highschool flood-zone & Atlantic Avenue up to lot 9
C	10 - 16	easement for main water-line to the highschool. Atlantic Avenue up to lot 16

After Initial Acceptance of any phase, but prior to opening to the public, The Developer must assign the corresponding public space to the *Town*; as defined in above Table A. The Developer must provide written evidence that the title to the public space are free and clear from all liens and encumbrances, except those items and encumbrances which may be approved in writing by the *Town*.

Assignable public space may be encumbered by: (a prescriptive easement for) the Feldman & HOA Ditch, irrigation lines, storm drainage lines, other utilities, roads.

32. Prior to requesting Final Acceptance of any street, storm, drainage facility, utility installation or other required improvement(s), *The Developer* must: (i) furnish to the *Town* engineer as-built drawings in reproducible form, one (1) set of blue-line, stamped and sealed by a professional engineer, the same in computer-file form and copies of results of all construction control tests required by *Town* specification; (ii) provide written evidence to the *Town* that the title to the lands underlying or within which the improvements are constructed are free and clear from all liens and encumbrances, except those items and encumbrances which may be approved in writing by the *Town*.

signature page:

Town of Paonia, Colorado

Review Copy

_____ Date

ATTEST

_____ Date

Town Clerk

Old World LLC,
represented by Ivo Renkema :

Date

[Handwritten signature in blue ink]

Exhibit A: Plat Notes:

1. This subdivision is subject to the Declaration of Covenants, Conditions and Restrictions for RIVERBANK NEIGHBORHOOD recorded in the office of the Delta County Clerk and Recorder on July 27th, 2018.
2. Plot of RIVERBANK NEIGHBORHOOD P.U.D. phases:
 - 2.A phase A shall be Lots 1 & 2.
 - 2.B phase B shall be Lots 3, 4, 5, 6, 7, 8 & 9
 - 2.C phase C shall be Lots 10, 11, 12, 13, 14, 15 & 16.
3. Phases may be developed in any order determined by the landowner, and any phase may be developed at any time regardless of whether any other phase has been completed.
4. As phases are developed, the owner must make available to each lot, water lines, sewer lines, electric power and telephone to the lot lines shown on the plat. Each lot purchaser will be responsible for extending underground utilities from said lot line.
5. Development of phases shall be at the sole discretion of the landowner. The undeveloped phases and parcels may be fenced to separate developed lots from undeveloped land used for agricultural purposes.
6. This plat constitutes a development agreement within the meaning of C.R.S. 24-68-104. This plat confers vested property rights which shall have a duration of fifteen years after the recordation of this plat.
7. All public land donation and open space requirements have been met by the developer.
8. The owner reserves to itself, its successors and assigns, the right to use any and all right-of-ways, easements and roads as may be necessary to develop any property within or outside of the subdivision.
9. In case of default by the owner, The Town of Paonia will have the right to complete Improvements itself or it may contract with a third party for completion. The Town, its successors, assigns, agents, contractors and employees, enjoy a non-exclusive right and easement to enter the Property for the purposes of constructing, re-constructing, maintaining and repairing such Improvements.
10. Colorado is a "Right to Farm" state pursuant to CRS 35-3.5-101, et seq. Landowners, residents and visitors must be prepared to accept the activities, sights, sounds, and smells of agricultural operations as a normal and necessary aspect of living in Delta County and the Town of Paonia with a strong rural character and healthy agricultural sector. Those with an urban sensitivity may perceive such activities, sights, sounds, and smells only as inconvenience, eyesore, noise, and odor. However, State law and municipal policy provide that ranching, farming or other agricultural activities and operations within the Town of Paonia and surrounding Delta County shall not be considered to be nuisances so long as operated in

conformance with the law and in a non-negligent manner. Therefore, all must be prepared to encounter noises, odors, lights, mud, dust, smoke, chemicals, machinery on public roads, a livestock on public roads, storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides, and one or more of which may naturally occur as part of legal and non-negligent agricultural operations.

In addition, all owners of land, whether agricultural business, farm, ranch or residents, have obligations under State Law and municipal regulation with regard to the maintenance of fences, livestock must be fenced out (open range). Irrigators have the right to maintain irrigation ditches through established easements that transport water for their use and said irrigation ditches are not to be used for the dumping of refuse. Landowners are responsible for controlling of weeds, keeping their pets under control, and maintenance of resources of the property wisely (water, soil, animals, plants, air, and human resources). Residents and landowners are encouraged to learn about these rights and responsibilities and act as good neighbors and citizens of the Town.

Conflicts include, but are not limited to: trespass; harassment of livestock and livestock losses due to free roaming dogs; trespass by livestock, livestock on highways, county, municipal and private roads; leaving gates open; thence maintenance; harvesting transportation of agricultural and silvicultural crops; agricultural and prescribed burning; complaints of noise, dust, aesthetics, and odor resulting from production and processing operations; disposal of dead animals; weed, pets and predator control.

11. Each purchaser of a lot in this subdivision shall be aware that the Riverbank Neighborhood is adjacent to a Foundry and the owners of the lots shall not challenge the currently existing legal use of Foundry operations.

Exhibit B: Other Improvements:

A. Until all phases have been developed, the developer blocks vehicular access at the dead-end of roads with MUTCD type II road barricades.

B. The developer furnishes and installs three five (3) street-lights. The light fixtures and poles shall be available through DMEA, Paonia public works or another supplier to provide for prompt replacement in the event of failure or damage.

C. The open space will be landscaped by the developer. An "evergreen buffer" between the open space and existing Price Road lots will be planted by the developer. These evergreens will then be maintained/irrigated by the HOA.

D. The developer must construct an above-ground irrigation system to serve each lot with irrigation water from the Farmers and/or Feldman Ditch.

21.

INVOICE

Remit Payment To:

The Title Company of Delta County, LLC
721 Main Street, Suite 6
Delta, Colorado 81416

Billed To:
Ivo Renkema

Invoice Date: October 5, 2020
Please Pay Before:
Our File Number: 32009035
Your Reference Number:

Property:
TBD
Paonia, CO 81428

Brief Legal:

DESCRIPTION	AMOUNT
Informastional Commitment	550.00
Prior Work Credit	-250.00
Invoice Total Amount Due \$ 300.00	

The Title Company of Delta
Telephone number 970-874-9557
Fax number 970-874-9566
email: titlecodelta@aol.com
Copies sent to:

Randy @ Wilmore & Company
Bob Lario



COMMITMENT FOR TITLE INSURANCE

FIDELITY NATIONAL TITLE INSURANCE COMPANY

FIDELITY NATIONAL TITLE INSURANCE COMPANY, a Florida company ("Company"), for a valuable consideration, hereby commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest covered hereby in the land described or referred to in Schedule A, upon payment of the premiums and charges therefore; all subject to the provisions of Schedule A and B and to the Conditions and Stipulations hereof.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A hereof by the Company, either at the time of the issuance of this Commitment or by subsequent endorsement.

This Commitment is preliminary to the issuance of such policy or policies of title insurance and all liability and obligations hereunder shall cease and terminate within six (6) months after the effective date hereof or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue such policy or policies is not the fault of the Company. This Commitment shall not be valid or binding until countersigned by an authorized officer or agent.

IN WITNESS WHEREOF, FIDELITY NATIONAL TITLE INSURANCE COMPANY has caused its corporate name and seal to be hereunto affixed and these presents to be signed in facsimile under authority of its by-laws on the date shown in Schedule A.

By: Robin S. Black
Authorized Officer or Agent
Robin S. Black
The Title Co Of Delta County
721 Main St Ste 6
Delta, CO 81416-1854
Tel: 970-874-9557
Fax: 970-874-9566



FIDELITY NATIONAL TITLE INSURANCE COMPANY

By: Raymond W. Smith
President
Attest: [Signature]
Secretary



CONDITIONS AND STIPULATIONS

1. The term "mortgage", when used herein, shall include deed of trust, trust deed, or other security instrument
2. If the proposed Insured has or acquires actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions and Stipulations.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions, the Conditions and Stipulations, and Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.



Fidelity National Title Insurance Company

Commitment Number: 32009035

SCHEDULE A

- 1. Commitment Date: September 30, 2020 at 08:00 AM
- 2. Policy (or Policies) to be issued: Policy Amount
 - (a) Owner's Policy (ALTA Own.Policy(06/17/06))
 - Proposed Insured:
 - To Be Determined
 - (b) Loan Policy
 - Proposed Insured:
- 3. Fee Simple interest in the land described in this Commitment is owned, at the Commitment Date, by:
Old World, LLC, a Colorado Limited Liability Company
- 4. The land referred to in the Commitment is described as follows:
Lots 1, 2 and 3 Riverbank Neighborhood Minor Subdivision #2 as recorded July, 27, 2018 under Reception Number 704944.

Delta County, State of Colorado.

Fidelity National Title Insurance Company
 By: *Don A. Blay*
 The Title Company of Delta County, LLC

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Fidelity National Title Insurance Company

Commitment Number: 32009035

**SCHEDULE B - SECTION I
REQUIREMENTS**

The following requirements must be met:

1. Payment of taxes and assessments now a lien due and payable.
2. NONE
3. NOTICE: 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.

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Fidelity National Title Insurance Company

Commitment Number: 32009035

**SCHEDULE B - SECTION II
EXCEPTIONS**

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction.

1. Right or claims of parties in possession not shown by the public records.
2. Easements, or claims of easements, not shown by the public records.
3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts, which a correct survey and inspection of the premises would disclose, and which are not shown by the 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 value the estate or interest or mortgage thereon covered by this Commitment.
6. All taxes and assessments now a lien due or payable.
7. The Owner's Policy to be issued, if any, shall contain the following items in addition to the ones set forth above:
 - (1) The Deed of Trust, if any, required under Schedule B.-Section 1, Item (b).
 - (2) Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing issuance thereof; water rights, claims or title to water.
 - (3) Any and all unpaid taxes, assessments and unredeemed tax sales.
8. Reservations as contained in United States Patent recorded April 13, 1891 in Book 16 at Page 71, said reservations being as follows: Right of the proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect said premises. Right of way for ditches and canals constructed by the authority of the United States.
9. Any and all liens, burdens, obligations, easements and rights of way arising from or created by membership in, applications to or contracts with the Feldman Ditch Company, Western Paonia Domestic Water Company, Pitkin Mesa Domestic Water Company and Town of Paonia.
10. Stipulations, restrictions, conditions, provisions and easements as shown by plat of Survey, recorded November 25, 1981 in Book 497 at Page 942, and as corrected in document recorded December 2, 1981 in Book 498 at Page 76.
11. Any rights, interest or easements in favor of the riparian owners, the State of Colorado, the United States of America, or the general Public, which exist, have existed, or are claimed to exist in and over the waters and present and past bet and banks of The North Fork of the Gunnison River.
12. Any question, dispute or adverse claims as to any loss or gain of land as a result of any change in the river bed location by other than natural causes, or alteration through accretion, reliction, erosion or avulsion of the center thread, bank, channel or flow of waters in the North Fork of the Gunnison River lying within subject land; and any question as to the location of such center thread, bed, bank or channel as a legal description monument or marker for purposes of describing or locating subject lands.

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Commitment Number: 32009035

NOTE: There are no documents in the land records of the office of the Clerk and Recorder of Delta County, accurately locating past or present location(s) of the center thread, bank, bed or channel of the above River or indicating any alterations of the same as from time to time may have occurred.

13. Right for the uninterrupted flow of the North Fork of the Gunnison River as it may affect subject property.
14. Terms, conditions, stipulations, obligations, easements and restrictions as may be contained by Plat of Flager/CCE Addition recorded July 5, 2005 at Reception Number 593121, and by Ordinance No. 2005-04 recorded November 18, 2005 at Reception Number 597816, and by Resolution No. 2010-R-051 recorded September 7, 2010 at Reception Number 645215.
15. Terms, conditions, stipulations, obligations and restrictions as contained Utility Easement recorded September 8, 2009 at Reception Number 628651.
16. Stipulations, restrictions, conditions, provisions and easements as shown by plat of RiverSide Estates & Riverbank Neighborhood, recorded November 18, 2008 at Reception Number 630302
17. Stipulations, restrictions, conditions, provisions and easements as shown by plat of Riverbank Neighborhood Boundary adjustment, recorded December 9, 2008 at Reception Number 630675.
18. Stipulations, restrictions, conditions, provisions and easements as shown by plat of River Side Estates boundary adj, recorded February 10, 2009 at Reception Number 631993.
19. Stipulations, restrictions, conditions, provisions and easements as shown by plat of Riverbank Neighborhood/Zimmerman bdy adj, recorded February 10, 2009 at Reception Number 631999.
20. Terms, conditions, obligations and stipulations as contained in Irrigation Pipeline Easement recorded July 24, 2009 at Reception Number 636443.
21. Terms, conditions, obligations and stipulations as contained in Irrigation Pipeline Easement recorded December 1, 2009 at Reception Number 639382.
22. Stipulations, restrictions, conditions, provisions and easements as shown by plat of Riverbank Neighborhood Minor Subdivision, recorded March 21, 2012 at Reception Number 657178.
23. Any portion of subject property lying within the right of way of County Roads.
24. Stipulations, restrictions, conditions, provisions and easements as shown by plat of Riverbank Neighborhood Minor Sub #2, recorded July 27, 2018 under Reception Number 704944.
25. Declaration of Covenants and Restrictions, which do not contain reversionary clauses imposed upon the within described property, as set forth in instrument recorded July 27, 2018 under Reception Number 704943, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.

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CHICAGO TITLE INSURANCE COMPANY
COMMONWEALTH LAND TITLE INSURANCE COMPANY
FIDELITY NATIONAL TITLE INSURANCE COMPANY

NOTICE OF AVAILABILITY OF CLOSING PROTECTION COVERAGE

TO: _____ DATE: _____

Address or legal description of property which is the subject of this transaction:

If you are involved in a real estate transaction in which one or more policies of title insurance will be issued, you are also entitled to Closing Protection Letter. If a Loan Policy of title insurance insuring the title to the property you are buying is being issued to your mortgage lender and that lender has requested a Closing Protection Letter, you automatically receive the benefit of the Closing Protection Letter issued to the lender. If you are the seller, the Closing Protection Letter issued to the purchaser's lender does not provide the benefit of its terms to you. If the transaction in which you are involved is a cash transaction and no lender is involved, no Closing Protection Letter is being issued unless you specifically request it.

A Closing Protection Letter offers reimbursement for loss in connection with misappropriation of closing funds and noncompliance with written closing instructions. A Closing Protection Letter may be issued to protect you. The charge for this coverage is \$25.00 per letter issued in connection with a real estate closing in which one or more of the Company's title insurance policies are being issued.

You may obtain a Closing Protection Letter if you request it at this time.

If you are uncertain as to whether you should obtain a Closing Protection Letter, you are urged to seek independent advice.

THE TITLE COMPANY OF DELTA COUNTY, LLC

By: _____
Authorized Agent

____ I/We do request a Closing Protection Letter
____ I/We do not request a Closing Protection Letter

DATE: _____

NOTE: All parties in cash transactions must make an election above and sign. Otherwise, only the seller(s) must sign

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 XXXXXXXXX Company 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, 1973, 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, 1987 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.

FIDELITY NATIONAL FINANCIAL PRIVACY NOTICE

Effective January 1, 2020

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;
- 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 do share Personal Information among 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 by email, phone, or physical mail 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.

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) 934-3354 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.

or 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.

FNF Website Services for Mortgage Loans

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.

Your Consent To This Privacy Notice; Notice Changes; Use of Comments or Feedback

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The Privacy Notice's effective date will show the last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice. We may use comments or feedback that you submit to us in any manner without notice or compensation to you.

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, send your requests to privacy@fnf.com, by phone to (888) 934-3354, or by mail to:

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

Drainage Report

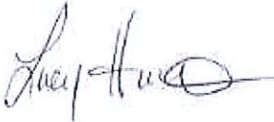
**Riverbank Neighborhood
Paonia, Colorado**

PREPARED BY:
Odisea LLC
6 Third St.
Paonia, CO 81428
(970) 527-9540

Prepared by: Jeff Ruppert, P.E.



Reviewed by: Lucille Hunter, P.E.



Od.i·sea \äð-ə-ə\ɪn: designing your vision

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I. Introduction

Project Description

This drainage study is prepared for the proposed Riverbank Neighborhood residential subdivision accessed from Price Road in the Town of Paonia, Colorado. This report is the basis for the Drainage Plan part of the re-plat at the subject project.

The project consists of a 16-lot, low-density residential subdivision that lies on the north side of the North Fork of the Gunnison River, across the river to the north from Downtown Paonia. One of the proposed lots will be dedicated as open space.

There are no proposed changes to land use (Zone District R-2), general topography, soil type, or general drainage patterns. A combination of public infrastructure and private stormwater requirements will address the post-developed drainage conditions and water quality.

Description of Property

The property slopes down to the south toward the river from elevation 5645' MSL down to the top of bank at approximately 5620' MSL. Paonia High School is located to the east of the property with undeveloped land between the school sports fields and the project. To the north and west is rural/agriculture private property. The property has been grazed for many years and is 60% grassland with various tree stands, mostly along the river corridor.

The Feldman Ditch bisects the property from the northeast corner to the southwest corner where it exits and continues on to serve a handful of downstream properties. Riverbank Neighborhood controls 19 shares of the Feldman ditch water. The Feldman Ditch will be re-routed through the property and improved as part of the proposed development.

Additionally, a drainage path has been established with an easement, for Farmers Ditch water to enter the property at the northeast corner. Riverbank Neighborhood controls 1 share of Farmers Ditch water. This water currently flows during overflow times when the adjacent hops farm has excess water. This easement and drainage path will be used to deliver water from the Farmers Ditch to the project. Since the Farmers Ditch water is actually Riverbank Neighborhoods share, this source of water will only serve the home owners. It will be maintained and administered by the Homeowners Association, and therefore is referenced as the HOA ditch. Water in the HOA ditch not utilized by the residents of Riverbank will outfall into the river on the southern boundary of the property between Lots 1 and 4.

Soils data for this property shows varying clay and sandy clay underlain by cobble, which is common for areas in the North Fork Valley adjacent to the river. Groundwater is 5 to 8 feet deep and varies seasonally with local irrigation activities.

Drainage from offsite is primarily from the adjacent hops farm uphill, which is approximately 3.1 acres.

II. Drainage Basins

Existing Basin Description

The site is located on the north side of the North Fork of the Gunnison River and south of Highway 133 and a hops farm. It is isolated from any upper drainage areas above Highway 133, therefore it is within its own watershed with the hops farm.

On-site there are three distinct existing basins delineated by a combination of elevated areas and the Feldman ditch, as shown in Figure 1. They are defined as follows:

ID	Contributing Area (acres)	Runoff Coeff (C)	Soil Type	Length (ft)	Slope (%)
Basin I	11.3	0.25	B	1088	2.2
Basin II	7.6	0.25	B	871	1.0
Basin III	4.5	0.25	B	517	0.97

The lower part of the project is located in Flood Zone AE, and there is a small lower portion within the 100-year floodway as shown on FIRM 08097CO203C

III. Drainage Design Criteria

Regulations

Storm drainage analysis and design criteria have been designed in compliance with the Town of Paonia Municipal Code in force at the time of this report.

Hydrologic and Hydraulic Criteria

According to the Town Municipal Code the post-development stormwater flows must not exceed the predevelopment flows for the 10-year storm. Flow rates have been designed to meet or be below the pre-development levels, and detention has been sized using the 25-year storm.

The rational method has been used utilizing TR-55 methodology for time of concentration. Coefficients used in the analysis of existing and proposed conditions are as follows:

Existing Conditions (unimproved grassland partially grazed)

Runoff Coefficient, C 0.25
Sheet Flow Mannings n 0.30

Proposed Conditions (low density residential development)

Runoff Coefficient, C 0.4
Sheet Flow Mannings n 0.15

Open channel Mannings n 0.022

Hydraulic calculations for swales and roadside irrigation ditches were performed using Hydraflow Express and are in the Appendix.

Figure 1
**RIVERBANK NEIGHBORHOOD
EXISTING DRAINAGE BASIN MAP**

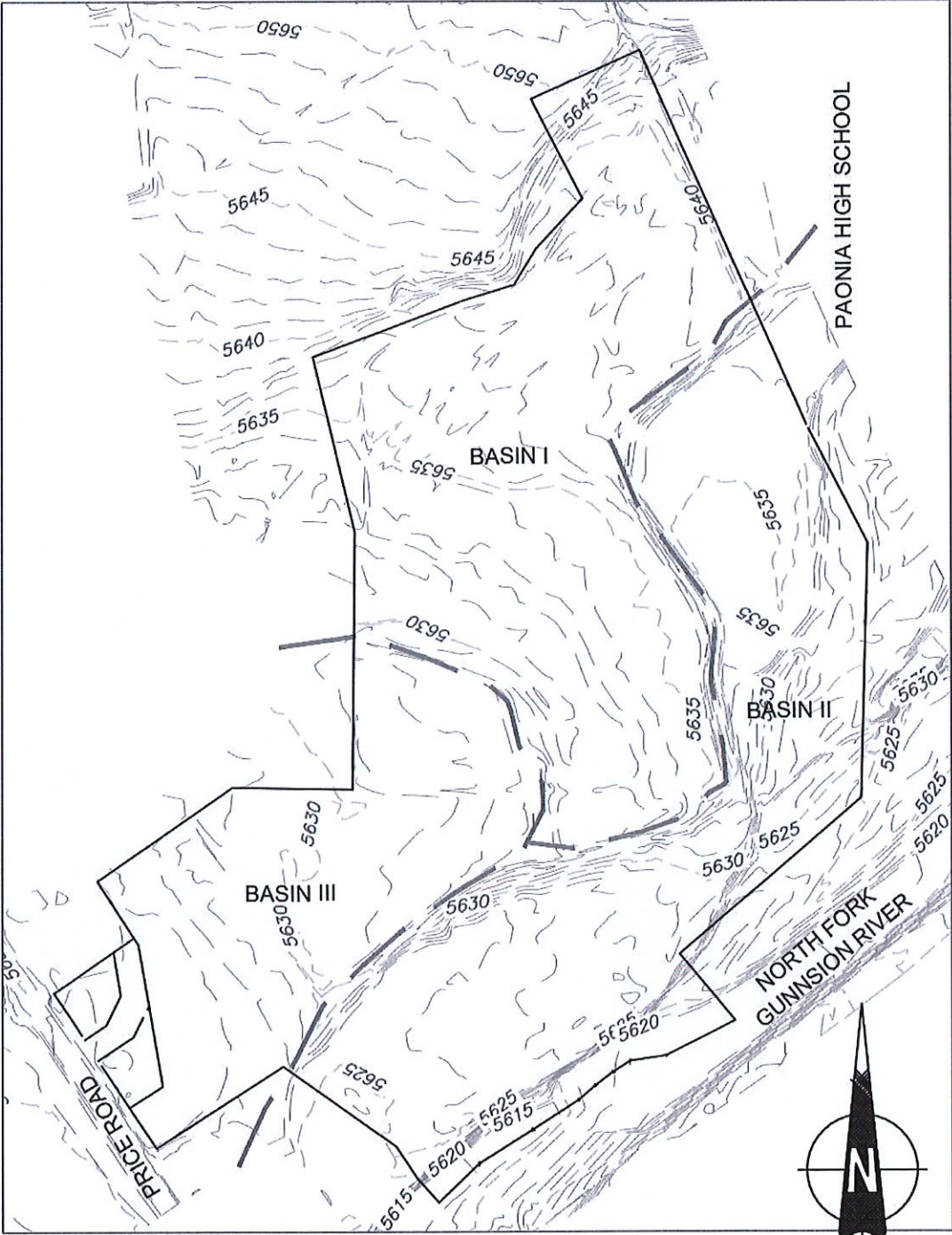
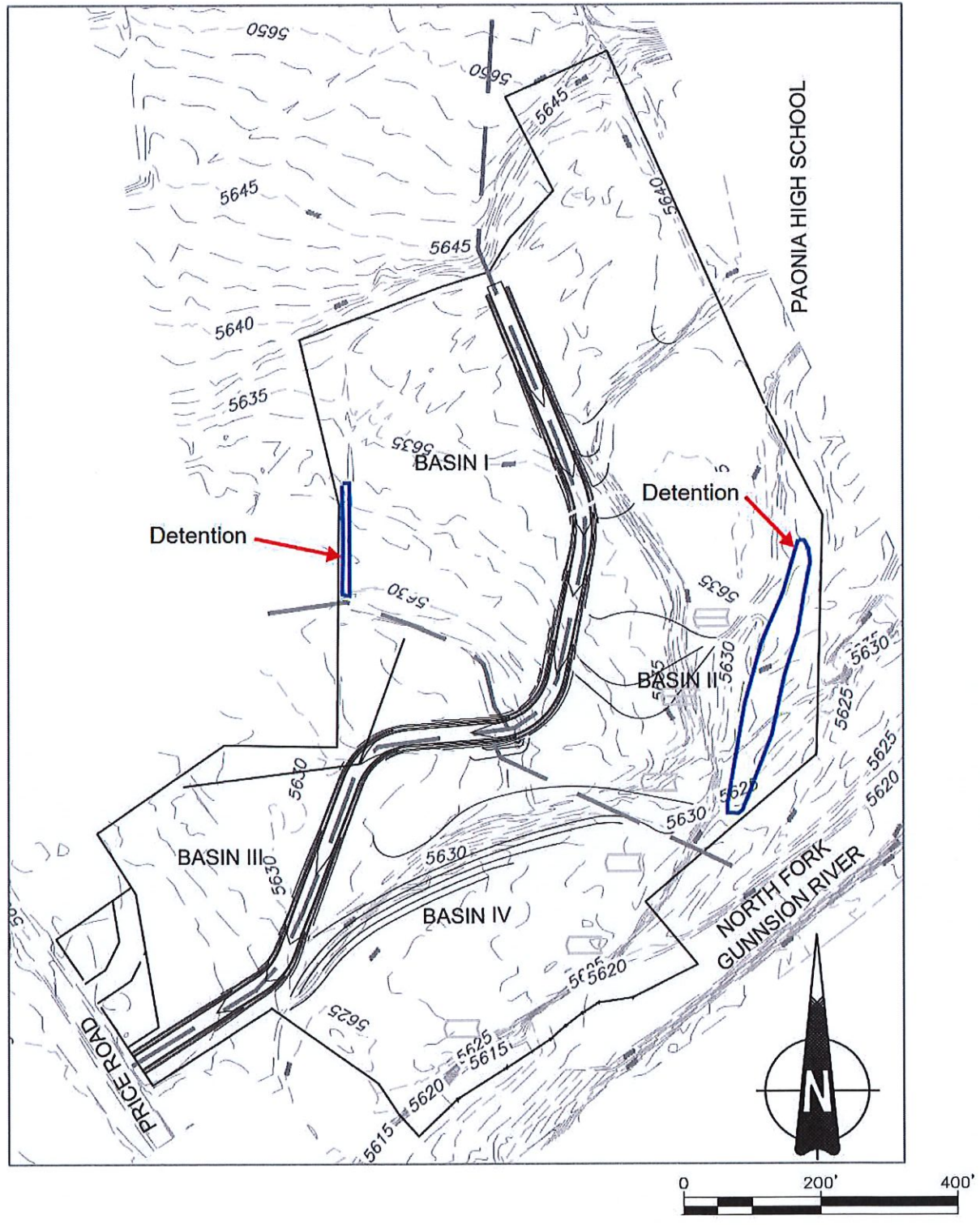


Figure 2
**RIVERBANK NEIGHBORHOOD
PROPOSED DRAINAGE BASIN MAP**



IV. Drainage Analysis and Design

Proposed Grading and Drainage Scheme

Minimal grading is proposed for this project. The proposed road through the center of the site (Atlantic Avenue) is 22 wide asphalt with no curb and gutter and is at or near existing grade. The two ditches are aligned on either side of the road through the subdivision for ease of access. The existing Feldman ditch will be graded over to allow sheet flow across the property along natural flow paths. Natural flow paths direct very little water from outside the road right of way into the roadside irrigation ditches.

Detention to control volume and flow rates off the site is placed at the southeastern corner and northwestern boundary of the site near the river in the AE Flood Zone. It has been determined that the Time of Concentration of the North Fork of the Gunnison watershed is approximately 10 hours according to StreamStats. The time of concentration for this site is approximately one hour, which means the detention basin will perform its role hours prior to a 100-year storm rising to the AE Flood Zone, outside of the 100-year floodway. Therefore, the detention facility is expected to perform its role up to and during a 25-year rainfall event.

Proposed Basin Description

The proposed drainage configuration is still defined by four basins, which are shaped differently due to the small amount of grading through the existing Feldman Ditch and the addition of a paved road. The proposed basins are broken down as follows and as shown in Figure 2.

ID	Contributing Area (acres)	Runoff Coeff (C)	Soil Type	Length (ft)	Slope (%)
Basin I	5.5	0.4	B	951	2.2
Basin II	8.8	0.4	B	997	1.8
Basin III	3.1	0.25	B	452	1.0
Basin IV	5.3	0.4	B	410	1.1

Basin III will be mostly open space and therefore will use the same pre-development runoff coefficient of 0.25.

Existing and Proposed Hydrology

Based on the criteria and basin descriptions shown above, the following hydrological characteristics were determined.

Existing Hydrology

ID	Q ₁₀ (cfs)	V ₂₅ (cf)
Basin I	1.9	10,111
Basin II	1.0	7,055
Basin III	0.61	4,163
Totals	3.5	21,329

Proposed Hydrology

ID	Q ₁₀ (cfs)	V ₂₅ (cf)
Basin I	0	7,213
Basin II	0	11,652
Basin III	0.7	2,657
Basin IV	1.9	7,193
Totals	2.6	28,715

The calculations and reports for the data above are in the Appendix 1.

Storm Runoff Collection and Outfall

The total historic runoff rate for a 10-year rainfall event is 3.5 cfs. This flow will be matched in the post-development conditions by utilizing controlled detention outfall details.

The required detention storage volume is the difference between the existing and proposed total volumes from the 25-year rainfall event, or 7,386 cf. This volume will be split between two detention areas. The larger detention area of approximately 5,000 cf will be placed on the southeast corner of the property in Basin II, and a second detention area of approximately 2,500 cf place along the northwest boundary in Basin I.

In order to meet the historic flow rate of 3.5 cfs the detention basins have been designed to hold the 25-year volume as described above with no overspill. According to the Town’s Municipal Code, detention areas must empty within five (5) days. Assuming a percolation rate of 60 min/inch (very conservative estimate), Water at a depth of ten feet will percolate into the ground. The detention facilities on this project are no deeper than 4 feet.

With no overspill from the 10-year rainfall event from Basins I and II the total runoff from the site will be 2.6 cfs, or 0.9 cfs less than the historic runoff flow rate.

Detention facilities have been designed with emergency spillways capable of passing the 50-year rainfall event.

Basin III and VI will not have detention. Basin III is primarily open space and Basin IV is comprised of three residential lots over 5.3 acres.

Water Quality

The two basins with detention and the open space in Basin III represent 77% of the site area. Most of the initial rainfall that falls on this site will be detained or run over natural, unimproved land, representing a significant amount of water quality treatment.

Irrigation Ditch Design

As noted in previous sections, the two irrigation ditches that serve the site are the Feldman Ditch and the HOA ditch, which is fed by the Farmers Ditch.

Feldman Ditch

According to the Feldman ditch Company President, the ditch takes off approximately 3.0 cfs from the river approximately 1 mile upstream from this site. In order to account for both infiltration and the collection of stormwater during medium-sized rainfall events, the ditch has been sized for a flow rate of 6 cfs.

HOA Ditch

According to data from Riverbank Neighborhood, the volume of water allocated to the property from the Farmers Ditch is 0.15 cfs. The ditch has been sized for a flowrate of 1 cfs to account for a modest amount of stormwater since it is controlled at its outlet from the Farmers Ditch relatively close to the project.

Ditch sizing calculations are included in the Appendix.

-END OF REPORT-

APPENDIX

SUPPORTING DOCUMENTATION



NOAA Atlas 14, Volume 8, Version 2
Location name: Paonia, Colorado, USA*
Latitude: 38.8522°, Longitude: -107.6236°
Elevation: 5576.22 ft**



* source: ESRI Maps
 ** source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

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

NOAA, National Weather Service, Silver Spring, Maryland

[PF tabular](#) | [PF graphical](#) | [Maps & aerials](#)

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (
Duration	Average recurrence interval (years)								
	1	2	5	10	25	50	100	200	
5-min	0.133 (0.107-0.170)	0.162 (0.130-0.208)	0.218 (0.175-0.281)	0.271 (0.216-0.352)	0.356 (0.277-0.495)	0.430 (0.324-0.603)	0.511 (0.369-0.737)	0.601 (0.413-0.893)	(0.
10-min	0.194 (0.156-0.249)	0.237 (0.191-0.305)	0.319 (0.256-0.412)	0.397 (0.317-0.516)	0.521 (0.406-0.725)	0.629 (0.474-0.883)	0.748 (0.541-1.08)	0.880 (0.605-1.31)	(0.
15-min	0.237 (0.191-0.304)	0.289 (0.233-0.372)	0.389 (0.312-0.502)	0.485 (0.386-0.629)	0.636 (0.495-0.884)	0.768 (0.578-1.08)	0.913 (0.659-1.32)	1.07 (0.738-1.59)	(0.
30-min	0.293 (0.236-0.376)	0.378 (0.305-0.487)	0.526 (0.421-0.678)	0.654 (0.521-0.849)	0.841 (0.647-1.15)	0.993 (0.742-1.38)	1.15 (0.827-1.64)	1.32 (0.902-1.94)	(1
60-min	0.377 (0.304-0.485)	0.472 (0.380-0.608)	0.633 (0.508-0.817)	0.772 (0.615-1.00)	0.970 (0.744-1.32)	1.13 (0.842-1.56)	1.29 (0.927-1.84)	1.47 (1.00-2.15)	(1
2-hr	0.462 (0.377-0.586)	0.566 (0.461-0.719)	0.740 (0.600-0.943)	0.889 (0.716-1.14)	1.10 (0.852-1.47)	1.26 (0.954-1.72)	1.44 (1.04-2.00)	1.61 (1.11-2.32)	(1
3-hr	0.541 (0.444-0.681)	0.635 (0.520-0.800)	0.795 (0.649-1.00)	0.934 (0.757-1.19)	1.13 (0.888-1.51)	1.30 (0.987-1.75)	1.46 (1.07-2.03)	1.64 (1.15-2.35)	(1
6-hr	0.680 (0.564-0.844)	0.782 (0.648-0.972)	0.954 (0.787-1.19)	1.10 (0.903-1.38)	1.31 (1.04-1.71)	1.48 (1.14-1.95)	1.65 (1.22-2.24)	1.82 (1.29-2.56)	(1
12-hr	0.835 (0.700-1.02)	0.972 (0.815-1.19)	1.20 (1.00-1.47)	1.39 (1.15-1.72)	1.65 (1.32-2.12)	1.86 (1.45-2.42)	2.07 (1.55-2.77)	2.28 (1.63-3.15)	(1
24-hr	1.02 (0.866-1.23)	1.19 (1.01-1.43)	1.46 (1.23-1.77)	1.69 (1.42-2.06)	2.01 (1.63-2.54)	2.26 (1.79-2.90)	2.52 (1.91-3.32)	2.78 (2.01-3.78)	(2
2-day	1.25 (1.07-1.48)	1.42 (1.22-1.69)	1.71 (1.46-2.05)	1.96 (1.67-2.36)	2.31 (1.90-2.88)	2.59 (2.08-3.28)	2.88 (2.22-3.75)	3.18 (2.34-4.26)	(2
3-day	1.38 (1.20-1.63)	1.59 (1.37-1.87)	1.92 (1.65-2.27)	2.20 (1.88-2.62)	2.59 (2.14-3.19)	2.90 (2.33-3.63)	3.21 (2.49-4.13)	3.52 (2.61-4.67)	(2
4-day	1.49 (1.30-1.75)	1.72 (1.49-2.02)	2.08 (1.80-2.45)	2.39 (2.05-2.83)	2.81 (2.33-3.43)	3.13 (2.53-3.89)	3.46 (2.70-4.41)	3.79 (2.83-4.98)	(3
7-day	1.77 (1.55-2.05)	2.02 (1.77-2.34)	2.42 (2.11-2.81)	2.75 (2.39-3.22)	3.21 (2.69-3.87)	3.56 (2.91-4.37)	3.92 (3.09-4.93)	4.28 (3.23-5.55)	(3
10-day	2.01 (1.77-2.31)	2.27 (2.00-2.61)	2.69 (2.36-3.10)	3.04 (2.65-3.53)	3.52 (2.97-4.22)	3.90 (3.21-4.75)	4.28 (3.40-5.34)	4.66 (3.54-6.00)	(3
20-day	2.68 (2.39-3.03)	2.99 (2.67-3.40)	3.51 (3.12-3.99)	3.93 (3.48-4.50)	4.51 (3.85-5.31)	4.96 (4.14-5.93)	5.40 (4.35-6.63)	5.85 (4.51-7.39)	(4
30-day	3.24 (2.92-3.64)	3.63 (3.26-4.08)	4.25 (3.80-4.79)	4.75 (4.23-5.38)	5.42 (4.66-6.31)	5.93 (4.98-7.01)	6.43 (5.21-7.80)	6.92 (5.38-8.64)	(5
45-day	3.97 (3.60-4.42)	4.46 (4.04-4.97)	5.24 (4.72-5.85)	5.85 (5.25-6.57)	6.65 (5.74-7.64)	7.24 (6.12-8.46)	7.80 (6.37-9.34)	8.33 (6.52-10.3)	(6
60-day	4.61 (4.20-5.10)	5.20 (4.73-5.76)	6.12 (5.55-6.80)	6.83 (6.16-7.62)	7.75 (6.72-8.82)	8.40 (7.13-9.73)	9.01 (7.39-10.7)	9.58 (7.54-11.7)	(7

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

8/12/2020

Precipitation Frequency Data Server



NOAA Atlas 14, Volume 8, Version 2
Location name: Paonia, Colorado, USA*
Latitude: 38.8522°, Longitude: -107.6236°
Elevation: 5576.22 ft**



* source: ESRI Maps
** source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

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NOAA, National Weather Service, Silver Spring, Maryland

[PF tabular](#) | [PF graphical](#) | [Maps & aerials](#)

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in									
Duration	Average recurrence interval (years)								
	1	2	5	10	25	50	100	200	
5-min	1.60 (1.28-2.04)	1.94 (1.56-2.50)	2.62 (2.10-3.37)	3.25 (2.59-4.22)	4.27 (3.32-5.94)	5.16 (3.89-7.24)	6.13 (4.43-8.84)	7.21 (4.96-10.7)	(5.0)
10-min	1.16 (0.936-1.49)	1.42 (1.15-1.83)	1.91 (1.54-2.47)	2.38 (1.90-3.10)	3.13 (2.44-4.35)	3.77 (2.84-5.30)	4.49 (3.25-6.47)	5.28 (3.63-7.84)	(4.0)
15-min	0.948 (0.764-1.22)	1.16 (0.932-1.49)	1.56 (1.25-2.01)	1.94 (1.54-2.52)	2.54 (1.98-3.54)	3.07 (2.31-4.31)	3.65 (2.64-5.26)	4.29 (2.95-6.38)	(3.0)
30-min	0.586	0.756	1.05	1.31	1.68	1.99	2.30	2.64	

Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

Thursday, 08 / 13 / 2020

Hyd. No. 4

Ex Basin I

Hydrograph type	= Rational	Peak discharge	= 1.921 cfs
Storm frequency	= 10 yrs	Time to peak	= 70 min
Time interval	= 1 min	Hyd. volume	= 8,069 cuft
Drainage area	= 11.300 ac	Runoff coeff.	= 0.25
Intensity	= 0.680 in/hr	Tc by TR55	= 70.00 min
IDF Curve	= Paonia.IDF	Asc/Rec limb fact	= 1/1

275
cfs)

Ex Basin I
Hyd. No. 4 -- 10 Year

Q (cfs)

2.00

2.00

22. Hydrograph Report

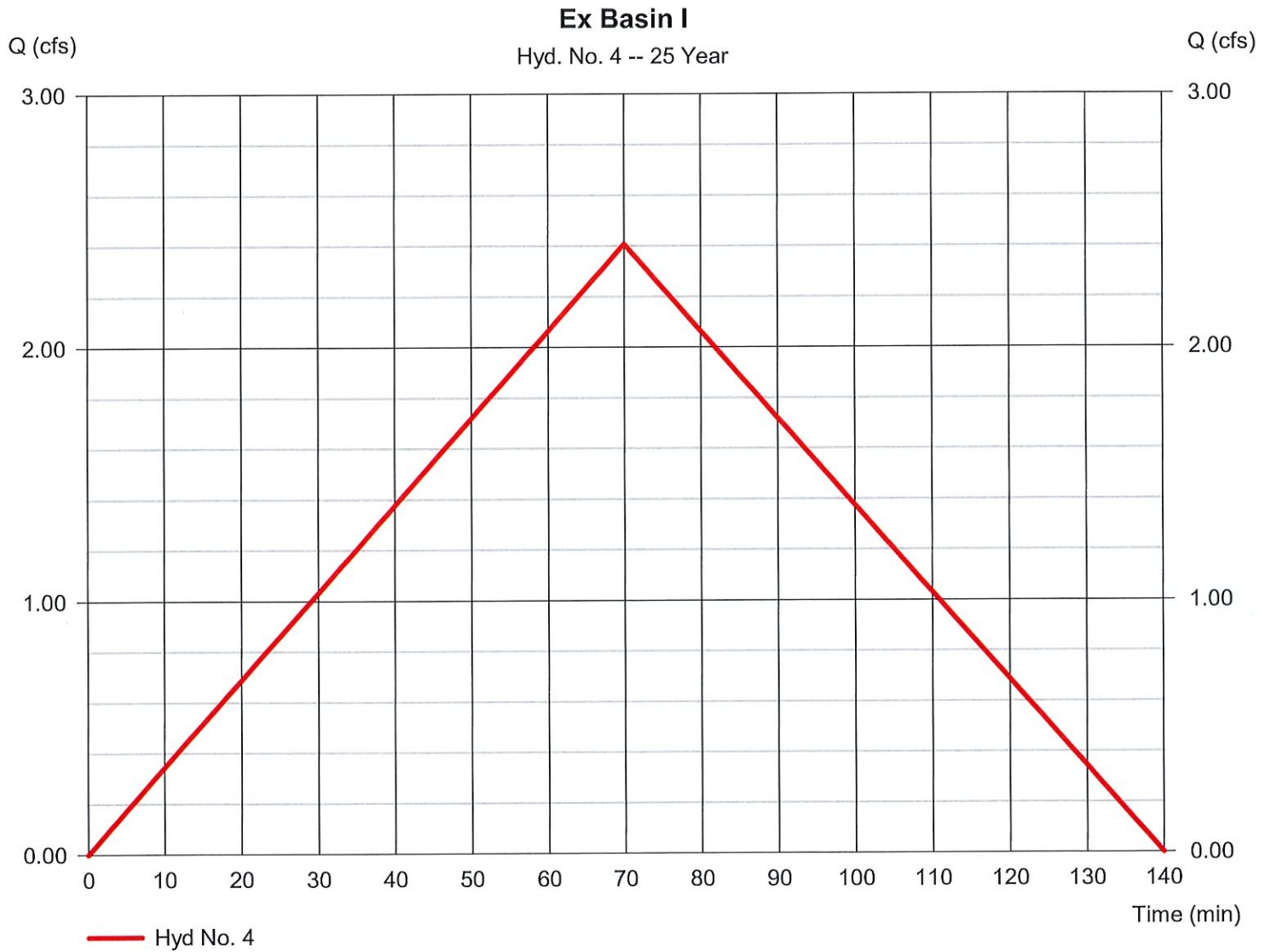
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Thursday, 08 / 13 / 2020

Hyd. No. 4

Ex Basin I

Hydrograph type	= Rational	Peak discharge	= 2.407 cfs
Storm frequency	= 25 yrs	Time to peak	= 70 min
Time interval	= 1 min	Hyd. volume	= 10,111 cuft
Drainage area	= 11.300 ac	Runoff coeff.	= 0.25
Intensity	= 0.852 in/hr	Tc by TR55	= 70.00 min
IDF Curve	= Paonia.IDF	Asc/Rec limb fact	= 1/1



22. R55 Tc Worksheet

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

Hyd. No. 4

Ex Basin I

<u>Description</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>Totals</u>
Sheet Flow				
Manning's n-value	= 0.300	0.011	0.011	
Flow length (ft)	= 300.0	0.0	0.0	
Two-year 24-hr precip. (in)	= 1.19	0.00	0.00	
Land slope (%)	= 2.20	0.00	0.00	
Travel Time (min)	= 64.85	+ 0.00	+ 0.00	= 64.85
Shallow Concentrated Flow				
Flow length (ft)	= 788.00	0.00	0.00	
Watercourse slope (%)	= 2.20	0.00	0.00	
Surface description	= Unpaved	Paved	Paved	
Average velocity (ft/s)	=2.39	0.00	0.00	
Travel Time (min)	= 5.49	+ 0.00	+ 0.00	= 5.49
Channel Flow				
X sectional flow area (sqft)	= 0.00	0.00	0.00	
Wetted perimeter (ft)	= 0.00	0.00	0.00	
Channel slope (%)	= 0.00	0.00	0.00	
Manning's n-value	= 0.015	0.015	0.015	
Velocity (ft/s)	=0.00	0.00	0.00	
Flow length (ft)	{{0}}0.0	0.0	0.0	
Travel Time (min)	= 0.00	+ 0.00	+ 0.00	= 0.00
Total Travel Time, Tc				70.00 min

22. **Hydrograph Report**

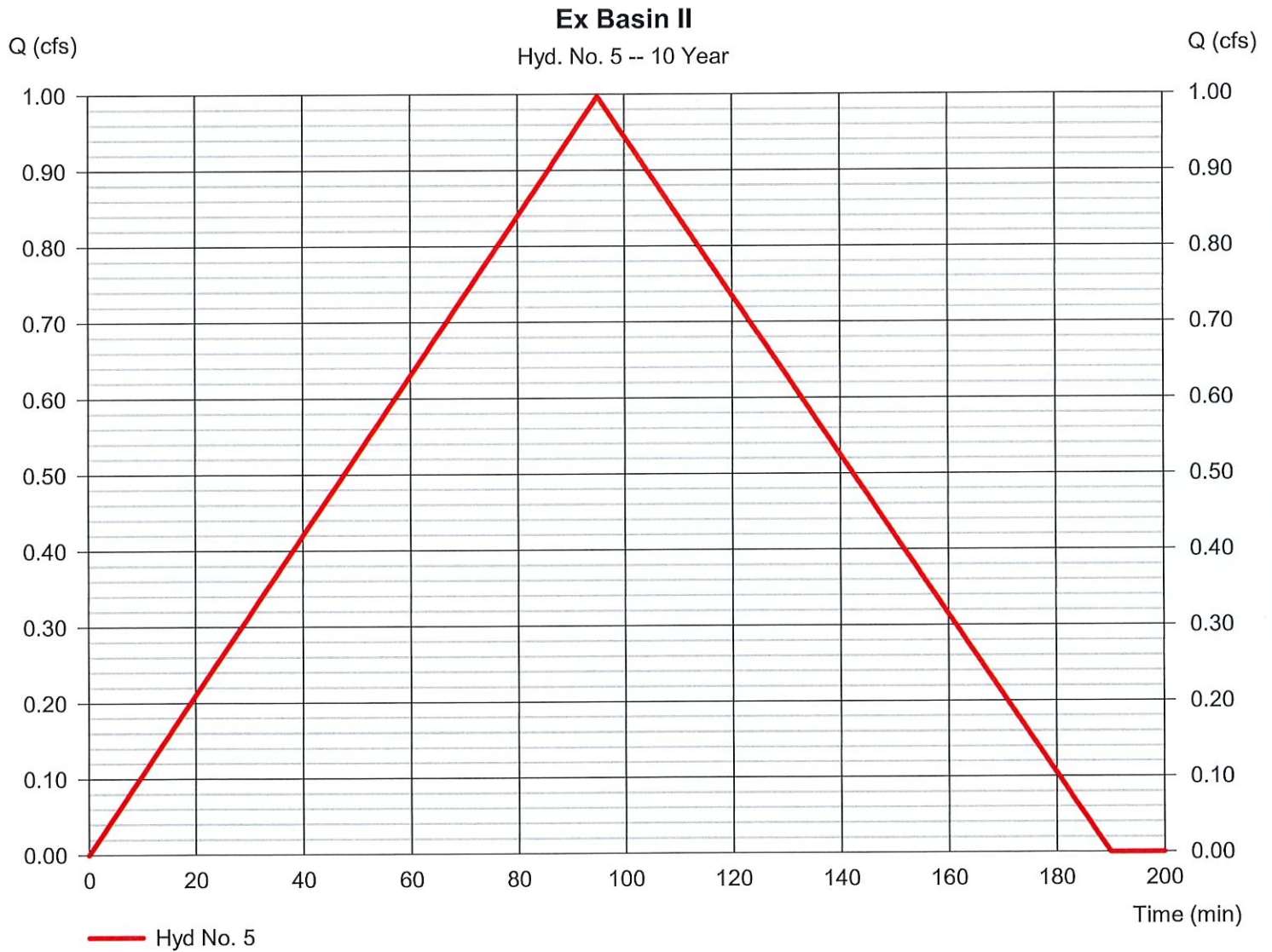
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

Thursday, 08 / 13 / 2020

Hyd. No. 5

Ex Basin II

Hydrograph type	= Rational	Peak discharge	= 0.997 cfs
Storm frequency	= 10 yrs	Time to peak	= 95 min
Time interval	= 1 min	Hyd. volume	= 5,685 cuft
Drainage area	= 7.600 ac	Runoff coeff.	= 0.25
Intensity	= 0.525 in/hr	Tc by TR55	= 95.00 min
IDF Curve	= Paonia.IDF	Asc/Rec limb fact	= 1/1



22. Hydrograph Report

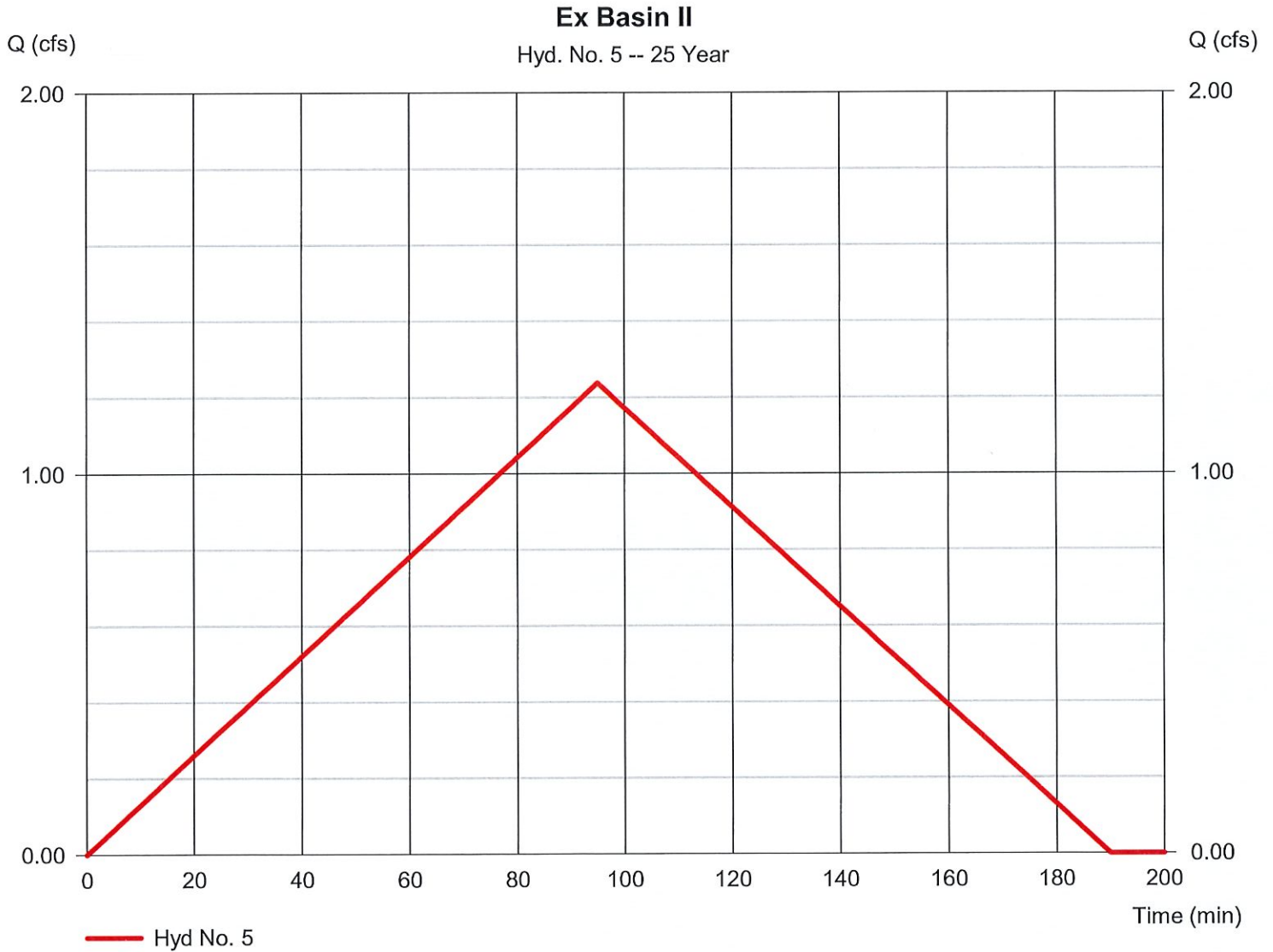
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

Thursday, 08 / 13 / 2020

Hyd. No. 5

Ex Basin II

Hydrograph type	= Rational	Peak discharge	= 1.238 cfs
Storm frequency	= 25 yrs	Time to peak	= 95 min
Time interval	= 1 min	Hyd. volume	= 7,055 cuft
Drainage area	= 7.600 ac	Runoff coeff.	= 0.25
Intensity	= 0.651 in/hr	Tc by TR55	= 95.00 min
IDF Curve	= Paonia.IDF	Asc/Rec limb fact	= 1/1



22.

R55 Tc Worksheet

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

Hyd. No. 5

Ex Basin II

<u>Description</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>Totals</u>
Sheet Flow				
Manning's n-value	= 0.300	0.011	0.011	
Flow length (ft)	= 300.0	0.0	0.0	
Two-year 24-hr precip. (in)	= 1.19	0.00	0.00	
Land slope (%)	= 1.00	0.00	0.00	
Travel Time (min)	= 88.89	+ 0.00	+ 0.00	= 88.89
Shallow Concentrated Flow				
Flow length (ft)	= 571.00	0.00	0.00	
Watercourse slope (%)	= 1.00	0.00	0.00	
Surface description	= Unpaved	Paved	Paved	
Average velocity (ft/s)	=1.61	0.00	0.00	
Travel Time (min)	= 5.90	+ 0.00	+ 0.00	= 5.90
Channel Flow				
X sectional flow area (sqft)	= 0.00	0.00	0.00	
Wetted perimeter (ft)	= 0.00	0.00	0.00	
Channel slope (%)	= 0.00	0.00	0.00	
Manning's n-value	= 0.015	0.015	0.015	
Velocity (ft/s)	=0.00	0.00	0.00	
Flow length (ft)	{{0}}0.0	0.0	0.0	
Travel Time (min)	= 0.00	+ 0.00	+ 0.00	= 0.00
Total Travel Time, Tc				95.00 min

22. Hydrograph Report

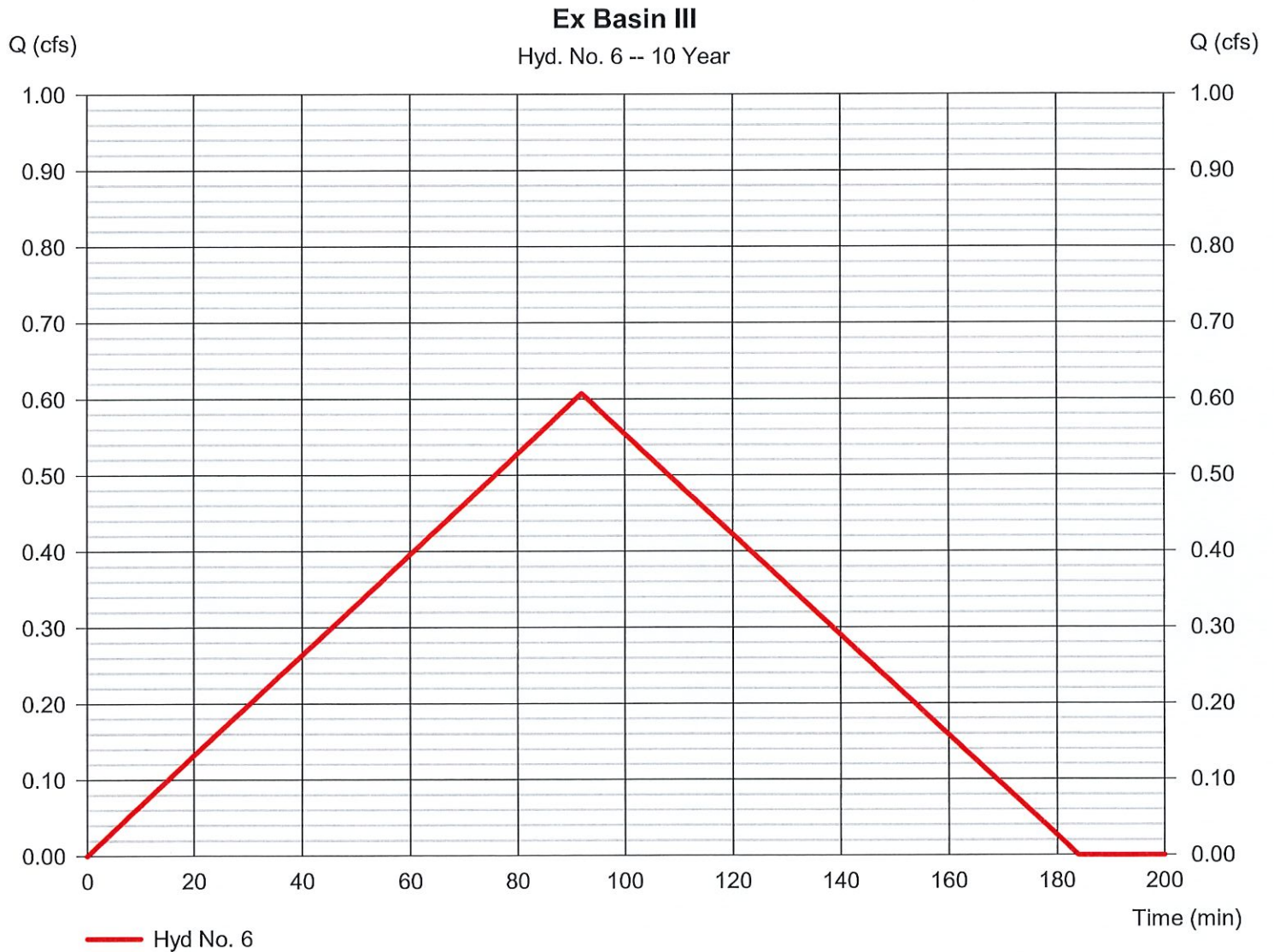
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Thursday, 08 / 13 / 2020

Hyd. No. 6

Ex Basin III

Hydrograph type	= Rational	Peak discharge	= 0.607 cfs
Storm frequency	= 10 yrs	Time to peak	= 92 min
Time interval	= 1 min	Hyd. volume	= 3,351 cuft
Drainage area	= 4.500 ac	Runoff coeff.	= 0.25
Intensity	= 0.540 in/hr	Tc by TR55	= 92.00 min
IDF Curve	= Paonia.IDF	Asc/Rec limb fact	= 1/1



22. Hydrograph Report

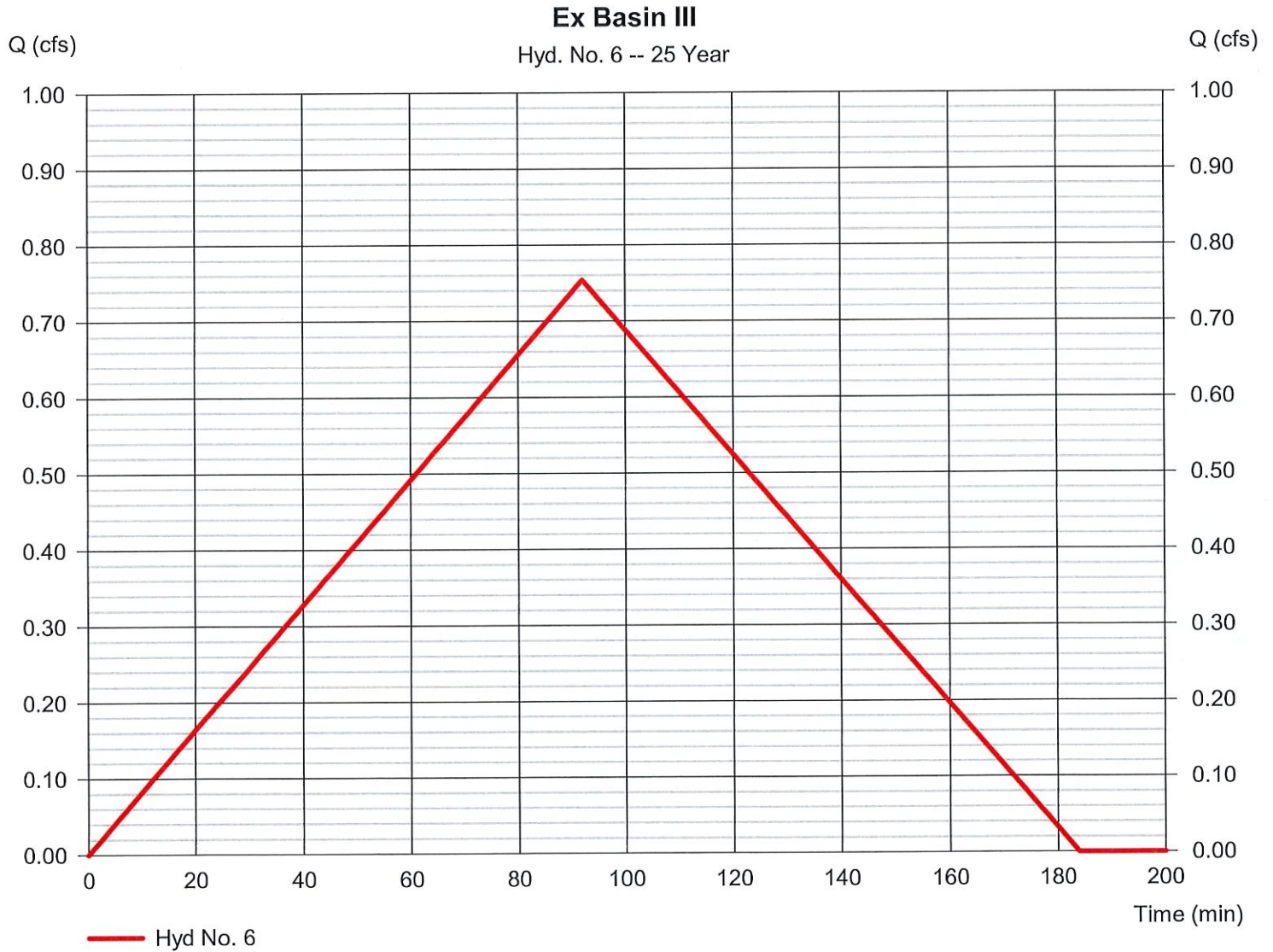
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Thursday, 08 / 13 / 2020

Hyd. No. 6

Ex Basin III

Hydrograph type	= Rational	Peak discharge	= 0.754 cfs
Storm frequency	= 25 yrs	Time to peak	= 92 min
Time interval	= 1 min	Hyd. volume	= 4,163 cuft
Drainage area	= 4.500 ac	Runoff coeff.	= 0.25
Intensity	= 0.670 in/hr	Tc by TR55	= 92.00 min
IDF Curve	= Paonia.IDF	Asc/Rec limb fact	= 1/1



22. **R55 Tc Worksheet**

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

Hyd. No. 6

Ex Basin III

<u>Description</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>Totals</u>
Sheet Flow				
Manning's n-value	= 0.300	0.011	0.011	
Flow length (ft)	= 300.0	0.0	0.0	
Two-year 24-hr precip. (in)	= 1.19	0.00	0.00	
Land slope (%)	= 0.97	0.00	0.00	
Travel Time (min)	= 89.98	+ 0.00	+ 0.00	= 89.98
Shallow Concentrated Flow				
Flow length (ft)	= 217.00	0.00	0.00	
Watercourse slope (%)	= 0.97	0.00	0.00	
Surface description	= Unpaved	Paved	Paved	
Average velocity (ft/s)	=1.59	0.00	0.00	
Travel Time (min)	= 2.28	+ 0.00	+ 0.00	= 2.28
Channel Flow				
X sectional flow area (sqft)	= 0.00	0.00	0.00	
Wetted perimeter (ft)	= 0.00	0.00	0.00	
Channel slope (%)	= 0.00	0.00	0.00	
Manning's n-value	= 0.015	0.015	0.015	
Velocity (ft/s)	=0.00	0.00	0.00	
Flow length (ft)	0.0	0.0	0.0	
Travel Time (min)	= 0.00	+ 0.00	+ 0.00	= 0.00
Total Travel Time, Tc				92.00 min

22. Hydrograph Report

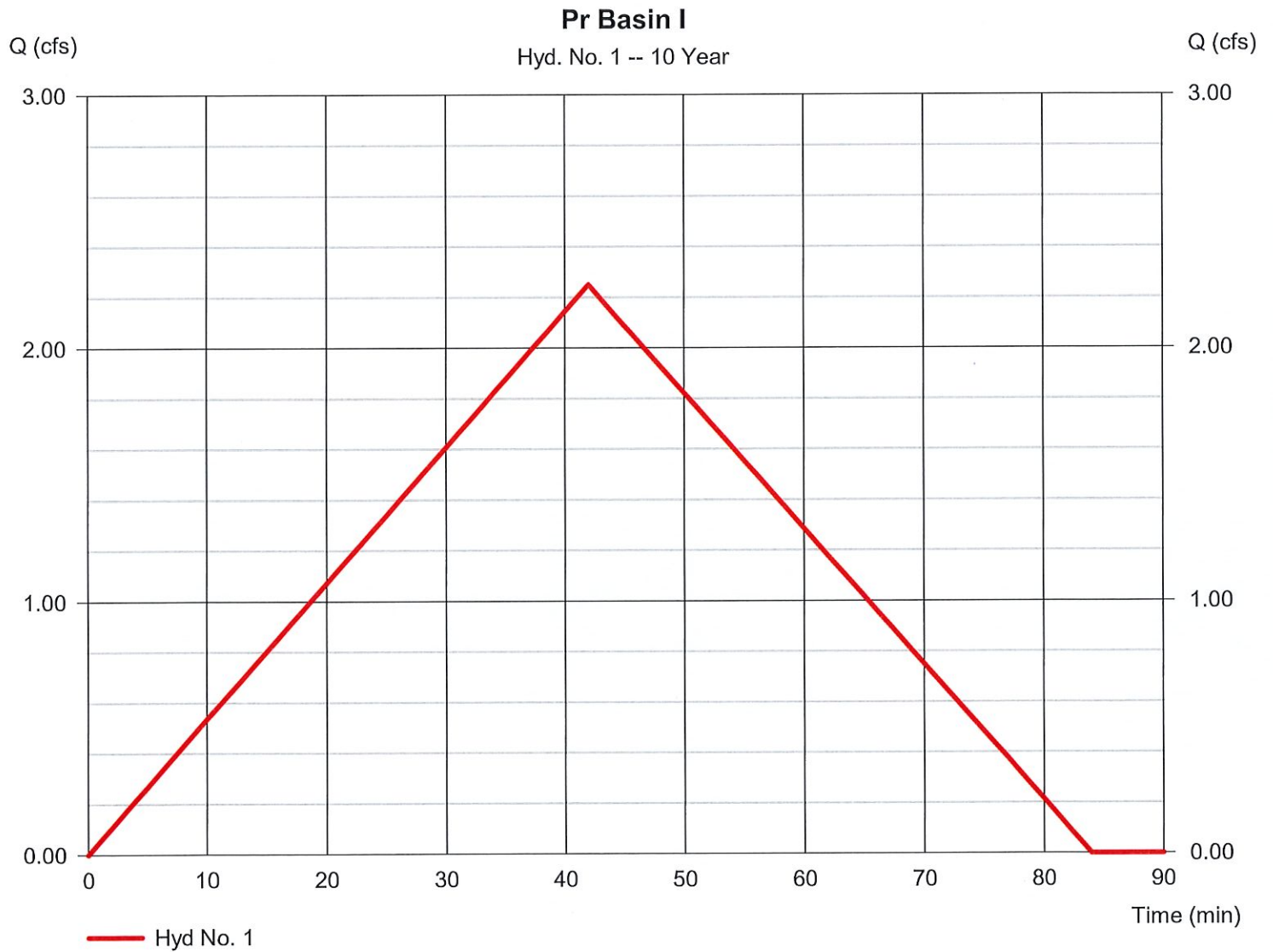
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Thursday, 08 / 13 / 2020

Hyd. No. 1

Pr Basin I

Hydrograph type	= Rational	Peak discharge	= 2.251 cfs
Storm frequency	= 10 yrs	Time to peak	= 42 min
Time interval	= 1 min	Hyd. volume	= 5,671 cuft
Drainage area	= 5.500 ac	Runoff coeff.	= 0.4
Intensity	= 1.023 in/hr	Tc by TR55	= 42.00 min
IDF Curve	= Paonia.IDF	Asc/Rec limb fact	= 1/1



22. Hydrograph Report

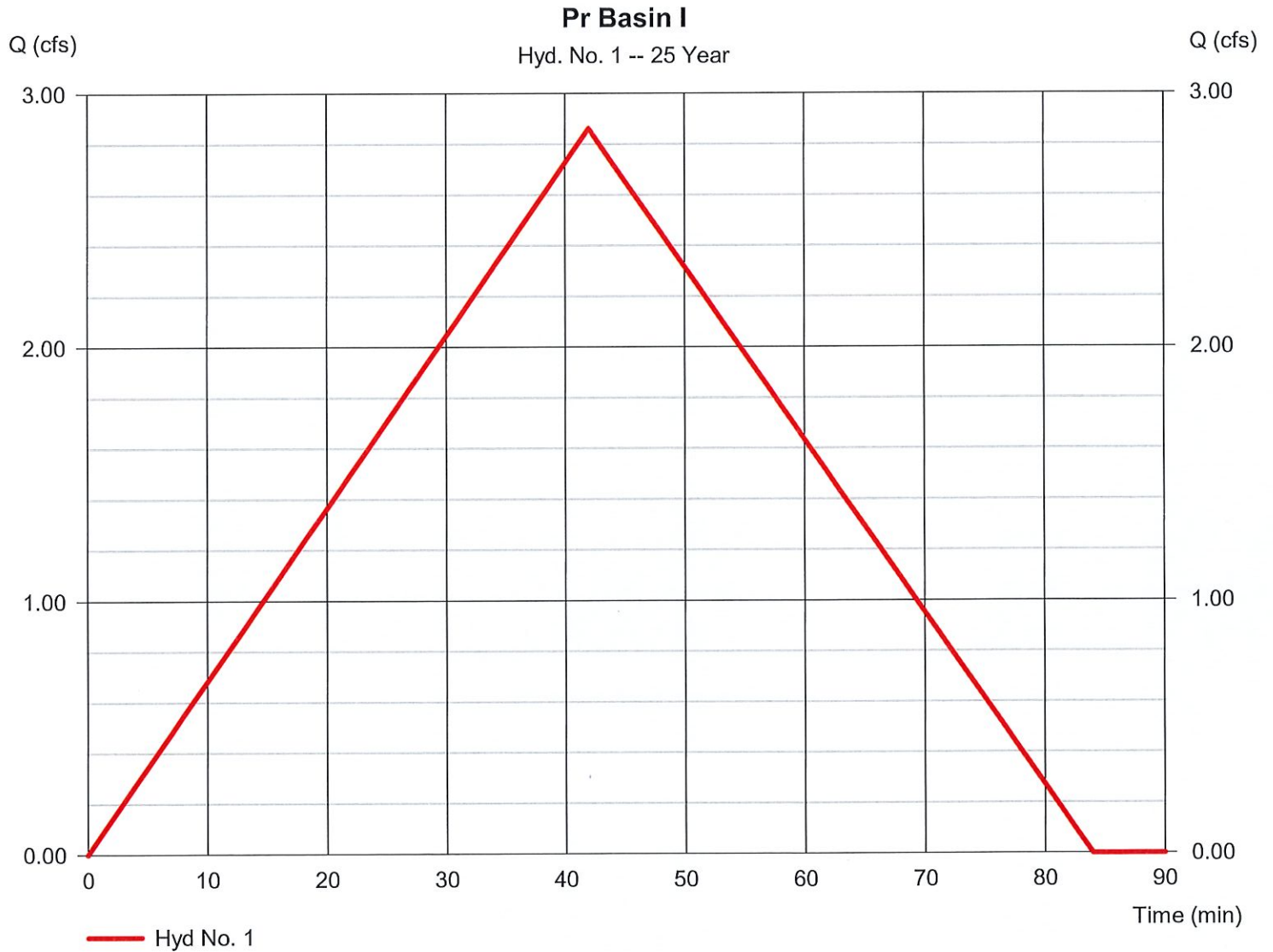
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

Thursday, 08 / 13 / 2020

Hyd. No. 1

Pr Basin I

Hydrograph type	= Rational	Peak discharge	= 2.862 cfs
Storm frequency	= 25 yrs	Time to peak	= 42 min
Time interval	= 1 min	Hyd. volume	= 7,213 cuft
Drainage area	= 5.500 ac	Runoff coeff.	= 0.4
Intensity	= 1.301 in/hr	Tc by TR55	= 42.00 min
IDF Curve	= Paonia.IDF	Asc/Rec limb fact	= 1/1



22. R55 Tc Worksheet

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

Hyd. No. 1

Pr Basin I

<u>Description</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>Totals</u>
Sheet Flow				
Manning's n-value	= 0.150	0.011	0.011	
Flow length (ft)	= 300.0	0.0	0.0	
Two-year 24-hr precip. (in)	= 1.19	0.00	0.00	
Land slope (%)	= 2.20	0.00	0.00	
Travel Time (min)	= 37.25	+ 0.00	+ 0.00	= 37.25
Shallow Concentrated Flow				
Flow length (ft)	= 651.00	0.00	0.00	
Watercourse slope (%)	= 2.20	0.00	0.00	
Surface description	= Unpaved	Unpaved	Unpaved	
Average velocity (ft/s)	=2.39	0.00	0.00	
Travel Time (min)	= 4.53	+ 0.00	+ 0.00	= 4.53
Channel Flow				
X sectional flow area (sqft)	= 0.00	0.00	0.00	
Wetted perimeter (ft)	= 0.00	0.00	0.00	
Channel slope (%)	= 0.00	0.00	0.00	
Manning's n-value	= 0.015	0.015	0.015	
Velocity (ft/s)	=0.00	0.00	0.00	
Flow length (ft)	{{0}}0.0	0.0	0.0	
Travel Time (min)	= 0.00	+ 0.00	+ 0.00	= 0.00
Total Travel Time, Tc				42.00 min

22. Hydrograph Report

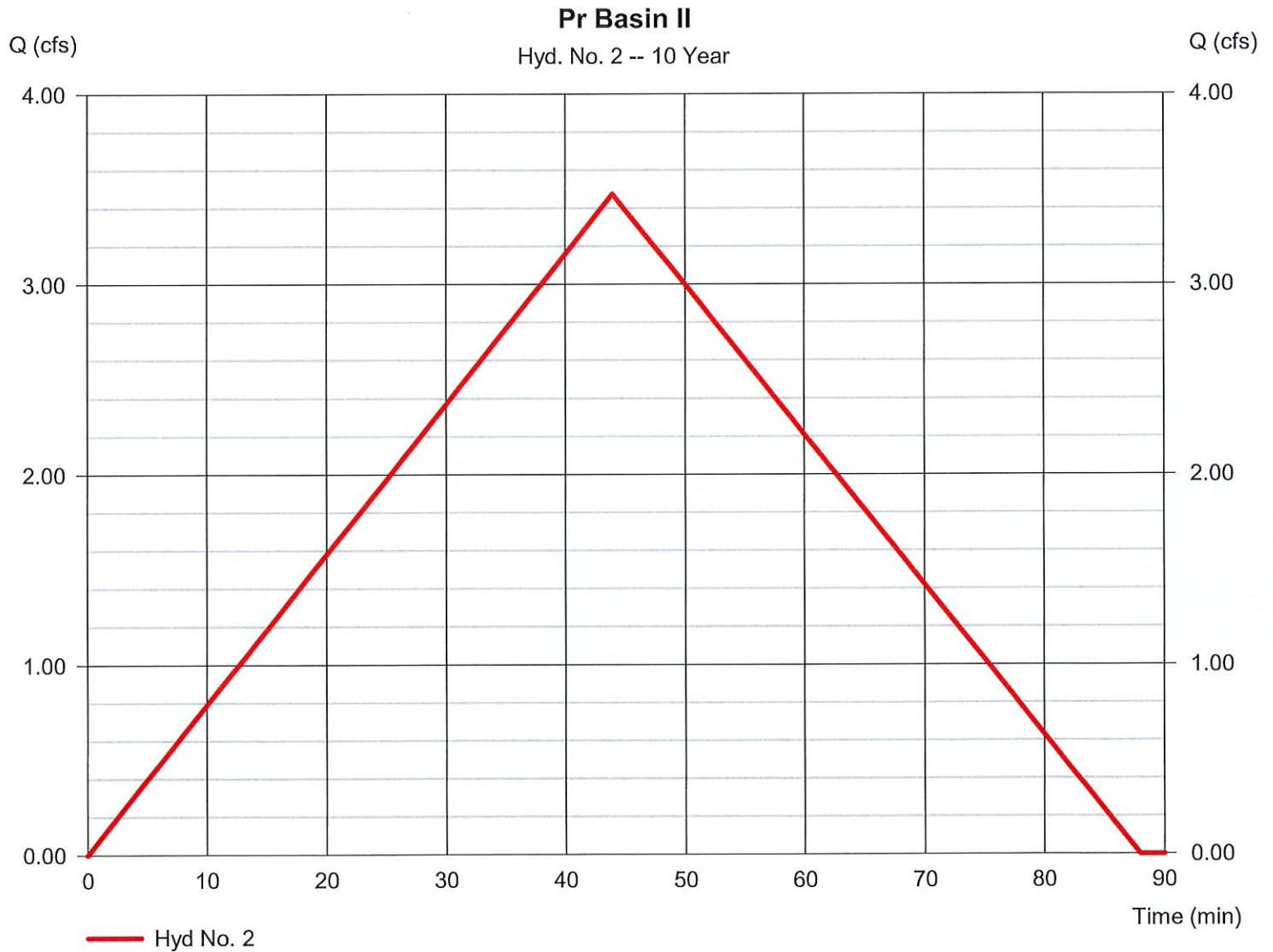
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Thursday, 08 / 13 / 2020

Hyd. No. 2

Pr Basin II

Hydrograph type	= Rational	Peak discharge	= 3.475 cfs
Storm frequency	= 10 yrs	Time to peak	= 44 min
Time interval	= 1 min	Hyd. volume	= 9,173 cuft
Drainage area	= 8.800 ac	Runoff coeff.	= 0.4
Intensity	= 0.987 in/hr	Tc by TR55	= 44.00 min
IDF Curve	= Paonia.IDF	Asc/Rec limb fact	= 1/1



22. Hydrograph Report

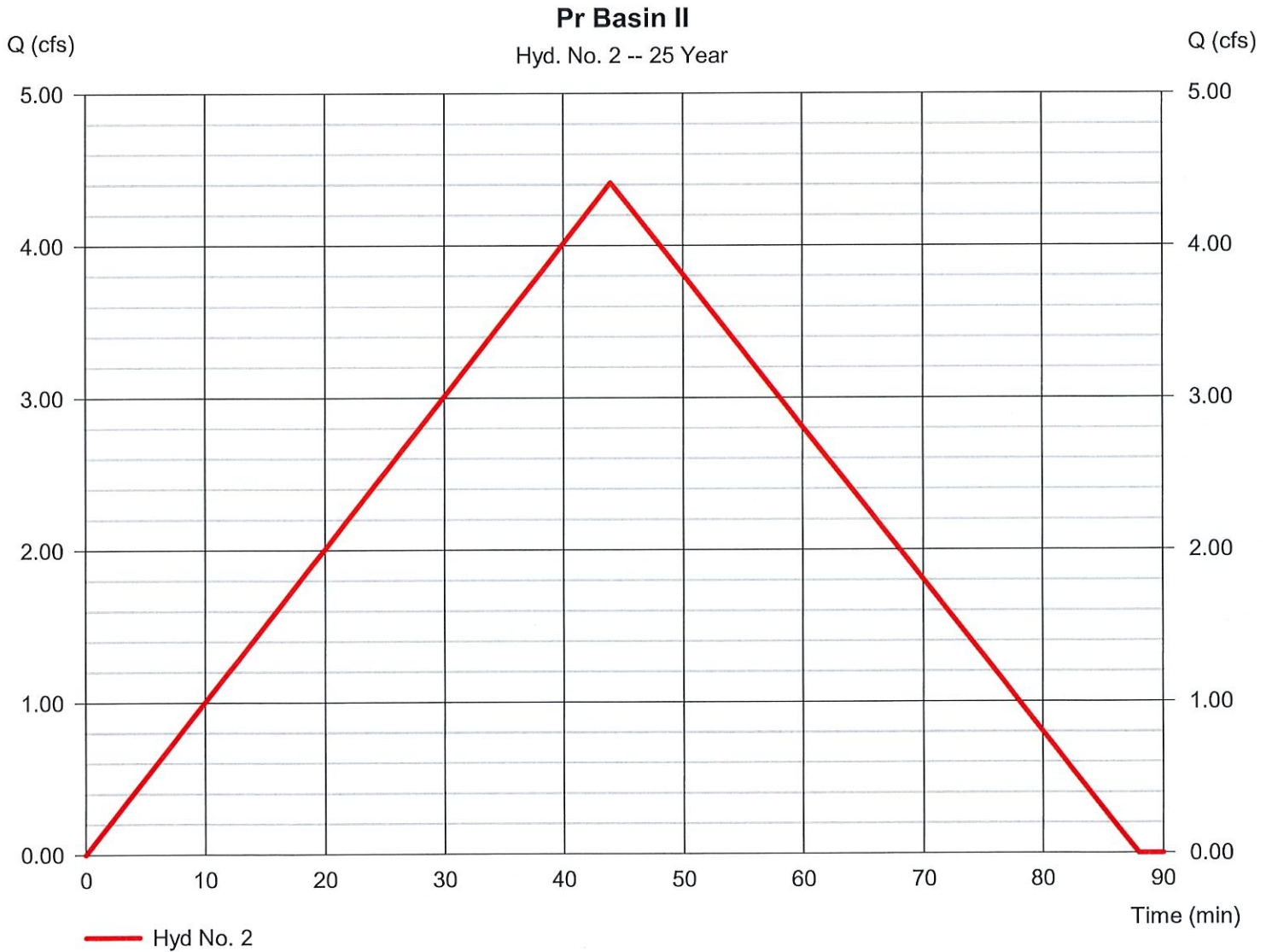
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Thursday, 08 / 13 / 2020

Hyd. No. 2

Pr Basin II

Hydrograph type	= Rational	Peak discharge	= 4.414 cfs
Storm frequency	= 25 yrs	Time to peak	= 44 min
Time interval	= 1 min	Hyd. volume	= 11,652 cuft
Drainage area	= 8.800 ac	Runoff coeff.	= 0.4
Intensity	= 1.254 in/hr	Tc by TR55	= 44.00 min
IDF Curve	= Paonia.IDF	Asc/Rec limb fact	= 1/1



22. R55 Tc Worksheet

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

Hyd. No. 2

Pr Basin II

<u>Description</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>Totals</u>
Sheet Flow				
Manning's n-value	= 0.150	0.011	0.011	
Flow length (ft)	= 300.0	0.0	0.0	
Two-year 24-hr precip. (in)	= 1.19	0.00	0.00	
Land slope (%)	= 1.80	0.00	0.00	
Travel Time (min)	= 40.36	+ 0.00	+ 0.00	= 40.36
Shallow Concentrated Flow				
Flow length (ft)	= 434.00	0.00	0.00	
Watercourse slope (%)	= 1.80	0.00	0.00	
Surface description	= Unpaved	Paved	Paved	
Average velocity (ft/s)	=2.16	0.00	0.00	
Travel Time (min)	= 3.34	+ 0.00	+ 0.00	= 3.34
Channel Flow				
X sectional flow area (sqft)	= 3.01	0.00	0.00	
Wetted perimeter (ft)	= 1.10	0.00	0.00	
Channel slope (%)	= 1.80	0.00	0.00	
Manning's n-value	= 0.015	0.015	0.015	
Velocity (ft/s)	=26.16	0.00	0.00	
Flow length (ft)	{{0}}263.0	0.0	0.0	
Travel Time (min)	= 0.17	+ 0.00	+ 0.00	= 0.17
Total Travel Time, Tc				44.00 min

22. **Hydrograph Report**

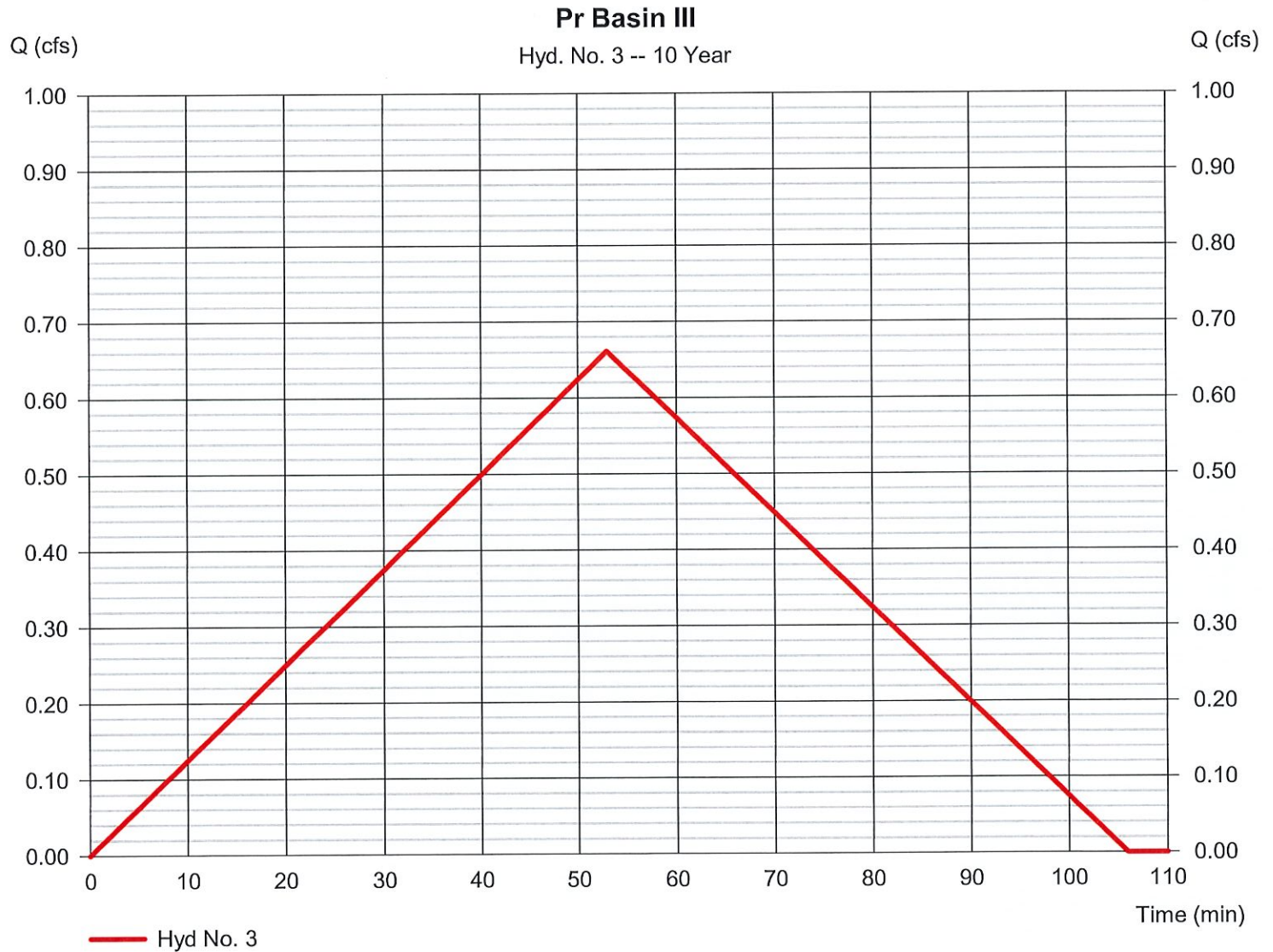
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

Thursday, 08 / 13 / 2020

Hyd. No. 3

Pr Basin III

Hydrograph type	= Rational	Peak discharge	= 0.661 cfs
Storm frequency	= 10 yrs	Time to peak	= 53 min
Time interval	= 1 min	Hyd. volume	= 2,103 cuft
Drainage area	= 3.100 ac	Runoff coeff.	= 0.25
Intensity	= 0.853 in/hr	Tc by TR55	= 53.00 min
IDF Curve	= Paonia.IDF	Asc/Rec limb fact	= 1/1



22. **Hydrograph Report**

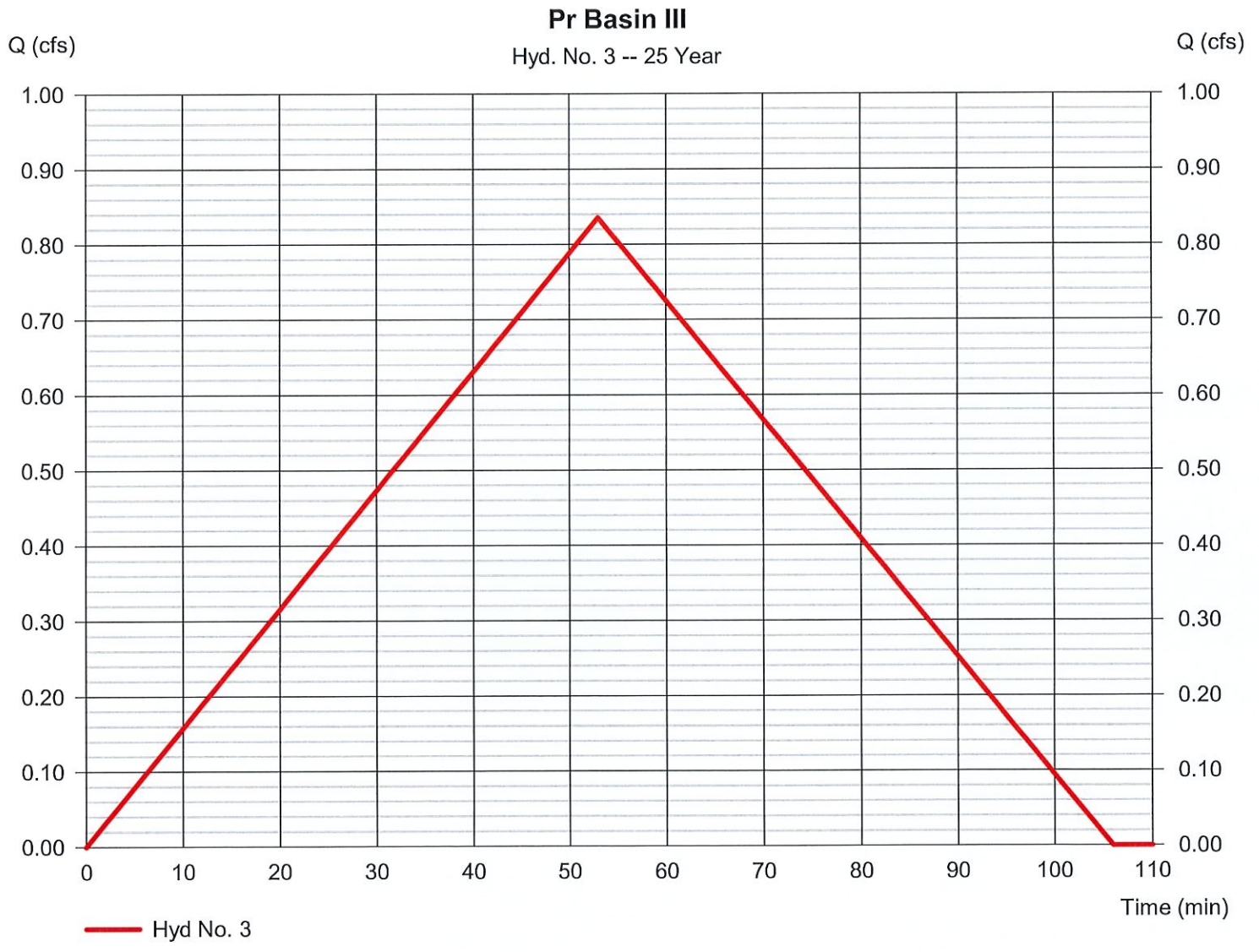
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Thursday, 08 / 13 / 2020

Hyd. No. 3

Pr Basin III

Hydrograph type	= Rational	Peak discharge	= 0.835 cfs
Storm frequency	= 25 yrs	Time to peak	= 53 min
Time interval	= 1 min	Hyd. volume	= 2,657 cuft
Drainage area	= 3.100 ac	Runoff coeff.	= 0.25
Intensity	= 1.078 in/hr	Tc by TR55	= 53.00 min
IDF Curve	= Paonia.IDF	Asc/Rec limb fact	= 1/1



22. R55 Tc Worksheet

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

Hyd. No. 3

Pr Basin III

<u>Description</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>Totals</u>
Sheet Flow				
Manning's n-value	= 0.150	0.011	0.011	
Flow length (ft)	= 300.0	0.0	0.0	
Two-year 24-hr precip. (in)	= 1.19	0.00	0.00	
Land slope (%)	= 1.00	0.00	0.00	
Travel Time (min)	= 51.06	+ 0.00	+ 0.00	= 51.06
Shallow Concentrated Flow				
Flow length (ft)	= 152.00	0.00	0.00	
Watercourse slope (%)	= 1.00	0.00	0.00	
Surface description	= Unpaved	Paved	Paved	
Average velocity (ft/s)	=1.61	0.00	0.00	
Travel Time (min)	= 1.57	+ 0.00	+ 0.00	= 1.57
Channel Flow				
X sectional flow area (sqft)	= 0.00	0.00	0.00	
Wetted perimeter (ft)	= 0.00	0.00	0.00	
Channel slope (%)	= 0.00	0.00	0.00	
Manning's n-value	= 0.015	0.015	0.015	
Velocity (ft/s)	=0.00	0.00	0.00	
Flow length (ft)	{{0}}0.0	0.0	0.0	
Travel Time (min)	= 0.00	+ 0.00	+ 0.00	= 0.00
Total Travel Time, Tc				53.00 min

22. Hydrograph Report

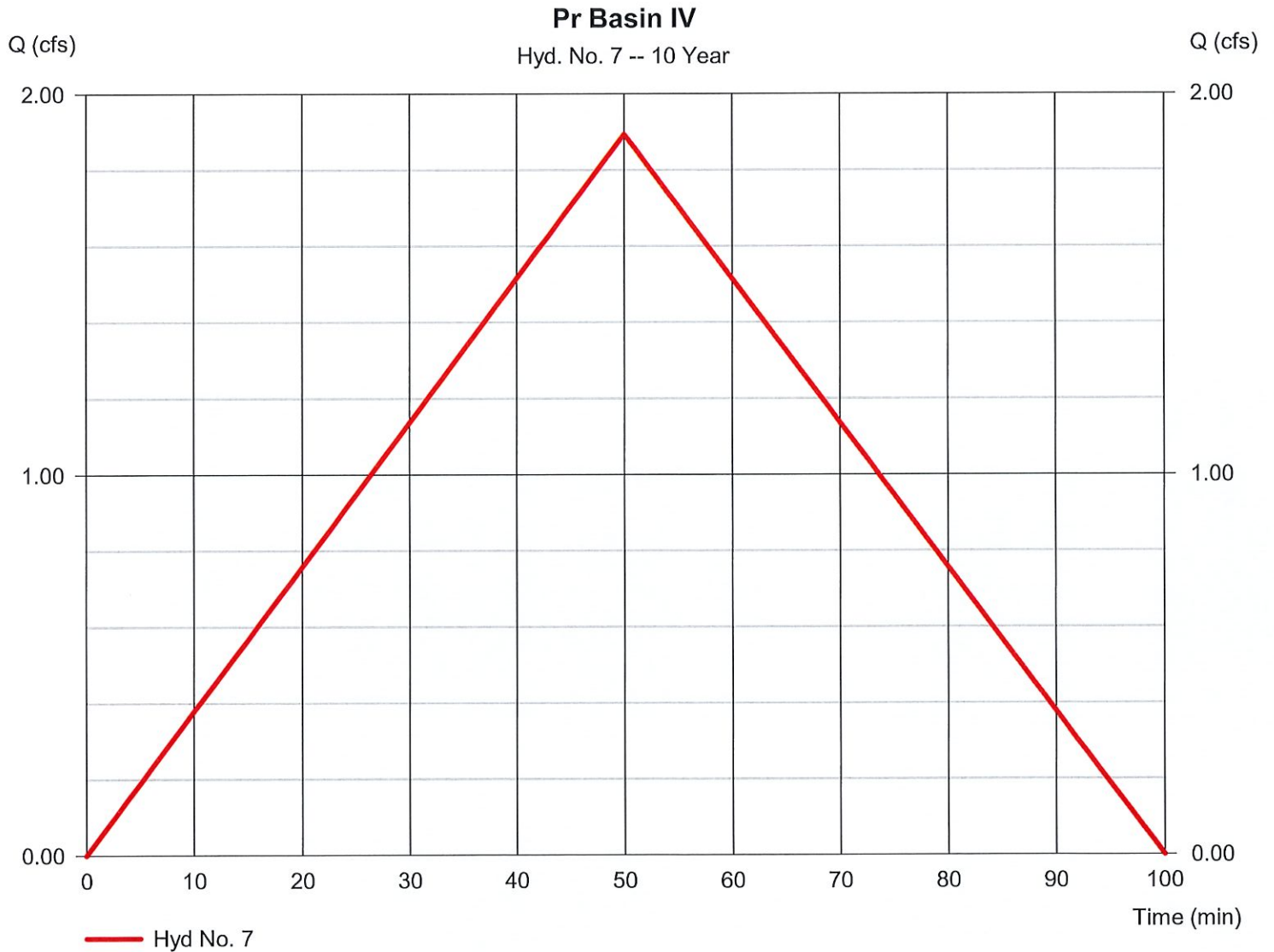
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

Thursday, 08 / 13 / 2020

Hyd. No. 7

Pr Basin IV

Hydrograph type	= Rational	Peak discharge	= 1.894 cfs
Storm frequency	= 10 yrs	Time to peak	= 50 min
Time interval	= 1 min	Hyd. volume	= 5,683 cuft
Drainage area	= 5.300 ac	Runoff coeff.	= 0.4
Intensity	= 0.893 in/hr	Tc by TR55	= 50.00 min
IDF Curve	= Paonia.IDF	Asc/Rec limb fact	= 1/1



22. Hydrograph Report

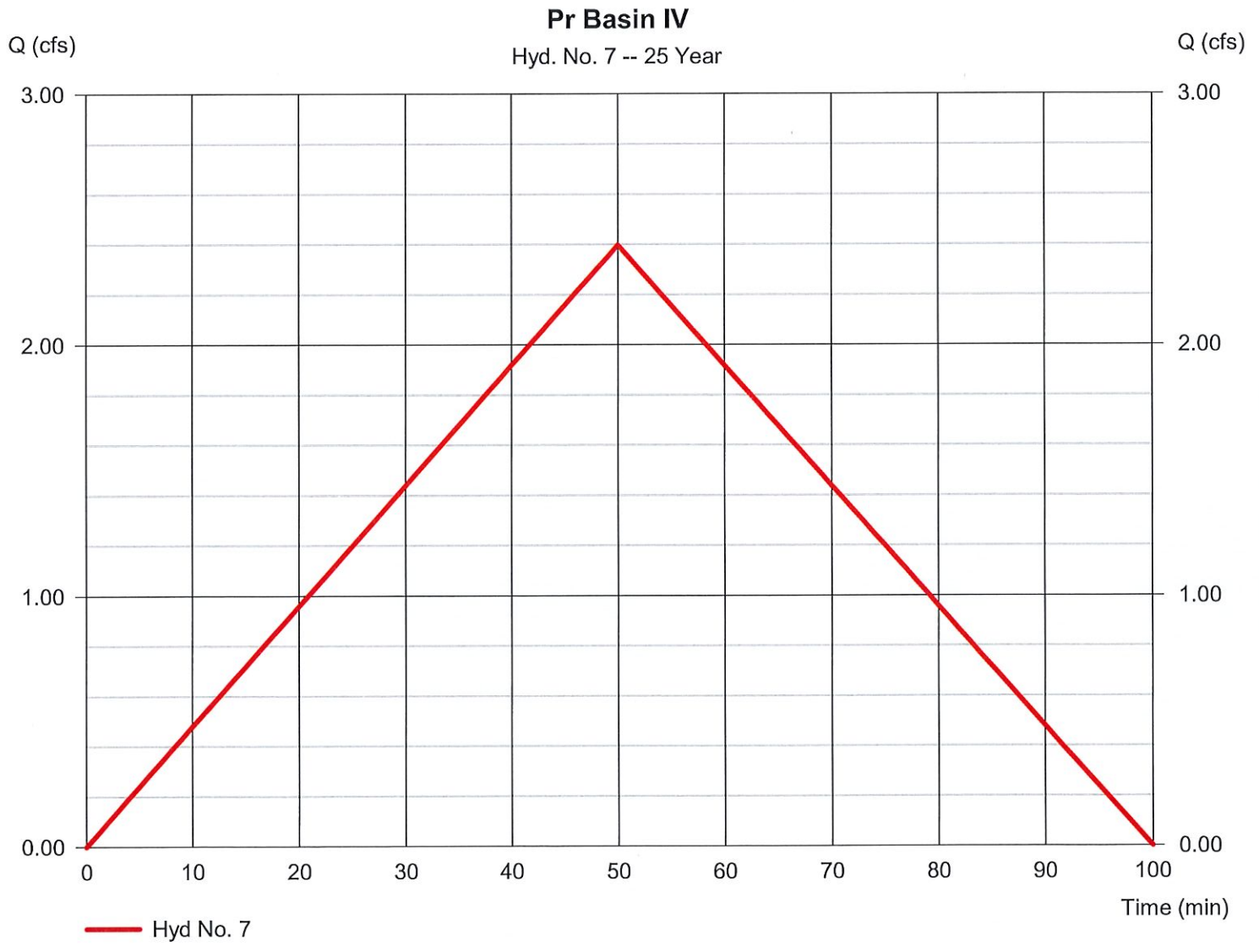
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

Thursday, 08 / 13 / 2020

Hyd. No. 7

Pr Basin IV

Hydrograph type	= Rational	Peak discharge	= 2.398 cfs
Storm frequency	= 25 yrs	Time to peak	= 50 min
Time interval	= 1 min	Hyd. volume	= 7,193 cuft
Drainage area	= 5.300 ac	Runoff coeff.	= 0.4
Intensity	= 1.131 in/hr	Tc by TR55	= 50.00 min
IDF Curve	= Paonia.IDF	Asc/Rec limb fact	= 1/1



22. R55 Tc Worksheet

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

Hyd. No. 7

Pr Basin IV

<u>Description</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>Totals</u>
Sheet Flow				
Manning's n-value	= 0.150	0.011	0.011	
Flow length (ft)	= 300.0	0.0	0.0	
Two-year 24-hr precip. (in)	= 1.19	0.00	0.00	
Land slope (%)	= 1.10	0.00	0.00	
Travel Time (min)	= 49.15	+ 0.00	+ 0.00	= 49.15
Shallow Concentrated Flow				
Flow length (ft)	= 110.00	0.00	0.00	
Watercourse slope (%)	= 1.10	0.00	0.00	
Surface description	= Unpaved	Paved	Paved	
Average velocity (ft/s)	=1.69	0.00	0.00	
Travel Time (min)	= 1.08	+ 0.00	+ 0.00	= 1.08
Channel Flow				
X sectional flow area (sqft)	= 0.00	0.00	0.00	
Wetted perimeter (ft)	= 0.00	0.00	0.00	
Channel slope (%)	= 0.00	0.00	0.00	
Manning's n-value	= 0.015	0.015	0.015	
Velocity (ft/s)	=0.00	0.00	0.00	
Flow length (ft)	(0)0.0	0.0	0.0	
Travel Time (min)	= 0.00	+ 0.00	+ 0.00	= 0.00
Total Travel Time, Tc				50.00 min

22. Channel Report

Riverbank

Trapezoidal

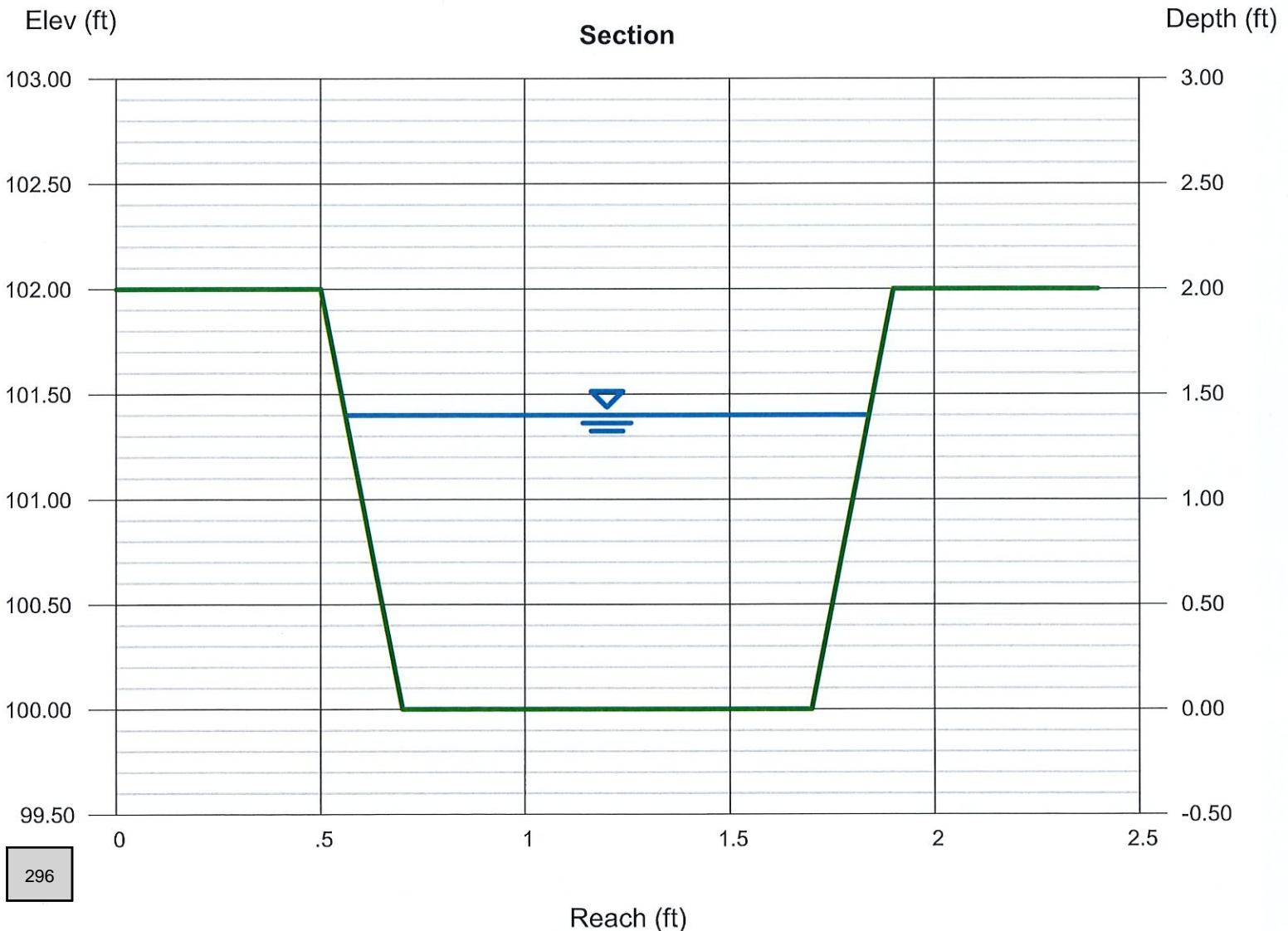
Bottom Width (ft) = 1.00
 Side Slopes (z:1) = 0.10, 0.10
 Total Depth (ft) = 2.00
 Invert Elev (ft) = 100.00
 Slope (%) = 1.00
 N-Value = 0.022

Highlighted

Depth (ft) = 1.40
 Q (cfs) = 6.029
 Area (sqft) = 1.60
 Velocity (ft/s) = 3.78
 Wetted Perim (ft) = 3.81
 Crit Depth, Y_c (ft) = 1.01
 Top Width (ft) = 1.28
 EGL (ft) = 1.62

Calculations

Compute by: Q vs Depth
 No. Increments = 10



22. Channel Report

<Name>

Trapezoidal

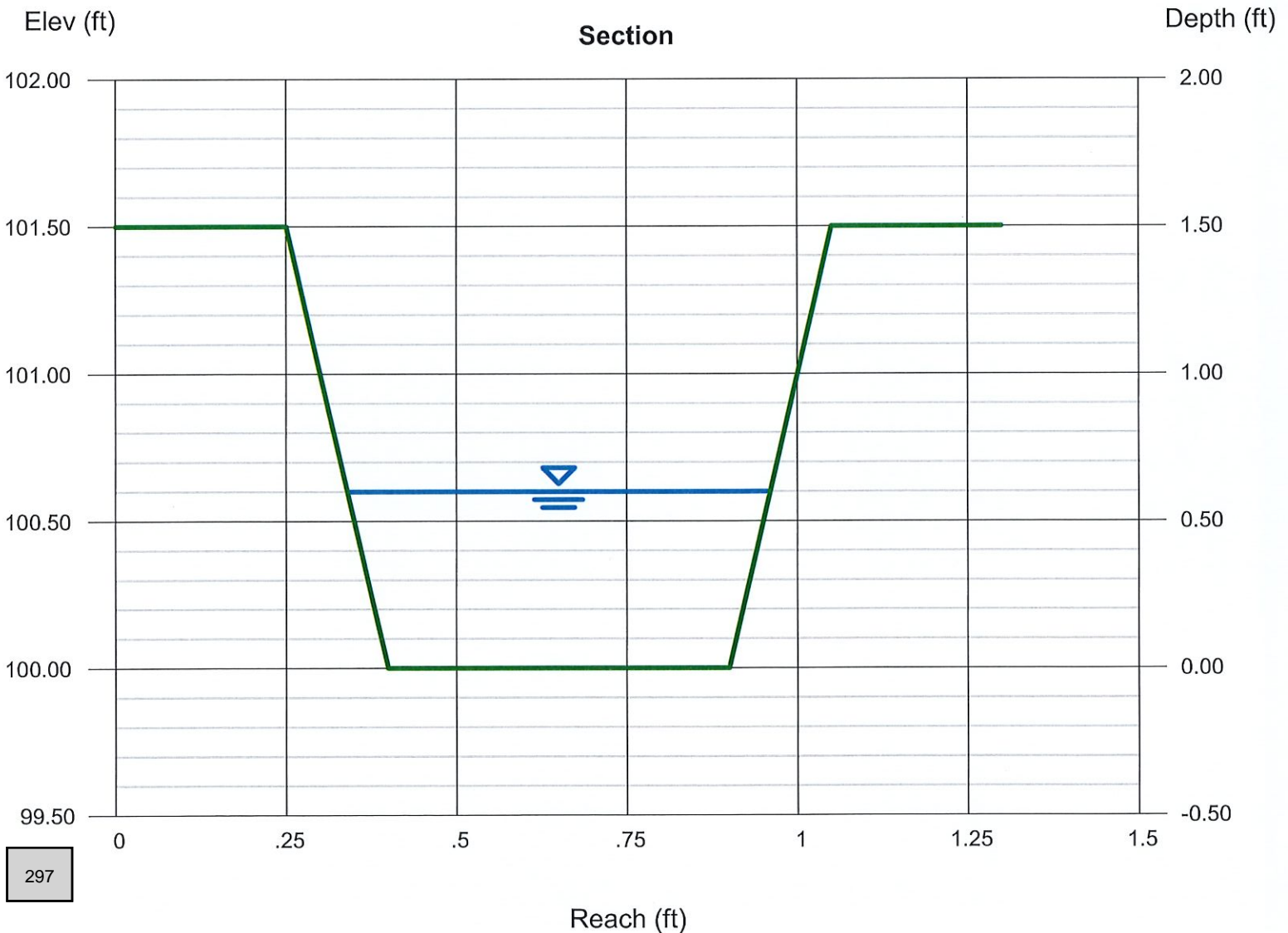
Bottom Width (ft) = 0.50
 Side Slopes (z:1) = 0.10, 0.10
 Total Depth (ft) = 1.50
 Invert Elev (ft) = 100.00
 Slope (%) = 1.80
 N-Value = 0.022

Highlighted

Depth (ft) = 0.60
 Q (cfs) = 1.030
 Area (sqft) = 0.34
 Velocity (ft/s) = 3.07
 Wetted Perim (ft) = 1.71
 Crit Depth, Yc (ft) = 0.50
 Top Width (ft) = 0.62
 EGL (ft) = 0.75

Calculations

Compute by: Q vs Depth
 No. Increments = 10



ENGINEERS CONSTRUCTION ESTIMATE

ITEM 12

**Riverbank Neighborhood
Paonia, Colorado**

CONTRACT ITEM	UNIT	ENTIRE PROJECT		COST PER UNIT	COST
		PLAN	AS CONST.		
Mobilization	LS	1		\$ 3,000.00	\$ 3,000.00
Clearing and Grubbing	LS	1		\$ 3,500.00	\$ 3,500.00
Backfill using site soils	CY	2513		\$ 20.00	\$ 50,260.00
Excavation (Cut)	CY	10323		\$ 15.00	\$ 154,845.00
10" Aggregate Base Course (Class 6)	CY	1107		\$ 30.00	\$ 33,210.00
Hot Mix Asphalt (3" Thick)	CY	335		\$ 45.00	\$ 15,075.00
15" RCP Culverts	LF	111		\$ 35.00	\$ 3,885.00
18" RCP Culverts	LF	32		\$ 40.00	\$ 1,280.00
Concrete Headwalls (irrigation)	EA	6		\$ 250.00	\$ 1,500.00
3-Phase electric line with service terminations	LF	2200		\$ 45.00	\$ 99,000.00
2-inch HDPE gas main	LF	1492		\$ 25.00	\$ 37,300.00
Telephone in joint trench with electric	LF	1552		\$ 5.00	\$ 7,760.00
Fiber Optic Cable	LS	1558		\$ 10.00	\$ 15,580.00
Ground Signs with CDOT breakaway base	LS	1		\$ 2,000.00	\$ 2,000.00
Open Space and Right of Way Landscaping	LS	1		\$ 10,000.00	\$ 10,000.00
Construction Surveying	LS	1		\$ 3,000.00	\$ 3,000.00
Stormwater Management	LS	1		\$ 7,500.00	\$ 7,500.00
8" SDR 35 PVC Sewer Main Pipe	LF	1270		\$ 23.00	\$ 29,210.00
4" SDR 35 PVC Sewer Lateral Pipe	LF	490		\$ 20.00	\$ 9,800.00
8"x4" Service Tap ("Y" connection)	EA	14		\$ 780.00	\$ 10,920.00
4-inch lateral cleanouts	EA	14		\$ 50.00	\$ 700.00
48" Ø Manholes (Less than 10 foot)	EA	3		\$ 5,000.00	\$ 15,000.00
48" Ø Manholes (10 to 15 foot)	EA	2		\$ 5,000.00	\$ 10,000.00
Manhole Testing	EA	5		\$ 200.00	\$ 1,000.00
8-inch DR 14 HDPE pipe and fittings	LF	1,265		\$ 30.00	\$ 37,950.00
8-inch gate valves	EA	4		\$ 1,900.00	\$ 7,600.00
Fire Hydrant with valve	EA	2		\$ 4,000.00	\$ 8,000.00
2-inch blow-off valves	EA	1		\$ 600.00	\$ 600.00
Temporary Flushing Hydrant	EA	1		\$ 400.00	\$ 400.00
Water services meter pit	EA	14		\$ 400.00	\$ 5,600.00
3/4-inch HDPE service pipe	LF	502		\$ 20.00	\$ 10,040.00
6-inch gate valve	EA	2		\$ 1,700.00	\$ 3,400.00
SUBTOTAL					\$ 598,915.00
10% CONTINGENCY					\$ 59,891.50
TOTAL					\$ 658,806.50



July 26, 2019

Mr. Ivo Renkema
Old World, LLC
[REDACTED]

1889 York Street
Denver, CO 80206
(303) 333 1105
FAX (303) 333 1107
E-mail: lsc@lscdenver.com

Re: Riverbank
Traffic Impact Analysis
Paonia, CO
LSC #190540

Dear Mr. Renkema:

In response to your request, LSC Transportation Consultants, Inc. has prepared this traffic impact analysis for the proposed Riverbank development. As shown on Figure 1, the site is located southeast of State Highway (SH) 133 and north of Samuel Wade Road in Paonia, Colorado.

REPORT CONTENTS

The report contains the following: the existing roadway and traffic conditions in the vicinity of the site including the lane geometries, traffic controls, etc.; the existing weekday peak-hour traffic volumes; the existing daily traffic volumes in the area; the typical weekday site-generated traffic volume projections for the site; the short-term and long-term assignment of the projected traffic volumes to the area roadways; the projected short-term and long-term background and resulting total traffic volumes on the area roadways; the site's projected traffic impacts; and any recommended roadway improvements to mitigate the site's traffic impacts.

LAND USE AND ACCESS

The site is proposed to include 46 single family detached homes and 11 townhomes. Access is proposed from a full movement access location on Price Road as shown in the conceptual site plan in Figure 2.

ROADWAY AND TRAFFIC CONDITIONS

Area Roadways

The major roadways in the site's vicinity are shown on Figure 1 and are described below.

- **State Highway (SH) 133** is an east-west, two-lane state highway northwest of the site. It is designated R-A (Regional Highway) by CDOT. The intersections with Clock Road/Fire Mountain Road and Samuel Wade Road are stop-sign controlled. The posted speed limit in the vicinity of the site is 45 mph.

- **Samuel Wade Road** is an east-west, two-lane collector roadway south of the site. The intersection with SH 133 is stop-sign controlled. The posted speed limit in the vicinity of the site is 35 mph.

Existing Traffic Conditions

Figures 3a and 3b show the existing June and July weekday traffic volumes. Figure 3c shows the existing lane geometry and the existing traffic controls in the vicinity of the site. The June weekday peak-hour traffic volumes and average daily traffic volumes are from the attached traffic counts conducted by Counter Measures in June, 2019. The July weekday traffic volumes are based on an adjustment factor of 1.15 based on a review of seasonal traffic volume data throughout western Colorado.

2022 and 2040 Background Traffic

Figures 4a and 5a show the estimated 2022 and 2040 background traffic based on annual growth rate of 0.75 percent based on the CDOT 20-year growth factor of 1.16. Figures 4b and 5b show the estimated 2022 and 2040 background lane geometry and traffic control.

Existing, 2022, and 2040 Background Levels of Service

Level of service (LOS) is a quantitative measure of the level of congestion or delay at an intersection. Level of service is indicated on a scale from "A" to "F." LOS A is indicative of little congestion or delay and LOS F is indicative of a high level of congestion or delay. Attached are specific level of service definitions for unsignalized intersections.

The intersections in the study area were analyzed to determine the existing, 2022, and 2040 background levels of service using Synchro. Table 1 shows the level of service analysis results. The level of service reports are attached.

- **SH 133/Clock Road/Fire Mountain Road:** All movements at this unsignalized intersection currently operate at LOS "B" or better during both morning and afternoon peak-hours and are expected to do so through 2040.
- **SH 133/Samuel Wade Road:** All movements at this unsignalized intersection currently operate at LOS "B" or better during both morning and afternoon peak-hours and are expected to do so through 2040.
- **Samuel Wade Road/Clock Road:** All movements at this unsignalized intersection currently operate at LOS "B" or better during both morning and afternoon peak-hours and are expected to do so through 2040.
- **Clock Road/Price Road:** All movements at this unsignalized intersection currently operate at LOS "A" during both morning and afternoon peak-hours and are expected to do so through 2040.

- **Samuel Wade Road/Price Road:** All movements at this unsignalized intersection currently operate at LOS "B" or better during both morning and afternoon peak-hours and are expected to do so through 2040.

TRIP GENERATION

Table 2 shows the estimated average daily, weekday morning peak-hour, and weekday afternoon peak-hour trip generation potential for the proposed site based on the rates from *Trip Generation, 10th Edition, 2017* by the Institute of Transportation Engineers (ITE).

The site is projected to generate about 551 vehicle-trips on the average weekday, with about half entering and half exiting during a 24-hour period. During the morning peak-hour, which generally occurs for one hour between 6:30 and 8:30 a.m., about 10 vehicles would enter and about 33 vehicles would exit the site. During the afternoon peak-hour, which generally occurs for one hour between 4:00 and 6:00 p.m., about 35 vehicles would enter and about 21 vehicles would exit.

TRIP DISTRIBUTION

Figure 6 shows the estimated directional distribution of the site-generated traffic volumes on the area roadways. The estimates were based on the location of the site with respect to the regional population, employment, and activity centers; and the site's proposed land use.

TRIP ASSIGNMENT

Figure 7 shows the estimated site-generated traffic volumes based on the directional distribution percentages (from Figure 6) and the trip generation estimate (from Table 2).

2022 AND 2040 TOTAL TRAFFIC

Figure 8a shows the 2022 total traffic which is the sum of the 2022 background traffic volumes (from Figure 4a) and the site-generated traffic volumes (from Figure 7). Figure 8b shows the recommended 2022 lane geometry and traffic control.

Figure 9a shows the 2040 total traffic which is the sum of the 2040 background traffic volumes (from Figure 5a) and the site-generated traffic volumes (from Figure 7). Figure 9b shows the recommended 2040 lane geometry and traffic control.

PROJECTED LEVELS OF SERVICE

The intersections in the study area were analyzed as appropriate to determine the 2022 and 2040 total levels of service. Table 1 shows the level of service analysis results. The level of service reports are attached.

- **SH 133/Clock Road/Fire Mountain Road:** All movements at this unsignalized intersection are expected to operate at LOS "B" or better during both morning and afternoon peak-hours through 2040.

- **SH 133/Samuel Wade Road:** All movements at this unsignalized intersection are expected to operate at LOS "B" or better during both morning and afternoon peak-hours through 2040.
- **Samuel Wade Road/Clock Road:** All movements at this unsignalized intersection are expected to operate at LOS "B" or better during both morning and afternoon peak-hours through 2040.
- **Clock Road/Price Road:** All movements at this unsignalized intersection are expected to operate at LOS "A" during both morning and afternoon peak-hours through 2040.
- **Samuel Wade Road/Price Road:** All movements at this unsignalized intersection currently operate at LOS "B" or better during both morning and afternoon peak-hours and are expected to do so through 2040.
- **Price Road/Site Access:** All movements at this unsignalized intersection are expected to operate at LOS "A" during both morning and afternoon peak-hours through 2040.

SH 133 TURN LANE THRESHOLDS

The *State Highway Access Code* (SHAC) includes thresholds for auxiliary turn lanes at intersections. The Regional Highway (RA) classification combined with the 45 mph posted speed limit has the following requirements for auxiliary turn lanes.

- Right-Turn Deceleration Lane - warranted when peak-hour volume exceeds 25 vph by 2040 and the through/right volume exceeds 150 vph by 2040. An appropriate length is 275 feet plus a 145-foot transition taper.
- Left-Turn Deceleration Lane - warranted when peak-hour volumes exceeds 10 vph by 2040 and the opposing volume exceeds 100 vph by 2040. An appropriate length is 275 feet for deceleration plus vehicle storage and a 145-foot transition taper.
- Right-Turn Acceleration Lane - warranted when peak-hour volume exceeds 50 vph by 2040.

SH 133/Samuel Wade Road

The only turning movement high enough through 2040 to warrant an auxiliary turn lane is the northbound right-turn movement from SH 133 to Samuel Wade Road. There is an existing right-turn lane for this movement that meets the requirement of the SHAC.

SH 133/Clock Road

The westbound left-turn movement from SH 133 to Clock Road is expected to exceed 10 vph with development of the site, but the opposing volume on SH 133 is not expected to exceed 100 vph through 2040 which give CDOT discretion to waive the requirement for a left-turn deceleration lane. The intersection has an offset across SH 133 which is another reason to waive the requirement for this lane to avoid issues with left-turn overlap.

CONCLUSIONS AND RECOMMENDATIONS

Trip Generation

- 1. The site is projected to generate about 551 vehicle-trips on the average weekday, with about half entering and half exiting during a 24-hour period. During the morning peak-hour, about 10 vehicles would enter and about 33 vehicles would exit the site. During the afternoon peak-hour, about 35 vehicles would enter and about 21 vehicles would exit.

Projected Levels of Service

- 2. All movements at the unsignalized intersections analyzed are expected to operate at LOS "B" or better through 2040.

Conclusions

- 3. The impact of the Riverbank development can be accommodated by the existing and proposed roadway network with the following recommendations.

Recommendations


- 4. The site access approach to Price Road should be stop-sign controlled.
- 5. The intersection of Samuel Wade Road/Price Road should be improved to provide an intersection angle closer to 90 degrees. This can possibly be achieved by an asphalt overlay of the side street approach and striping a yellow centerline on Price Road approaching the intersection.
- 6. No new auxiliary turn lanes are recommended on SH 133 based on this analysis.
- 7. An access permit application and/or design deviation/waiver request may be needed based on CDOT's review.

* * * * *

We trust our findings will assist you in gaining approval of the proposed Riverbank development. Please contact me if you have any questions or need further assistance.

Sincerely,

LSC TRANSPORTATION CONSULTANTS, INC.

By 
Christopher S. McGranahan, PE, PTOE
Principal



7-26-19

CSM/wc

- Enclosures:
- Tables 1 and 2
 - Figures 1 - 9b
 - Traffic Count Reports
 - Level of Service Definitions
 - Level of Service Reports

W:\LSC\Projects\2019\190540-RiverbankNeighborhood\Report\Riverbank-072619.wpd

Table 1
Intersection Levels of Service Analysis
Riverbank
Paonia, CO
LSC #190540; July, 2019

Intersection Location	Traffic Control	Existing Traffic		2022 Background Traffic		2022 Total Traffic		2040 Background Traffic		2040 Total Traffic	
		Level of Service	Level of Service	Level of Service	Level of Service	Level of Service	Level of Service	Level of Service	Level of Service	Level of Service	Level of Service
		AM	PM	AM	PM	AM	PM	AM	PM	AM	PM
<u>SH 133/Clock Road/Fire Mtn. Road</u>	TWSC										
NEB Approach		A	A	A	A	A	A	A	A	A	A
NB Approach		A	A	A	A	A	A	A	A	A	A
SB Approach		A	B	A	B	A	B	A	B	A	B
SWB Approach		A	A	A	A	A	A	A	A	A	A
Critical Movement Delay		9.3	10.2	9.3	10.2	9.3	10.4	9.5	10.3	9.5	10.5
<u>SH 133/Samuel Wade Road</u>	TWSC										
NB Left/Through		A	A	A	A	A	A	A	A	A	A
EB Approach		B	B	B	B	B	B	B	B	B	B
WB Left/Through		B	B	B	B	B	B	B	B	B	B
WB Right		A	A	A	A	A	A	A	A	A	A
SB Approach		A	A	A	A	A	A	A	A	A	A
Critical Movement Delay		10.2	11.6	10.2	11.6	10.3	11.8	10.5	12.2	10.7	12.4
<u>Samuel Wade Road/Clock Road</u>	TWSC										
EB Left/Through		A	A	A	A	A	A	A	A	A	A
SB Approach		A	B	A	B	A	B	A	B	A	B
Critical Movement Delay		9.8	10.4	9.8	10.5	9.8	10.5	9.9	10.8	9.9	10.9
<u>Clock Road/Price Road</u>	TWSC										
WB Approach		A	A	A	A	A	A	A	A	A	A
SB Left/Through		A	A	A	A	A	A	A	A	A	A
Critical Movement Delay		8.6	8.7	8.6	8.7	8.7	8.8	8.6	8.7	8.7	8.8
<u>Samuel Wade Road//Price Road</u>	TWSC										
EB Left/Through		A	A	A	A	A	A	A	A	A	A
SB Approach		A	B	A	B	B	B	A	B	B	B
Critical Movement Delay		9.8	10.5	9.9	10.6	10.0	10.4	9.9	10.8	10.0	10.8
<u>Price Road/Site Access</u>	TWSC										
EB Left/Through		--	--	--	--	A	A	--	--	A	A
SB Approach		--	--	--	--	A	A	--	--	A	A
Critical Movement Delay		--	--	--	--	8.6	8.7	--	--	8.6	8.7

**Table 2
ESTIMATED TRAFFIC GENERATION
Riverbank Update
Paonia, CO
LSC #190540; July, 2019**

Trip Generating Category	Quantity	Trip Generation Rates ⁽¹⁾					Vehicle-Trips Generated					
		Average	AM Peak-Hour		PM Peak-Hour		Average	AM Peak-Hour		PM Peak-Hour		
		Weekday	In	Out	In	Out	Weekday	In	Out	In	Out	
CURRENTLY PROPOSED LAND USE												
Single-Family Housing ⁽²⁾	46 DU ⁽³⁾	11.06	0.20	0.61	0.66	0.39	509	9	28	30	18	
Townhomes ⁽⁴⁾	11 DU ⁽³⁾	7.32	0.12	0.41	0.47	0.28	42	1	5	5	3	
							Total =	551	10	33	35	21

Notes:

- (1) Source: *Trip Generation*, Institute of Transportation Engineers, 10th Edition, 2017.
- (2) ITE Land Use No. 210 - Single-Family Detached Housing; formula rates were used
- (3) DU = dwelling units
- (4) ITE Land Use No. 220 - Multifamily Housing (Low Rise); formula rates were used for all except daily



Figure 1
Vicinity
Map

Riverbank Update (LSC #190540)

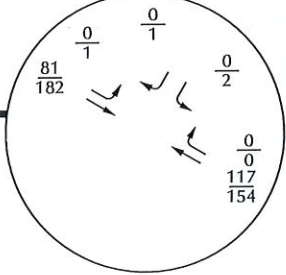
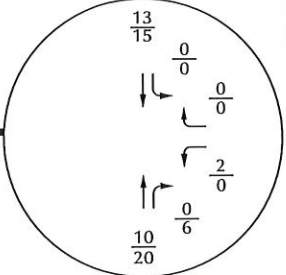
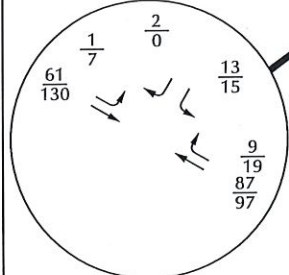
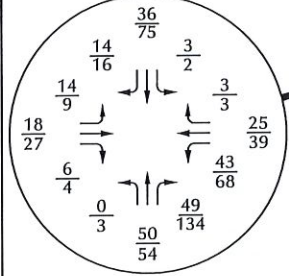
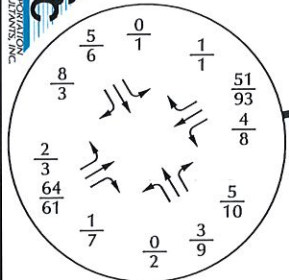


Approximate Scale
Scale: 1" = 400'

Figure 2
Site
Plan

Riverbank Update (LSC #190540)

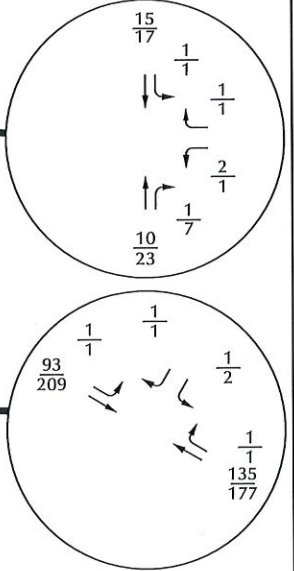
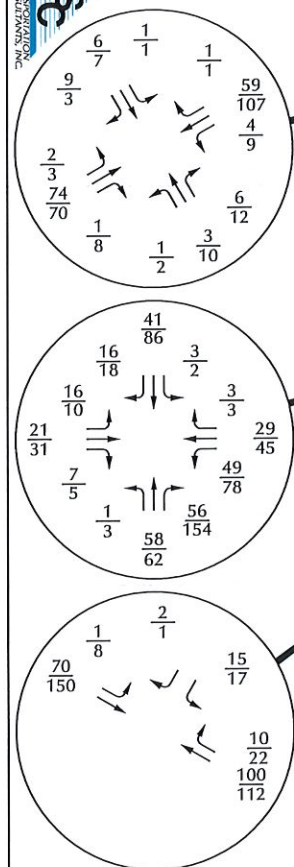




LEGEND:
 (35) = Speed Limit
 $\frac{26}{35}$ = AM Peak Hour Traffic
 $\frac{35}{1,000}$ = PM Peak Hour Traffic
 1,000 = Average Daily Traffic

Figure 3a
Existing June Traffic
 Riverbank Update (LSC #190540)

CONSULTANT
 CONSULTANTS, INC.



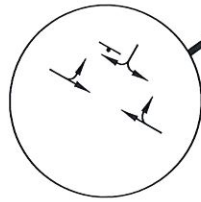
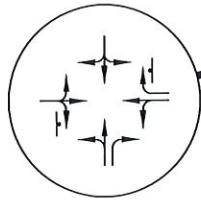
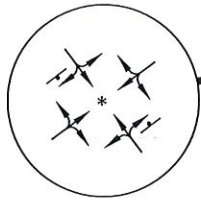
Note: Assumes a 15 percent adjustment from June to July based on a review of CDOT seasonal factors throughout western Colorado.

LEGEND:
 (35) = Speed Limit
 26 = AM Peak Hour Traffic
 35 = PM Peak Hour Traffic
 1,000 = Average Daily Traffic

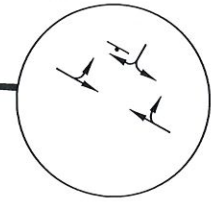
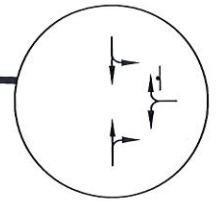
Figure 3b
Existing July Traffic
 Riverbank Update (LSC #190540)



*There is an offset of 60 feet between the north and south legs.



Note: State Highway 133 is classified as Regional Highway (RA) by CDOT.



LEGEND:

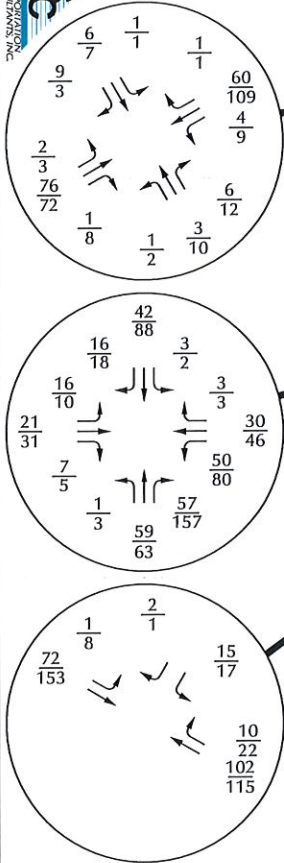
⊥ = Stop Sign

Figure 3c

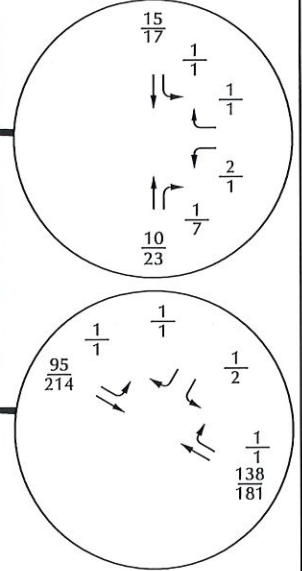
Existing Lane Geometry and Traffic Control

Riverbank Update (LSC #190540)

CONSULTATION
 CONSULTANTS, INC.



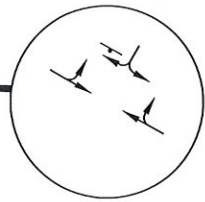
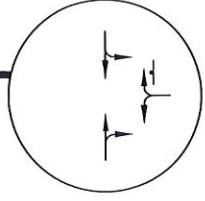
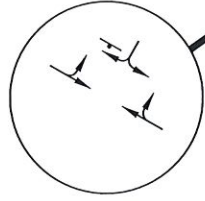
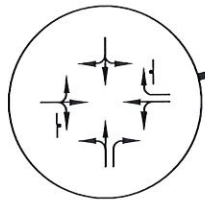
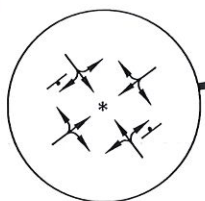
Note: Assumes annual growth rate of about 0.75 percent based on the CDOT 20-year growth factor of 1.16.



LEGEND:

- $\frac{26}{35}$ = AM Peak Hour Traffic
- $\frac{35}{26}$ = PM Peak Hour Traffic
- 1,000 = Average Daily Traffic

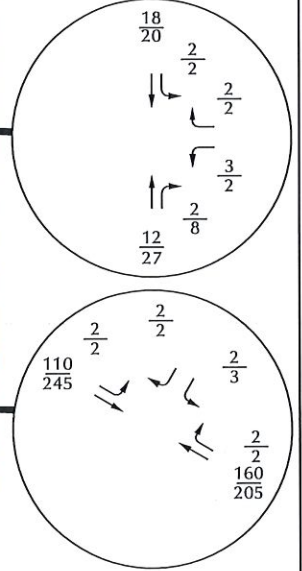
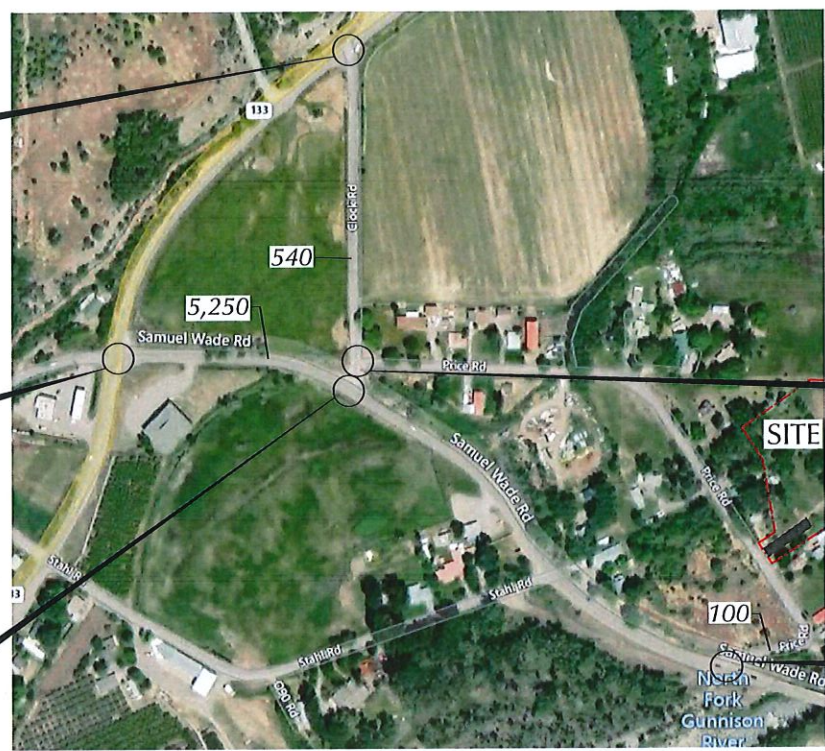
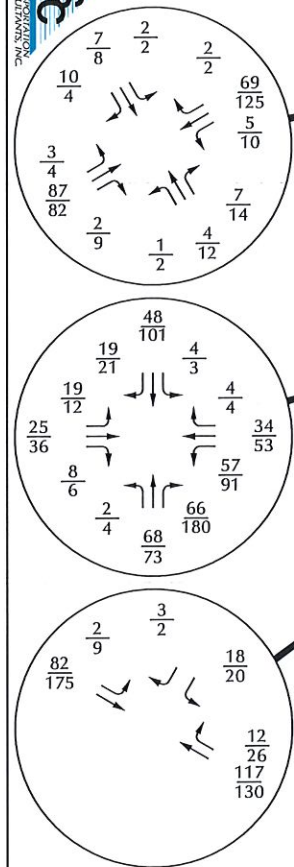
Figure 4a
Year 2022
Background Traffic
 Riverbank Update (LSC #190540)



LEGEND:
┆ = Stop Sign

Figure 4b
**Year 2022 Background
Lane Geometry and Traffic Control**
Riverbank Update (LSC #190540)

CONSULTANTS

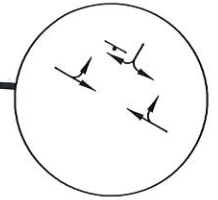
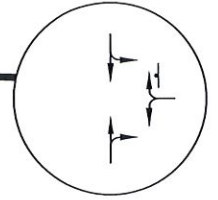
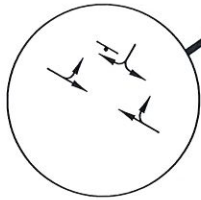
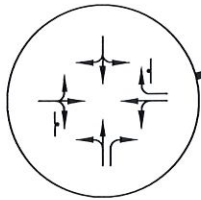
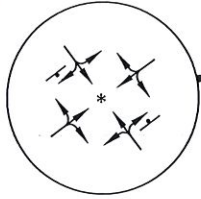


Note: Assumes annual growth rate of about 0.75 percent based on the CDOT 20-year growth factor of 1.16.

LEGEND:

- $\frac{26}{35}$ = AM Peak Hour Traffic
- $\frac{35}{26}$ = PM Peak Hour Traffic
- 1,000 = Average Daily Traffic

Figure 5a
Year 2040
Background Traffic
 Riverbank Update (LSC #190540)



LEGEND:

⊥ = Stop Sign

Figure 5b

Year 2040 Background Lane Geometry and Traffic Control

Riverbank Update (LSC #190540)

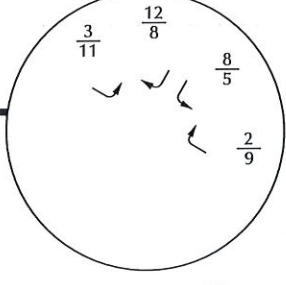
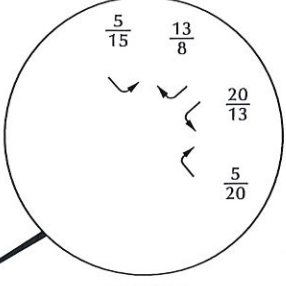
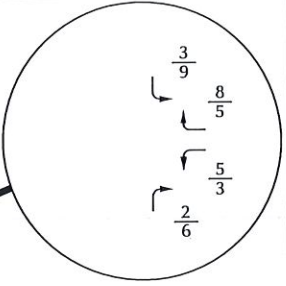
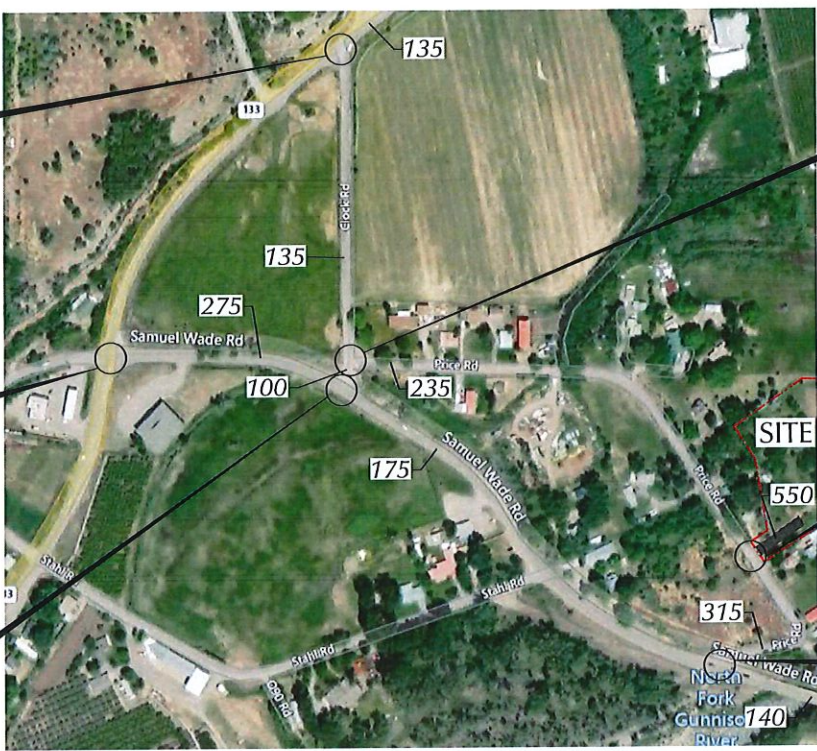
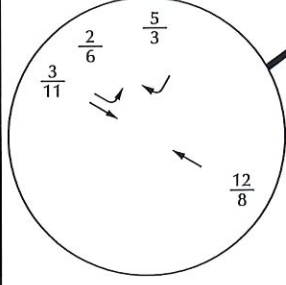
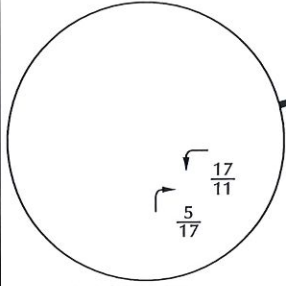
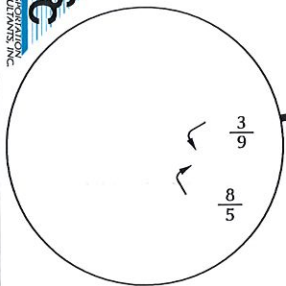



 Approximate Scale
 Scale: 1"=600'

LEGEND:

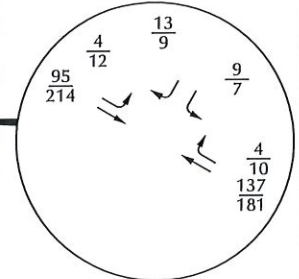
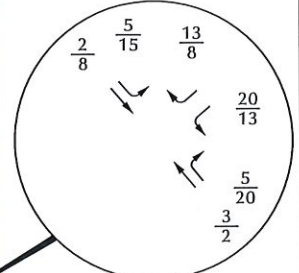
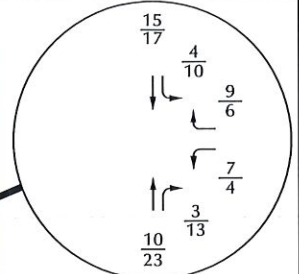
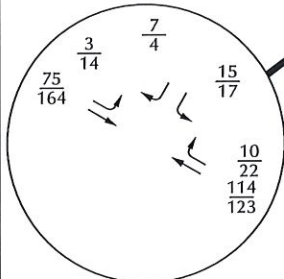
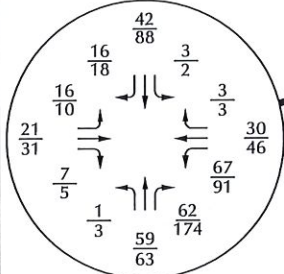
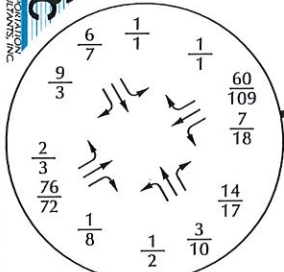
 = Percent Directional Distribution

Figure 6
*Directional Distribution
 of Site-Generated Traffic*
 Riverbank Update (LSC #190540)



LEGEND:
 $\frac{26}{35}$ = AM Peak Hour Traffic
 $\frac{35}{1,000}$ = PM Peak Hour Traffic
 1,000 = Average Daily Traffic

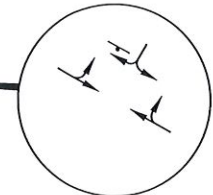
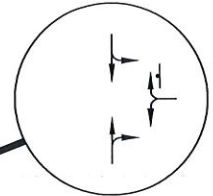
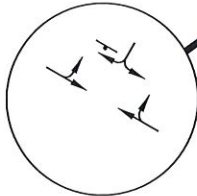
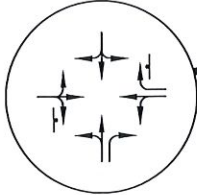
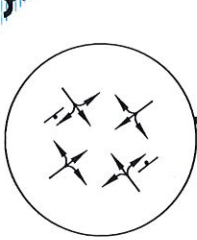
Figure 7
Assignment of Site-Generated Traffic
 Riverbank Update (LSC #190540)



LEGEND:

- $\frac{26}{35}$ = AM Peak Hour Traffic
- $\frac{35}{35}$ = PM Peak Hour Traffic
- 1,000 = Average Daily Traffic

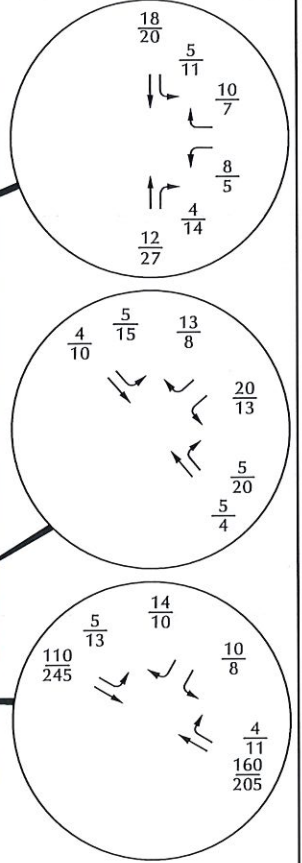
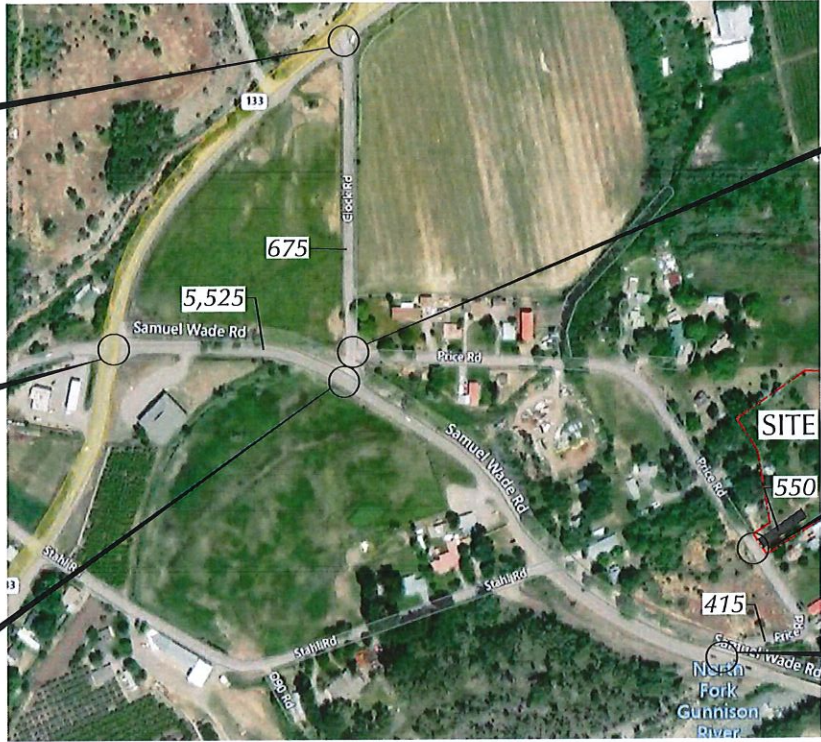
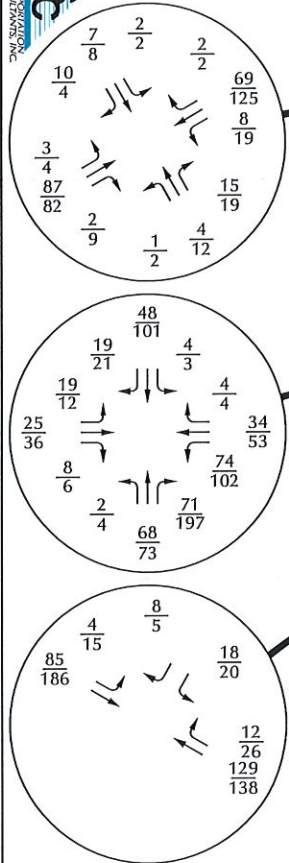
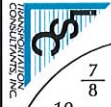
Figure 8a
Year 2022
Total Traffic
 Riverbank Update (LSC #190540)



LEGEND:

† = Stop Sign

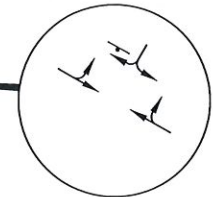
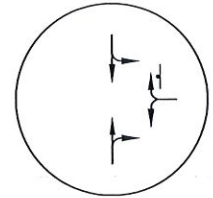
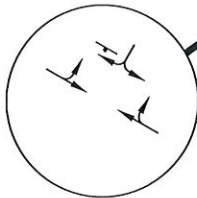
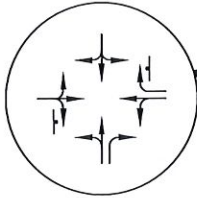
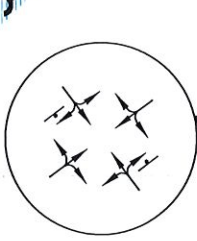
Figure 8b
Year 2022 Total
Lane Geometry and Traffic Control
Riverbank Update (LSC #190540)



LEGEND:

- $\frac{26}{35}$ = AM Peak Hour Traffic
- $\frac{35}{26}$ = PM Peak Hour Traffic
- 1,000 = Average Daily Traffic

Figure 9a
Year 2040
Total Traffic
 Riverbank Update (LSC #190540)



LEGEND:
† = Stop Sign

Figure 9b
*Year 2040 Total
Lane Geometry and Traffic Control*
Riverbank Update (LSC #190540)

COUNTER MEASURES INC.

1889 YORK STREET
DENVER, COLORADO
303-333-7409

N/S STREET: HWY 133
E/W STREET: FIRE MNT RD / CLOCK RD
CITY: PAONIA
COUNTY: DELTA

File Name : 133FIREMNT
Site Code : 0000026
Start Date : 6/5/2019
Page No : 1

Groups Printed- VEHICLES

Start Time	HWY 133 Southbound				CLOCK RD Westbound				HWY 133 Northbound				FIRE MOUNTAIN RD Eastbound				Int. Total
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
Factor	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
06:30 AM	0	12	0	0	0	4	0	0	0	15	0	0	0	3	0	0	34
06:45 AM	2	9	0	0	0	0	2	0	0	21	0	0	0	0	2	0	36
Total	2	21	0	0	0	4	2	0	0	36	0	0	0	3	2	0	70
07:00 AM	1	9	0	0	0	0	0	0	0	15	0	0	0	0	2	0	27
07:15 AM	1	18	0	0	0	1	1	0	0	13	0	0	0	1	2	0	37
07:30 AM	2	15	0	0	0	2	3	0	1	15	0	0	0	1	0	0	39
07:45 AM	0	9	1	0	0	0	1	0	1	21	1	0	0	3	4	0	41
Total	4	51	1	0	0	3	5	0	2	64	1	0	0	5	8	0	144
08:00 AM	0	8	0	0	0	0	0	0	1	12	0	0	0	1	1	0	23
08:15 AM	0	12	1	0	0	2	0	0	0	19	0	0	1	1	0	0	36
Total	0	20	1	0	0	2	0	0	1	31	0	0	1	2	1	0	59
04:00 PM	0	18	1	0	1	3	2	0	1	14	0	0	0	3	3	1	47
04:15 PM	2	21	1	0	2	0	2	0	0	15	1	0	1	1	2	0	48
04:30 PM	0	16	0	0	1	0	0	0	6	15	3	0	1	2	1	0	45
04:45 PM	2	30	1	0	3	1	4	0	4	20	3	0	1	0	0	0	69
Total	4	85	3	0	7	4	8	0	11	64	7	0	3	6	6	1	209
05:00 PM	2	28	0	0	1	4	2	0	1	16	1	0	0	0	0	0	55
05:15 PM	0	16	1	0	1	1	3	0	0	12	4	0	0	5	3	0	46
05:30 PM	3	16	0	0	0	2	3	0	1	16	1	0	1	0	0	0	43
05:45 PM	3	33	0	0	0	2	2	0	1	17	1	0	0	1	0	0	60
Total	8	93	1	0	2	9	10	0	3	61	7	0	1	6	3	0	204
Grand Total	18	270	6	0	9	22	25	0	17	256	15	0	5	22	20	1	686
Approch %	6.1	91.8	2.0	0.0	16.1	39.3	44.6	0.0	5.9	88.9	5.2	0.0	10.4	45.8	41.7	2.1	
Total %	2.6	39.4	0.9	0.0	1.3	3.2	3.6	0.0	2.5	37.3	2.2	0.0	0.7	3.2	2.9	0.1	

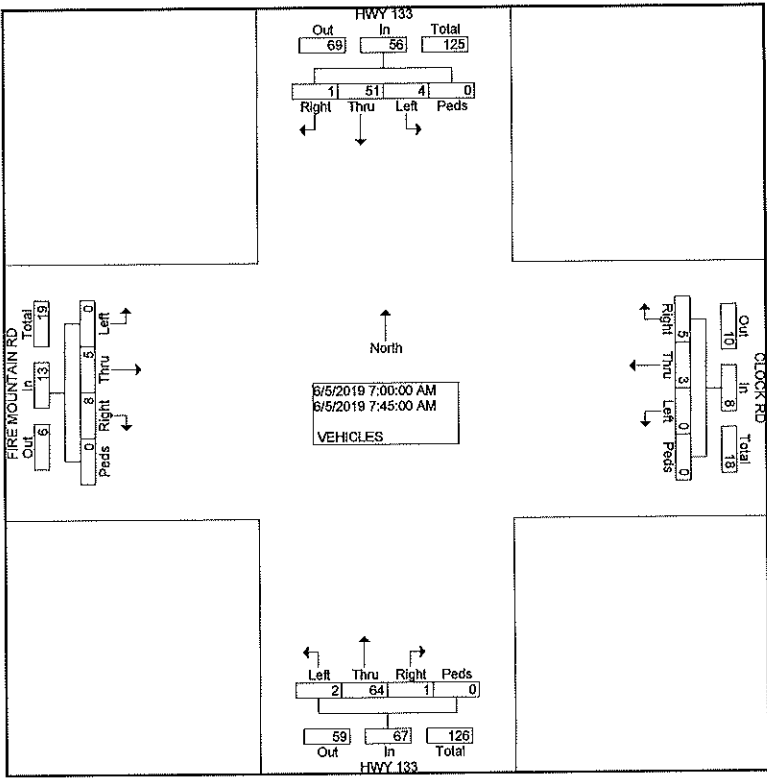
COUNTER MEASURES INC.

1889 YORK STREET
DENVER, COLORADO
303-333-7409

N/S STREET: HWY 133
E/W STREET: FIRE MNT RD / CLOCK RD
CITY: PAONIA
COUNTY: DELTA

File Name : 133FIREMNT
Site Code : 00000026
Start Date : 6/5/2019
Page No : 2

Start Time	HWY 133 Southbound					CLOCK RD Westbound					HWY 133 Northbound					FIRE MOUNTAIN RD Eastbound					Int. Total
	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	
Peak Hour From 07:00 AM to 07:45 AM - Peak 1 of 1																					
Intersect on	07:00 AM																				
Volume	4	51	1	0	56	0	3	5	0	8	2	64	1	0	67	0	5	8	0	13	144
Percent	7.1	91.1	1.8	0.0		0.0	37.5	62.5	0.0		3.0	95.5	1.5	0.0		0.0	38.5	61.5	0.0		
07:45 Volume	0	9	1	0	10	0	0	1	0	1	1	21	1	0	23	0	3	4	0	7	41
Peak Factor	0.878																				
High Int.	07:15 AM					07:30 AM					07:45 AM					07:45 AM					
Volume	1	18	0	0	19	0	2	3	0	5	1	21	1	0	23	0	3	4	0	7	
Peak Factor	0.73					0.40					0.72					0.46					4



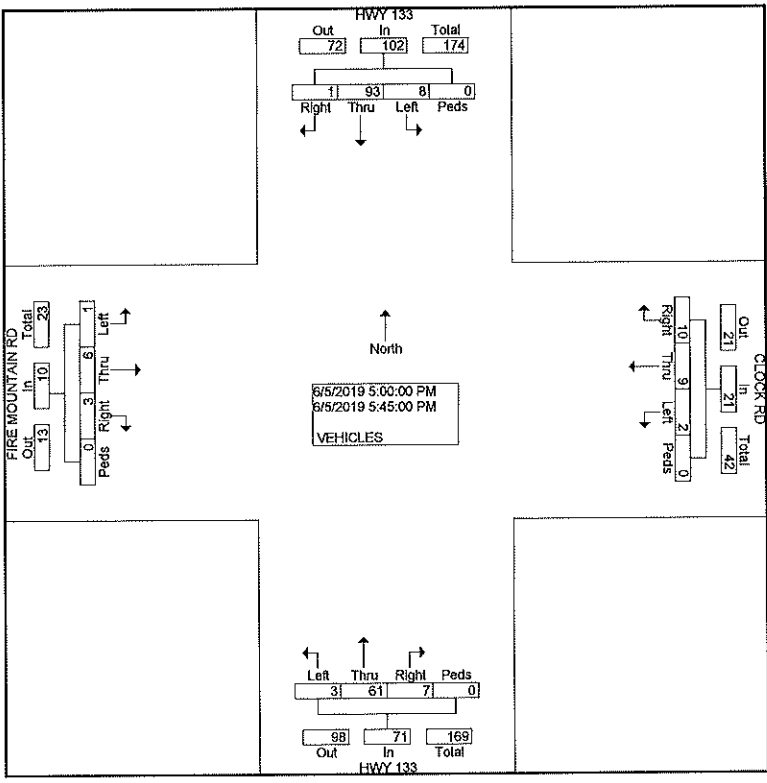
COUNTER MEASURES INC.

1889 YORK STREET
DENVER, COLORADO
303-333-7409

N/S STREET: HWY 133
E/W STREET: FIRE MNT RD / CLOCK RD
CITY: PAONIA
COUNTY: DELTA

File Name : 133FIREMNT
Site Code : 0000026
Start Date : 6/5/2019
Page No : 2

Start Time	HWY 133 Southbound					CLOCK RD Westbound					HWY 133 Northbound					FIRE MOUNTAIN RD Eastbound					Int. Total
	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	
Peak Hour From 05:00 PM to 05:45 PM - Peak 1 of 1																					
Intersect on	05:00 PM																				
Volume	8	93	1	0	102	2	9	10	0	21	3	61	7	0	71	1	6	3	0	10	204
Percent	7.8	91.2	1.0	0.0		9.5	42.9	47.6	0.0		4.2	85.9	9.9	0.0		10.0	60.0	30.0	0.0		
05:45 Volume	3	33	0	0	36	0	2	2	0	4	1	17	1	0	19	0	1	0	0	1	60
Peak Factor	0.850																				
High Int.	05:45 PM																				
Volume	3	33	0	0	36	1	4	2	0	7	1	17	1	0	19	0	5	3	0	8	
Peak Factor	0.70					0.75					0.93					0.31					3



COUNTER MEASURES INC.
 1889 YORK STREET
 DENVER, COLORADO
 303-333-7409

N/S STREET: HWY 133
 E/W STREET: SAMUEL WADE RD
 CITY: PAONIA
 COUNTY: DELTA

File Name : 133SAMWADE
 Site Code : 00000015
 Start Date : 6/5/2019
 Page No : 1

Groups Printed- VEHICLES

Start Time	HWY 133 Southbound				SAMUEL WADE RD Westbound				HWY 133 Northbound				BETHLEHEM RD Eastbound				Int. Total
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
Factor	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
06:30 AM	0	13	5	0	12	5	2	0	0	8	8	0	5	1	0	0	59
06:45 AM	0	6	3	0	14	9	0	0	1	16	13	0	6	2	0	0	70
Total	0	19	8	0	26	14	2	0	1	24	21	0	11	3	0	0	129
07:00 AM	0	4	3	0	9	7	2	0	0	11	7	0	4	6	2	0	55
07:15 AM	3	14	2	0	11	8	1	0	0	12	11	0	2	1	3	0	68
07:30 AM	0	11	4	0	14	7	0	0	0	12	10	0	5	4	0	0	67
07:45 AM	0	7	5	0	9	3	0	1	0	15	21	0	3	7	1	0	72
Total	3	36	14	0	43	25	3	1	0	50	49	0	14	18	6	0	262
08:00 AM	1	4	0	0	9	1	0	0	0	3	6	0	1	0	1	1	27
08:15 AM	0	6	0	0	4	1	0	0	0	5	5	0	3	1	2	0	27
Total	1	10	0	0	13	2	0	0	0	8	11	0	4	1	3	1	54
04:00 PM	0	14	4	0	18	12	0	0	0	9	33	0	3	3	0	0	96
04:15 PM	2	16	4	0	18	8	1	0	2	13	31	0	1	2	0	0	98
04:30 PM	1	12	1	0	25	13	0	0	0	16	28	0	5	5	0	0	106
04:45 PM	5	17	7	0	6	7	0	1	1	16	29	0	3	4	2	0	98
Total	8	59	16	0	67	40	1	1	3	54	121	0	12	14	2	0	398
05:00 PM	1	18	7	0	22	12	0	0	2	16	38	0	0	6	2	0	124
05:15 PM	0	17	2	0	16	7	1	0	1	12	24	0	1	8	0	0	89
05:30 PM	0	15	2	0	18	10	0	0	0	12	30	0	5	8	1	0	101
05:45 PM	1	25	5	0	12	10	2	0	0	14	42	0	3	5	1	0	120
Total	2	75	16	0	68	39	3	0	3	54	134	0	9	27	4	0	434
Grand Total	14	199	54	0	217	120	9	2	7	190	336	0	50	63	15	1	1277
Approch %	5.2	74.5	20.2	0.0	62.4	34.5	2.6	0.6	1.3	35.6	63.0	0.0	38.8	48.8	11.6	0.8	
Total %	1.1	15.6	4.2	0.0	17.0	9.4	0.7	0.2	0.5	14.9	26.3	0.0	3.9	4.9	1.2	0.1	

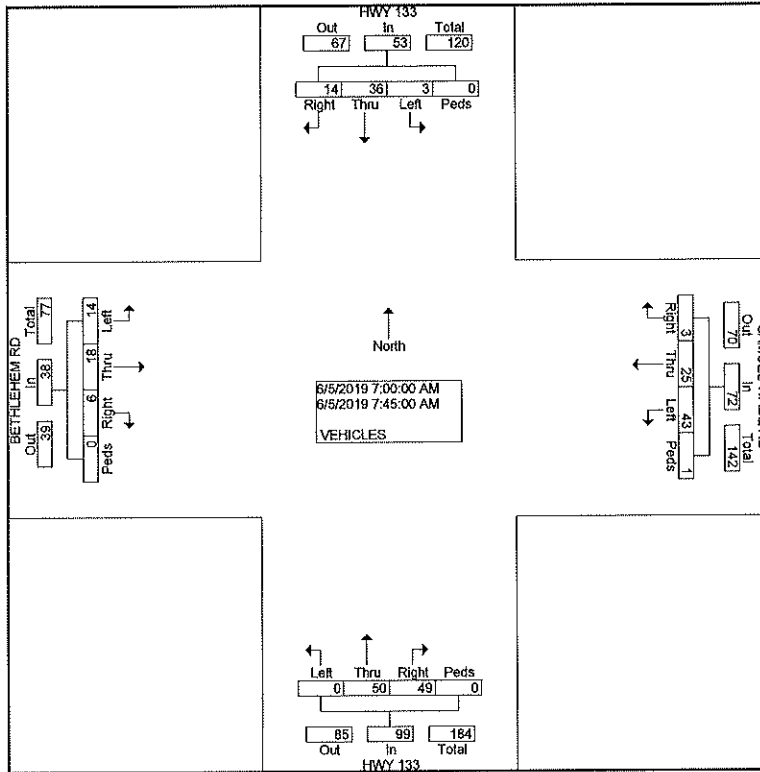
COUNTER MEASURES INC.

1889 YORK STREET
DENVER, COLORADO
303-333-7409

N/S STREET: HWY 133
E/W STREET: SAMUEL WADE RD
CITY: PAONIA
COUNTY: DELTA

File Name : 133SAMWADE
Site Code : 00000015
Start Date : 6/5/2019
Page No : 2

Start Time	HWY 133 Southbound					SAMUEL WADE RD Westbound					HWY 133 Northbound					BETHLEHEM RD Eastbound					Int. Total
	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	
Peak Hour From 07:00 AM to 07:45 AM - Peak 1 of 1																					
Intersection	07:00 AM																				
Volume	3	36	14	0	53	43	25	3	1	72	0	50	49	0	99	14	18	6	0	38	262
Percent	5.7	67.9	26.4	0.0		59.7	34.7	4.2	1.4		0.0	50.5	49.5	0.0		36.8	47.4	15.8	0.0		
07:45 Volume	0	7	5	0	12	9	3	0	1	13	0	15	21	0	36	3	7	1	0	11	72
Peak Factor	0.910																				
High Int. Volume	07:15 AM					07:30 AM					07:45 AM					07:00 AM					
Peak Factor	3	14	2	0	19	14	7	0	0	21	0	15	21	0	36	4	6	2	0	12	
	0.69					0.85					0.68					0.79					2
	7					7					8					2					



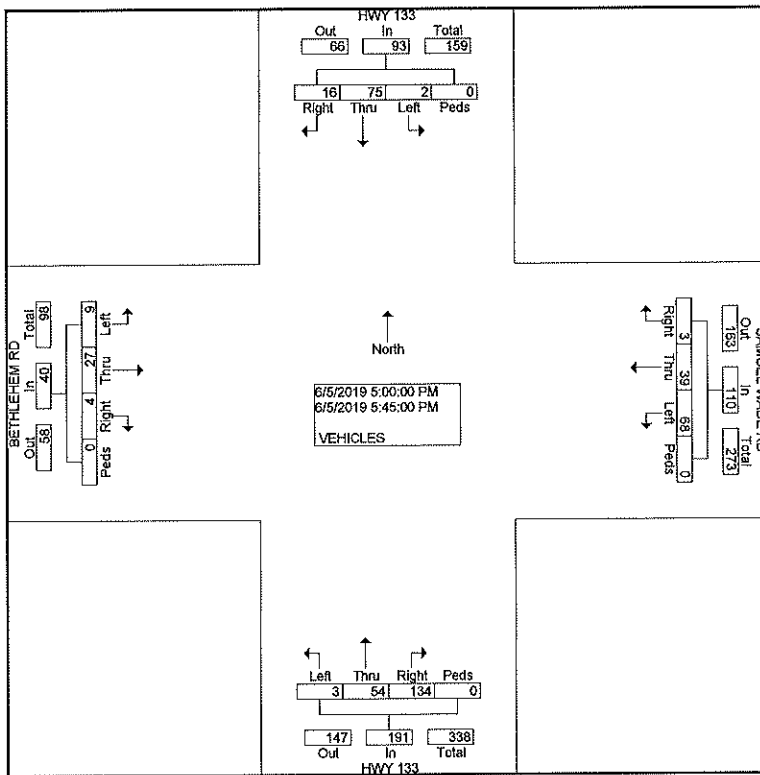
COUNTER MEASURES INC.

1889 YORK STREET
DENVER, COLORADO
303-333-7409

N/S STREET: HWY 133
E/W STREET: SAMUEL WADE RD
CITY: PAONIA
COUNTY: DELTA

File Name : 133SAMWADE
Site Code : 00000015
Start Date : 6/5/2019
Page No : 2

Start Time	HWY 133 Southbound					SAMUEL WADE RD Westbound					HWY 133 Northbound					BETHLEHEM RD Eastbound					Int. Total
	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	
Peak Hour From 05:00 PM to 05:45 PM - Peak 1 of 1																					
Intersection	05:00 PM																				
Volume	2	75	16	0	93	68	39	3	0	110	3	54	134	0	191	9	27	4	0	40	434
Percent	2.2	80.6	17.2	0.0		61.8	35.5	2.7	0.0		1.6	28.3	70.2	0.0		22.5	67.5	10.0	0.0		
05:00 Volume	1	18	7	0	26	22	12	0	0	34	2	16	38	0	56	0	6	2	0	8	124
Peak Factor	0.875																				
High Int. Volume	05:45 PM					05:00 PM					05:00 PM					05:30 PM					
Peak Factor	1	25	5	0	31	22	12	0	0	34	2	16	38	0	56	5	8	1	0	14	0.71
	0.75					0.80					0.85					0.71					4



COUNTER MEASURES INC.
 1889 YORK STREET
 DENVER, COLORADO
 303-333-7409

File Name : CLOCKRDPRICERD
 Site Code : 0000017
 Start Date : 6/6/2019
 Page No : 1

N/S STREET: CLOCK RD
 E/W STREET: PRICE RD
 CITY: PAONIA
 COUNTY: DELTA

Groups Printed- VEHICLES

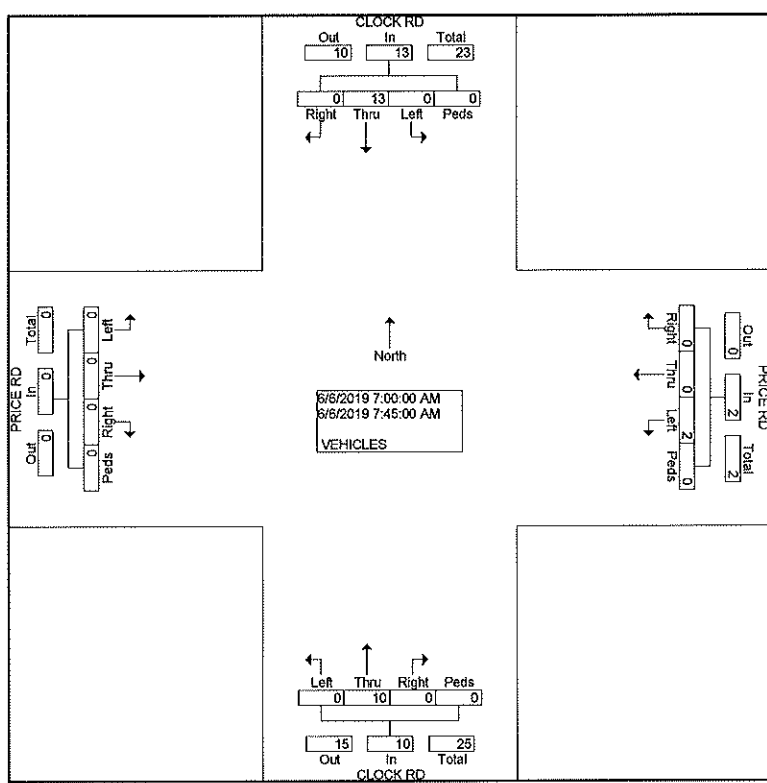
Start Time	CLOCK RD Southbound				PRICE RD Westbound				CLOCK RD Northbound				PRICE RD Eastbound				Int. Total
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
Factor	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
06:30 AM	0	2	0	0	1	0	0	0	0	1	1	0	0	0	0	0	5
06:45 AM	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	2
Total	0	3	0	0	2	0	0	0	0	1	1	0	0	0	0	0	7
07:00 AM	0	1	0	0	0	0	0	0	0	1	0	0	0	0	0	0	2
07:15 AM	0	3	0	0	0	0	0	0	0	2	0	0	0	0	0	0	5
07:30 AM	0	4	0	0	1	0	0	0	0	3	0	0	0	0	0	0	8
07:45 AM	0	5	0	0	1	0	0	0	0	4	0	0	0	0	0	0	10
Total	0	13	0	0	2	0	0	0	0	10	0	0	0	0	0	0	25
08:00 AM	0	1	0	0	0	0	0	0	0	1	0	0	0	0	0	0	2
08:15 AM	0	4	0	0	1	0	1	0	0	2	0	0	0	0	0	0	8
Total	0	5	0	0	1	0	1	0	0	3	0	0	0	0	0	0	10
04:00 PM	0	6	0	0	1	0	0	0	0	6	0	0	0	0	0	0	13
04:15 PM	0	0	0	0	0	0	0	0	0	2	1	0	0	0	0	0	3
04:30 PM	0	8	0	0	0	0	0	0	0	4	1	0	0	0	0	0	13
04:45 PM	0	4	0	0	1	0	0	0	0	6	1	0	0	0	0	0	12
Total	0	18	0	0	2	0	0	0	0	18	3	0	0	0	0	0	41
05:00 PM	0	2	0	0	0	0	0	0	0	2	0	0	0	0	0	0	4
05:15 PM	0	4	0	0	0	0	0	0	0	9	3	0	0	0	0	0	16
05:30 PM	0	3	0	0	0	0	0	0	0	4	2	0	0	0	0	0	9
05:45 PM	0	6	0	0	0	0	0	0	0	5	1	0	0	0	0	0	12
Total	0	15	0	0	0	0	0	0	0	20	6	0	0	0	0	0	41
Grand Total	0	54	0	0	7	0	1	0	0	52	10	0	0	0	0	0	124
Approch %	0.0	100.0	0.0	0.0	87.5	0.0	12.5	0.0	0.0	83.9	16.1	0.0	0.0	0.0	0.0	0.0	
Total %	0.0	43.5	0.0	0.0	5.6	0.0	0.8	0.0	0.0	41.9	8.1	0.0	0.0	0.0	0.0	0.0	

COUNTER MEASURES INC.
 1889 YORK STREET
 DENVER, COLORADO
 303-333-7409

N/S STREET: CLOCK RD
 E/W STREET: PRICE RD
 CITY: PAONIA
 COUNTY: DELTA

File Name : CLOCKRDPRICERD
 Site Code : 0000017
 Start Date : 6/6/2019
 Page No : 2

Start Time	CLOCK RD Southbound					PRICE RD Westbound					CLOCK RD Northbound					PRICE RD Eastbound					Int. Total
	Left	Thru	Rght	Peds	App. Total	Left	Thru	Rght	Peds	App. Total	Left	Thru	Rght	Peds	App. Total	Left	Thru	Rght	Peds	App. Total	
Peak Hour From 07:00 AM to 07:45 AM - Peak 1 of 1																					
Intersect on	07:00 AM																				
Volume	0	13	0	0	13	2	0	0	0	2	0	10	0	0	10	0	0	0	0	0	25
Percent	0.0	100.0	0.0	0.0	100.0	0.0	0.0	0.0	0.0	0.0	0.0	100.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
07:45 Volume	0	5	0	0	5	1	0	0	0	1	0	4	0	0	4	0	0	0	0	0	10
Peak Factor	0.625																				
High Int. Time	07:45 AM					07:30 AM					07:45 AM										
Volume	0	5	0	0	5	1	0	0	0	1	0	4	0	0	4						
Peak Factor	0.65					0.50					0.62					0.5					

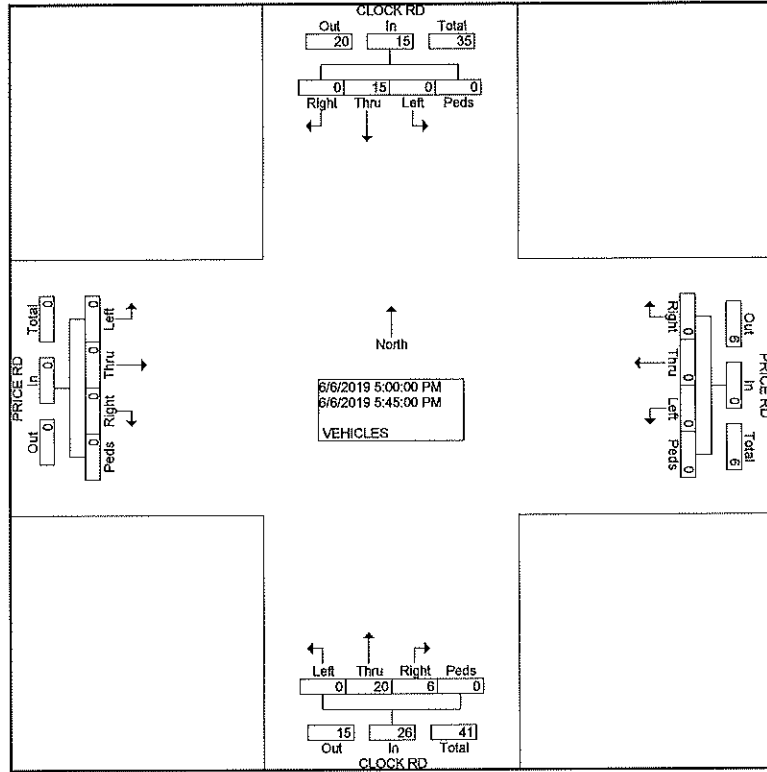


COUNTER MEASURES INC.
 1889 YORK STREET
 DENVER, COLORADO
 303-333-7409

N/S STREET: CLOCK RD
 E/W STREET: PRICE RD
 CITY: PAONIA
 COUNTY: DELTA

File Name : CLOCKRDPRICERD
 Site Code : 0000017
 Start Date : 6/6/2019
 Page No : 2

Start Time	CLOCK RD Southbound					PRICE RD Westbound					CLOCK RD Northbound					PRICE RD Eastbound					Int. Total
	Left	Thru	Rght	Peds	App. Total	Left	Thru	Rght	Peds	App. Total	Left	Thru	Rght	Peds	App. Total	Left	Thru	Rght	Peds	App. Total	
Peak Hour From 05:00 PM to 05:45 PM - Peak 1 of 1																					
Intersect on	05:00 PM																				
Volume	0	15	0	0	15	0	0	0	0	0	0	20	6	0	26	0	0	0	0	0	0
Percent	0.0	100	0.0	0.0		0.0	0.0	0.0	0.0		0.0	76.9	23.1	0.0		0.0	0.0	0.0	0.0		
05:15 Volume	0	4	0	0	4	0	0	0	0	0	0	9	3	0	12	0	0	0	0	0	0
Peak Factor																					
High Int. Volume	05:45 PM																				
Peak Factor	0	6	0	0	6	0	0	0	0	0	0	9	3	0	12	0	0	0	0	0	0
	0.625										0.542										



COUNTER MEASURES INC.
 1889 YORK STREET
 DENVER, COLORADO
 303-333-7409

N/S STREET: CLOCK RD
 E/W STREET: SAMUEL WADE RD
 CITY: PAONIA
 COUNTY: DELTA

File Name : SAMWADEANDCLOCKRD
 Site Code : 00000015
 Start Date : 6/6/2019
 Page No : 1

Groups Printed- VEHICLES

Start Time	CLOCK RD Southbound				SAMUEL WADE RD Westbound				CLOCK RD Northbound				SAMUEL WADE RD Eastbound				Int. Total
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
Factor	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
06:30 AM	2	0	1	0	0	10	1	0	0	0	0	0	1	13	0	0	28
06:45 AM	0	0	2	0	0	18	0	0	0	0	0	0	0	10	0	0	30
Total	2	0	3	0	0	28	1	0	0	0	0	0	1	23	0	0	58
07:00 AM	1	0	0	0	0	28	1	0	0	0	0	0	0	6	0	0	36
07:15 AM	3	0	0	0	0	25	2	0	0	0	0	0	0	13	0	0	43
07:30 AM	4	0	1	0	0	13	3	0	0	0	0	0	0	17	0	1	39
07:45 AM	5	0	1	0	0	21	3	0	0	0	0	0	1	25	0	0	56
Total	13	0	2	0	0	87	9	0	0	0	0	0	1	61	0	1	174
08:00 AM	1	0	0	0	0	19	1	0	0	0	0	0	0	16	0	0	37
08:15 AM	4	0	1	0	0	32	2	0	0	0	0	0	0	17	0	1	57
Total	5	0	1	0	0	51	3	0	0	0	0	0	0	33	0	1	94
04:00 PM	6	0	1	0	0	26	4	0	0	0	0	0	2	32	0	0	71
04:15 PM	0	0	0	0	0	39	2	0	0	0	0	0	1	33	0	0	75
04:30 PM	7	0	1	0	0	20	4	0	0	0	0	0	1	33	0	0	66
04:45 PM	3	0	2	0	0	34	6	0	0	0	0	0	1	30	0	0	76
Total	16	0	4	0	0	119	16	0	0	0	0	0	5	128	0	0	288
05:00 PM	2	0	0	0	0	39	2	0	0	0	0	0	0	27	0	0	70
05:15 PM	4	0	0	0	0	20	9	0	0	0	0	0	3	30	0	1	67
05:30 PM	3	0	0	0	0	25	3	0	0	0	0	0	3	39	0	0	73
05:45 PM	6	0	0	0	0	13	5	0	0	0	0	0	1	34	0	0	59
Total	15	0	0	0	0	97	19	0	0	0	0	0	7	130	0	1	269
Grand Total	51	0	10	0	0	382	48	0	0	0	0	0	14	375	0	3	883
Approch %	83.6	0.0	16.4	0.0	0.0	88.8	11.2	0.0	0.0	0.0	0.0	0.0	3.6	95.7	0.0	0.8	
Total %	5.8	0.0	1.1	0.0	0.0	43.3	5.4	0.0	0.0	0.0	0.0	0.0	1.6	42.5	0.0	0.3	

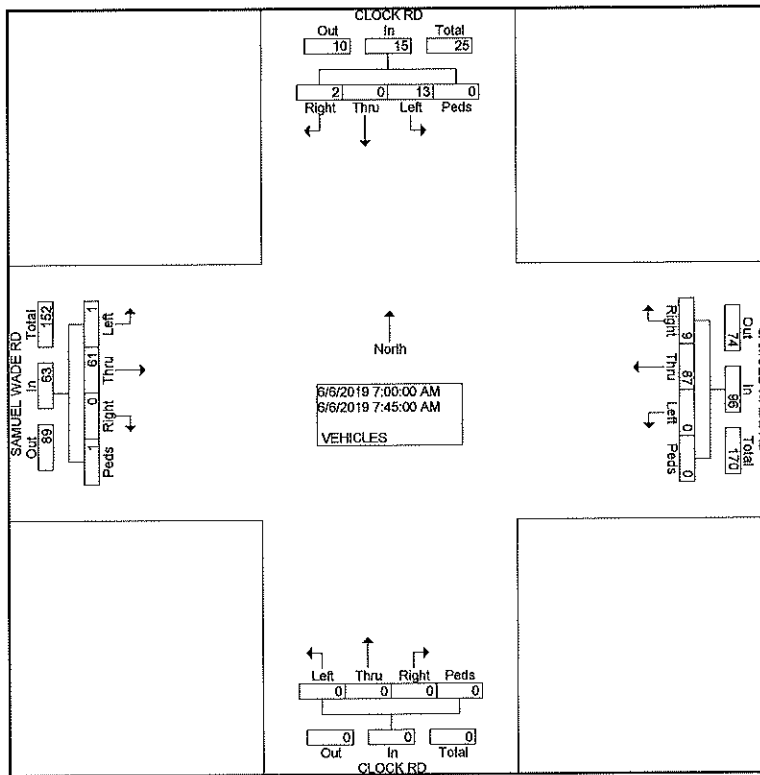
COUNTER MEASURES INC.

1889 YORK STREET
DENVER, COLORADO
303-333-7409

N/S STREET: CLOCK RD
E/W STREET: SAMUEL WADE RD
CITY: PAONIA
COUNTY: DELTA

File Name : SAMWADEANDCLOCKRD
Site Code : 00000015
Start Date : 6/6/2019
Page No : 2

Start Time	CLOCK RD Southbound					SAMUEL WADE RD Westbound					CLOCK RD Northbound					SAMUEL WADE RD Eastbound					Int. Total
	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	
Peak Hour From 07:00 AM to 07:45 AM - Peak 1 of 1																					
Intersection	07:00 AM																				
Volume	13	0	2	0	15	0	87	9	0	96	0	0	0	0	0	1	61	0	1	63	174
Percent	86.7	0.0	13.3	0.0		0.0	90.6	9.4	0.0		0.0	0.0	0.0	0.0		1.6	96.8	0.0	1.6		
Volume	5	0	1	0	6	0	21	3	0	24	0	0	0	0	0	1	25	0	0	26	56
Peak Factor	0.777																				
High Int. Volume	07:45 AM					07:00 AM					07:45 AM										
Peak Factor	5	0	1	0	6	0	28	1	0	29	0	0	0	0	0	1	25	0	0	26	0.60
	0.62					0.82										6					

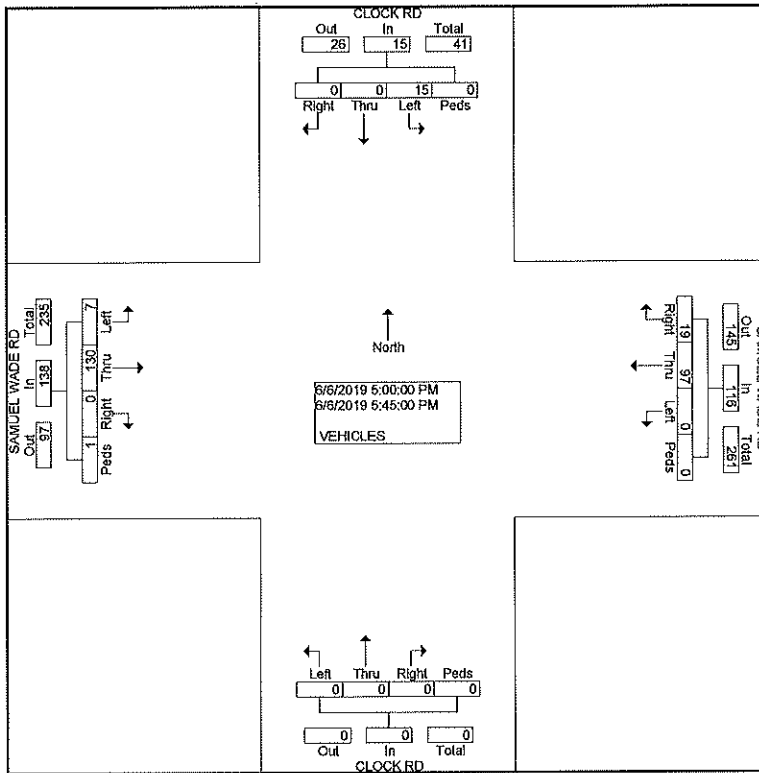


COUNTER MEASURES INC.
 1889 YORK STREET
 DENVER, COLORADO
 303-333-7409

N/S STREET: CLOCK RD
 E/W STREET: SAMUEL WADE RD
 CITY: PAONIA
 COUNTY: DELTA

File Name : SAMWADEANDCLOCKRD
 Site Code : 0000015
 Start Date : 6/6/2019
 Page No : 2

Start Time	CLOCK RD Southbound					SAMUEL WADE RD Westbound					CLOCK RD Northbound					SAMUEL WADE RD Eastbound					Int. Total
	Left	Thru	Rght	Peds	App. Total	Left	Thru	Rght	Peds	App. Total	Left	Thru	Rght	Peds	App. Total	Left	Thru	Rght	Peds	App. Total	
Peak Hour From 05:00 PM to 05:45 PM - Peak 1 of 1																					
Intersection	05:00 PM																				
Volume	15	0	0	0	15	0	97	19	0	116	0	0	0	0	0	7	130	0	1	138	269
Percent	100	0.0	0.0	0.0		0.0	83.6	16.4	0.0		0.0	0.0	0.0	0.0		5.1	94.2	0.0	0.7		
05:30 Volume	3	0	0	0	3	0	25	3	0	28	0	0	0	0	0	3	39	0	0	42	73
Peak Factor	0.921																				
High Int.	05:45 PM																				
Volume	6	0	0	0	6	0	39	2	0	41	0	0	0	0	0	3	39	0	0	42	
Peak Factor	0.62					0.70										0.82					1



COUNTER MEASURES INC.
 1889 YORK STREET
 DENVER, COLORADO
 303-333-7409

N/S STREET: PRICE RD
 E/W STREET: SAMUAL WADE RD
 CITY: PAONIA
 COUNTY: DELTA

File Name : PRICESAM
 Site Code : 0000020
 Start Date : 6/6/2019
 Page No : 1

Groups Printed- VEHICLES

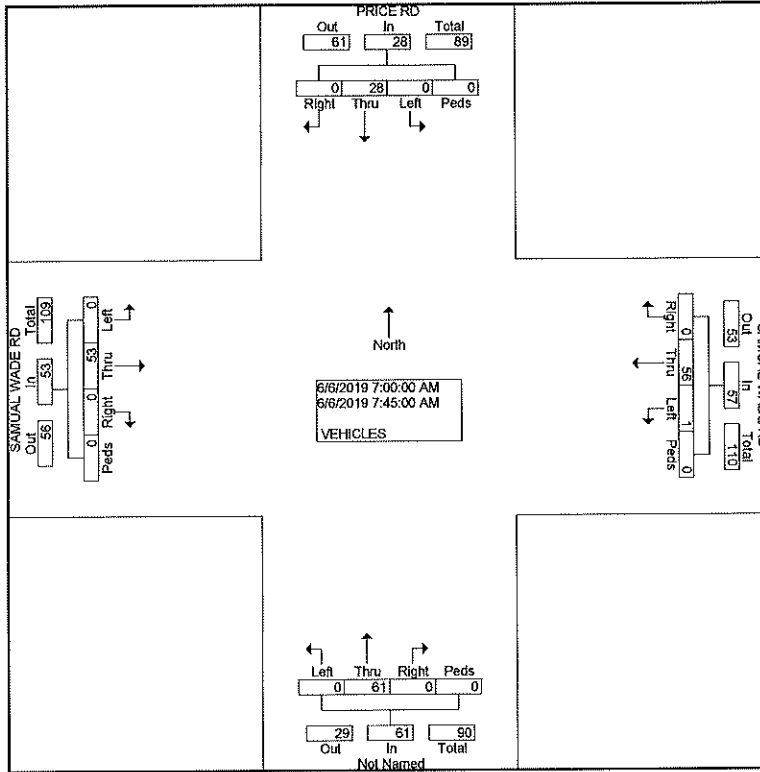
Start Time	PRICE RD Southbound				SAMUAL WADE RD Westbound				Northbound				SAMUAL WADE RD Eastbound				Int. Total
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
Factor	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
06:30 AM	0	16	0	0	0	0	0	0	1	10	0	0	0	0	0	0	27
06:45 AM	0	9	0	0	0	0	0	0	0	23	0	0	0	0	0	0	32
Total	0	25	0	0	0	0	0	0	1	33	0	0	0	0	0	0	59
07:00 AM	0	10	0	0	0	0	0	0	0	31	0	0	0	0	0	0	41
07:15 AM	0	18	0	0	1	0	0	0	0	30	0	0	0	0	0	0	49
07:30 AM	0	0	0	0	0	22	0	0	0	0	0	0	0	17	0	0	39
07:45 AM	0	0	0	0	0	34	0	0	0	0	0	0	0	36	0	0	70
Total	0	28	0	0	1	56	0	0	0	61	0	0	0	53	0	0	199
08:00 AM	0	0	0	0	0	31	0	0	0	0	0	0	0	32	0	0	63
08:15 AM	0	0	0	0	0	39	0	0	0	0	0	0	0	23	0	0	62
Total	0	0	0	0	0	70	0	0	0	0	0	0	0	55	0	0	125
04:00 PM	1	0	0	0	0	46	0	0	0	0	0	0	0	38	0	0	85
04:15 PM	1	0	1	0	0	40	0	0	0	0	0	0	0	48	0	0	90
04:30 PM	1	0	1	0	0	30	2	0	0	0	0	0	0	35	0	0	69
04:45 PM	1	0	1	0	0	32	1	0	0	0	0	0	0	52	0	0	87
Total	4	0	3	0	0	148	3	0	0	0	0	0	0	173	0	0	331
05:00 PM	0	0	0	0	0	51	0	0	0	0	0	0	0	40	0	0	91
05:15 PM	1	0	1	0	0	40	0	0	0	0	0	0	0	42	0	0	84
05:30 PM	1	0	0	0	0	37	0	0	0	0	0	0	1	47	0	0	86
05:45 PM	0	0	0	0	0	26	0	0	0	0	0	0	0	53	0	0	79
Total	2	0	1	0	0	154	0	0	0	0	0	0	1	182	0	0	340
Grand Total	6	53	4	0	1	428	3	0	1	94	0	0	1	463	0	0	1054
Approch %	9.5	84.1	6.3	0.0	0.2	99.1	0.7	0.0	1.1	98.9	0.0	0.0	0.2	99.8	0.0	0.0	
Total %	0.6	5.0	0.4	0.0	0.1	40.6	0.3	0.0	0.1	8.9	0.0	0.0	0.1	43.9	0.0	0.0	

COUNTER MEASURES INC.
 1889 YORK STREET
 DENVER, COLORADO
 303-333-7409

N/S STREET: PRICE RD
 E/W STREET: SAMUAL WADE RD
 CITY: PAONIA
 COUNTY: DELTA

File Name : PRICESAM
 Site Code : 00000020
 Start Date : 6/6/2019
 Page No : 2

Start Time	PRICE RD Southbound					SAMUAL WADE RD Westbound					Northbound					SAMUAL WADE RD Eastbound					Int. Total
	Left	Thru	Rght	Peds	App. Total	Left	Thru	Rght	Peds	App. Total	Left	Thru	Rght	Peds	App. Total	Left	Thru	Rght	Peds	App. Total	
Peak Hour From 07:00 AM to 07:45 AM - Peak 1 of 1																					
Intersect on	07:00 AM																				
Volume	0	28	0	0	28	1	56	0	0	57	0	61	0	0	61	0	53	0	0	53	199
Percent	0.0	100.0	0.0	0.0		1.8	98.2	0.0	0.0		0.0	100.0	0.0	0.0		0.0	100.0	0.0	0.0		
07:45 Volume	0	0	0	0	0	0	34	0	0	34	0	0	0	0	0	0	36	0	0	36	70
Peak Factor	0.711																				
High Int. Volume	07:15 AM					07:45 AM					07:00 AM					07:45 AM					
Peak Factor	0.389					0.419					0.492					0.368					

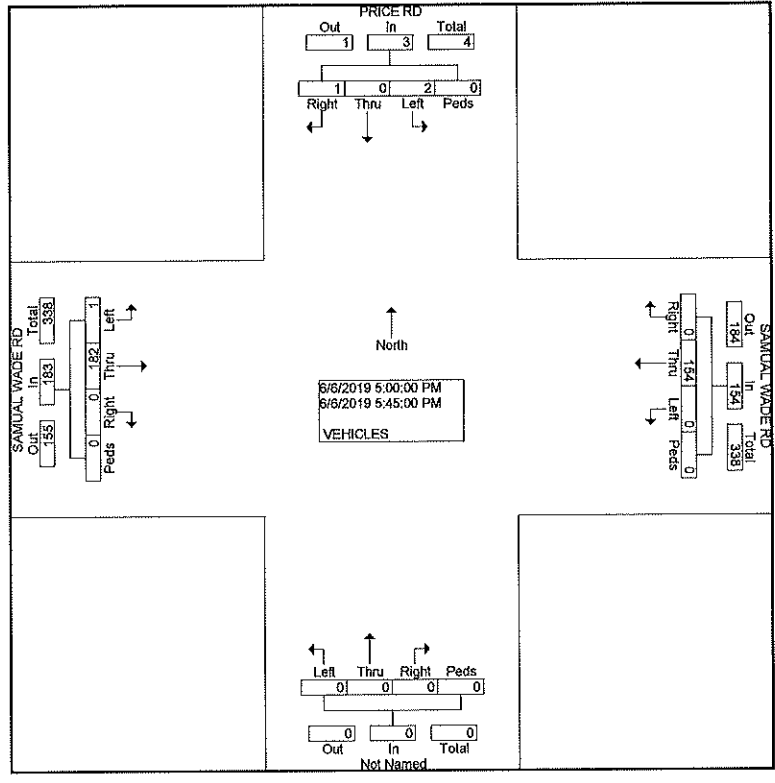


COUNTER MEASURES INC.
 1889 YORK STREET
 DENVER, COLORADO
 303-333-7409

N/S STREET: PRICE RD
 E/W STREET: SAMUAL WADE RD
 CITY: PAONIA
 COUNTY: DELTA

File Name : PRICESAM
 Site Code : 0000020
 Start Date : 6/6/2019
 Page No : 2

Start Time	PRICE RD Southbound					SAMUAL WADE RD Westbound					Northbound					SAMUAL WADE RD Eastbound					Int. Total
	Left	Thru	Rght	Peds	App. Total	Left	Thru	Rght	Peds	App. Total	Left	Thru	Rght	Peds	App. Total	Left	Thru	Rght	Peds	App. Total	
Peak Hour From 05:00 PM to 05:45 PM - Peak 1 of 1																					
Intersection	05:00 PM																				
Volume	2	0	1	0	3	0	154	0	0	154	0	0	0	0	0	1	182	0	0	183	340
Percent	66.7	0.0	33.3	0.0		0.0	100.0	0.0	0.0		0.0	0.0	0.0	0.0		0.5	99.5	0.0	0.0		
05:00 Volume	0	0	0	0	0	0	51	0	0	51	0	0	0	0	0	0	40	0	0	40	91
Peak Factor	0.934																				
High Int. Volume	05:15 PM					05:00 PM					05:45 PM										
Peak Factor	1	0	1	0	2	0	51	0	0	51	0	0	0	0	0	0	53	0	0	53	
	0.37					0.75					0.86					3					
	5					5					3										



COUNTER MEASURES INC.

1889 YORK STREET
 DENVER, COLORADO 80206
 303-333-7409

Location: SAMUEL WADE RD W/O CLOCK RD
 City: PAONIA
 County: DELTA
 Direction: EASTBOUND-WESTBOUND

Site Code: 190513
 Station ID: 190513

Start Time	06-Jun-19 Thu	EB	WB	Total						
12:00 AM		6	0	6						
01:00		3	0	3						
02:00		5	2	7						
03:00		1	3	4						
04:00		1	7	8						
05:00		9	24	33						
06:00		38	55	93						
07:00		65	89	154						
08:00		101	127	228						
09:00		131	104	235						
10:00		155	116	271						
11:00		152	119	271						
12:00 PM		227	125	352						
01:00		199	115	314						
02:00		197	112	309						
03:00		228	128	356						
04:00		212	124	336						
05:00		172	121	293						
06:00		133	89	222						
07:00		69	56	125						
08:00		80	63	143						
09:00		37	40	77						
10:00		26	29	55						
11:00		13	5	18						
Total		2260	1653	3913						
Percent		57.8%	42.2%							
AM Peak	-	10:00	08:00	-	-	-	-	-	-	10:00
Vol.	-	155	127	-	-	-	-	-	-	271
PM Peak	-	15:00	15:00	-	-	-	-	-	-	15:00
Vol.	-	228	128	-	-	-	-	-	-	356
Grand Total		2260	1653							3913
Percent		57.8%	42.2%							
ADT		ADT 3,913	AADT 3,913							

COUNTER MEASURES INC.

1889 YORK STREET
DENVER, COLORADO 80206
303-333-7409

Location: PRICE RD E/O SAMUEL WADE RD
City: PAONIA
County: DELTA
Direction: EASTBOUND-WESTBOUND

Site Code: 190508
Station ID: 190508

Start Time	06-Jun-19 Thu	EB	WB	Total						
12:00 AM		0	0	0						
01:00		0	0	0						
02:00		0	0	0						
03:00		0	1	1						
04:00		0	0	0						
05:00		0	0	0						
06:00		1	0	1						
07:00		0	1	1						
08:00		4	4	8						
09:00		2	2	4						
10:00		6	4	10						
11:00		1	5	6						
12:00 PM		4	3	7						
01:00		2	5	7						
02:00		1	1	2						
03:00		2	2	4						
04:00		3	6	9						
05:00		1	4	5						
06:00		3	2	5						
07:00		2	1	3						
08:00		0	1	1						
09:00		0	0	0						
10:00		0	0	0						
11:00		0	0	0						
Total		32	42	74						
Percent		43.2%	56.8%							
AM Peak	-	10:00	11:00	-	-	-	-	-	-	10:00
Vol.	-	6	5	-	-	-	-	-	-	10
PM Peak	-	12:00	16:00	-	-	-	-	-	-	16:00
Vol.	-	4	6	-	-	-	-	-	-	9
Grand Total		32	42							74
Percent		43.2%	56.8%							
ADT		ADT 74		AADT 74						

COUNTER MEASURES INC.

1889 YORK STREET
 DENVER, COLORADO 80206
 303-333-7409

Location: CLOCK RD N/O PRICE RD
 City: PAONIA
 County: DELTA
 Direction: NORTHBOUND-SOUTHBOUND

Site Code: 190509
 Station ID: 190509

Start Time	06-Jun-19 Thu	NB	SB	Total					
12:00 AM		0	0	0					
01:00		0	0	0					
02:00		0	0	0					
03:00		0	0	0					
04:00		1	0	1					
05:00		1	1	2					
06:00		2	3	5					
07:00		7	10	17					
08:00		9	14	23					
09:00		12	12	24					
10:00		23	4	27					
11:00		30	4	34					
12:00 PM		17	20	37					
01:00		12	12	24					
02:00		11	12	23					
03:00		27	22	49					
04:00		26	4	30					
05:00		29	8	37					
06:00		26	0	26					
07:00		16	5	21					
08:00		4	2	6					
09:00		5	3	8					
10:00		4	3	7					
11:00		1	0	1					
Total		263	139	402					
Percent		65.4%	34.6%						
AM Peak	-	11:00	08:00	-	-	-	-	-	11:00
Vol.	-	30	14	-	-	-	-	-	34
PM Peak	-	17:00	15:00	-	-	-	-	-	15:00
Vol.	-	29	22	-	-	-	-	-	49
Grand Total		263	139						402
Percent		65.4%	34.6%						
ADT		ADT 402		ADT 402					

LEVEL OF SERVICE DEFINITIONS

From *Highway Capacity Manual*, Transportation Research Board, 2016, 6th Edition

UNSIGNALIZED INTERSECTION LEVEL OF SERVICE (LOS)

Applicable to Two-Way Stop Control, All-Way Stop Control, and Roundabouts

LOS	Average Vehicle Control Delay	Operational Characteristics
A	<10 seconds	Normally, vehicles on the stop-controlled approach only have to wait up to 10 seconds before being able to clear the intersection. Left-turning vehicles on the uncontrolled street do not have to wait to make their turn.
B	10 to 15 seconds	Vehicles on the stop-controlled approach will experience delays before being able to clear the intersection. The delay could be up to 15 seconds. Left-turning vehicles on the uncontrolled street may have to wait to make their turn.
C	15 to 25 seconds	Vehicles on the stop-controlled approach can expect delays in the range of 15 to 25 seconds before clearing the intersection. Motorists may begin to take chances due to the long delays, thereby posing a safety risk to through traffic. Left-turning vehicles on the uncontrolled street will now be required to wait to make their turn causing a queue to be created in the turn lane.
D	25 to 35 seconds	This is the point at which a traffic signal may be warranted for this intersection. The delays for the stop-controlled intersection are not considered to be excessive. The length of the queue may begin to block other public and private access points.
E	35 to 50 seconds	The delays for all critical traffic movements are considered to be unacceptable. The length of the queues for the stop-controlled approaches as well as the left-turn movements are extremely long. There is a high probability that this intersection will meet traffic signal warrants. The ability to install a traffic signal is affected by the location of other existing traffic signals. Consideration may be given to restricting the accesses by eliminating the left-turn movements from and to the stop-controlled approach.
F	>50 seconds	The delay for the critical traffic movements are probably in excess of 100 seconds. The length of the queues are extremely long. Motorists are selecting alternative routes due to the long delays. The only remedy for these long delays is installing a traffic signal or restricting the accesses. The potential for accidents at this intersection are extremely high due to motorist taking more risky chances. If the median permits, motorists begin making two-stage left-turns.

24.

CM 6th TWSC
3. SH 133 & Clock Road/Fire Mountain Road

Existing
AM Peak

Intersection

Int Delay, s/veh	1.7											
Movement	NBL	NBT	NBR	SBL	SBT	SBR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations	↕			↕			↕			↕		
Traffic Vol, veh/h	1	3	6	1	6	9	2	74	1	4	59	1
Future Vol, veh/h	1	3	6	1	6	9	2	74	1	4	59	1
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	88	88	88	88	88	88	88	88	88	88	88	88
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	1	3	7	1	7	10	2	84	1	5	67	1

Major/Minor	Minor1		Minor2		Major1		Major2					
Conflicting Flow All	175	167	85	172	167	68	68	0	0	85	0	0
Stage 1	89	89	-	78	78	-	-	-	-	-	-	-
Stage 2	86	78	-	94	89	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	788	726	974	791	726	995	1533	-	-	1512	-	-
Stage 1	918	821	-	931	830	-	-	-	-	-	-	-
Stage 2	922	830	-	913	821	-	-	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	772	723	974	780	723	995	1533	-	-	1512	-	-
Mov Cap-2 Maneuver	772	723	-	780	723	-	-	-	-	-	-	-
Stage 1	917	820	-	930	828	-	-	-	-	-	-	-
Stage 2	902	828	-	902	820	-	-	-	-	-	-	-

Approach	NB	SB	NE	SW
HCM Control Delay, s	9.2	9.3	0.2	0.5
HCM LOS	A	A		

Minor Lane/Major Mvmt	NEL	NET	NER	NBLn1	SBLn1	SWL	SWT	SWR
Capacity (veh/h)	1533	-	-	862	859	1512	-	-
HCM Lane V/C Ratio	0.001	-	-	0.013	0.021	0.003	-	-
HCM Control Delay (s)	7.4	0	-	9.2	9.3	7.4	0	-
HCM Lane LOS	A	A	-	A	A	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0	0.1	0	-	-

KMK

Synchro 10 Report

24.

CM 6th TWSC
6: SH 133 & Samuel Wade Road

Existing
AM Peak

Intersection												
Int Delay, s/veh	4.3											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕	↕		↕	↕		↕	
Traffic Vol, veh/h	16	21	7	49	29	3	1	58	56	3	41	16
Future Vol, veh/h	16	21	7	49	29	3	1	58	56	3	41	16
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	50	-	-	270	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	91	91	91	91	91	91	91	91	91	91	91	91
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	18	23	8	54	32	3	1	64	62	3	45	18

Major/Minor	Minor2		Minor1		Major1			Major2				
Conflicting Flow All	175	188	54	142	135	64	63	0	0	126	0	0
Stage 1	60	60	-	66	66	-	-	-	-	-	-	-
Stage 2	115	128	-	76	69	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	788	707	1013	828	756	1000	1540	-	-	1460	-	-
Stage 1	951	845	-	945	840	-	-	-	-	-	-	-
Stage 2	890	790	-	933	837	-	-	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	758	705	1013	799	754	1000	1540	-	-	1460	-	-
Mov Cap-2 Maneuver	758	705	-	799	754	-	-	-	-	-	-	-
Stage 1	950	843	-	944	839	-	-	-	-	-	-	-
Stage 2	853	789	-	899	835	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	10.1	10.1	0.1	0.4
HCM LOS	B	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	1540	-	-	761	782	1000	1460	-	-
HCM Lane V/C Ratio	0.001	-	-	0.064	0.11	0.003	0.002	-	-
HCM Control Delay (s)	7.3	0	-	10.1	10.2	8.6	7.5	0	-
HCM Lane LOS	A	A	-	B	B	A	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.2	0.4	0	0	-	-

Synchro 10 Report

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24.

CM 6th TWSC
7: Samuel Wade Road & Clock Road

Existing
AM Peak

Intersection						
Int Delay, s/veh	0.9					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↕	↕		↕	↕
Traffic Vol, veh/h	1	70	100	10	15	2
Future Vol, veh/h	1	70	100	10	15	2
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	78	78	78	78	78	78
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1	90	128	13	19	3

Major/Minor	Major1	Major2	Minor2		
Conflicting Flow All	141	0	0	227	135
Stage 1	-	-	-	135	-
Stage 2	-	-	-	92	-
Critical Hdwy	4.12	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	3.518	3.318
Pot Cap-1 Maneuver	1442	-	-	761	914
Stage 1	-	-	-	891	-
Stage 2	-	-	-	932	-
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	1442	-	-	760	914
Mov Cap-2 Maneuver	-	-	-	760	-
Stage 1	-	-	-	890	-
Stage 2	-	-	-	932	-

Approach	EB	WB	SB
HCM Control Delay, s	0.1	0	9.8
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1442	-	-	-	775
HCM Lane V/C Ratio	0.001	-	-	-	0.028
HCM Control Delay (s)	7.5	0	-	-	9.8
HCM Lane LOS	A	A	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	0.1

Synchro 10 Report

KMK

24.

AM 6th TWSC
 10: Clock Road & Price Road

Existing
 AM Peak

Intersection						
Int Delay, s/veh	1.1					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	W	T	T	T	T	T
Traffic Vol, veh/h	2	1	10	1	1	15
Future Vol, veh/h	2	1	10	1	1	15
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	63	63	63	63	63	63
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	3	2	16	2	2	24
Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	45	17	0	0	18	0
Stage 1	17	-	-	-	-	-
Stage 2	28	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	965	1062	-	-	1599	-
Stage 1	1006	-	-	-	-	-
Stage 2	995	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	964	1062	-	-	1599	-
Mov Cap-2 Maneuver	964	-	-	-	-	-
Stage 1	1005	-	-	-	-	-
Stage 2	995	-	-	-	-	-
Approach	WB	NB		SB		
HCM Control Delay, s	8.6	0		0.5		
HCM LOS	A					
Minor Lane/Major Mvmt	NBT	NBR/WBLn1	SBL	SBT		
Capacity (veh/h)	-	-	995	1599		
HCM Lane V/C Ratio	-	-	0.005	0.001		
HCM Control Delay (s)	-	-	8.6	7.3		
HCM Lane LOS	-	-	A	A		
HCM 95th %tile Q(veh)	-	-	0	0		

Synchro 10 Report

KMK

24.

PM 6th TWSC
 11: Samuel Wade Road & Price Road

Existing
 AM Peak

Intersection

Int Delay, s/veh 0.1

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑	↑		↑	↑
Traffic Vol, veh/h	1	93	135	1	1	1
Future Vol, veh/h	1	93	135	1	1	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	71	71	71	71	71	71
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1	131	190	1	1	1

Major/Minor

	Major1	Major2	Minor2		
Conflicting Flow All	191	0	0	324	191
Stage 1	-	-	-	191	-
Stage 2	-	-	-	133	-
Critical Hdwy	4.12	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	3.518	3.318
Pot Cap-1 Maneuver	1383	-	-	670	851
Stage 1	-	-	-	841	-
Stage 2	-	-	-	893	-
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	1383	-	-	669	851
Mov Cap-2 Maneuver	-	-	-	669	-
Stage 1	-	-	-	840	-
Stage 2	-	-	-	893	-

Approach

	EB	WB	SB
HCM Control Delay, s	0.1	0	9.8
HCM LOS			A

Minor Lane/Major Mvmt

	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1383	-	-	-	749
HCM Lane V/C Ratio	0.001	-	-	-	0.004
HCM Control Delay (s)	7.6	0	-	-	9.8
HCM Lane LOS	A	A	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	0

Synchro 10 Report

KMK

24.

PM 6th TWSC
 3: SH 133 & Clock Road/Fire Mountain Road

Existing
 PMPeak

Intersection												
Int Delay, s/veh	1.9											
Movement	NBL	NBT	NBR	SBL	SBT	SBR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	2	10	12	1	7	3	3	70	8	9	107	1
Future Vol, veh/h	2	10	12	1	7	3	3	70	8	9	107	1
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	85	85	85	85	85	85	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	2	12	14	1	8	4	4	82	9	11	126	1

Major/Minor	Minor1		Minor2		Major1		Major2					
Conflicting Flow All	250	244	87	257	248	127	127	0	0	91	0	0
Stage 1	95	95	-	149	149	-	-	-	-	-	-	-
Stage 2	155	149	-	108	99	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	703	658	971	696	655	923	1459	-	-	1504	-	-
Stage 1	912	816	-	854	774	-	-	-	-	-	-	-
Stage 2	847	774	-	897	813	-	-	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	688	651	971	671	648	923	1459	-	-	1504	-	-
Mov Cap-2 Maneuver	688	651	-	671	648	-	-	-	-	-	-	-
Stage 1	909	814	-	851	768	-	-	-	-	-	-	-
Stage 2	828	768	-	869	811	-	-	-	-	-	-	-

Approach	NB	SB	NE	SW
HCM Control Delay, s	9.8	10.2	0.3	0.6
HCM LOS	A	B		

Minor Lane/Major Mvmt	NEL	NET	NER	NBLn1	SBLn1	SWL	SWT	SWR
Capacity (veh/h)	1459	-	-	784	708	1504	-	-
HCM Lane V/C Ratio	0.002	-	-	0.036	0.018	0.007	-	-
HCM Control Delay (s)	7.5	0	-	9.8	10.2	7.4	0	-
HCM Lane LOS	A	A	-	A	B	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.1	0.1	0	-	-

Synchro 10 Report

KMK

24.

SH 6th TWSC
 6: SH 133 & Samuel Wade Road

Existing
 PM Peak

Intersection

Int Delay, s/veh 4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕	↕		↕	↕		↕	
Traffic Vol, veh/h	10	31	5	78	45	3	3	62	154	2	86	18
Future Vol, veh/h	10	31	5	78	45	3	3	62	154	2	86	18
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	50	-	-	270	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	88	88	88	88	88	88	88	88	88	88	88	88
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	11	35	6	89	51	3	3	70	175	2	98	20

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	303	363	108	209	198	70	118	0	0	245	0	0
Stage 1	112	112	-	76	76	-	-	-	-	-	-	-
Stage 2	191	251	-	133	122	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	649	565	946	748	698	993	1470	-	-	1321	-	-
Stage 1	893	803	-	933	832	-	-	-	-	-	-	-
Stage 2	811	699	-	870	795	-	-	-	-	-	-	-
Platoon blocked, %												
Mov Cap-1 Maneuver	609	563	946	706	695	993	1470	-	-	1321	-	-
Mov Cap-2 Maneuver	609	563	-	706	695	-	-	-	-	-	-	-
Stage 1	891	801	-	931	830	-	-	-	-	-	-	-
Stage 2	757	698	-	825	793	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	11.6	11.3	0.1	0.1
HCM LOS	B	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	1470	-	-	599	702	993	1321	-	-
HCM Lane V/C Ratio	0.002	-	-	0.087	0.199	0.003	0.002	-	-
HCM Control Delay (s)	7.5	0	-	11.6	11.4	8.6	7.7	0	-
HCM Lane LOS	A	A	-	B	B	A	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.3	0.7	0	0	-	-

Synchro 10 Report

KMK

24.

Intersection						
Int Delay, s/veh	0.8					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↖	↗		↘	
Traffic Vol, veh/h	8	150	112	22	17	1
Future Vol, veh/h	8	150	112	22	17	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	9	163	122	24	18	1

Major/Minor	Major1	Major2	Minor2		
Conflicting Flow All	146	0	0	315	134
Stage 1	-	-	-	134	-
Stage 2	-	-	-	181	-
Critical Hdwy	4.12	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	3.518	3.318
Pot Cap-1 Maneuver	1436	-	-	678	915
Stage 1	-	-	-	892	-
Stage 2	-	-	-	850	-
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	1436	-	-	673	915
Mov Cap-2 Maneuver	-	-	-	673	-
Stage 1	-	-	-	886	-
Stage 2	-	-	-	850	-

Approach	EB	WB	SB
HCM Control Delay, s	0.4	0	10.4
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1436	-	-	-	683
HCM Lane V/C Ratio	0.006	-	-	-	0.029
HCM Control Delay (s)	7.5	0	-	-	10.4
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0.1

24.

PM 6th TWSC
10: Clock Road & Price Road

Existing
PM Peak

Intersection

Int Delay, s/veh 0.5

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	Y		P			4
Traffic Vol, veh/h	1	1	23	7	1	17
Future Vol, veh/h	1	1	23	7	1	17
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	64	64	64	64	64	64
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	2	2	36	11	2	27

Major/Minor	Minor1	Major1	Major2
Conflicting Flow All	73	42	0 0 47 0
Stage 1	42	-	- - - -
Stage 2	31	-	- - - -
Critical Hdwy	6.42	6.22	- - 4.12 -
Critical Hdwy Stg 1	5.42	-	- - - -
Critical Hdwy Stg 2	5.42	-	- - - -
Follow-up Hdwy	3.518	3.318	- - 2.218 -
Pot Cap-1 Maneuver	931	1029	- - 1560 -
Stage 1	980	-	- - - -
Stage 2	992	-	- - - -
Platoon blocked, %			- - - -
Mov Cap-1 Maneuver	930	1029	- - 1560 -
Mov Cap-2 Maneuver	930	-	- - - -
Stage 1	979	-	- - - -
Stage 2	992	-	- - - -

Approach	WB	NB	SB
HCM Control Delay, s	8.7	0	0.4
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR/WBLn1	SBL	SBT
Capacity (veh/h)	-	-	977	1560
HCM Lane V/C Ratio	-	-	0.003	0.001
HCM Control Delay (s)	-	-	8.7	7.3
HCM Lane LOS	-	-	A	A
HCM 95th %tile Q(veh)	-	-	0	0

Synchro 10 Report

KMK

24.

PM 6th TWSC
 11: Samuel Wade Road & Price Road

Existing
 PM Peak

Intersection						
Int Delay, s/veh	0.1					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↕	↕		↕	
Traffic Vol, veh/h	1	209	177	1	2	1
Future Vol, veh/h	1	209	177	1	2	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1	225	190	1	2	1
Major/Minor	Major1	Major2	Minor2			
Conflicting Flow All	191	0	0	418	191	
Stage 1	-	-	-	191	-	
Stage 2	-	-	-	227	-	
Critical Hdwy	4.12	-	-	6.42	6.22	
Critical Hdwy Stg 1	-	-	-	5.42	-	
Critical Hdwy Stg 2	-	-	-	5.42	-	
Follow-up Hdwy	2.218	-	-	3.518	3.318	
Pot Cap-1 Maneuver	1383	-	-	591	851	
Stage 1	-	-	-	841	-	
Stage 2	-	-	-	811	-	
Platoon blocked, %	-	-	-	-	-	
Mov Cap-1 Maneuver	1383	-	-	590	851	
Mov Cap-2 Maneuver	-	-	-	590	-	
Stage 1	-	-	-	840	-	
Stage 2	-	-	-	811	-	
Approach	EB	WB	SB			
HCM Control Delay, s	0	0	10.5			
HCM LOS			B			
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	
Capacity (veh/h)	1383	-	-	-	657	
HCM Lane V/C Ratio	0.001	-	-	-	0.005	
HCM Control Delay (s)	7.6	0	-	-	10.5	
HCM Lane LOS	A	A	-	-	B	
HCM 95th %tile Q(veh)	0	-	-	-	0	

Synchro 10 Report

KMK

24.

Intersection												
Int Delay, s/veh	1.7											
Movement	NBL	NBT	NBR	SBL	SBT	SBR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	1	3	6	1	6	9	2	76	1	4	60	1
Future Vol, veh/h	1	3	6	1	6	9	2	76	1	4	60	1
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	88	88	88	88	88	88	88	88	88	88	88	88
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	1	3	7	1	7	10	2	86	1	5	68	1

Major/Minor	Minor1		Minor2		Major1			Major2				
Conflicting Flow All	178	170	87	175	170	69	69	0	0	87	0	0
Stage 1	91	91	-	79	79	-	-	-	-	-	-	-
Stage 2	87	79	-	96	91	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	784	723	971	788	723	994	1532	-	-	1509	-	-
Stage 1	916	820	-	930	829	-	-	-	-	-	-	-
Stage 2	921	829	-	911	820	-	-	-	-	-	-	-
Platoon blocked, %												
Mov Cap-1 Maneuver	768	720	971	777	720	994	1532	-	-	1509	-	-
Mov Cap-2 Maneuver	768	720	-	777	720	-	-	-	-	-	-	-
Stage 1	915	819	-	929	827	-	-	-	-	-	-	-
Stage 2	901	827	-	900	819	-	-	-	-	-	-	-

Approach	NB	SB	NE	SW
HCM Control Delay, s	9.2	9.3	0.2	0.5
HCM LOS	A	A		

Minor Lane/Major Mvmt	NEL	NET	NER	NBLn1	SBLn1	SWL	SWT	SWR
Capacity (veh/h)	1532	-	-	859	857	1509	-	-
HCM Lane V/C Ratio	0.001	-	-	0.013	0.021	0.003	-	-
HCM Control Delay (s)	7.4	0	-	9.2	9.3	7.4	0	-
HCM Lane LOS	A	A	-	A	A	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0	0.1	0	-	-

Intersection

Int Delay, s/veh	4.3											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕	↕		↕	↕		↕	
Traffic Vol, veh/h	16	21	7	50	30	3	1	59	57	3	42	16
Future Vol, veh/h	16	21	7	50	30	3	1	59	57	3	42	16
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	50	-	-	270	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	91	91	91	91	91	91	91	91	91	91	91	91
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	18	23	8	55	33	3	1	65	63	3	46	18

Major/Minor	Minor2		Minor1		Major1			Major2				
Conflicting Flow All	178	191	55	144	137	65	64	0	0	128	0	0
Stage 1	61	61	-	67	67	-	-	-	-	-	-	-
Stage 2	117	130	-	77	70	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	784	704	1012	825	754	999	1538	-	-	1458	-	-
Stage 1	950	844	-	943	839	-	-	-	-	-	-	-
Stage 2	888	789	-	932	837	-	-	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	753	702	1012	796	752	999	1538	-	-	1458	-	-
Mov Cap-2 Maneuver	753	702	-	796	752	-	-	-	-	-	-	-
Stage 1	949	842	-	942	838	-	-	-	-	-	-	-
Stage 2	849	788	-	898	835	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	10.1	10.1	0.1	0.4
HCM LOS	B	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	1538	-	-	758	779	999	1458	-	-
HCM Lane V/C Ratio	0.001	-	-	0.064	0.113	0.003	0.002	-	-
HCM Control Delay (s)	7.3	0	-	10.1	10.2	8.6	7.5	0	-
HCM Lane LOS	A	A	-	B	B	A	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.2	0.4	0	0	-	-

24.

Intersection						
Int Delay, s/veh	0.9					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↔	↔		↔	↔
Traffic Vol, veh/h	1	72	102	10	15	2
Future Vol, veh/h	1	72	102	10	15	2
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	78	78	78	78	78	78
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1	92	131	13	19	3

Major/Minor	Major1	Major2	Minor2		
Conflicting Flow All	144	0	0	232	138
Stage 1	-	-	-	138	-
Stage 2	-	-	-	94	-
Critical Hdwy	4.12	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	3.518	3.318
Pot Cap-1 Maneuver	1438	-	-	755	910
Stage 1	-	-	-	889	-
Stage 2	-	-	-	930	-
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	1438	-	-	755	910
Mov Cap-2 Maneuver	-	-	-	755	-
Stage 1	-	-	-	888	-
Stage 2	-	-	-	930	-

Approach	EB	WB	SB
HCM Control Delay, s	0.1	0	9.8
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1438	-	-	-	770
HCM Lane V/C Ratio	0.001	-	-	-	0.028
HCM Control Delay (s)	7.5	0	-	-	9.8
HCM Lane LOS	A	A	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	0.1

24.

AM 6th TWSC
10: Clock Road & Price Road

2022 Background
AM Peak

Intersection

Int Delay, s/veh 1.1

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	W	R	T	R	L	T
Traffic Vol, veh/h	2	1	10	1	1	15
Future Vol, veh/h	2	1	10	1	1	15
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	63	63	63	63	63	63
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	3	2	16	2	2	24

Major/Minor	Minor1	Major1	Major2
Conflicting Flow All	45	17	0
Stage 1	17	-	-
Stage 2	28	-	-
Critical Hdwy	6.42	6.22	-
Critical Hdwy Stg 1	5.42	-	-
Critical Hdwy Stg 2	5.42	-	-
Follow-up Hdwy	3.518	3.318	-
Pot Cap-1 Maneuver	965	1062	-
Stage 1	1006	-	-
Stage 2	995	-	-
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	964	1062	-
Mov Cap-2 Maneuver	964	-	-
Stage 1	1005	-	-
Stage 2	995	-	-

Approach	WB	NB	SB
HCM Control Delay, s	8.6	0	0.5
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR/WBLn1	SBL	SBT
Capacity (veh/h)	-	-	995	1599
HCM Lane V/C Ratio	-	-	0.005	0.001
HCM Control Delay (s)	-	-	8.6	7.3
HCM Lane LOS	-	-	A	A
HCM 95th %tile Q(veh)	-	-	0	0

Synchro 10 Report

KMK

24.

Intersection						
Int Delay, s/veh	0.1					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↕	↕		↕	↕
Traffic Vol, veh/h	1	95	138	1	1	1
Future Vol, veh/h	1	95	138	1	1	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	71	71	71	71	71	71
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1	134	194	1	1	1

Major/Minor	Major1	Major2	Minor2		
Conflicting Flow All	195	0	0	331	195
Stage 1	-	-	-	195	-
Stage 2	-	-	-	136	-
Critical Hdwy	4.12	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	3.518	3.318
Pot Cap-1 Maneuver	1378	-	-	664	846
Stage 1	-	-	-	838	-
Stage 2	-	-	-	890	-
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	1378	-	-	663	846
Mov Cap-2 Maneuver	-	-	-	663	-
Stage 1	-	-	-	837	-
Stage 2	-	-	-	890	-

Approach	EB	WB	SB
HCM Control Delay, s	0.1	0	9.9
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1378	-	-	-	743
HCM Lane V/C Ratio	0.001	-	-	-	0.004
HCM Control Delay (s)	7.6	0	-	-	9.9
HCM Lane LOS	A	A	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	0

24.

3: SH 133 & Clock Road/Fire Mountain Road

Intersection

Int Delay, s/veh 1.9

Movement	NBL	NBT	NBR	SBL	SBT	SBR	NEL	NET	NER	SVL	SVT	SWR
Lane Configurations		↕		↕				↕			↕	
Traffic Vol, veh/h	2	10	12	1	7	3	3	72	8	9	109	1
Future Vol, veh/h	2	10	12	1	7	3	3	72	8	9	109	1
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	85	85	85	85	85	85	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	2	12	14	1	8	4	4	85	9	11	128	1

Major/Minor	Minor1		Minor2		Major1			Major2				
Conflicting Flow All	255	249	90	262	253	129	129	0	0	94	0	0
Stage 1	98	98	-	151	151	-	-	-	-	-	-	-
Stage 2	157	151	-	111	102	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	698	654	968	691	650	921	1457	-	-	1500	-	-
Stage 1	908	814	-	851	772	-	-	-	-	-	-	-
Stage 2	845	772	-	894	811	-	-	-	-	-	-	-
Platoon blocked, %												
Mov Cap-1 Maneuver	683	647	968	666	643	921	1457	-	-	1500	-	-
Mov Cap-2 Maneuver	683	647	-	666	643	-	-	-	-	-	-	-
Stage 1	905	812	-	848	766	-	-	-	-	-	-	-
Stage 2	826	766	-	866	809	-	-	-	-	-	-	-

Approach	NB	SB	NE	SW
HCM Control Delay, s	9.8	10.2	0.3	0.6
HCM LOS	A	B		

Minor Lane/Major Mvmt	NEL	NET	NERNBLn1	SBLn1	SVL	SVT	SWR
Capacity (veh/h)	1457	-	-	780	703	1500	-
HCM Lane V/C Ratio	0.002	-	-	0.036	0.018	0.007	-
HCM Control Delay (s)	7.5	0	-	9.8	10.2	7.4	0
HCM Lane LOS	A	A	-	A	B	A	A
HCM 95th %tile Q(veh)	0	-	-	0.1	0.1	0	-

24.

Intersection												
Int Delay, s/veh	4											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕	↕		↕	↕		↕	
Traffic Vol, veh/h	10	31	5	80	46	3	3	63	157	2	88	18
Future Vol, veh/h	10	31	5	80	46	3	3	63	157	2	88	18
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	50	-	-	270	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	88	88	88	88	88	88	88	88	88	88	88	88
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	11	35	6	91	52	3	3	72	178	2	100	20

Major/Minor	Minor2		Minor1		Major1			Major2				
Conflicting Flow All	309	370	110	213	202	72	120	0	0	250	0	0
Stage 1	114	114	-	78	78	-	-	-	-	-	-	-
Stage 2	195	256	-	135	124	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	643	560	943	744	694	990	1468	-	-	1316	-	-
Stage 1	891	801	-	931	830	-	-	-	-	-	-	-
Stage 2	807	696	-	868	793	-	-	-	-	-	-	-
Platoon blocked, %												
Mov Cap-1 Maneuver	602	558	943	702	691	990	1468	-	-	1316	-	-
Mov Cap-2 Maneuver	602	558	-	702	691	-	-	-	-	-	-	-
Stage 1	889	799	-	929	828	-	-	-	-	-	-	-
Stage 2	752	695	-	823	791	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	11.6	11.4	0.1	0.1
HCM LOS	B	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	1468	-	-	594	698	990	1316	-	-
HCM Lane V/C Ratio	0.002	-	-	0.088	0.205	0.003	0.002	-	-
HCM Control Delay (s)	7.5	0	-	11.6	11.5	8.6	7.7	0	-
HCM Lane LOS	A	A	-	B	B	A	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.3	0.8	0	0	-	-

24.

Intersection

Int Delay, s/veh	0.8					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑	↑		↑	↑
Traffic Vol, veh/h	8	153	115	22	17	1
Future Vol, veh/h	8	153	115	22	17	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	9	166	125	24	18	1

Major/Minor	Major1	Major2	Minor2		
Conflicting Flow All	149	0	0	321	137
Stage 1	-	-	-	137	-
Stage 2	-	-	-	184	-
Critical Hdwy	4.12	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	3.518	3.318
Pot Cap-1 Maneuver	1432	-	-	673	911
Stage 1	-	-	-	890	-
Stage 2	-	-	-	848	-
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	1432	-	-	668	911
Mov Cap-2 Maneuver	-	-	-	668	-
Stage 1	-	-	-	884	-
Stage 2	-	-	-	848	-

Approach	EB	WB	SB
HCM Control Delay, s	0.4	0	10.5
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1432	-	-	-	678
HCM Lane V/C Ratio	0.006	-	-	-	0.029
HCM Control Delay (s)	7.5	0	-	-	10.5
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0.1

24.

Intersection

Int Delay, s/veh	0.5					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	W	R	T	R	L	T
Traffic Vol, veh/h	1	1	23	7	1	17
Future Vol, veh/h	1	1	23	7	1	17
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	64	64	64	64	64	64
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	2	2	36	11	2	27

Major/Minor	Minor1	Major1	Major2
Conflicting Flow All	73	42	0 0 47 0
Stage 1	42	-	- - - -
Stage 2	31	-	- - - -
Critical Hdwy	6.42	6.22	- - 4.12 -
Critical Hdwy Stg 1	5.42	-	- - - -
Critical Hdwy Stg 2	5.42	-	- - - -
Followup Hdwy	3.518	3.318	- - 2.218 -
Pot Cap-1 Maneuver	931	1029	- - 1560 -
Stage 1	980	-	- - - -
Stage 2	992	-	- - - -
Platoon blocked, %	-	-	- - - -
Mov Cap-1 Maneuver	930	1029	- - 1560 -
Mov Cap-2 Maneuver	930	-	- - - -
Stage 1	979	-	- - - -
Stage 2	992	-	- - - -

Approach	WB	NB	SB
HCM Control Delay, s	8.7	0	0.4
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR/WBLn1	SBL	SBT
Capacity (veh/h)	-	-	977	1560
HCM Lane V/C Ratio	-	-	0.003	0.001
HCM Control Delay (s)	-	-	8.7	7.3
HCM Lane LOS	-	-	A	A
HCM 95th %tile Q(veh)	-	-	0	0

Intersection

Int Delay, s/veh 0.1

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↕	↕		↕	↕
Traffic Vol, veh/h	1	214	181	1	2	1
Future Vol, veh/h	1	214	181	1	2	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1	230	195	1	2	1

Major/Minor	Major1	Major2	Minor2		
Conflicting Flow All	196	0	0	428	196
Stage 1	-	-	-	196	-
Stage 2	-	-	-	232	-
Critical Hdwy	4.12	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	3.518	3.318
Pot Cap-1 Maneuver	1377	-	-	584	845
Stage 1	-	-	-	837	-
Stage 2	-	-	-	807	-
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	1377	-	-	583	845
Mov Cap-2 Maneuver	-	-	-	583	-
Stage 1	-	-	-	836	-
Stage 2	-	-	-	807	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0	10.6
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1377	-	-	-	650
HCM Lane V/C Ratio	0.001	-	-	-	0.005
HCM Control Delay (s)	7.6	0	-	-	10.6
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0

24.

SM 6th TWSC
 3: SH 133 & Clock Road/Fire Mountain Road

2022 Total
 AM Peak

Intersection												
Int Delay, s/veh	2.1											
Movement	NBL	NBT	NBR	SBL	SBT	SBR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	1	3	14	1	6	9	2	76	1	7	60	1
Future Vol, veh/h	1	3	14	1	6	9	2	76	1	7	60	1
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	88	88	88	88	88	88	88	88	88	88	88	88
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	1	3	16	1	7	10	2	86	1	8	68	1

Major/Minor	Minor1		Minor2		Major1		Major2					
Conflicting Flow All	184	176	87	185	176	69	69	0	0	87	0	0
Stage 1	91	91	-	85	85	-	-	-	-	-	-	-
Stage 2	93	85	-	100	91	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	777	717	971	776	717	994	1532	-	-	1509	-	-
Stage 1	916	820	-	923	824	-	-	-	-	-	-	-
Stage 2	914	824	-	906	820	-	-	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	759	712	971	757	712	994	1532	-	-	1509	-	-
Mov Cap-2 Maneuver	759	712	-	757	712	-	-	-	-	-	-	-
Stage 1	915	819	-	922	819	-	-	-	-	-	-	-
Stage 2	892	819	-	887	819	-	-	-	-	-	-	-

Approach	NB	SB	NE	SW
HCM Control Delay, s	9.1	9.3	0.2	0.8
HCM LOS	A	A		

Minor Lane/Major Mvmt	NEL	NET	NERNBLn1	SBLn1	SWL	SWT	SWR
Capacity (veh/h)	1532	-	-	902	851	1509	-
HCM Lane V/C Ratio	0.001	0	-	0.023	0.021	0.005	-
HCM Control Delay (s)	7.4	0	-	9.1	9.3	7.4	0
HCM Lane LOS	A	A	-	A	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.1	0.1	0	-

Synchro 10 Report

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Intersection												
Int Delay, s/veh	4.6											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕	↕		↕	↕		↕	
Traffic Vol, veh/h	16	21	7	67	30	3	1	59	62	3	42	16
Future Vol, veh/h	16	21	7	67	30	3	1	59	62	3	42	16
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	50	-	-	270	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	91	91	91	91	91	91	91	91	91	91	91	91
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	18	23	8	74	33	3	1	65	68	3	46	18

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	180	196	55	144	137	65	64	0	0	133	0	0
Stage 1	61	61	-	67	67	-	-	-	-	-	-	-
Stage 2	119	135	-	77	70	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	782	699	1012	825	754	999	1538	-	-	1452	-	-
Stage 1	950	844	-	943	839	-	-	-	-	-	-	-
Stage 2	885	785	-	932	837	-	-	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	752	697	1012	796	752	999	1538	-	-	1452	-	-
Mov Cap-2 Maneuver	752	697	-	796	752	-	-	-	-	-	-	-
Stage 1	949	842	-	942	838	-	-	-	-	-	-	-
Stage 2	847	784	-	898	835	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	10.1	10.2	0.1	0.4
HCM LOS	B	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	1538	-	-	754	782	999	1452	-	-
HCM Lane V/C Ratio	0.001	-	-	0.064	0.136	0.003	0.002	-	-
HCM Control Delay (s)	7.3	0	-	10.1	10.3	8.6	7.5	0	-
HCM Lane LOS	A	A	-	B	B	A	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.2	0.5	0	0	-	-

24.

M 6th TWSC
7: Samuel Wade Road & Clock Road

2022 Total
AM Peak

Intersection						
Int Delay, s/veh	1.1					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑	↑		↑	↑
Traffic Vol, veh/h	3	75	114	10	15	7
Future Vol, veh/h	3	75	114	10	15	7
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	78	78	78	78	78	78
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	4	96	146	13	19	9
Major/Minor	Major1	Major2	Minor2			
Conflicting Flow All	159	0	-	0	257	153
Stage 1	-	-	-	-	153	-
Stage 2	-	-	-	-	104	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1420	-	-	-	732	893
Stage 1	-	-	-	-	875	-
Stage 2	-	-	-	-	920	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	1420	-	-	-	730	893
Mov Cap-2 Maneuver	-	-	-	-	730	-
Stage 1	-	-	-	-	872	-
Stage 2	-	-	-	-	920	-
Approach	EB	WB	SB			
HCM Control Delay, s	0.3	0	9.8			
HCM LOS			A			
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBRn1
Capacity (veh/h)	1420	-	-	-	-	775
HCM Lane V/C Ratio	0.003	-	-	-	-	0.036
HCM Control Delay (s)	7.5	0	-	-	-	9.8
HCM Lane LOS	A	A	-	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	-	0.1

Synchro 10 Report

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AM 6th TWSC
10: Clock Road & Price Road

2022 Total
AM Peak

Intersection

Int Delay, s/veh	3.5					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	T	T	T	T	T	T
Traffic Vol, veh/h	7	9	10	3	4	15
Future Vol, veh/h	7	9	10	3	4	15
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	63	63	63	63	63	63
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	11	14	16	5	6	24

Major/Minor	Minor1	Major1	Major2
Conflicting Flow All	55	19	0
Stage 1	19	-	-
Stage 2	36	-	-
Critical Hdwy	6.42	6.22	-
Critical Hdwy Stg 1	5.42	-	-
Critical Hdwy Stg 2	5.42	-	-
Follow-up Hdwy	3.518	3.318	-
Pot Cap-1 Maneuver	953	1059	-
Stage 1	1004	-	-
Stage 2	986	-	-
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	949	1059	-
Mov Cap-2 Maneuver	949	-	-
Stage 1	1004	-	-
Stage 2	982	-	-

Approach	WB	NB	SB
HCM Control Delay, s	8.7	0	1.5
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR/WBLn1	SBL	SBT
Capacity (veh/h)	-	-	1008	1595
HCM Lane V/C Ratio	-	-	0.025	0.004
HCM Control Delay (s)	-	-	8.7	7.3
HCM Lane LOS	-	-	A	A
HCM 95th %tile Q(veh)	-	-	0.1	0

Synchro 10 Report

KMK

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AM 6th TWSC
 TT: Samuel Wade Road & Price Road

2022 Total
 AM Peak

Intersection						
Int Delay, s/veh	1					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↕	↕		↕	↕
Traffic Vol, veh/h	4	95	137	4	9	13
Future Vol, veh/h	4	95	137	4	9	13
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	71	71	71	71	71	71
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	6	134	193	6	13	18
Major/Minor	Major1	Major2	Minor2			
Conflicting Flow All	199	0	-	0	342	196
Stage 1	-	-	-	-	196	-
Stage 2	-	-	-	-	146	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1373	-	-	-	654	845
Stage 1	-	-	-	-	837	-
Stage 2	-	-	-	-	881	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	1373	-	-	-	651	845
Mov Cap-2 Maneuver	-	-	-	-	651	-
Stage 1	-	-	-	-	833	-
Stage 2	-	-	-	-	881	-
Approach	EB	WB	SB			
HCM Control Delay, s	0.3	0	10			
HCM LOS			B			
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBRn1
Capacity (veh/h)	1373	-	-	-	-	753
HCM Lane V/C Ratio	0.004	-	-	-	-	0.041
HCM Control Delay (s)	7.6	0	-	-	-	10
HCM Lane LOS	A	A	-	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	-	0.1

KMK

Synchro 10 Report

24.

SM 6th TWSC
15: Price Road & Site Access

2022 Total
AM Peak

Intersection						
Int Delay, s/veh	6.7					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↔	↔		↔	↔
Traffic Vol, veh/h	5	2	3	5	20	13
Future Vol, veh/h	5	2	3	5	20	13
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	5	2	3	5	22	14

Major/Minor	Major1	Major2	Minor2		
Conflicting Flow All	8	0	0	18	6
Stage 1	-	-	-	6	-
Stage 2	-	-	-	12	-
Critical Hdwy	4.12	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	3.518	3.318
Pot Cap-1 Maneuver	1612	-	-	1000	1077
Stage 1	-	-	-	1017	-
Stage 2	-	-	-	1011	-
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	1612	-	-	997	1077
Mov Cap-2 Maneuver	-	-	-	997	-
Stage 1	-	-	-	1014	-
Stage 2	-	-	-	1011	-

Approach	EB	WB	SB
HCM Control Delay, s	5.2	0	8.6
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1612	-	-	-	1027
HCM Lane V/C Ratio	0.003	-	-	-	0.035
HCM Control Delay (s)	7.2	0	-	-	8.6
HCM Lane LOS	A	A	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	0.1

Synchro 10 Report

KMK

24.

CM 6th TWSC
 3: SH 133 & Clock Road/Fire Mountain Road

2022 Total
 PM Peak

Intersection												
Int Delay, s/veh	2.2											
Movement	NBL	NBT	NBR	SBL	SBT	SBR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	2	10	17	1	7	3	3	72	8	18	109	1
Future Vol, veh/h	2	10	17	1	7	3	3	72	8	18	109	1
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	85	85	85	85	85	85	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	2	12	20	1	8	4	4	85	9	21	128	1

Major/Minor	Minor1		Minor2		Major1			Major2				
Conflicting Flow All	275	269	90	285	273	129	129	0	0	94	0	0
Stage 1	98	98	-	171	171	-	-	-	-	-	-	-
Stage 2	177	171	-	114	102	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	677	637	968	667	634	921	1457	-	-	1500	-	-
Stage 1	908	814	-	831	757	-	-	-	-	-	-	-
Stage 2	825	757	-	891	811	-	-	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	659	626	968	635	623	921	1457	-	-	1500	-	-
Mov Cap-2 Maneuver	659	626	-	635	623	-	-	-	-	-	-	-
Stage 1	905	812	-	829	746	-	-	-	-	-	-	-
Stage 2	801	746	-	857	809	-	-	-	-	-	-	-

Approach	NB		SB		NE		SW	
HCM Control Delay, s	9.7		10.4		0.3		1	
HCM LOS	A		B					

Minor Lane/Major Mvmt	NEL	NET	NER	NBLn1	SBLn1	SWL	SWT	SWR
Capacity (veh/h)	1457	-	-	793	685	1500	-	-
HCM Lane V/C Ratio	0.002	-	-	0.043	0.019	0.014	-	-
HCM Control Delay (s)	7.5	0	-	9.7	10.4	7.4	0	-
HCM Lane LOS	A	A	-	A	B	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.1	0.1	0	-	-

Synchro 10 Report

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24.

Intersection												
Int Delay, s/veh	4.1											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕	↕		↕	↕		↕	
Traffic Vol, veh/h	10	31	5	91	46	3	3	63	174	2	88	18
Future Vol, veh/h	10	31	5	91	46	3	3	63	174	2	88	18
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	50	-	-	270	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	88	88	88	88	88	88	88	88	88	88	88	88
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	11	35	6	103	52	3	3	72	198	2	100	20
Major/Minor	Minor2		Minor1		Major1			Major2				
Conflicting Flow All	319	390	110	213	202	72	120	0	0	270	0	0
Stage 1	114	114	-	78	78	-	-	-	-	-	-	-
Stage 2	205	276	-	135	124	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	634	545	943	744	694	990	1468	-	-	1293	-	-
Stage 1	891	801	-	931	830	-	-	-	-	-	-	-
Stage 2	797	682	-	868	793	-	-	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	593	543	943	701	691	990	1468	-	-	1293	-	-
Mov Cap-2 Maneuver	593	543	-	701	691	-	-	-	-	-	-	-
Stage 1	889	799	-	929	828	-	-	-	-	-	-	-
Stage 2	743	681	-	823	791	-	-	-	-	-	-	-
Approach	EB		WB		NB			SB				
HCM Control Delay, s	11.8		11.5		0.1			0.1				
HCM LOS	B		B									
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR			
Capacity (veh/h)	1468	-	-	580	698	990	1293	-	-			
HCM Lane V/C Ratio	0.002	-	-	0.09	0.223	0.003	0.002	-	-			
HCM Control Delay (s)	7.5	0	-	11.8	11.6	8.6	7.8	0	-			
HCM Lane LOS	A	A	-	B	B	A	A	A	-			
HCM 95th %tile Q(veh)	0	-	-	0.3	0.9	0	0	-	-			

24.

PM 6th TWSC
7: Samuel Wade Road & Clock Road

2022 Total
PM Peak

Intersection						
Int Delay, s/veh	1					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑	↑		↑	
Traffic Vol, veh/h	14	164	123	22	17	4
Future Vol, veh/h	14	164	123	22	17	4
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	15	178	134	24	18	4
Major/Minor	Major1	Major2	Minor2			
Conflicting Flow All	158	0	-	0	354	146
Stage 1	-	-	-	-	146	-
Stage 2	-	-	-	-	208	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1422	-	-	-	644	901
Stage 1	-	-	-	-	881	-
Stage 2	-	-	-	-	827	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	1422	-	-	-	636	901
Mov Cap-2 Maneuver	-	-	-	-	636	-
Stage 1	-	-	-	-	870	-
Stage 2	-	-	-	-	827	-
Approach	EB	WB	SB			
HCM Control Delay, s	0.6	0	10.5			
HCM LOS			B			
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	
Capacity (veh/h)	1422	-	-	-	-	674
HCM Lane V/C Ratio	0.011	-	-	-	-	0.034
HCM Control Delay (s)	7.6	0	-	-	-	10.5
HCM Lane LOS	A	A	-	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	-	0.1

Synchro 10 Report

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Intersection

Int Delay, s/veh	2.2					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	W	R	T	R	L	T
Traffic Vol, veh/h	4	6	23	13	10	17
Future Vol, veh/h	4	6	23	13	10	17
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	64	64	64	64	64	64
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	6	9	36	20	16	27

Major/Minor	Minor1	Major1	Major2
Conflicting Flow All	105	46	0
Stage 1	46	-	-
Stage 2	59	-	-
Critical Hdwy	6.42	6.22	-
Critical Hdwy Stg 1	5.42	-	-
Critical Hdwy Stg 2	5.42	-	-
Followup Hdwy	3.518	3.318	-
Pot Cap-1 Maneuver	893	1023	-
Stage 1	976	-	-
Stage 2	964	-	-
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	884	1023	-
Mov Cap-2 Maneuver	884	-	-
Stage 1	966	-	-
Stage 2	964	-	-

Approach	WB	NB	SB
HCM Control Delay, s	8.8	0	2.7
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR/WBLn1	SBL	SBT
Capacity (veh/h)	-	-	962	1549
HCM Lane V/C Ratio	-	-	0.016	0.01
HCM Control Delay (s)	-	-	8.8	7.3
HCM Lane LOS	-	-	A	A
HCM 95th %tile Q(veh)	-	-	0	0

24.

CM 6th TWSC
 TT: Samuel Wade Road & Price Road

2022 Total
 PMPeak

Intersection						
Int Delay, s/veh	0.6					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑	↑		Y	
Traffic Vol, veh/h	12	214	181	10	7	9
Future Vol, veh/h	12	214	181	10	7	9
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	13	230	195	11	8	10
Major/Minor	Major1	Major2	Minor2			
Conflicting Flow All	206	0	-	0	457	201
Stage 1	-	-	-	-	201	-
Stage 2	-	-	-	-	256	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1365	-	-	-	562	840
Stage 1	-	-	-	-	833	-
Stage 2	-	-	-	-	787	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	1365	-	-	-	556	840
Mov Cap-2 Maneuver	-	-	-	-	556	-
Stage 1	-	-	-	-	824	-
Stage 2	-	-	-	-	787	-
Approach	EB	WB	SB			
HCM Control Delay, s	0.4	0	10.4			
HCM LOS			B			
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	
Capacity (veh/h)	1365	-	-	-	-	687
HCM Lane V/C Ratio	0.009	-	-	-	-	0.025
HCM Control Delay (s)	7.7	0	-	-	-	10.4
HCM Lane LOS	A	A	-	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	-	0.1

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Synchro 10 Report

24.

CM 6th TWSC
15: Price Road & Site Access

2022 Total
PM Peak

Intersection						
Int Delay, s/veh	4.4					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑	↑		↓	
Traffic Vol, veh/h	15	8	2	20	13	8
Future Vol, veh/h	15	8	2	20	13	8
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	16	9	2	22	14	9
Major/Minor	Major1	Major2	Minor2			
Conflicting Flow All	24	0	-	0	54	13
Stage 1	-	-	-	-	13	-
Stage 2	-	-	-	-	41	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1591	-	-	-	954	1067
Stage 1	-	-	-	-	1010	-
Stage 2	-	-	-	-	981	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	1591	-	-	-	944	1067
Mov Cap-2 Maneuver	-	-	-	-	944	-
Stage 1	-	-	-	-	1000	-
Stage 2	-	-	-	-	981	-
Approach	EB	WB	SB			
HCM Control Delay, s	4.8	0	8.7			
HCM LOS			A			
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	
Capacity (veh/h)	1591	-	-	-	-	987
HCM Lane V/C Ratio	0.01	-	-	-	-	0.023
HCM Control Delay (s)	7.3	0	-	-	-	8.7
HCM Lane LOS	A	A	-	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	-	0.1

Synchro 10 Report

KMK

Intersection												
Int Delay, s/veh	1.8											
Movement	NBL	NBT	NBR	SBL	SBT	SBR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations	↕		↕		↕		↕		↕		↕	
Traffic Vol, veh/h	1	4	7	2	7	10	3	87	2	5	69	2
Future Vol, veh/h	1	4	7	2	7	10	3	87	2	5	69	2
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mmnt Flow	1	4	8	2	8	11	3	97	2	6	77	2
Major/Minor	Minor1		Minor2		Major1		Major2					
Conflicting Flow All	204	195	98	200	195	78	79	0	0	99	0	0
Stage 1	104	104	-	90	90	-	-	-	-	-	-	-
Stage 2	100	91	-	110	105	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	754	700	958	759	700	983	1519	-	-	1494	-	-
Stage 1	902	809	-	917	820	-	-	-	-	-	-	-
Stage 2	906	820	-	895	808	-	-	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	736	696	958	746	696	983	1519	-	-	1494	-	-
Mov Cap-2 Maneuver	736	696	-	746	696	-	-	-	-	-	-	-
Stage 1	900	807	-	915	817	-	-	-	-	-	-	-
Stage 2	884	817	-	881	806	-	-	-	-	-	-	-
Approach	NB		SB		NE		SW					
HCM Control Delay, s	9.4		9.5		0.2		0.5					
HCM LOS	A		A									
Minor Lane/Major Mmnt	NEL	NET	NERNBLn1	SBLn1	SWL	SWT	SWR					
Capacity (veh/h)	1519	-	-	833	829	1494	-	-				
HCM Lane V/C Ratio	0.002	-	-	0.016	0.025	0.004	-	-				
HCM Control Delay (s)	7.4	0	-	9.4	9.5	7.4	0	-				
HCM Lane LOS	A	A	-	A	A	A	A	-				
HCM 95th %tile Q(veh)	0	-	-	0	0.1	0	-	-				

24.

Intersection												
Int Delay, s/veh	4.4											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕	↕		↕	↕		↕	
Traffic Vol, veh/h	19	25	8	57	34	4	2	68	66	4	48	19
Future Vol, veh/h	19	25	8	57	34	4	2	68	66	4	48	19
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	50	-	-	270	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	21	27	9	62	37	4	2	74	72	4	52	21
Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	206	221	63	167	159	74	73	0	0	146	0	0
Stage 1	71	71	-	78	78	-	-	-	-	-	-	-
Stage 2	135	150	-	89	81	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	752	678	1002	797	733	988	1527	-	-	1436	-	-
Stage 1	939	836	-	931	830	-	-	-	-	-	-	-
Stage 2	868	773	-	918	828	-	-	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	717	675	1002	764	730	988	1527	-	-	1436	-	-
Mov Cap-2 Maneuver	717	675	-	764	730	-	-	-	-	-	-	-
Stage 1	938	833	-	930	829	-	-	-	-	-	-	-
Stage 2	825	772	-	878	826	-	-	-	-	-	-	-
Approach	EB			WB			NB			SB		
HCM Control Delay, s	10.4			10.4			0.1			0.4		
HCM LOS	B			B								
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR			
Capacity (veh/h)	1527	-	-	727	751	988	1436	-	-			
HCM Lane V/C Ratio	0.001	-	-	0.078	0.132	0.004	0.003	-	-			
HCM Control Delay (s)	7.4	0	-	10.4	10.5	8.7	7.5	0	-			
HCM Lane LOS	A	A	-	B	B	A	A	A	-			
HCM 95th %tile Q(veh)	0	-	-	0.3	0.5	0	0	-	-			

Intersection						
Int Delay, s/veh	1					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↕	↕		↕	
Traffic Vol, veh/h	2	82	117	12	18	3
Future Vol, veh/h	2	82	117	12	18	3
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	2	96	138	14	21	4
Major/Minor	Major1	Major2	Minor2			
Conflicting Flow All	152	0	-	0	245	145
Stage 1	-	-	-	-	145	-
Stage 2	-	-	-	-	100	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1429	-	-	-	743	902
Stage 1	-	-	-	-	882	-
Stage 2	-	-	-	-	924	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	1429	-	-	-	742	902
Mov Cap-2 Maneuver	-	-	-	-	742	-
Stage 1	-	-	-	-	881	-
Stage 2	-	-	-	-	924	-
Approach	EB	WB	SB			
HCM Control Delay, s	0.2	0	9.9			
HCM LOS			A			
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	
Capacity (veh/h)	1429	-	-	-	-	761
HCM Lane V/C Ratio	0.002	-	-	-	-	0.032
HCM Control Delay (s)	7.5	0	-	-	-	9.9
HCM Lane LOS	A	A	-	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	-	0.1

24.

Intersection						
Int Delay, s/veh	1.5					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	Y		T			T
Traffic Vol, veh/h	3	2	12	2	2	18
Future Vol, veh/h	3	2	12	2	2	18
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	78	78	78	78	78	78
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	4	3	15	3	3	23

Major/Minor	Minor1	Major1	Major2
Conflicting Flow All	46	17	0 0 18 0
Stage 1	17	-	-
Stage 2	29	-	-
Critical Hdwy	6.42	6.22	- - 4.12 -
Critical Hdwy Stg 1	5.42	-	- - - -
Critical Hdwy Stg 2	5.42	-	- - - -
Follow-up Hdwy	3.518	3.318	- - 2.218 -
Pot Cap-1 Maneuver	964	1062	- - 1599 -
Stage 1	1006	-	- - - -
Stage 2	994	-	- - - -
Platoon blocked, %			- - - -
Mov Cap-1 Maneuver	962	1062	- - 1599 -
Mov Cap-2 Maneuver	962	-	- - - -
Stage 1	1004	-	- - - -
Stage 2	994	-	- - - -

Approach	WB	NB	SB
HCM Control Delay, s	8.6	0	0.7
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR/WBLn1	SBL	SBT
Capacity (veh/h)	-	- 1000	1599	-
HCM Lane V/C Ratio	-	- 0.006	0.002	-
HCM Control Delay (s)	-	- 8.6	7.3	0
HCM Lane LOS	-	- A	A	A
HCM 95th %tile Q(veh)	-	- 0	0	-

Intersection						
Int Delay, s/veh	0.2					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↕	↕		↕	
Traffic Vol, veh/h	2	110	160	2	2	2
Future Vol, veh/h	2	110	160	2	2	2
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	82	82	82	82	82	82
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	2	134	195	2	2	2
Major/Minor	Major1	Major2	Minor2			
Conflicting Flow All	197	0	-	0	334	196
Stage 1	-	-	-	-	196	-
Stage 2	-	-	-	-	138	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1376	-	-	-	661	845
Stage 1	-	-	-	-	837	-
Stage 2	-	-	-	-	889	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	1376	-	-	-	660	845
Mov Cap-2 Maneuver	-	-	-	-	660	-
Stage 1	-	-	-	-	835	-
Stage 2	-	-	-	-	889	-
Approach	EB	WB	SB			
HCM Control Delay, s	0.1	0	9.9			
HCM LOS			A			
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR/SBLn1		
Capacity (veh/h)	1376	-	-	-	-	741
HCM Lane V/C Ratio	0.002	-	-	-	-	0.007
HCM Control Delay (s)	7.6	0	-	-	-	9.9
HCM Lane LOS	A	A	-	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	-	0

Intersection												
Int Delay, s/veh	1.9											
Movement	NEL	NBT	NBR	SBL	SBT	SBR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations	↕		↕		↕		↕		↕		↕	
Traffic Vol, veh/h	2	12	14	2	8	4	4	82	9	10	125	2
Future Vol, veh/h	2	12	14	2	8	4	4	82	9	10	125	2
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	89	89	89	89	89	89	89	89	89	89	89	89
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	2	13	16	2	9	4	4	92	10	11	140	2

Major/Minor	Minor1		Minor2		Major1		Major2				
Conflicting Flow All	275	269	97	283	273	141	142	0	102	0	0
Stage 1	105	105	-	163	163	-	-	-	-	-	-
Stage 2	170	164	-	120	110	-	-	-	-	-	-
Critical Hwly	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-
Critical Hwly Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-
Critical Hwly Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-
Follow-up Hwly	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-
Pot Cap-1 Maneuver	677	637	959	669	634	907	1441	-	-	1490	-
Stage 1	901	808	-	839	763	-	-	-	-	-	-
Stage 2	832	762	-	884	804	-	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	661	630	959	642	627	907	1441	-	-	1490	-
Mov Cap-2 Maneuver	661	630	-	642	627	-	-	-	-	-	-
Stage 1	898	806	-	836	757	-	-	-	-	-	-
Stage 2	812	756	-	852	802	-	-	-	-	-	-

Approach	NB		SB		NE		SW	
HCM Control Delay, s	9.9		10.3		0.3		0.5	
HCM LOS	A		B					

Minor Lane/Major Mvmt	NEL	NET	NERNBLn1	SBLn1	SWL	SWT	SWR
Capacity (veh/h)	1441	-	-	764	630	1490	-
HCM Lane V/C Ratio	0.003	-	-	0.041	0.023	0.008	-
HCM Control Delay (s)	7.5	0	-	9.9	10.3	7.4	0
HCM Lane LOS	A	A	-	A	B	A	A
HCM 95th %tile Q(veh)	0	-	-	0.1	0.1	0	-

Intersection

Int Delay, s/veh 4.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕	↕		↕	↕		↕	
Traffic Vol, veh/h	12	36	6	91	53	4	4	73	180	3	101	21
Future Vol, veh/h	12	36	6	91	53	4	4	73	180	3	101	21
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	50	-	-	270	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	13	40	7	101	59	4	4	81	200	3	112	23

Major/Minor	Minor2		Minor1		Major1		Major2				
Conflicting Flow All	351	419	124	242	230	81	135	0	281	0	0
Stage 1	130	130	-	89	89	-	-	-	-	-	-
Stage 2	221	289	-	153	141	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-
Pot Cap-1 Maneuver	604	525	927	712	670	979	1449	-	-	1282	-
Stage 1	874	789	-	918	821	-	-	-	-	-	-
Stage 2	781	673	-	849	780	-	-	-	-	-	-
Platoon blocked, %											
Mov Cap-1 Maneuver	558	522	927	662	666	979	1449	-	-	1282	-
Mov Cap-2 Maneuver	558	522	-	662	666	-	-	-	-	-	-
Stage 1	871	787	-	915	819	-	-	-	-	-	-
Stage 2	719	671	-	798	778	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	12.2	12	0.1	0.2
HCM LOS	B	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	1449	-	-	557	663	979	1282	-	-
HCM Lane V/C Ratio	0.003	-	-	0.108	0.241	0.005	0.003	-	-
HCM Control Delay (s)	7.5	0	-	12.2	12.1	8.7	7.8	0	-
HCM Lane LOS	A	A	-	B	B	A	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.4	0.9	0	0	-	-

7. Samuel Wade Road & Clock Road

Intersection						
Int Delay, s/veh	0.9					

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↕	↕		↕	
Traffic Vol, veh/h	9	175	130	26	20	2
Future Vol, veh/h	9	175	130	26	20	2
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	10	190	141	28	22	2

Major/Minor	Major1	Major2	Minor2		
Conflicting Flow All	169	0	0	365	155
Stage 1	-	-	-	155	-
Stage 2	-	-	-	210	-
Critical Hdwy	4.12	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	3.518	3.318
Pot Cap-1 Maneuver	1409	-	-	635	891
Stage 1	-	-	-	873	-
Stage 2	-	-	-	825	-
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	1409	-	-	630	891
Mov Cap-2 Maneuver	-	-	-	630	-
Stage 1	-	-	-	866	-
Stage 2	-	-	-	825	-

Approach	EB	WB	SB
HCM Control Delay, s	0.4	0	10.8
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1409	-	-	-	647
HCM Lane V/C Ratio	0.007	-	-	-	0.037
HCM Control Delay (s)	7.6	0	-	-	10.8
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0.1

Intersection						
Int Delay, s/veh	0.8					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	W		T			T
Traffic Vol, veh/h	2	2	27	8	2	20
Future Vol, veh/h	2	2	27	8	2	20
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	78	78	78	78	78	78
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	3	3	35	10	3	26

Major/Minor	Minor1	Major1	Major2		
Conflicting Flow All	72	40	0	0	45
Stage 1	40	-	-	-	-
Stage 2	32	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12
Critical Hdwy Stg 1	5.42	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218
Pot Cap-1 Maneuver	932	1031	-	-	1563
Stage 1	982	-	-	-	-
Stage 2	991	-	-	-	-
Platoon blocked, %					
Mov Cap-1 Maneuver	930	1031	-	-	1563
Mov Cap-2 Maneuver	930	-	-	-	-
Stage 1	980	-	-	-	-
Stage 2	991	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	8.7	0	0.7
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR/WBLn1	SBL	SBT
Capacity (veh/h)	-	-	978	1563
HCM Lane V/C Ratio	-	-	0.005	0.002
HCM Control Delay (s)	-	-	8.7	7.3
HCM Lane LOS	-	-	A	A
HCM 95th %tile Q(veh)	-	-	0	0

Intersection						
Int Delay, s/veh	0.2					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↕	↕		↕	
Traffic Vol, veh/h	2	245	205	2	3	2
Future Vol, veh/h	2	245	205	2	3	2
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	2	263	220	2	3	2
Major/Minor	Major1	Major2	Minor2			
Conflicting Flow All	222	0	-	0	488	221
Stage 1	-	-	-	-	221	-
Stage 2	-	-	-	-	267	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1347	-	-	-	539	819
Stage 1	-	-	-	-	816	-
Stage 2	-	-	-	-	778	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	1347	-	-	-	538	819
Mov Cap-2 Maneuver	-	-	-	-	538	-
Stage 1	-	-	-	-	814	-
Stage 2	-	-	-	-	778	-
Approach	EB	WB	SB			
HCM Control Delay, s	0.1	0	10.8			
HCM LOS	B					
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	
Capacity (veh/h)	1347	-	-	-	-	624
HCM Lane V/C Ratio	0.002	-	-	-	-	0.009
HCM Control Delay (s)	7.7	0	-	-	-	10.8
HCM Lane LOS	A	A	-	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	-	0

SH 133 & Clock Road/Fire Mountain Road

Intersection												
Int Delay, s/veh	2.1											

Movement	NBL	NBT	NBR	SBL	SBT	SBR	NEL	NET	NER	SVL	SWT	SWR
Lane Configurations	↕			↕			↕			↕		
Traffic Vol, veh/h	1	4	15	2	7	10	3	87	2	8	69	2
Future Vol, veh/h	1	4	15	2	7	10	3	87	2	8	69	2
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	1	4	17	2	8	11	3	97	2	9	77	2

Major/Minor	Minor1		Minor2		Major1		Major2					
Conflicting Flow All	210	201	98	211	201	78	79	0	0	99	0	0
Stage 1	104	104	-	96	96	-	-	-	-	-	-	-
Stage 2	106	97	-	115	105	-	-	-	-	-	-	-
Critical Hwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	747	695	958	746	695	983	1519	-	-	1494	-	-
Stage 1	902	809	-	911	815	-	-	-	-	-	-	-
Stage 2	900	815	-	890	808	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	728	689	958	725	689	983	1519	-	-	1494	-	-
Mov Cap-2 Maneuver	728	689	-	725	689	-	-	-	-	-	-	-
Stage 1	900	807	-	909	810	-	-	-	-	-	-	-
Stage 2	876	810	-	868	806	-	-	-	-	-	-	-

Approach	NB	SB	NE	SW
HCM Control Delay, s	9.2	9.5	0.2	0.8
HCM LOS	A	A		

Minor Lane/Major Mvmt	NEL	NET	NER	NBLn1	SBLn1	SVL	SWT	SWR
Capacity (veh/h)	1519	-	-	876	823	1494	-	-
HCM Lane V/C Ratio	0.002	-	-	0.025	0.026	0.006	-	-
HCM Control Delay (s)	7.4	0	-	9.2	9.5	7.4	0	-
HCM Lane LOS	A	A	-	A	A	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.1	0.1	0	-	-

Intersection												
Int Delay, s/veh	4.7											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔			↔	↔		↔	↔		↔	
Traffic Vol, veh/h	19	25	8	74	34	4	2	68	71	4	48	19
Future Vol, veh/h	19	25	8	74	34	4	2	68	71	4	48	19
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	50	-	-	270	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	21	27	9	80	37	4	2	74	77	4	52	21

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	208	226	63	167	159	74	73	0	0	151	0	0
Stage 1	71	71	-	78	78	-	-	-	-	-	-	-
Stage 2	137	155	-	89	81	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	749	673	1002	797	733	988	1527	-	-	1430	-	-
Stage 1	939	836	-	931	830	-	-	-	-	-	-	-
Stage 2	866	769	-	918	828	-	-	-	-	-	-	-
Platoon blocked, %												
Mov Cap-1 Maneuver	715	670	1002	764	730	988	1527	-	-	1430	-	-
Mov Cap-2 Maneuver	715	670	-	764	730	-	-	-	-	-	-	-
Stage 1	938	833	-	930	829	-	-	-	-	-	-	-
Stage 2	823	768	-	878	826	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	10.4	10.6	0.1	0.4
HCM LOS	B	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	1527	-	-	724	753	988	1430	-	-
HCM Lane V/C Ratio	0.001	-	-	0.078	0.156	0.004	0.003	-	-
HCM Control Delay (s)	7.4	0	-	10.4	10.7	8.7	7.5	0	-
HCM Lane LOS	A	A	-	B	B	A	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.3	0.6	0	0	-	-

Samuel Wade Road & Clock Road

Intersection						
Int Delay, s/veh	1.1					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↕	↕		↕	
Traffic Vol, veh/h	4	85	129	12	18	8
Future Vol, veh/h	4	85	129	12	18	8
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	5	100	152	14	21	9
Major/Minor	Major1	Major2	Minor2			
Conflicting Flow All	166	0	-	0	269	159
Stage 1	-	-	-	-	159	-
Stage 2	-	-	-	-	110	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1412	-	-	-	720	886
Stage 1	-	-	-	-	870	-
Stage 2	-	-	-	-	915	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	1412	-	-	-	717	886
Mov Cap-2 Maneuver	-	-	-	-	717	-
Stage 1	-	-	-	-	867	-
Stage 2	-	-	-	-	915	-
Approach	EB	WB		SB		
HCM Control Delay, s	0.3	0		9.9		
HCM LOS				A		
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	
Capacity (veh/h)	1412	-	-	-	-	762
HCM Lane V/C Ratio	0.003	-	-	-	-	0.04
HCM Control Delay (s)	7.6	0	-	-	-	9.9
HCM Lane LOS	A	A	-	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	-	0.1

Intersection						
Int Delay, s/veh	3.4					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	W		T			T
Traffic Vol, veh/h	8	10	12	4	5	18
Future Vol, veh/h	8	10	12	4	5	18
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	78	78	78	78	78	78
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	10	13	15	5	6	23
Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	53	18	0	0	20	0
Stage 1	18	-	-	-	-	-
Stage 2	35	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	955	1061	-	-	1596	-
Stage 1	1005	-	-	-	-	-
Stage 2	987	-	-	-	-	-
Platoon blocked, %			-	-	-	-
Mov Cap-1 Maneuver	951	1061	-	-	1596	-
Mov Cap-2 Maneuver	951	-	-	-	-	-
Stage 1	1005	-	-	-	-	-
Stage 2	983	-	-	-	-	-
Approach	WB	NB		SB		
HCM Control Delay, s	8.7	0		1.6		
HCM LOS	A					
Minor Lane/Major Mvmt	NBT	NBR/WBLn1	SBL	SBT		
Capacity (veh/h)	-	-	1009	1596	-	
HCM Lane V/C Ratio	-	-	0.023	0.004	-	
HCM Control Delay (s)	-	-	8.7	7.3	0	
HCM Lane LOS	-	-	A	A	A	
HCM 95th %tile Q(veh)	-	-	0.1	0	-	

Intersection

Int Delay, s/veh 0.9

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↕	↕		↕	↕
Traffic Vol, veh/h	5	110	160	4	10	14
Future Vol, veh/h	5	110	160	4	10	14
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	82	82	82	82	82	82
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	6	134	195	5	12	17

Major/Minor	Major1	Major2	Minor2		
Conflicting Flow All	200	0	-	0	344 198
Stage 1	-	-	-	-	198 -
Stage 2	-	-	-	-	146 -
Critical Hdwy	4.12	-	-	-	6.42 6.22
Critical Hdwy Stg 1	-	-	-	-	5.42 -
Critical Hdwy Stg 2	-	-	-	-	5.42 -
Follow-up Hdwy	2.218	-	-	-	3.518 3.318
Pot Cap-1 Maneuver	1372	-	-	-	652 843
Stage 1	-	-	-	-	835 -
Stage 2	-	-	-	-	881 -
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	1372	-	-	-	649 843
Mov Cap-2 Maneuver	-	-	-	-	649 -
Stage 1	-	-	-	-	831 -
Stage 2	-	-	-	-	881 -

Approach	EB	WB	SB
HCM Control Delay, s	0.3	0	10
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1372	-	-	-	750
HCM Lane V/C Ratio	0.004	-	-	-	0.039
HCM Control Delay (s)	7.6	0	-	-	10
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0.1

Intersection						
Int Delay, s/veh	6.1					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↕	↕		↕	↕
Traffic Vol, veh/h	5	4	5	5	20	13
Future Vol, veh/h	5	4	5	5	20	13
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	5	4	5	5	22	14
Major/Minor	Major1	Major2	Minor2			
Conflicting Flow All	10	0	-	0	22	8
Stage 1	-	-	-	-	8	-
Stage 2	-	-	-	-	14	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1610	-	-	-	995	1074
Stage 1	-	-	-	-	1015	-
Stage 2	-	-	-	-	1009	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	1610	-	-	-	992	1074
Mov Cap-2 Maneuver	-	-	-	-	992	-
Stage 1	-	-	-	-	1012	-
Stage 2	-	-	-	-	1009	-
Approach	EB	WB	SB			
HCM Control Delay, s	4	0	8.6			
HCM LOS			A			
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	
Capacity (veh/h)	1610	-	-	-	-	1023
HCM Lane V/C Ratio	0.003	-	-	-	-	0.035
HCM Control Delay (s)	7.2	0	-	-	-	8.6
HCM Lane LOS	A	A	-	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	-	0.1

SH 133 & Clock Road/Fire Mountain Road

Intersection

Int Delay, s/veh 2.3

Movement	NBL	NBT	NBR	SBL	SBT	SBR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	2	12	19	2	8	4	4	82	9	19	125	2
Future Vol, veh/h	2	12	19	2	8	4	4	82	9	19	125	2
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	89	89	89	89	89	89	89	89	89	89	89	89
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	2	13	21	2	9	4	4	92	10	21	140	2

Major/Minor	Minor1	Minor2	Major1	Major2
Conflicting Flow All	295	289	97	305
Stage 1	105	105	-	183
Stage 2	190	184	-	122
Critical Hdwy	7.12	6.52	6.22	7.12
Critical Hdwy Stg 1	6.12	5.52	-	6.12
Critical Hdwy Stg 2	6.12	5.52	-	6.12
Follow-up Hdwy	3.518	4.018	3.318	3.518
Pot Cap-1 Maneuver	657	621	959	647
Stage 1	901	808	-	819
Stage 2	812	747	-	882
Platoon blocked, %				
Mov Cap-1 Maneuver	637	610	959	613
Mov Cap-2 Maneuver	637	610	-	613
Stage 1	898	806	-	817
Stage 2	786	736	-	845

Approach	NB	SB	NE	SW
HCM Control Delay, s	9.9	10.5	0.3	1
HCM LOS	A	B		

Minor Lane/Major Mvmt	NEL	NET	NER	NBLn1	SBLn1	SWL	SWT	SWR
Capacity (veh/h)	1441	-	-	774	671	1490	-	-
HCM Lane V/C Ratio	0.003	-	-	0.048	0.023	0.014	-	-
HCM Control Delay (s)	7.5	0	-	9.9	10.5	7.5	0	-
HCM Lane LOS	A	A	-	A	B	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.2	0.1	0	-	-

24.

CM 6th TWSC
SH 133 & Samuel Wade Road

2040 Total
PM Peak

Intersection												
Init Delay, s/veh	4.3											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕	↕		↕	↕		↕	
Traffic Vol, veh/h	12	36	6	102	53	4	4	73	197	3	101	21
Future Vol, veh/h	12	36	6	102	53	4	4	73	197	3	101	21
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	50	-	-	270	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	13	40	7	113	59	4	4	81	219	3	112	23
Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	360	438	124	242	230	81	135	0	0	300	0	0
Stage 1	130	130	-	89	89	-	-	-	-	-	-	-
Stage 2	230	308	-	153	141	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	596	512	927	712	670	979	1449	-	-	1261	-	-
Stage 1	874	789	-	918	821	-	-	-	-	-	-	-
Stage 2	773	660	-	849	780	-	-	-	-	-	-	-
Platoon blocked, %												
Mov Cap-1 Maneuver	551	509	927	661	666	979	1449	-	-	1261	-	-
Mov Cap-2 Maneuver	551	509	-	661	666	-	-	-	-	-	-	-
Stage 1	871	787	-	915	819	-	-	-	-	-	-	-
Stage 2	712	658	-	798	778	-	-	-	-	-	-	-
Approach	EB		WB		NB		SB					
HCM Control Delay, s	12.4		12.2		0.1		0.2					
HCM LOS	B		B									
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR			
Capacity (veh/h)	1449	-	-	546	663	979	1261	-	-			
HCM Lane V/C Ratio	0.003	-	-	0.11	0.26	0.005	0.003	-	-			
HCM Control Delay (s)	7.5	0	-	12.4	12.3	8.7	7.9	0	-			
HCM Lane LOS	A	A	-	B	B	A	A	A	-			
HCM 95th %tile Q(veh)	0	-	-	0.4	1	0	0	-	-			

KMK

Synchro 10 Report

Intersection

Int Delay, s/veh 1

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↕	↕		↕	
Traffic Vol, veh/h	15	186	138	26	20	5
Future Vol, veh/h	15	186	138	26	20	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	16	202	150	28	22	5

Major/Minor	Major1	Major2	Minor2		
Conflicting Flow All	178	0	0	398	164
Stage 1	-	-	-	164	-
Stage 2	-	-	-	234	-
Critical Hdwy	4.12	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	3.518	3.318
Pot Cap-1 Maneuver	1398	-	-	607	881
Stage 1	-	-	-	865	-
Stage 2	-	-	-	805	-
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	1398	-	-	599	881
Mov Cap-2 Maneuver	-	-	-	599	-
Stage 1	-	-	-	854	-
Stage 2	-	-	-	805	-

Approach	EB	WB	SB
HCM Control Delay, s	0.6	0	10.9
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1398	-	-	-	640
HCM Lane V/C Ratio	0.012	-	-	-	0.042
HCM Control Delay (s)	7.6	0	-	-	10.9
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0.1

Intersection						
Int Delay, s/veh	2.2					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	Y		P			A
Traffic Vol, veh/h	5	7	27	14	11	20
Future Vol, veh/h	5	7	27	14	11	20
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	78	78	78	78	78	78
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	6	9	35	18	14	26
Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	98	44	0	0	53	0
Stage 1	44	-	-	-	-	-
Stage 2	54	-	-	-	-	-
Critical Hwly	6.42	6.22	-	-	4.12	-
Critical Hwly Stg 1	5.42	-	-	-	-	-
Critical Hwly Stg 2	5.42	-	-	-	-	-
Follow-up Hwly	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	901	1026	-	-	1553	-
Stage 1	978	-	-	-	-	-
Stage 2	969	-	-	-	-	-
Platoon blocked, %			-	-	-	-
Mov Cap-1 Maneuver	893	1026	-	-	1553	-
Mov Cap-2 Maneuver	893	-	-	-	-	-
Stage 1	969	-	-	-	-	-
Stage 2	969	-	-	-	-	-
Approach	WB	NB		SB		
HCM Control Delay, s	8.8	0		2.6		
HCM LOS	A					
Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT	
Capacity (veh/h)	-	-	966	1553	-	
HCM Lane V/C Ratio	-	-	0.016	0.009	-	
HCM Control Delay (s)	-	-	8.8	7.3	0	
HCM Lane LOS	-	-	A	A	A	
HCM 95th %tile Q(veh)	-	-	0	0	-	

Intersection						
Int Delay, s/veh	0.6					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↕	↕		↕	↕
Traffic Vol, veh/h	13	245	205	11	8	10
Future Vol, veh/h	13	245	205	11	8	10
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	14	263	220	12	9	11

Major/Minor	Major1	Major2	Minor2		
Conflicting Flow All	232	0	0	517	226
Stage 1	-	-	-	226	-
Stage 2	-	-	-	291	-
Critical Hdwy	4.12	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	3.518	3.318
Pot Cap-1 Maneuver	1336	-	-	518	813
Stage 1	-	-	-	812	-
Stage 2	-	-	-	759	-
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	1336	-	-	512	813
Mov Cap-2 Maneuver	-	-	-	512	-
Stage 1	-	-	-	802	-
Stage 2	-	-	-	759	-

Approach	EB	WB	SB
HCM Control Delay, s	0.4	0	10.8
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1336	-	-	-	645
HCM Lane V/C Ratio	0.01	-	-	-	0.03
HCM Control Delay (s)	7.7	0	-	-	10.8
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0.1

Intersection						
Int Delay, s/veh	4.2					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↕	↕		↕	↕
Traffic Vol, veh/h	15	10	4	20	13	8
Future Vol, veh/h	15	10	4	20	13	8
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	16	11	4	22	14	9

Major/Minor	Major1	Major2	Minor2		
Conflicting Flow All	26	0	0	58	15
Stage 1	-	-	-	15	-
Stage 2	-	-	-	43	-
Critical Hdwy	4.12	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	3.518	3.318
Pot Cap-1 Maneuver	1588	-	-	949	1065
Stage 1	-	-	-	1008	-
Stage 2	-	-	-	979	-
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	1588	-	-	940	1065
Mov Cap-2 Maneuver	-	-	-	940	-
Stage 1	-	-	-	998	-
Stage 2	-	-	-	979	-

Approach	EB	WB	SB
HCM Control Delay, s	4.4	0	8.7
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1588	-	-	-	984
HCM Lane V/C Ratio	0.01	-	-	-	0.023
HCM Control Delay (s)	7.3	0	-	-	8.7
HCM Lane LOS	A	A	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	0.1

Property Record Card

DELTA COUNTY Delta County Assessor

OLD WORLD LLC
BREDERODESTRAAT 14
1901 HW CASTRICUM
THE NETHERLANDS

Account: R024701
Tax Area: BR- - BR-
Acres: 0.203

Parcel: 318731307001
Situs Address:
PAONIA, 81428

Value Summary

Value By:	Market	Override
Land (1)	\$40,000	N/A
Total	\$40,000	\$40,000

Legal Description

PAONIA 81428 Subdivision: RIVERBANK NEIGHBORHOOD SUB #2 Lot: 1 TOTAL 0.203 +/- LOT 1 RIVERBANK NEIGHBORHOOD MINOR SUBDIVISION #2 SEC31 T13S R91W 6PM R-657768 R-704943 R-704944PLAT



Public Remarks

Entry Date	Model	Remark
08/28/2018		DEACTIVATED R23689. CREATED NEW. R24701 / R24702 / R24703
08/29/2018		9/05/2018 SITE INSPECTION FOR SPLIT- REMOVED XTRA FEATURES-NO AG USE-TAKEN OUT OF AG FOR 2019-JT
09/11/2018		AG PACKET MAILED OUT. JW
09/19/2018		UPDATE VALUE TAB FOR SPLIT LAND ALLOCATED FOR 2018 FULL VALUE FOR 2019 8534/19.266=442.957 442.957X..203=89.92 442.957X.186=82.39 442.957X18.877=8361.69

Land Occurrence 1

LVal	510453 - PAO UNDER 1 ACRE	Abstract Code	0510 - 0510 - vacant- less than 1 ac
Lot Front	0	Lot Depth	0
Adj 1	100	Adj 2	100
Adj 3	100	Adj 4	100
Neighborhood	41001 - PAONIA	Road	0 - N/A
TOPO	0 - N/A	Utilities	0 - N/A
Appr Dist	3 - PAONIA - JODY	Subdivision	40001 - PAONIA OTHER
Use Code	0510	Review Date	201808 - Aug-18

Property Record Card

DELTA COUNTY Delta County Assessor

Land Occurrence 1

SubArea	ADJUSTED	HEATED	PRIME	ACTUAL
LT	1			1
Total	1.00			1.00
	Value	Rate	Rate	Rate
	\$40,000	40,000.00		40,000.00

Abstract Summary

Code	Classification	Actual Value	Taxable Value	Actual Override	Taxable Override
0510	0510 - vacant- less than 1 ac	\$40,000	\$11,600	NA	NA
Total		\$40,000	\$11,600	NA	NA

Property Record Card

DELTA COUNTY Delta County Assessor

OLD WORLD LLC
BREDERODESTRAAT 14
1901 HW CASTRICUM
NETHERLANDS

Account: R024702
Tax Area: BR- - - BR-
Acres: 0.186

Parcel: 318731307002
Situs Address:
PAONIA, 81428

Value Summary

Value By:	Market	Override
Land (1)	\$40,000	N/A
Extra Features (1)	\$909	N/A
Extra Features (2)	\$1,913	N/A
Extra Features (3)	\$100	N/A
Extra Features (4)	\$0	N/A
Total	\$42,922	\$42,922

Legal Description

PAONIA 81428 Subdivision: RIVERBANK NEIGHBORHOOD SUB #2 Lot: 2 TOTAL 0.186 +/- LOT 2 RIVERBANK NEIGHBORHOOD MINOR SUBDIVISION #2 SEC31 T13S R91W 6PM R-657768 R-704943 R-704944PLAT



Public Remarks

Entry Date	Model	Remark
08/28/2018		DEACTIVATED R23689. CREATED NEW R247010/ R24702 / R24703.
08/29/2018		9/05/2018 SITE VISIT TO CHECK FOR SPLIT-NO AG USE-TAKE OUT FOR 2019-JT
09/11/2018		AG PACKET MAILED OUT. JW
09/19/2018		UPDATE VALUE TAB FOR SPLIT LAND ALLOCATED FOR 2018 FULL VALUE FOR 2019 8534/19.266=442.957 442.957X..203=89.92 442.957X.186=82.39 442.957X18.877=8361.69

Land Occurrence 1

LVal	510453 - PAO UNDER 1 ACRE	Abstract Code	0510 - 0510 - vacant- less than 1 ac
Lot Front	0	Lot Depth	0
Adj 1	100	Adj 2	100
Adj 3	100	Adj 4	100
Neighborhood	41001 - PAONIA	Road	0 - N/A

Property Record Card

DELTA COUNTY Delta County Assessor

Land Occurrence 1

TOPO	0 - N/A	Utilities	0 - N/A
Appr Dist	3 - PAONIA - JODY	Subdivision	40001 - PAONIA OTHER
Use Code	0510	Review Date	201808 - Aug-18

SubArea	ADJUSTED	HEATED	PRIME	ACTUAL
LT	1			1
Total	1.00			1.00
	Value	Rate	Rate	Rate
	\$40,000	40,000.00		40,000.00

Extra Features Occurrence 1

CODE	41500 - EQUIPMENT SHED D LOW	Abstract Code	0600 - NON-RESIDENTIAL STRUCTURES
DEPR23	1950 - DEPR23	DIM1	19
DIM2	30	Neighborhood	41001 - PAONIA
ECONAREA	3 - ECONAREA-UNPLATTED	Review Date	Nov-06

SubArea	ADJUSTED	HEATED	PRIME	ACTUAL
UT - UT	570			570
Total	570.00			570.00
	Value	Rate	Rate	Rate
	\$909	1.59		1.59

Extra Features Occurrence 2

CODE	41500 - EQUIPMENT SHED D LOW	Abstract Code	0600 - NON-RESIDENTIAL STRUCTURES
DEPR23	1950 - DEPR23	DIM1	20
DIM2	60	Neighborhood	41001 - PAONIA
ECONAREA	3 - ECONAREA-UNPLATTED	Review Date	Nov-06

SubArea	ADJUSTED	HEATED	PRIME	ACTUAL
UT - UT	1,200			1,200
Total	1,200.00			1,200.00
	Value	Rate	Rate	Rate
	\$1,913	1.59		1.59

Extra Features Occurrence 3

CODE	41900 - UTILITY GRAIN STORAGE S LOW	Abstract Code	0600 - NON-RESIDENTIAL STRUCTURES
DEPR00	1980 - DEPR00	DIM1	0
DIM2	0	Neighborhood	41001 - PAONIA
ECONAREA	3 - ECONAREA-UNPLATTED	Review Date	Nov-06

SubArea	ADJUSTED	HEATED	PRIME	ACTUAL
UT - UT	1			1
Total	1.00			1.00
	Value	Rate	Rate	Rate
	\$100	100.00		100.00

Extra Features Occurrence 4

CODE	15400 - SHED INVENTORY 10 X 10 OR LESS	Abstract Code	0600 - NON-RESIDENTIAL STRUCTURES
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Property Record Card

DELTA COUNTY Delta County Assessor

Extra Features Occurrence 4

DEPR00	1980 - DEPR00	DIM1	10
DIM2	10	Neighborhood	41001 - PAONIA
ECONAREA	3 - ECONAREA-UNPLATTED	Review Date	Nov-06

SubArea	ADJUSTED	HEATED	PRIME	ACTUAL
UT - UT	1			1
Total	1.00			1.00
	Value	Rate	Rate	Rate
	\$0			

Abstract Summary

Code	Classification	Actual Value	Taxable Value	Actual Override	Taxable Override
0510	0510 - vacant- less than 1 ac	\$40,000	\$11,600	NA	NA
0600	0600 - minor structures	\$2,922	\$847	NA	NA
Total		\$42,922	\$12,447	NA	NA

Property Record Card

DELTA COUNTY Delta County Assessor

OLD WORLD LLC

BREDERODESTRAAT 14
1901 HW CASTRICUM
THE NETHERLANDS
THE NETHERLANDS

Account: R024703

Tax Area: BR- - - BR-
Acres: 19.877

Parcel: 318731307003

Situs Address:
PAONIA, 81428

Value Summary

Value By:	Market	Override
Land (1)	\$1,978	N/A
Land (2)	\$7,300	N/A
Total	\$9,278	\$9,278

Legal Description

PAONIA 81428 Subdivision: RIVERBANK NEIGHBORHOOD SUB #2 Lot: 3 TOTAL 19.877AC +/- LOT 3 RIVERBANK NEIGHBORHOOD MINOR SUBDIVISION #2 SEC31 T13S R91W 6PM R-657768 R-704943 R-704944PLAT

**Public Remarks**

Entry Date	Model	Remark
08/28/2018		DEACTIVATED R23689. CREATED NEW R24701 / R24702 / R24703.
08/29/2018		9/5/2018 SITE VISIT TO CHECK SPLIT-AG USE?- NEED TO CHECK-JT
09/11/2018		AG PACKET MAILED OUT. JW
09/19/2018		UPDATE VALUE TAB FOR SPLIT LAND ALLOCATED FOR 2018 FULL VALUE FOR 2019 8534/19.266=442.957 442.957X.203=89.92 442.957X.186=82.39 442.957X18.877=8361.69

Land Occurrence 1

LVal	417600 - IV 345 AC	Abstract Code	4176 - 4176 - irrigated IV, areas 3, 4, & 5
Lot Front	0	Lot Depth	0
Adj 1	100	Adj 2	100
Adj 3	100	Adj 4	100
Neighborhood	41001 - PAONIA	Road	0 - N/A
TOPO	0 - N/A	Utilities	0 - N/A
Appr Dist	3 - PAONIA - JODY	Ag Subdivision	40001 - PAONIA OTHER

Property Record Card

DELTA COUNTY Delta County Assessor

Land Occurrence 1

Use Code	4000	Review Date	201809 - Sep-18		
SubArea		ADJUSTED	HEATED	PRIME	ACTUAL
AC		4			4
Total		4.00			4.00
	Value	Rate	Rate	Rate	Rate
	\$1,978	494.50			494.50

Land Occurrence 2

LVal	437100 - MEAD V 345 AC	Abstract Code	4371 - 4371 - meadow hay, areas 3, 4, & 5		
Lot Front	0	Lot Depth	0		
Adj 1	100	Adj 2	100		
Adj 3	100	Adj 4	100		
Neighborhood	41001 - PAONIA	Road	0 - N/A		
TOPO	0 - N/A	Utilities	0 - N/A		
Appr Dist	3 - PAONIA - JODY	Ag Subdivision	40001 - PAONIA OTHER		
Use Code	4000	Review Date	201809 - Sep-18		
SubArea		ADJUSTED	HEATED	PRIME	ACTUAL
AC		15.877			15.877
Total		15.877			15.877
	Value	Rate	Rate	Rate	Rate
	\$7,300	459.70			459.70

Abstract Summary

Code	Classification	Actual Value	Taxable Value	Actual Override	Taxable Override
4176	4176 - irrigated IV, areas 3, 4, & 5	\$1,978	\$574	NA	NA
4371	4371 - meadow hay, areas 3, 4, & 5	\$7,300	\$2,117	NA	NA
Total		\$9,278	\$2,691	NA	NA

AGENDA SUMMARY FORM



Retail Marijuana Ordinance 2021-01 - Second Read

Summary: Following multiple reviews, Board meetings, community work-session, and first read is the current draft retail marijuana ordinance.

Notes:

Thank you for all who have participated and aided throughout the process. Following second read and approval, staff will finalize and prepare the fee resolution and application for Board review and approval.

Included in the packet are community input regarding some of the language in the ordinance. All changes passed by the Board at the March 23rd meeting have been included. Please note the addition of the definition for “commercial block” and added language excluding Commercially spot zoned lots within Town.

Possible Motions:

Motion by: _____ 2nd: _____ vote: _____

Vote:	Trustee Bear	Trustee Budinger	Trustee Johnson
Trustee Knutson	Trustee Meck	Trustee Pattison	Mayor Bachran:

TOWN OF PAONIA, COLORADO
ORDINANCE NO. 2021-TBD01

**AN ORDINANCE OF THE TOWN OF PAONIA, COLORADO AMENDING THE
PAONIA MUNICIPAL CODE CHAPTER SIX ARTICLE 4 CONCERNING THE
REGULATION AND LICENSING OF MEDICAL AND RETAIL MARIJUANA STORES
AND REPEALING ARTICLE 3 CONCERNING PROHIBITING MEDICAL
MARIJUANA STORES**

WHEREAS, Section 14 of Article XVIII of the Colorado Constitution, also commonly known as Amendment 20 of 2000, authorizes the medical use of marijuana.

WHEREAS, Section 16 of Article XVIII of the Colorado Constitution, also commonly known as Amendment 64 of 2012, authorizes a system of state licensing for businesses engaging in the cultivation, testing, manufacturing and retail sale of marijuana—~~collectively referred to as “marijuana stores” by the Constitution.~~

WHEREAS, Subsection 16(5)(f) of Article XVIII allows localities within their respective jurisdictions: to prohibit state licensing of marijuana establishments; to regulate the time, place and manner in which marijuana ~~establishments~~stores may operate; and to limit the total number of marijuana ~~establishments~~stores. The authority of localities to prohibit or regulate marijuana stores within their respective jurisdictions, including the authority to engage in local licensing of marijuana ~~establishments~~stores, is also reflected in various provisions of the Colorado Retail Code, Article 43.4 of Title 12, C.R.S.; and

WHEREAS, at the Special Election held on November 3, 2020 a majority of the voters of Paonia approved the following two ballot questions:

SHALL TOWN OF PAONIA TAXES BE INCREASED BY \$200,000.00 ANNUALLY IN THE FIRST FISCAL YEAR, AND SUCH AMOUNTS AS ARE RAISED ANNUALLY THEREAFTER, WITH THE LEVY OF AN OCCUPATIONAL TAX OF \$5.00 PER SALES TRANSACTION, EFFECTIVE JANUARY 1, 2021, ON THE SALE OF RETAIL AND MEDICAL MARIJUANA AND MARIJUANA PRODUCTS WITHIN THE TOWN OF PAONIA, WITH THE RESULTING TAX REVENUE USED FOR INFRASTRUCTURE REPAIR AND IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO TOWN STREETS, SIDEWALKS, CURB, GUTTER, DRAINAGE, LANDSCAPING, LIGHTING AND STREETSCAPE AMENITIES, THROUGH 2025, AND THEREAFTER ALLOCATED ANNUALLY BY THE BOARD OF TRUSTEES?

Which now must be implemented subject to zoning restrictions set forth in the Municipal Code and the licensing and other limitations, location restrictions and regulations provided for in this ~~ordinance~~ordinance.

~~the voters of Paonia have determined that the Town of Paonia should allow retail and/or medical marijuana stores within the Town, subject to zoning restrictions set forth in the Municipal Code~~

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~~and the licensing and other limitations, restrictions and regulations provided for in this ordinance.~~

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF PAONIA, as follows:

Section 1. Chapter 6 of the Paonia Municipal Code is hereby amended to add a new Article 4, to read as follows:

**ARTICLE 4
PAONIA MARIJUANA CODE**

Sections:

- 6-4-10 Purpose and legislative intent**
- 6-4-20 Defined terms**
- 6-4-30 Effective date; applicability**
- 6-4-40 Local licensing authority**
- 6-4-50 Relationship to Colorado Retail Marijuana Code; other laws**
- 6-4-60 Unlawful acts**
- 6-4-70 Classes of licensing authorized**
- 6-4-80 Screening and response to state license applications**
- 6-4-90 Licensing requirements—provisions applicable to all licenses**
- 6-4-100 Location restrictions and license restrictions**
- 6-4-110 Signs and advertising**
- 6-4-120 Denial for good cause**
- 6-4-130 Transfer of ownership**
- 6-4-140 Change of location; modification of premises**
- 6-4-150 Term of licenses; renewals**
- 6-4-160 Suspension or revocation of license**
- 6-4-170 Operating fees [and License Term](#)**
- 6-4-180 Public nuisance**
- 6-4-190 Occupational Tax on the sale of Marijuana**
- 6-4-200 Penalty**

6-4-10 Purpose and legislative intent. The purpose of this Chapter 6, Article 4 is to exercise the authority of the Town of Paonia to allow state-licensed retail and/or medical marijuana stores to exist in Paonia in accordance with the applicable state laws and regulations as well as the additional local licensing requirements and other restrictions set forth herein. This Chapter is adopted pursuant to the aforesaid constitutional and statutory authority, as well as the Town’s plenary authority as a statutory town to adopt and enforce ordinances under its police power in order to preserve the public health, safety and general welfare and its authority to regulate businesses.

6-4-20 Defined terms.

Commented [CF1]: Spot zoning and block definitions are missing

The definitions set forth in Subsection 16 (2) of Article XVIII of the Colorado Constitution as well as the Colorado Retail Marijuana Code, § 12-43.4-103, C.R.S., as amended, shall apply equally to this Chapter 6. In addition, the following terms shall have the meanings respectively assigned to them:

A. "Applicant" is an agent under written authority, who applies on behalf of a domestic entity as defined under C.R.S. § 7-90-102(13) to operate a retail and/or medical marijuana store, so long as the written authority is signed by all controlling owners with more than twenty-five percent ownership interest in the domestic entity or its sub entities or an individual, if applying prior to forming a domestic entity.

B. "Block" is piece of land usually bounded on all sides by streets or other transportation routes such as railroad lines, or by physical barriers such as water bodies or public open space and not traversed by a through street.

CB. "Childcare center" means a facility maintained for the care of children under the age of sixteen (16), including, but not limited to, day camps, nursery schools, day care, preschools and playschools. Such facility shall be licensed by the Colorado Department of Human Services.

D. "Colorado Retail Marijuana Code" means Article 43.4 of Title 12 of the Colorado Revised Statutes, as amended, including all Rules promulgated pursuant to the Colorado Retail Marijuana Code as set forth in the Colorado Code of Regulations Department of Revenue Marijuana Enforcement Division 1 CCR 212.2.

ED. "Retail marijuana establishment" means a retail marijuana cultivation facility, a retail marijuana products manufacturing facility, or a retail marijuana testing facility.

FE. "Retail Marijuana Store" is an entity licensed to purchase marijuana from marijuana cultivation facilities and marijuana and marijuana products from marijuana product manufacturing facilities and to sell marijuana and marijuana products to consumers, as set forth in Section 16 of XVIII of the Colorado Constitution.

GF. "School" means a public or private elementary, middle, junior high, or high school. (Note: "preschools" are included in the Town's definition of "childcare center").

HG. "Land Development Regulations" (LDR) means the zoning and land use the land development regulations as adopted and updated periodically by the Town of Paonia pursuant to Chapter 16 of the Municipal Code.

IH. "Marijuana License Cap" is the maximum licenses issued by the Town at any one time being no more than one (1) retail and/or medical marijuana store per commercial block, and no more than six (6) twelve (12) total licenses, and not more than three (3) total locations. At least one location shall have be licensed to sell medical marijuana.

J. “Medical Marijuana Store” is a person licensed to operate a business under C.R.S. § 44-10-104, as amended, that sells medical marijuana to registered patients or primary caregivers as defined in Section 14 of Article XVIII of the Colorado Constitution, but is not a primary caregiver.

Commented [CF2]: Should this say one licence shall be designated for medical?

K. “Spot Zoning”

6-4-30 Effective date; applicability.

This Article 4 shall be effective thirty (30) days after final adoption and publication in the newspaper of public record; and shall govern all applications submitted to the state licensing authority for licensing of any retail and/or medical marijuana store in the Town under the Colorado Retail Marijuana Code on and after that date.

6-4-40 Local licensing authority.

A. The Board of Trustees is hereby designated to act as the local licensing authority for the Town regarding retail and/or medical marijuana stores. Under any and all circumstances in which state law requires communication to the Town by the state licensing authority or any other state agency in regard to the licensing of retail and/or medical marijuana stores by the state, or in which state law requires any review or approval by the Town of any action taken by the state licensing authority, the exclusive authority for receiving such communications and granting such approvals shall be exercised by the Board.

B. Under no circumstances shall the Board of Trustees receive or act upon any application for local licensing of a retail and/or medical marijuana store in circumstances where the state has failed to act in accordance with Section 16 of Article XVIII of the Colorado Constitution, it being the intent of this Article that no retail and/or medical marijuana store may lawfully exist in the Town of Paonia absent the issuance of a state license and full regulatory oversight of the retail and/or medical marijuana store by the state, as well as the Town. Accordingly, the Board shall not receive or act upon any application for licensing submitted independently and in lieu of state licensing if the state fails to act within ninety (90) days on any specific application for licensing of a retail and/or medical marijuana store in accordance with paragraph 16(5)(g)(III) of Article XVIII of the Colorado Constitution.

C. Any decision made by the local licensing authority to grant or deny a license, to revoke or suspend a license, or to renew or not renew a license shall be a final decision and may be appealed to the district court pursuant to Rule 106(a)(4) of the Colorado Rules of Civil Procedure.

6-4-50 Relationship to Colorado Retail Marijuana Code; other laws.

Except as otherwise specifically provided herein, this Article 4 incorporates the requirements and procedures set forth in the Colorado Retail Marijuana Code. In the event of any conflict between the provisions of this Article 4 and the provisions of the Colorado Retail Marijuana Code or any other applicable state or local law, the more restrictive provision shall

control, except that the location requirements and restrictions set forth in Section 6-4-100 shall apply in all situations of conflict between such provisions and the provisions of state law or regulation regarding matters where the exercise of discretion by local jurisdictions is granted by the constitution or laws of the State of Colorado.

6-4-60 Unlawful acts.

A. It shall be unlawful for any person to operate any retail and/or medical marijuana store in the Town without a license duly issued therefor by the state licensing authority under the Colorado Retail Marijuana Code and compliance with any and all applicable state laws.

B. It shall be unlawful for any person to operate any retail and/or medical marijuana store in the Town without a license duly issued therefor by the Board of Trustees under this Article 4 and compliance with any and all applicable Town laws.

C. It shall be unlawful for any person to engage in any form of business or commerce involving the ~~cultivation, processing, manufacturing,~~ storage, sale, distribution or consumption of marijuana other than those forms of businesses and commerce that are expressly contemplated by Sections 14 and 16 of Article XVIII of the Colorado Constitution and/or the Colorado Retail Marijuana Code.

D. It shall be unlawful for any licensed retail and/or medical marijuana store to sell, serve, distribute, or initiate the transport of retail and/or medical marijuana or retail and/or medical marijuana products at any time other than between the hours of 8:00 a.m. and 12:00 a.m. daily.

6-4-70 Classes of licensing authorized.

~~For the purpose of regulating the cultivation, manufacturing, testing, distribution, offering for sale, and sale of retail and/or medical marijuana, the Board of Trustees, at the Board's discretion, upon application in the prescribed form made to T~~he Board, may issue and grant to the applicant a local license from any of the following classes, and the Town hereby authorizes the issuance of the licenses of the following classes by the state licensing authority within the Town, subject to the provisions, limitations and restrictions set forth in this Article 4:

- A. Retail marijuana store.
- B. Medical marijuana store.

(Note: A Retail Marijuana Store may be located on the same licensed premises as a Medical Marijuana Store and may be operated by the same licensee, subject to compliance with all state requirements and the requirements of this Town Marijuana Code, and the issuance of a state license allowing for such co-location.)

6-4-80 Screening and response to state license applications.

A. Upon receipt of notice from the state licensing authority of any application for a license under the Colorado Retail Marijuana Code, the Town Clerk shall:

1. Determine, in consultation with the Town Administrator, or his/her designee, whether the location proposed for licensing complies with any and all applicable zoning and land use laws of the Town, and any and all restrictions on location of retail and/or medical marijuana stores set forth in this Article 4. If the Town makes an initial determination that the proposed license would be in violation of any zoning law or other restriction on location set forth in the Town's laws, the Town shall, no later than forty-five (45) days from the date the application was originally received by the state licensing authority, notify the state licensing authority and the applicant for state licensing in writing that the application is disapproved by the Town. The failure of the Town to make such a determination upon the initial review of a state license application shall not preclude the Town from later determining that [the](#) proposed license is in violation of Town's zoning laws or any other restriction on location set forth in Town laws and disapprove the issuance of a state or Town license on this basis.

2. For any application that is not disapproved as provided in paragraph 1 of this Subsection A, the Town shall notify the state licensing authority and the applicant for state licensing in writing that the Town's further consideration of the application is subject to a local licensing process, and that the Town's ultimate decision to approve or disapprove the issuance of the state license for a retail and/or medical marijuana store proposed to be located in the Town of Paonia will be subject to the completion of the local licensing process, as set forth in this Article 4, after which the Town will notify the state licensing authority in writing of whether or not the retail and/or medical marijuana store proposed in the application has or has not been approved by the Town.

6-4-90 Licensing requirements—provisions applicable to all licenses.

A. Criteria for licensing. The Board of Trustees shall consider and act upon all local license applications in accordance with the standards and procedures set forth in this Article 4. The Board may deny any application for a license that is not in full compliance with the Colorado Retail Marijuana Code, this Article 4, and any other applicable state or Town law or regulation. The Board also shall deny any application that contains any false or incomplete information.

B. Application forms and supplemental materials. All applications for local licensing shall be made upon forms provided by the Town and shall include such supplemental materials as required by the Colorado Retail Marijuana Code and rules adopted pursuant thereto, including by way of example: proof of possession of the licensed premises, disclosures related to ownership of the proposed business, fingerprints of the applicants, building plans, and security plans. To the extent any of the foregoing supplemental materials have been included with the applicant's state license application and forwarded to the Town by the state licensing authority, the Town Clerk may rely upon the information forwarded from the state without requiring re-submittal of the same materials in conjunction with the local license application. The Town

may, at the Town's discretion, require additional documentation associated with the application as may be necessary to enforce the requirements of the Colorado Retail Marijuana Code and this Article 4.

C. Tax bond. Before the Board of Trustees issues a Town license to an applicant for a retail and/or medical marijuana store license, the applicant shall procure and file with the Town evidence of good and sufficient bond in the amount of twenty-five thousand dollars (\$25,000) with corporate surety thereon duly licensed to do business with the State of Colorado, approved as to form by the Town's Attorney, and conditioned that the applicant shall report and pay all Town sales and use taxes as provided by law. A corporate surety shall not be required to make payments to the Town claiming under such bond until a final determination of failure to pay taxes due to the Town has been made by the Finance Officer or a court of competent jurisdiction. All bonds required pursuant to this subsection shall be renewed at such times as the bondholder's license is renewed. The renewal may be accomplished through a continuation certificate issued by the surety.

D. Area maps. All applications for retail and/or medical marijuana store licensing submitted pursuant to this Article 4 shall include an area map drawn to scale indicating land uses of other properties within five hundred (500) feet of each boundary of the lot or parcel upon which the applicant proposes a licensed premise. The map shall depict the proximity of the property to be used as the licensed premises to any school or childcare facility of the type referenced in Section 6-4-100.

E. Notice of applications to departments and agencies. Upon receipt of an application for any class of local marijuana store license, the Town Clerk shall give notice of the application to the Town Administrator, the Finance Officer, the Building Official, the Chief of the Paonia Police Department, the Chief of the Paonia Fire Protection District #2 and appropriate county or local health officials. Any applicant for a license under this Article 4 shall obtain any and all necessary permits, licenses and other regulatory approvals from the other affected Town departments and agencies prior to the issuance of a license under this Article 4. The Town also will consider any recommendations made by the Paonia Fire Protection District #2.

F. Background checks and determination of good character and state residency. Prior to the issuance of any local license, the Board of Trustees shall make a finding as to the good moral character of the applicant and compliance with state residency requirements in accordance with the standards and procedures set forth in the Colorado Retail Marijuana Code, pursuant to C.R.S. 44-10-307. In so doing, the Board may incorporate into its findings any findings as to good character and residency previously made by the state licensing authority and rely upon such findings in making its determination. The Board shall not be required to perform a criminal background check if the state licensing authority has already performed a criminal background check on the applicant.

GH. A license pursuant to this ordinance does not eliminate the need for the licensee to obtain other Town licenses and permits, including, but not limited to:

1. Any land use approval, if applicable;

2. State sales tax license; or
3. Building, mechanical, plumbing, electrical or ~~fire~~ permit(s).

6-4-100 Location restrictions and license restrictions

A. Permitted locations for sales. All retail and/or medical marijuana store licenses shall be issued for a specific fixed location which shall be designated the licensed premises. Except as provided in Subsection D, all sales, deliveries and other transfers of marijuana and marijuana products by a licensee shall be made at or from the licensed premises.

B. Distance from schools. No retail and/or medical marijuana store license shall be granted with respect to a proposed licensed premise that would be located within five hundred (500) feet of any school that existed at the time of the filing of a complete application for a retail and/or medical marijuana store license with the Town Clerk.

C. Distance from certain childcare facilities. No retail and/or medical marijuana store license shall be granted with respect to a proposed licensed premises that would be located within five hundred (500) feet of any licensed residential child care facility, as defined in Title 26 of the Colorado Revised Statutes, that existed at the time of the filing of a complete application for a retail and/or medical marijuana store license with the Town.

D. No mobile facilities and restrictions regarding deliveries.

1. No retail and/or medical marijuana store shall be located in a movable or mobile vehicle or structure.

2. No retail and/or medical marijuana or marijuana product shall be delivered in the Town unless under the following restrictions;

(i) such delivery is by a retail and/or medical marijuana store licensed by the state to another retail and/or medical marijuana store licensed by the state and the Town, and such delivery is specifically permitted by the Colorado Retail Marijuana Code; or

(ii) such delivery is by a retail and/or medical marijuana store licensed by the Town and also license by the state with a retail marijuana transporter license pursuant to C.R.S. 44-10-605 or a medical marijuana transporter license pursuant to C.R.S. 44-10-505.

3. All sales and distribution of marijuana and marijuana products by a licensed retail and/or medical marijuana store shall occur only upon the licensed premises, unless delivered by a licensed retail and/or medical marijuana transporter. However, in no event shall any sale or distribution of a Town licensed retail and/or medical marijuana store shall occur outside the limits of the Town.

E. Measurement of distance. Any distance specified in Subsection B or C of this section shall be computed by direct measurement from the nearest property line of the lot or parcel upon which a school or child care facility referenced in Subsection B or C is situated to the nearest property line of the land used or proposed for use as a licensed retail and/or medical marijuana store, using a route of direct pedestrian access, measured as a person would walk safely and properly, without trespassing, with right angles at crossings and with the observance of traffic regulations and lights.

F. Places where retail and/or medical marijuana stores are prohibited. No licensed retail and/or medical marijuana store shall be operated within the boundaries of any residential zone district of the Town as those boundaries exist at the time any complete application for any class of retail and/or medical marijuana store license is filed with the Town Clerk. Retail and/or medical marijuana stores shall only be operated within the boundaries of a C-1 or C-2 commercial zone district of the as those boundaries exist at the time any complete application is filed with the Town Clerk.

Commented [CF3]: We need to include the provision that they cannot be included in a spot zoned location.

G. Any retail and/or medical marijuana licensee

H.G. The number of licenses in the Town are limited as follows:

Commented [CF4]: Only one location on the same block – although, with 3 locations I don't really think this is necessary – board decision.

1. The total number of Retail Marijuana Store licenses combined is limited to ~~threesix~~ (36).
2. The total number of Medical Marijuana Store licenses combined is limited to ~~threesix~~ (36).
3. A licensee and a licensed facility can have both a Retail Marijuana Store license and a Medical Marijuana Store license. However, a licensee cannot hold more than one (1) Retail Marijuana Store license and not more than one (1) Medical Marijuana Store license.

4. In no event shall there be more than ~~sixtwelve~~ (6+2) total licenses, at three (63) locations, issued by the Town. There shall be at least one Medical Marijuana Store.

4.5. ~~There shall just be one licensed facility per Block. The Town shall endeavor to prohibit Spot Zoning or the concentration of licenses.~~

I.H. All licensees shall put their license(s) to use within sixty (60) days of issuance. Should a license not be put to use sixty (60) days after the issuance date, the license shall be forfeited and revert to the Town. The Town Clerk is granted the authority to effectuate the forfeiture and return of any unused licenses.

6-4-110 Signs and advertising.

A. Any person or premises licensed as a retail and/or medical marijuana store shall comply with all Town ordinances regulating signs and advertising. In addition, no licensed retail and/or medical marijuana store shall use any advertising material that is misleading, deceptive,

or false, or that, as evidenced either by the content of the advertising material or by the medium or the manner in which the advertising is disseminated, is designed to appeal to minors.

B. For purposes of this section, the terms "advertise," "advertising" or "advertisement" mean the act of drawing the public's attention to a retail and/or medical marijuana store or retail and/or medical marijuana products manufacturer in order to promote the sale of retail and/or medical marijuana by the store or the manufacturer.

C. Except as otherwise provided in this Subsection C, it shall be unlawful for any person licensed under this Title or any other person to advertise any retail and/or medical marijuana or retail and/or medical marijuana product anywhere in the Town where the advertisement is visible to members of the public from any street, sidewalk, park or other public place, including advertising utilizing any of the following media: any billboard or other outdoor general advertising device as defined by the zoning code; any sign mounted on a vehicle, any hand-held or other portable sign; or any handbill, leaflet or flier directly handed to any person in a public place, left upon a motor vehicle, or posted upon any public or private property without the consent of the property owner. The prohibition set forth in this paragraph shall not apply to:

1. Any sign located on the same zone lot as a retail and/or medical marijuana store which exists solely for the purpose of identifying the location of the retail and/or medical marijuana store and which otherwise complies with the Town's sign code, Chapter 18, Article 6 of the Town Municipal Code, and any other applicable Town laws and regulations; or

2. Any advertisement contained within a newspaper, magazine, or other periodical of general circulation within the Town; or

3. Advertising which is purely incidental to sponsorship of a charitable event by a retail and/or medical marijuana store or a retail and/or medical marijuana products manufacturer. ~~or~~

6-4-120 Denial for good cause.

A. The Board of Trustees shall have authority to refuse to issue or renew any retail and/or medical marijuana store license for good cause, subject to judicial review. For purposes of this section, the term "good cause" means:

1. The applicant has violated, does not meet, or has failed to comply with any of the terms, conditions, or provisions of the Colorado Retail Marijuana Code or any rules and regulations promulgated pursuant thereto, or this Title 4 or any rules and regulations promulgated pursuant to this Title;

2. Evidence that the issuance or renewal of the license will adversely impact the health, welfare or public safety of the immediate neighborhood in which the retail and/or medical marijuana store is located or is proposed to be located; or

3. Evidence that the licensee or applicant has failed to comply with any special terms or conditions that were placed upon the license pursuant to an order of the State Licensing Authority or an order of the Local Licensing Authority.

B. Any decision of the Board of Trustees to approve or deny any license application shall be in writing, stating the reasons therefor.

6-4-130 Transfer of ownership.

Transfer of ownership of any local license issued pursuant to this Article 4 shall be governed by the standards and procedures set forth in the Colorado Retail Marijuana Code and any regulations adopted pursuant thereto, and the Board of Trustees shall administer transfers of local licenses in the same manner as the state licensing authority administers transfers of state licenses. A license must be held by the licensee for at least one year from the date of issuance by the Local Licensing Authority before it may be transferred.

6-4-140 Change of location; modification of premises.

Change of location of any license or any modification of the licensed premises shall be governed by the standards and procedures set forth in the Colorado Retail Marijuana Code and any regulations adopted pursuant thereto, and the Board of Trustees shall administer applications to change location or modify premises in the same manner as the state licensing authority administers changes of location and modification of premises for state licenses. Any proposed modification and any new location to which an existing licensed business is transferred shall fully comply with the location requirements and the requirements for conformance with current zoning as set forth this Title 4.

6-4-150 Term of licenses; renewals.

Any local license issued pursuant to this Title shall be valid for a period of one (1) year from the date of issuance. Any renewal of the license shall be governed by the standards and procedures set forth in the Colorado Retail Marijuana Code and any regulations adopted pursuant thereto, and the Board of Trustees shall administer license renewals in the same manner as the state licensing authority administers renewals of state licenses. An application for renewal shall be made to Staff not less than sixty (60) days prior to the date of expiration and concurrent with the application for renewal filed with the state licensing authority, as required.

6-4-160 Suspension or revocation of license.

A. A license may be suspended or revoked by the Board of Trustees for any of the following reasons:

1. Fraud, misrepresentation, or a false statement of material fact contained in the license application;

2. A violation of any Town, State or Federal law or regulation, other than federal law or regulation concerning the production, transportation, possession, sale or distribution of marijuana that conflicts with Amendment 64;

3. A violation of any of the terms and conditions of the license, including any special conditions of approval imposed upon the license;

4. A violation of any of the provisions set forth in this ordinance; or

5. Cessations of operation at the center for more than thirty (30) days.

B. The Town shall notify the licensee of the issuance of a show cause order to suspend or revoke the license. Notice shall be given by mailing a copy or served by the Paonia Police Department of the order to the licensee by registered mail to the address shown on the license. Notice is deemed to have been properly given upon mailing.

C. A hearing shall then be scheduled before the Board of Trustees within forty-five (45) days of the notice of the show cause order. Such hearing may be continued for good cause. The burden of proof at the hearing shall be on the Town.

D. If the Board of Trustees finds a preponderance of the evidence that the allegations in the show cause order are sustained, the Board of Trustees shall issue such order in writing to the licensee within ten (10) days.

E. Upon such findings, the Board of Trustees shall have the power to revoke, suspend, and/or place additional reasonable conditions on the license.

6-4-170 Operating Fees and License Term.

A. When the application is filed, the applicant shall pay to the Town the applicable application and other fees, as set forth by resolution.

B. Any renewal application filed late will be subject to a late fee and Staff has no authority to waive such late fee.

C. If an application is approved, the applicant shall pay an annual operating fee, if applicable, in such amount as may established from time to time by the Board of Trustees as adopted from time to time by Resolution.

D. Each license issued pursuant to Article [46](#) shall be valid for a period of one (1) year from the date of issuance and may be renewed as provided in ~~this~~ Section [150](#).

E. All other fees shall be set by and may be subject to amendment via resolution.

F. All fees shall be non-refundable.

6-4-180 Public nuisance.

A. The unlawful cultivation, manufacturing, sale, offer for sale, or distribution of retail and/or medical marijuana without a license is hereby declared to be a nuisance which may be abated or otherwise dealt with in accordance with the provisions of the Paonia Municipal Code.

6-4-190 Occupational Tax on the sale of marijuana.

There shall be an occupational tax of Five Dollars (\$5.00) per sales transaction on the sale of retail and medical marijuana and marijuana products within the Town as further defined in Chapter 4 of the Town Code.

6-4-200 Penalty.

Failure to comply with the provisions of this Chapter 6, Article 4, shall constitute a violation, and in addition to being grounds for denial, suspension or revocation of a license, such violation may be punished by a civil penalty of not less than Two Thousand Dollars (\$2,000.00) nor more than Five Thousand Dollars (\$5,000.00), per violation. Each day of noncompliance may constitute a separate violation. Prosecution of a violation of this Chapter 6, Article 4 shall be by the Town Municipal Court.

Section 2. Severability.

If any provision, clause, sentence or paragraph of this Ordinance or the application thereof to any person or circumstance shall be held invalid, such invalidity shall not affect the other provisions of this Ordinance which can be given effect without the invalid provision or application, and, to this end, the provisions of this Ordinance are declared to be severable.

Section 3. Repeal of Prior Ordinances.

All other ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 4. Ordinance Effect.

Existing ordinances or parts of ordinances covering the same matters as embraced in this Ordinance are hereby repealed and any and all ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed; provided, however, that the repeal of any ordinance or parts of ordinances of the Town shall not revive any other section of any ordinance or ordinances hereto before repealed or superseded, and further provided that this repeal shall not affect or prevent the prosecution or punishment of any person for any act done or committed in violation of any ordinance hereby repealed prior to the taking effect of this Ordinance.

Section 5. Effective Date.

This Ordinance shall take effect thirty (30) days after passage and publication.

INTRODUCED, READ AND REFERRED before the Board of Trustees for the Town of Paonia, Colorado, on the 24th day of March 2021.

HEARD AND FINALLY ADOPTED by the Town of Paonia Board of Trustees for the Town of Paonia, Colorado, on the ____ day of _____ 2021.

TOWN OF PAONIA

By: _____
Mary Bachran, Mayor

ATTEST:

Corinne Ferguson, Town/Administrator Clerk

**TOWN OF PAONIA, COLORADO
ORDINANCE NO. 2021-01**

**AN ORDINANCE OF THE TOWN OF PAONIA, COLORADO AMENDING THE
PAONIA MUNICIPAL CODE CHAPTER SIX ARTICLE 4 CONCERNING THE
REGULATION AND LICENSING OF MEDICAL AND RETAIL MARIJUANA STORES
AND REPEALING ARTICLE 3 CONCERNING PROHIBITING MEDICAL
MARIJUANA STORES**

WHEREAS, Section 14 of Article XVIII of the Colorado Constitution, also commonly known as Amendment 20 of 2000, authorizes the medical use of marijuana.

WHEREAS, Section 16 of Article XVIII of the Colorado Constitution, also commonly known as Amendment 64 of 2012, authorizes a system of state licensing for businesses engaging in the cultivation, testing, manufacturing and retail sale of marijuana.

WHEREAS, Subsection 16(5)(f) of Article XVIII allows localities within their respective jurisdictions: to prohibit state licensing of marijuana establishments; to regulate the time, place and manner in which marijuana establishments may operate; and to limit the total number of marijuana establishments. The authority of localities to prohibit or regulate marijuana stores within their respective jurisdictions, including the authority to engage in local licensing of marijuana establishments, is also reflected in various provisions of the Colorado Retail Code, Article 43.4 of Title 12, C.R.S.; and

WHEREAS, at the Special Election held on November 3, 2020 , a majority of the voters of Paonia approved the following two ballot questions:

SHALL TOWN OF PAONIA TAXES BE INCREASED BY \$200,000.00 ANNUALLY IN THE FIRST FISCAL YEAR, AND SUCH AMOUNTS AS ARE RAISED ANNUALLY THEREAFTER, WITH THE LEVY OF AN OCCUPATIONAL TAX OF \$5.00 PER SALES TRANSACTION, EFFECTIVE JANUARY 1, 2021, ON THE SALE OF RETAIL AND MEDICAL MARIJUANA AND MARIJUANA PRODUCTS WITHIN THE TOWN OF PAONIA, WITH THE RESULTING TAX REVENUE USED FOR INFRASTRUCTURE REPAIR AND IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO TOWN STREETS, SIDEWALKS, CURB, GUTTER, DRAINAGE, LANDSCAPING, LIGHTING AND STREETSCAPE AMENITIES, THROUGH 2025, AND THEREAFTER ALLOCATED ANNUALLY BY THE BOARD OF TRUSTEES?

Which now must be implemented subject to zoning restrictions set forth in the Municipal Code and the licensing and other limitations, location restrictions and regulations provided for in this ordinance.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF PAONIA, as follows:

Section 1. Chapter 6 of the Paonia Municipal Code is hereby amended to add a new Article 4, to read as follows:

**ARTICLE 4
PAONIA MARIJUANA CODE**

Sections:

6-4-10	Purpose and legislative intent
6-4-20	Defined terms
6-4-30	Effective date; applicability
6-4-40	Local licensing authority
6-4-50	Relationship to Colorado Retail Marijuana Code; other laws
6-4-60	Unlawful acts
6-4-70	Classes of licensing authorized
6-4-80	Screening and response to state license applications
6-4-90	Licensing requirements—provisions applicable to all licenses
6-4-100	Location restrictions and license restrictions
6-4-110	Signs and advertising
6-4-120	Denial for good cause
6-4-130	Transfer of ownership
6-4-140	Change of location; modification of premises
6-4-150	Term of licenses; renewals
6-4-160	Suspension or revocation of license
6-4-170	Operating fees and License Term
6-4-180	Public nuisance
6-4-190	Occupational Tax on the sale of Marijuana
6-4-200	Penalty

6-4-10 Purpose and legislative intent. The purpose of this Chapter 6, Article 4 is to exercise the authority of the Town of Paonia to allow state-licensed retail and/or medical marijuana stores to exist in Paonia in accordance with the applicable state laws and regulations as well as the additional local licensing requirements and other restrictions set forth herein. This Chapter is adopted pursuant to the aforesaid constitutional and statutory authority, as well as the Town’s plenary authority as a statutory town to adopt and enforce ordinances under its police power in order to preserve the public health, safety and general welfare and its authority to regulate businesses.

6-4-20 Defined terms.

The definitions set forth in Subsection 16 (2) of Article XVIII of the Colorado Constitution as well as the Colorado Retail Marijuana Code, § 12-43.4-103, C.R.S., as amended, shall apply equally to this Chapter 6. In addition, the following terms shall have the meanings respectively assigned to them:

A. "Applicant" is an agent under written authority, who applies on behalf of a domestic entity as defined under C.R.S. § 7-90-102(13) to operate a retail and/or medical marijuana store, so long as the written authority is signed by all controlling owners with more than twenty-five percent ownership interest in the domestic entity or its sub entities or an individual, if applying prior to forming a domestic entity.

B. "Block" is piece of land usually bounded on all sides by streets or other transportation routes such as railroad lines, or by physical barriers such as water bodies or public open space and not traversed by a through street.

C. "Childcare center" means a facility maintained for the care of children under the age of sixteen (16), including, but not limited to, day camps, nursery schools, day care, preschools and playschools. Such facility shall be licensed by the Colorado Department of Human Services.

D. "Colorado Retail Marijuana Code" means Article 43.4 of Title 12 of the Colorado Revised Statutes, as amended, including all Rules promulgated pursuant to the Colorado Retail Marijuana Code as set forth in the Colorado Code of Regulations Department of Revenue Marijuana Enforcement Division 1 CCR 212.2.

E. "Retail marijuana establishment" means a retail marijuana cultivation facility, a retail marijuana products manufacturing facility, or a retail marijuana testing facility.

F. "Retail Marijuana Store" is an entity licensed to purchase marijuana from marijuana cultivation facilities and marijuana and marijuana products from marijuana product manufacturing facilities and to sell marijuana and marijuana products to consumers, as set forth in Section 16 of XVIII of the Colorado Constitution.

G. "School" means a public or private elementary, middle, junior high, or high school. (Note: "preschools" are included in the Town's definition of "childcare center").

H. "Land Development Regulations" means the zoning and land use regulations as adopted and updated periodically by the Town of Paonia pursuant to Chapter 16 of the Municipal Code.

I. "Marijuana License Cap" is the maximum licenses issued by the Town at any one time being no more than one (1) retail and/or medical marijuana store per commercial block, and no more than six (6) total licenses, and not more than three (3) total locations. At least one location shall have be licensed to sell medical marijuana.

J. "Medical Marijuana Store" is a person licensed to operate a business under C.R.S. § 44-10-104, as amended, that sells medical marijuana to registered patients or primary caregivers as defined in Section 14 of Article XVIII of the Colorado Constitution, but is not a primary caregiver.

K. *“Spot Zoning” The granting to a particular parcel or parcels of land a classification concerning its use that differs from the classification of other land in the immediate adjacent area.*

6-4-30 Effective date; applicability.

This Article 4 shall be effective thirty (30) days after final adoption and publication in the newspaper of public record; and shall govern all applications submitted to the state licensing authority for licensing of any retail and/or medical marijuana store in the Town under the Colorado Retail Marijuana Code on and after that date.

6-4-40 Local licensing authority.

A. The Board of Trustees is hereby designated to act as the local licensing authority for the Town regarding retail and/or medical marijuana stores. Under any and all circumstances in which state law requires communication to the Town by the state licensing authority or any other state agency in regard to the licensing of retail and/or medical marijuana stores by the state, or in which state law requires any review or approval by the Town of any action taken by the state licensing authority, the exclusive authority for receiving such communications and granting such approvals shall be exercised by the Board.

B. Under no circumstances shall the Board of Trustees receive or act upon any application for local licensing of a retail and/or medical marijuana store in circumstances where the state has failed to act in accordance with Section 16 of Article XVIII of the Colorado Constitution, it being the intent of this Article that no retail and/or medical marijuana store may lawfully exist in the Town of Paonia absent the issuance of a state license and full regulatory oversight of the retail and/or medical marijuana store by the state, as well as the Town. Accordingly, the Board shall not receive or act upon any application for licensing submitted independently and in lieu of state licensing if the state fails to act within ninety (90) days on any specific application for licensing of a retail and/or medical marijuana store in accordance with paragraph 16(5)(g)(III) of Article XVIII of the Colorado Constitution.

C. Any decision made by the local licensing authority to grant or deny a license, to revoke or suspend a license, or to renew or not renew a license shall be a final decision and may be appealed to the district court pursuant to Rule 106(a)(4) of the Colorado Rules of Civil Procedure.

6-4-50 Relationship to Colorado Retail Marijuana Code; other laws.

Except as otherwise specifically provided herein, this Article 4 incorporates the requirements and procedures set forth in the Colorado Retail Marijuana Code. In the event of any conflict between the provisions of this Article 4 and the provisions of the Colorado Retail Marijuana Code or any other applicable state or local law, the more restrictive provision shall control, except that the location requirements and restrictions set forth in Section 6-4-100 shall apply in all situations of conflict between such provisions and the provisions of state law or

regulation regarding matters where the exercise of discretion by local jurisdictions is granted by the constitution or laws of the State of Colorado.

6-4-60 Unlawful acts.

A. It shall be unlawful for any person to operate any retail and/or medical marijuana store in the Town without a license duly issued therefor by the state licensing authority under the Colorado Retail Marijuana Code and compliance with any and all applicable state laws.

B. It shall be unlawful for any person to operate any retail and/or medical marijuana store in the Town without a license duly issued therefor by the Board of Trustees under this Article 4 and compliance with any and all applicable Town laws.

C. It shall be unlawful for any person to engage in any form of business or commerce involving the storage, sale, distribution or consumption of marijuana other than those forms of businesses and commerce that are expressly contemplated by Sections 14 and 16 of Article XVIII of the Colorado Constitution and/or the Colorado Retail Marijuana Code.

D. It shall be unlawful for any licensed retail and/or medical marijuana store to sell, serve, distribute, or initiate the transport of retail and/or medical marijuana or retail and/or medical marijuana products at any time other than between the hours of 8:00 a.m. and 12:00 a.m. daily.

6-4-70 Classes of licensing authorized.

The Board, may issue and grant to the applicant a local license from any of the following classes, and the Town hereby authorizes the issuance of the licenses of the following classes by the state licensing authority within the Town, subject to the provisions, limitations and restrictions set forth in this Article 4:

A. Retail marijuana store.

B. Medical marijuana store.

(Note: A Retail Marijuana Store may be located on the same licensed premises as a Medical Marijuana Store and may be operated by the same licensee, subject to compliance with all state requirements and the requirements of this Town Marijuana Code, and the issuance of a state license allowing for such co-location.)

6-4-80 Screening and response to state license applications.

A. Upon receipt of notice from the state licensing authority of any application for a license under the Colorado Retail Marijuana Code, the Town Clerk shall:

1. Determine, in consultation with the Town Administrator, or his/her designee, whether the location proposed for licensing complies with any and all applicable zoning and land use laws of the Town, and any and all restrictions on location of retail and/or medical marijuana stores set forth in this Article 4. If the Town makes an initial determination that the proposed license would be in violation of any zoning law or other restriction on location set forth in the Town's laws, the Town shall, no later than forty-five (45) days from the date the application was originally received by the state licensing authority, notify the state licensing authority and the applicant for state licensing in writing that the application is disapproved by the Town. The failure of the Town to make such a determination upon the initial review of a state license application shall not preclude the Town from later determining that the proposed license is in violation of Town's zoning laws or any other restriction on location set forth in Town laws and disapprove the issuance of a state or Town license on this basis.

2. For any application that is not disapproved as provided in paragraph 1 of this Subsection A, the Town shall notify the state licensing authority and the applicant for state licensing in writing that the Town's further consideration of the application is subject to a local licensing process, and that the Town's ultimate decision to approve or disapprove the issuance of the state license for a retail and/or medical marijuana store proposed to be located in the Town of Paonia will be subject to the completion of the local licensing process, as set forth in this Article 4, after which the Town will notify the state licensing authority in writing of whether or not the retail and/or medical marijuana store proposed in the application has or has not been approved by the Town.

6-4-90 Licensing requirements—provisions applicable to all licenses.

A. Criteria for licensing. The Board of Trustees shall consider and act upon all local license applications in accordance with the standards and procedures set forth in this Article 4. The Board may deny any application for a license that is not in full compliance with the Colorado Retail Marijuana Code, this Article 4, and any other applicable state or Town law or regulation. The Board also shall deny any application that contains any false or incomplete information.

B. Application forms and supplemental materials. All applications for local licensing shall be made upon forms provided by the Town and shall include such supplemental materials as required by the Colorado Retail Marijuana Code and rules adopted pursuant thereto, including by way of example: proof of possession of the licensed premises, disclosures related to ownership of the proposed business, fingerprints of the applicants, building plans, and security plans. To the extent any of the foregoing supplemental materials have been included with the applicant's state license application and forwarded to the Town by the state licensing authority, the Town Clerk may rely upon the information forwarded from the state without requiring re-submittal of the same materials in conjunction with the local license application. The Town may, at the Town's discretion, require additional documentation associated with the application as may be necessary to enforce the requirements of the Colorado Retail Marijuana Code and this Article 4.

C. Tax bond. Before the Board of Trustees issues a Town license to an applicant for a retail and/or medical marijuana store license, the applicant shall procure and file with the Town evidence of good and sufficient bond in the amount of twenty-five thousand dollars (\$25,000) with corporate surety thereon duly licensed to do business with the State of Colorado, approved as to form by the Town's Attorney, and conditioned that the applicant shall report and pay all Town sales and use taxes as provided by law. A corporate surety shall not be required to make payments to the Town claiming under such bond until a final determination of failure to pay taxes due to the Town has been made by the Finance Officer or a court of competent jurisdiction. All bonds required pursuant to this subsection shall be renewed at such times as the bondholder's license is renewed. The renewal may be accomplished through a continuation certificate issued by the surety.

D. Area maps. All applications for retail and/or medical marijuana store licensing submitted pursuant to this Article 4 shall include an area map drawn to scale indicating land uses of other properties within five hundred (500) feet of each boundary of the lot or parcel upon which the applicant proposes a licensed premise. The map shall depict the proximity of the property to be used as the licensed premises to any school or childcare facility of the type referenced in Section 6-4-100.

E. Notice of applications to departments and agencies. Upon receipt of an application for any class of local marijuana store license, the Town Clerk shall give notice of the application to the Town Administrator, the Finance Officer, the Building Official, the Chief of the Paonia Police Department, the Chief of the Paonia Fire Protection District #2 and appropriate county or local health officials. Any applicant for a license under this Article 4 shall obtain any and all necessary permits, licenses and other regulatory approvals from the other affected Town departments and agencies prior to the issuance of a license under this Article 4. The Town also will consider any recommendations made by the Paonia Fire Protection District #2.

F. Background checks and determination of good character and state residency. Prior to the issuance of any local license, the Board of Trustees shall make a finding as to the good moral character of the applicant and compliance with state residency requirements in accordance with the standards and procedures set forth in the Colorado Retail Marijuana Code, pursuant to C.R.S. 44-10-307. In so doing, the Board may incorporate into its findings any findings as to good character and residency previously made by the state licensing authority and rely upon such findings in making its determination. The Board shall not be required to perform a criminal background check if the state licensing authority has already performed a criminal background check on the applicant.

G. A license pursuant to this ordinance does not eliminate the need for the licensee to obtain other Town licenses and permits, including, but not limited to:

1. Any land use approval, if applicable;
2. State sales tax license; or
3. Building, mechanical, plumbing, electrical or permit(s).

6-4-100 Location restrictions and license restrictions

A. Permitted locations for sales. All retail and/or medical marijuana store licenses shall be issued for a specific fixed location which shall be designated the licensed premises. Except as provided in Subsection D, all sales, deliveries and other transfers of marijuana and marijuana products by a licensee shall be made at or from the licensed premises.

B. Distance from schools. No retail and/or medical marijuana store license shall be granted with respect to a proposed licensed premise that would be located within five hundred (500) feet of any school that existed at the time of the filing of a complete application for a retail and/or medical marijuana store license with the Town Clerk.

C. Distance from certain childcare facilities. No retail and/or medical marijuana store license shall be granted with respect to a proposed licensed premises that would be located within five hundred (500) feet of any licensed residential child care facility, as defined in Title 26 of the Colorado Revised Statutes, that existed at the time of the filing of a complete application for a retail and/or medical marijuana store license with the Town.

D. No mobile facilities and restrictions regarding deliveries.

1. No retail and/or medical marijuana store shall be located in a movable or mobile vehicle or structure.

2. No retail and/or medical marijuana or marijuana product shall be delivered in the Town unless under the following restrictions;

(i) such delivery is by a retail and/or medical marijuana store licensed by the state to another retail and/or medical marijuana store licensed by the state and the Town, and such delivery is specifically permitted by the Colorado Retail Marijuana Code; or

(ii) such delivery is by a retail and/or medical marijuana store licensed by the Town and also license by the state with a retail marijuana transporter license pursuant to C.R.S. 44-10-605 or a medical marijuana transporter license pursuant to C.R.S. 44-10-505.

3. All sales and distribution of marijuana and marijuana products by a licensed retail and/or medical marijuana store shall occur only upon the licensed premises, unless delivered by a licensed retail and/or medical marijuana transporter. However, in no event shall any sale or distribution of a Town licensed retail and/or medical marijuana store shall occur outside the limits of the Town.

E. Measurement of distance. Any distance specified in Subsection B or C of this section shall be computed by direct measurement from the nearest property line of the lot or parcel upon which a school or child care facility referenced in Subsection B or C is situated to the nearest property line of the land used or proposed for use as a licensed retail and/or medical marijuana store, using a route of direct pedestrian access, measured as a person would walk

safely and properly, without trespassing, with right angles at crossings and with the observance of traffic regulations and lights.

F. Places where retail and/or medical marijuana stores are prohibited. No licensed retail and/or medical marijuana store shall be operated within the boundaries of any residential zone district of the Town as those boundaries exist at the time any complete application for any class of retail and/or medical marijuana store license is filed with the Town Clerk. Retail and/or medical marijuana stores shall only be operated within the boundaries of a C-1 or C-2 commercial zone district of the as those boundaries exist at the time any complete application is filed with the Town Clerk.

G. Any retail and/or medical marijuana licensee and location shall be in compliance with the Town's formula business ordinance, Sec. 16-3-140 of the Town Code.

H. The number of licenses in the Town are limited as follows:

1. The total number of Retail Marijuana Store licenses combined is limited to three (3).

2. The total number of Medical Marijuana Store licenses combined is limited to three (3).

3. A licensee and a licensed facility can have both a Retail Marijuana Store license and a Medical Marijuana Store license. However, a licensee cannot hold more than one (1) Retail Marijuana Store license and not more than one (1) Medical Marijuana Store license.

4. In no event shall there be more than six (6) total licenses, at three (3) locations, issued by the Town. There shall be at least one Medical Marijuana Store.

5. There shall be one licensed facility per Block. The Town shall endeavor to prohibit Spot Zoning or the concentration of licenses.

I. All licensees shall put their license(s) to use within sixty (60) days of issuance. Should a license not be put to use sixty (60) days after the issuance date, the license shall be forfeited and revert to the Town. The Town Clerk is granted the authority to effectuate the forfeiture and return of any unused licenses.

6-4-110 Signs and advertising.

A. Any person or premises licensed as a retail and/or medical marijuana store shall comply with all Town ordinances regulating signs and advertising. In addition, no licensed retail and/or medical marijuana store shall use any advertising material that is misleading, deceptive, or false, or that, as evidenced either by the content of the advertising material or by the medium or the manner in which the advertising is disseminated, is designed to appeal to minors.

B. For purposes of this section, the terms "advertise," "advertising" or "advertisement" mean the act of drawing the public's attention to a retail and/or medical

marijuana store or retail and/or medical marijuana products manufacturer in order to promote the sale of retail and/or medical marijuana by the store or the manufacturer.

C. Except as otherwise provided in this Subsection C, it shall be unlawful for any person licensed under this Title or any other person to advertise any retail and/or medical marijuana or retail and/or medical marijuana product anywhere in the Town where the advertisement is visible to members of the public from any street, sidewalk, park or other public place, including advertising utilizing any of the following media: any billboard or other outdoor general advertising device as defined by the zoning code; any sign mounted on a vehicle, any hand-held or other portable sign; or any handbill, leaflet or flier directly handed to any person in a public place, left upon a motor vehicle, or posted upon any public or private property without the consent of the property owner. The prohibition set forth in this paragraph shall not apply to:

1. Any sign located on the same zone lot as a retail and/or medical marijuana store which exists solely for the purpose of identifying the location of the retail and/or medical marijuana store and which otherwise complies with the Town's sign code, Chapter 18, Article 6 of the Town Municipal Code, and any other applicable Town laws and regulations; or

2. Any advertisement contained within a newspaper, magazine, or other periodical of general circulation within the Town; or

3. Advertising which is purely incidental to sponsorship of a charitable event by a retail and/or medical marijuana store or a retail and/or medical marijuana products manufacturer.

6-4-120 Denial for good cause.

A. The Board of Trustees shall have authority to refuse to issue or renew any retail and/or medical marijuana store license for good cause, subject to judicial review. For purposes of this section, the term "good cause" means:

1. The applicant has violated, does not meet, or has failed to comply with any of the terms, conditions, or provisions of the Colorado Retail Marijuana Code or any rules and regulations promulgated pursuant thereto, or this Title 4 or any rules and regulations promulgated pursuant to this Title;

2. Evidence that the issuance or renewal of the license will adversely impact the health, welfare or public safety of the immediate neighborhood in which the retail and/or medical marijuana store is located or is proposed to be located; or

3. Evidence that the licensee or applicant has failed to comply with any special terms or conditions that were placed upon the license pursuant to an order of the State Licensing Authority or an order of the Local Licensing Authority.

B. Any decision of the Board of Trustees to approve or deny any license application shall be in writing, stating the reasons therefor.

6-4-130 Transfer of ownership.

Transfer of ownership of any local license issued pursuant to this Article 4 shall be governed by the standards and procedures set forth in the Colorado Retail Marijuana Code and any regulations adopted pursuant thereto, and the Board of Trustees shall administer transfers of local licenses in the same manner as the state licensing authority administers transfers of state licenses. A license must be held by the licensee for at least one year from the date of issuance by the Local Licensing Authority before it may be transferred.

6-4-140 Change of location; modification of premises.

Change of location of any license or any modification of the licensed premises shall be governed by the standards and procedures set forth in the Colorado Retail Marijuana Code and any regulations adopted pursuant thereto, and the Board of Trustees shall administer applications to change location or modify premises in the same manner as the state licensing authority administers changes of location and modification of premises for state licenses. Any proposed modification and any new location to which an existing licensed business is transferred shall fully comply with the location requirements and the requirements for conformance with current zoning as set forth this Title 4.

6-4-150 Term of licenses; renewals.

Any local license issued pursuant to this Title shall be valid for a period of one (1) year from the date of issuance. Any renewal of the license shall be governed by the standards and procedures set forth in the Colorado Retail Marijuana Code and any regulations adopted pursuant thereto, and the Board of Trustees shall administer license renewals in the same manner as the state licensing authority administers renewals of state licenses. An application for renewal shall be made to Staff not less than sixty (60) days prior to the date of expiration and concurrent with the application for renewal filed with the state licensing authority, as required.

6-4-160 Suspension or revocation of license.

A. A license may be suspended or revoked by the Board of Trustees for any of the following reasons:

1. Fraud, misrepresentation, or a false statement of material fact contained in the license application;
2. A violation of any Town, State or Federal law or regulation, other than federal law or regulation concerning the production, transportation, possession, sale or distribution of marijuana that conflicts with Amendment 64;
3. A violation of any of the terms and conditions of the license, including any special conditions of approval imposed upon the license;

4. A violation of any of the provisions set forth in this ordinance; or
5. Cessations of operation at the center for more than thirty (30) days.

B. The Town shall notify the licensee of the issuance of a show cause order to suspend or revoke the license. Notice shall be given by mailing a copy or served by the Paonia Police Department of the order to the licensee by registered mail to the address shown on the license. Notice is deemed to have been properly given upon mailing.

C. A hearing shall then be scheduled before the Board of Trustees within forty-five (45) days of the notice of the show cause order. Such hearing may be continued for good cause. The burden of proof at the hearing shall be on the Town.

D. If the Board of Trustees finds a preponderance of the evidence that the allegations in the show cause order are sustained, the Board of Trustees shall issue such order in writing to the licensee within ten (10) days.

E. Upon such findings, the Board of Trustees shall have the power to revoke, suspend, and/or place additional reasonable conditions on the license.

6-4-170 Operating Fees and License Term.

A. When the application is filed, the applicant shall pay to the Town the applicable application and other fees, as set forth by resolution.

B. Any renewal application filed late will be subject to a late fee and Staff has no authority to waive such late fee.

C. If an application is approved, the applicant shall pay an annual operating fee, if applicable, in such amount as may established from time to time by the Board of Trustees as adopted from time to time by Resolution.

D. Each license issued pursuant to Article 4 shall be valid for a period of one (1) year from the date of issuance and may be renewed as provided in Section 150.

E. All other fees shall be set by and may be subject to amendment via resolution.

F. All fees shall be non-refundable.

6-4-180 Public nuisance.

A. The unlawful cultivation, manufacturing, sale, offer for sale, or distribution of retail and/or medical marijuana without a license is hereby declared to be a nuisance which may be abated or otherwise dealt with in accordance with the provisions of the Paonia Municipal Code.

6-4-190 Occupational Tax on the sale of marijuana.

There shall be an occupational tax of Five Dollars (\$5.00) per sales transaction on the sale of retail and medical marijuana and marijuana products within the Town as further defined in Chapter 4 of the Town Code.

6-4-200 Penalty.

Failure to comply with the provisions of this Chapter 6, Article 4, shall constitute a violation, and in addition to being grounds for denial, suspension or revocation of a license, such violation may be punished by a civil penalty of not less than Two Thousand Dollars (\$2,000.00) nor more than Five Thousand Dollars (\$5,000.00), per violation. Each day of noncompliance may constitute a separate violation. Prosecution of a violation of this Chapter 6, Article 4 shall be by the Town Municipal Court.

Section 2. Severability.

If any provision, clause, sentence or paragraph of this Ordinance or the application thereof to any person or circumstance shall be held invalid, such invalidity shall not affect the other provisions of this Ordinance which can be given effect without the invalid provision or application, and, to this end, the provisions of this Ordinance are declared to be severable.

Section 3. Repeal of Prior Ordinances.

All other ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 4. Ordinance Effect.

Existing ordinances or parts of ordinances covering the same matters as embraced in this Ordinance are hereby repealed and any and all ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed; provided, however, that the repeal of any ordinance or parts of ordinances of the Town shall not revive any other section of any ordinance or ordinances hereto before repealed or superseded, and further provided that this repeal shall not affect or prevent the prosecution or punishment of any person for any act done or committed in violation of any ordinance hereby repealed prior to the taking effect of this Ordinance.

Section 5. Effective Date.

This Ordinance shall take effect thirty (30) days after passage and publication.

INTRODUCED, READ AND REFERRED before the Board of Trustees for the Town of Paonia, Colorado, on the 24th day of March 2021.

HEARD AND FINALLY ADOPTED by the Town of Paonia Board of Trustees for the Town of Paonia, Colorado, on the ____ day of _____ 2021.

TOWN OF PAONIA

By: _____
Mary Bachran, Mayor

ATTEST:

Corinne Ferguson, Town/Administrator Clerk

AGENDA SUMMARY FORM



Ordinance 2021-TBD Board of Appeals

Summary:

As directed by the Board following review by GAPS committee, please find the first read draft of the Board of Appeals ordinance for review.

Notes:

Possible Motions:

Motion by: _____ 2nd: _____ vote: _____

Vote:	Trustee Bear	Trustee Budinger	Trustee Johnson
Trustee Knutson	Trustee Meck	Trustee Pattison	Mayor Bachran:

April 16, 2021

ORDINANCE NO. 2021-____

AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF PAONIA, COLORADO, ESTABLISHING A BUILDING CODE BOARD OF APPEALS

RECITALS:

WHEREAS, the Town of Paonia (the “Town”), in the County of Delta and State of Colorado, is a municipal corporation duly organized and existing under the laws of the State of Colorado; and

WHEREAS, the Town pursuant to C.R.S. 31-4-101, the Town has certain legislative powers; and

WHEREAS, pursuant to C.R.S. § 31-23-301, the Town has the power to regulate buildings and other structures for the purposes of promoting health, safety, and the general welfare of the community; and

WHEREAS, the Town has adopted by reference codes and standards relating to the regulation of new construction, alteration, and repair of all new and existing structures within the Town, along with all plumbing, mechanical and installations therein or in connection therewith; and

WHEREAS, each of these codes utilize an appeals board to hear and determine appeals of decisions of the building official or claims that the true intent of the code have been incorrectly interpreted; and

WHEREAS, pursuant to Sec. 2-2-90 of the Town Municipal Code, the Board of Trustees has the authority to create and appoint members to board and commissions; and

WHEREAS, pursuant to Sec. 16-15-10 of the Town Municipal Code, the Town has an established Zoning Board of Adjustment which addresses appeals of any administrative officer or agency made in enforcement of the Town Municipal Code [pertinent to zoning](#); and

WHEREAS, the Town Board of Trustees finds and determines that it is both necessary and desirable that a Building Code Board of Appeals be created; and

WHEREAS, the Board determines that the existing Board of Adjustment shall sit and serve as the Building Code Board of Appeals whenever such board is required;

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF PAONIA, COLORADO, AS FOLLOWS:

Section 1. Legislative Findings.

The recitals to this Ordinance are adopted as findings of the Board of Trustees in support of the enactment of this Ordinance.

Section 2. Additions to the Town Code.

(A) The following Article 11 is added to Chapter 18 Town Code as follows:

Chapter 18, Article 11 – Building Code Board of Appeals:

Sec. 18-11-10. Appeal Procedures.

- (a) There is hereby created the Building Code Board of Appeals. Unless otherwise conflicted, the four (4) members of the Zoning Board of Adjustment shall serve as the members of the Building Code Board of Appeals.
- (b) The purpose of the Board of Appeals is to hear and decide appeals of orders, decisions, or determinations made by the building official relative to the application and interpretation of the building codes, and amendments thereto, as adopted from time to time by reference within this Chapter 18. Zoning appeals pursuant to Chapter 16 shall be heard ~~in accordance with Chapter 16 by the Zoning Board of Adjustment.~~
- (c) The Board of Appeals may adopt reasonable rules and regulations not inconsistent with this ordinance for conducting its business, meetings, and deliberations.
- (d) Appeals to the Board of Appeals may be taken by any person aggrieved by his or her inability to obtain a building permit based upon the decision of the building official. Appeals to the Board of ~~Appeals~~ Adjustment must be made in writing and filed with the Town Clerk no later than 4:30 p.m. of the seventh day following the action or decision from which the appeal is taken. In the event the seventh day falls on a Saturday, Sunday or holiday, the next regular business day of the Town shall be deemed the seventh day. The day of the action or decision shall not be included in the seven-day calculation.
- (e) An appeal to the Board of Appeals stays all proceedings in furtherance of the action appealed from, unless the officer from whom the appeal is taken, certifies to the Board of Adjustment after the notice of appeal has been filed with him or her that, by reason of facts stated in the certificate, a stay, in his or her opinion, would cause imminent peril to life and property, in which case proceedings shall not be stayed other than by a restraining order which may be granted by the Board of Adjustment or a court of record on application, on notice to the officer from whom the appeal is taken and on whom due cause is shown.

Sec. 18-11-20. Hearings.

- (a) All hearings of the Board of Appeals shall be held within thirty (30) days of the filing of the appeal.
- (b) At hearings, all witnesses shall be sworn-in and the Chairperson will utilize such procedures as the Board of Appeals finds will ensure fairness and efficiency. The Board of Appeals shall not be required to observe formal rules of evidence but may consider any testimony or other evidence the Board finds reasonably reliable and calculated to aid the Board of Appeals in reaching an accurate determination of the issue involved. Rulings on questions of procedure, admissibility of evidence, and exhibits will be made by the Chairperson and will stand unless objected to by a member of the Board of Appeals, in which event the question will be decided by a majority vote of the members of the Board present.

(c) The Board of Appeals shall have the authority to review any written final decisions of the building official regarding the suitability of alternate materials, methods of construction, or regarding the technical application and interpretation of the building codes adopted by reference, and any amendments thereto, within this Chapter 18. The Board of Appeals shall also be authorized to issue advisory opinions and policies regarding such matters at the request of the building official. The Board of Appeals shall not have the authority ~~to interpret any administrative provisions of any of the Codes adopted within this Chapter 18, or to~~ waive requirements of any such code, nor shall the Board of Appeals have the authority to recommend decreasing public safety or fire-resistive standards set forth in any section of such codes. A decision of the Board shall not be considered a precedent for future decisions of the building official. The Board of Appeals shall act in each instance based upon the facts presented in the appeal.

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(d) ~~In the event of a conflict between any building codes adopted by the Town and this Chapter 18, Article 11, the Town Code shall take precedent. Notwithstanding the foregoing, for any matter which the Town Code is silent, the Board of Appeals shall take into account direction and guidance from the relevant building code(s).~~

Sec. 18-11-30. Fees.

For all applications for, a fee shall be charged to cover the administrative costs of conducting the hearing. The amount of the fee shall be established by resolution of the Board of Trustees.

Sec. 18-11-40. Decisions.

The decision of a majority of the members of the Board of Appeals shall be final on the date it is made and signed by the Board of Appeals. Any further appeal shall be in accordance with C.R.C.P. Rule 106(a)(4).

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Section 3. Severability.

If any provision, clause, sentence or paragraph of this Ordinance or the application thereof to any person or circumstance shall be held invalid, such invalidity shall not affect the other provisions of this Ordinance which can be given effect without the invalid provision or application, and, to this end, the provisions of this Ordinance are declared to be severable.

Section 4. Repeal of Prior Ordinances.

All other ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 5. Ordinance Effect.

Existing ordinances or parts of ordinances covering the same matters as embraced in this Ordinance are hereby repealed and any and all ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed, provided, however, that the repeal of any ordinance or parts of ordinances of the Town shall not revive any other section of any ordinance or ordinances hereto

before repealed or superseded and further provided that this repeal shall not affect or prevent the prosecution or punishment of any person for any act done or committed in violation of any ordinance hereby repealed prior to the taking effect of this Ordinance.

Section 6. Effective Date.

This Ordinance shall take effect thirty days after adoption. .

INTRODUCED, READ, AND REFERRED to public hearing before the Board of Trustees of the Town of Paonia, Colorado, on the ___ day of March 2021.

TOWN OF PAONIA, COLORADO, A MUNICIPAL CORPORATION

By: _____
Mary Bachran, Mayor

ATTEST:

CORINNE FERGUSON, Town Clerk

HEARD AND FINALLY ADOPTED by the Board of Trustees of the Town of Paonia, Colorado, this ___ day of _____, 2021.

TOWN OF PAONIA, COLORADO, A MUNICIPAL CORPORATION

By: _____
Mary Bachran, Mayor

ATTEST:

CORINNE FERGUSON, Town Clerk

Approved as To Form:

BO JAMES NERLIN #40397, Town Attorney

AGENDA SUMMARY FORM



Mayor's Report Building Official Survey

Summary:

Notes:

Possible Motions:

Motion by: _____ 2nd: _____ vote: _____

Vote:	Trustee Bear	Trustee Budinger	Trustee Johnson
Trustee Knutson	Trustee Meck	Trustee Pattison	Mayor Bachran:

April 23, 2021

SATISFACTION WITH THE BUILDING INSPECTOR
Survey of 2019/2020 Building Permit Recipients

Over a two-week period, the Mayor attempted to call every person who had obtained a building permit in the years 2019 and 2020. A summary of those calls is included in the table below.

Table 1: Summary of All Permits

	2019	2020	Total	Percent
Total number of permits	58	46	104	
Duplicates (2 permits in a year or permits in both years)	11	3	14	13%
Total # of individuals to contact (#of permits minus duplicates)			90	87%

Table 2: Summary of Non-duplicated Permits

	2019	2020	Total	Percent
# people with no contact information	8	3	11	12%
# of wrong numbers or disconnected phones	8	6	14	16%
Incorrect permit information or no contact with building inspector	5	1	6	7%
Message left with no return call	9	5	14	16%
Busy signals	1	0	1	1%
# people emailed	3	1	4	4%
# people spoken to	13	27	40	44%

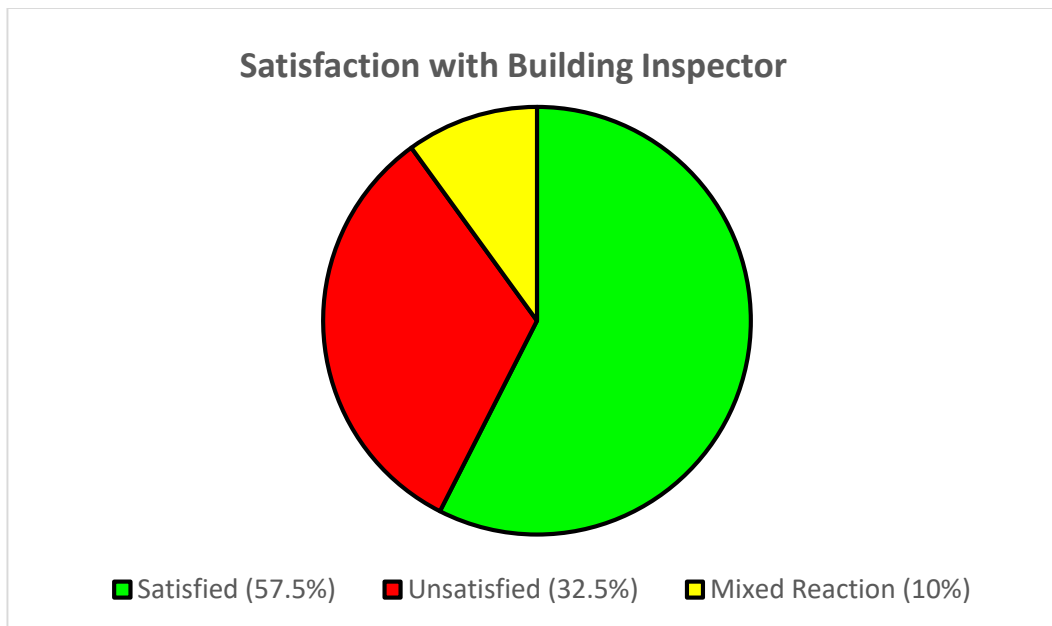
Summary statistics were done on the total number of permits (Table 1). The number of individuals who had more than one permit in a year, or a permit in both years were contacted only once and contained in the numbers in Table 2.

Of the total number of people who obtained building permits, 40 (44%) responded to the survey. A number of people (28%) either had no contact information or their phones had been changed or disconnected. For six people (7%), they either didn't remember having a permit or had no contact with the building inspector. Of those who had no contact with the building inspector but did remember who the contractor was, the contractor was contacted, when possible, and the information was included in the "# of people spoken to" statistics. Sixteen percent (14) of the people were left a message about the survey but did not respond. Four people were emailed but did not respond and one phone only produced a busy signal when called several times.

The people contacted (40, 44%) were informed the Mayor of Paonia and was doing a short survey about their satisfaction with the building inspector. They were encouraged to make any comments they wished. Results are in Table 3.

Table 3: Satisfaction with the Building Inspector

Rating	2019	2020	Total	Percent
Satisfied	9	14	23	56%
Unsatisfied	3	10	13	32%
Mixed reaction	1	3	4	12%



The majority of people (57.5%) who responded to the survey were satisfied with the performance of the building inspector, while 32.5% were dissatisfied. Mixed reactions were expressed by 10% of the respondents, primarily citing one good experience with the building inspector and one bad.

Those who were satisfied generally commented on his expertise and knowledge, his helpfulness and willingness to work together, while those who found his performance unsatisfactory generally found his way of interacting people to be the main problem. They also did not like his strictness and felt he was too rigid for Paonia.

People were encouraged to make comments about their experiences. Those comments are included below:

Positive Comments

- Terrific
- Fine, mellow, affordability, 15% of cost of project was permit
- After Dave Coleman, breath of fresh air. Sometimes disagree with his urgency but if his job is to inspect, more power to him
- Terrific, interfaced with him several times
- No problem, helpful
- Grouchy sometimes, knows his stuff, sometimes get very argumentative and nasty. Really good inspector. When he has the time, he's very helpful.
- Excellent. He did a good job, stuck by the code.
- Did a good job, was surprised to read about all the trouble since he did such a good job.
- Clear concise communication, proactive
- Inspector wasn't unhelpful. Perfectly pleasant to work with.
- Fine, never had a problem. Very expensive.
- By the book, doesn't miss anything, but will say nothing in the code, but he likes it a certain way and won't pass. Does his job but pisses people off in the process.
- No issues, was good because he found problems.
- Very informative on phone, gave me enough information. Reasonably priced.
- Super thorough, very professional, consistent, a little not Paonia vibe, for the most part worked with him very well. Tricky thing was not having him in town.
- Worked together well.

- Satisfied, found a few mistakes and got them fixed.
- Good experience. Really worked with contractor on straw bale house. By the book.
- Good with us, kind and nice.
- He's great. If I make mistakes, he catches them. He is exactly what a building official should be.
- Interaction a few years ago. Very by the book, not willing to budge, as I got to know him, understood he was trying to keep things safe. Things he was concerned about, not able to give him the information he was reasonable.

Negative Comments:

- Difficult personality to deal with, had to pay for each revision
- Butted heads with him on a few things. Conflict of interest when works for an independent company and their interest is more towards making money.
- Hard time dealing with him. Good about some things, felt like he was picking on me. Replaced roof, gave pictures, then wanted to see screw pattern after told to complete. Over the top, nit picking. Grumpy, not a great team player.
- Told garage could not exceed 30', then changes to 20', then told 15', set whole project back by 2 months. Cost me time and money.
- Trespassing when showed up without making an appointment, not comfortable with him poking around, unprofessional. Looked in neighbor's garage and saw building materials and told them they may need a building permit. He knows his stuff, but don't like his style. Goes outside of his scope of work.
- Difficult for people trying to do small projects. Probably need to bring it back from Denver level to Paonia.
- Well done with work. Difficult man to work with, disrespect and condescend to people and interactions, not good interactions. Very mean.
- Amenable during email. Picky in a weird way, weird attitude in tone.
- Get along with Dan but will suggest things that don't really need to be done but may be a good idea. Not a good fit with the community, not enough compassion
- Didn't feel we needed a permit but he did require that we put in bigger windows, that was the right thing to do. Worked mostly with the builder. He was looking for something that we needed to do. Kinda snippy.
- Kind of a pain in the butt. Made contractor do stuff they didn't think needed. Perfectly polite to me but I'm not the person they're going to go after. Didn't have a lot of contact. Think he could work with the guys a little better.
- Rigid. Not even across the board. Sneaky. Changed what he wanted after he agreed it was fine. Forgets things. Lack of knowledge: questions engineers and architects. Would like to see him gone.

Mixed Comments:

- Smart and means well, very knowledgeable, problems with him in Delta. Much better in Paonia. Fair. Answered complex questions.
- Knows me, likes me and respects what I'm doing. Money making business. Charges for resubmittals because of this. Usually part of the permit process. Costs are equivalent to Boulder. Too anal retentive, code is a guide which can allow innovative solutions. Can be pretty brusque.
- First interactions really awful, but after meeting him were really good. Consulting fees were very very high, need to know approximately how much it's going to cost. Building improvement should be encouraged, not made more difficult.
- Didn't really deal with him except on the phone since didn't need a permit. Maybe a bit snarky.

SUMMARY


Well over half of the people who responded had a positive experience with the building inspector. Negative comments focused on his demeanor, that he was hard to please and work with. With the exception of two people, everyone was in agreement that he was very knowledgeable and adhered to the code. Some people found this helpful because he identified problems and helped solve them. Some found this problematic as they felt he was too focused on details versus the whole picture. The people who had mixed reactions generally had one good interaction and one bad one, but generally found him to be knowledgeable and fair.

Six of the respondents complained about the high cost of permits and revisions.

- Not affordable, 15% of cost of project was permit.
- Very expensive.
- Had to pay for each revision.
- Conflict of interest when works for an independent company and their interest is more towards making money.
- Money making business. Charges for resubmittals because of this. Costs are equivalent to Boulder.
- Consulting fees were very, very high, need to know approximately how much it's going to cost.
- Expensive.


In conclusion, since the majority of the people dealing with the building inspector find his work to be satisfactory, the Town Board is on the right track to keep using the current building inspector while we work toward a shared position with the other communities in Delta County. In fact, several of the people spoken with thought this was a great idea.

AGENDA SUMMARY FORM

	Mayor's Report		
Summary:			
Notes:			
Possible Motions:			
Motion by: _____ 2 nd : _____ vote: _____			
Vote:	Trustee Bear	Trustee Budinger	Trustee Johnson
Trustee Knutson	Trustee Meck	Trustee Pattison	Mayor Bachran:

April 16, 2021

AGENDA SUMMARY FORM

	Finance & Personnel Governmental Affairs & Public Safety Mobile Retail Food Establishments Public Works-Utilities-Facilities Tree Board Advisory Water		
Summary:			
Notes: Per F&P request: As filled June 2020 the Personnel Liaison Committee is as follows: JoAnn Katzer Dave Knutson Elaine Brett			
Possible Motions: Motion by: _____ 2 nd : _____ vote: _____			
Vote:	Trustee Bear:	Trustee Budinger:	Trustee Johnson:
Trustee Knutson:	Trustee Meck:	Trustee Pattison:	Mayor Bachran:

April 23, 2021

Amend Chapter 6 of Paonia Municipal Code to include Sec. 6-5, Mobile Retail Food Establishments

6-5-1. - Definitions

Mobile Retail Food Establishment: A retail food establishment that is not intended to be permanent, and is a motorized wheeled vehicle, or non-motorized unit such as a trailer, which is designed and equipped to serve food and beverages. This includes “food trucks”, “food carts”, and similar.

6-5-2. - Zoning

A Mobile Retail Food Establishment may operate on private property in commercial zones (C-1, C-2) with property owners' permission.

6-5-3. - Requirements

The following must be provided to the Town prior to doing business within Paonia and updated on an annual basis:

1. A copy of the Establishment’s Colorado Retail Food License
2. A copy of the Establishment’s Colorado Sales Tax License
3. The legal address of the Establishment’s proposed location(s)
4. Written permission from the property owner for the Establishment to do business at those locations
5. A signed agreement stating that the Establishment and all employees or contractors will abide by town zoning and setback requirements, and that the operator will ensure that their vehicle, accessories, and patrons do not encroach on streets or sidewalks

6-5-4. - Special events and public property

Any use of public sidewalks is subject to Town of Paonia Municipal Code 11-1-30 (STREETS, SIDEWALKS, AND PUBLIC PLACES - Use of public sidewalks for business purposes; permit)

If the Mobile Food Vendor is operating as part of a street closure or other special event, they must adhere to Town of Paonia Municipal Code 11-1-80 (STREETS, SIDEWALKS, AND PUBLIC PLACES - Street closure; permit) and 11-3-20 (PUBLIC PARKS - Group use.) as applicable.

At the Board’s discretion, the Town of Paonia may restrict use of specific public locations for Mobile Retail Food Establishments during special events, or may designate a specific location for all Mobile Retail Food Establishments during events.

AGENDA SUMMARY FORM



Executive Session pursuant to C.R.S. 24-6-402(4)(b) for the purpose of receiving legal advice pursuant to a citizen complaint filed by Ms. Suzanne Watson against a Member of the Board of Trustees, Dave Knutson

Summary:

Notes:


Possible Motions:

Motion by: _____ 2nd: _____ vote: _____

Vote:	Trustee Bear	Trustee Budinger	Trustee Johnson
Trustee Knutson	Trustee Meck	Trustee Pattison	Mayor Bachran

April 23, 2021

AGENDA SUMMARY FORM

	Possible Action Item Regarding Executive Session		
Summary:			
Notes:			
Possible Motions:			
Motion by: _____ 2 nd : _____ vote: _____			
Vote:	Trustee Bear	Trustee Budinger	Trustee Johnson
Trustee Knutson	Trustee Meck	Trustee Pattison	Mayor Bachran:

April 23, 2021