

PAGOSA AREA WATER AND SANITATION DISTRICT)
)
ARCHULETA COUNTY) S.S.
)
STATE OF COLORADO)

NOTICE OF REGULAR MEETING

NOTICE IS HEREBY GIVEN that a Regular Meeting of the Board of Directors of the Pagosa Area Water and Sanitation District (PAWSD) has been scheduled for Thursday May 23, 2024 at 5:00 p.m. The Regular Meeting will be held at 100 Lyn Avenue, Pagosa Springs, Colorado.

Proposed Agenda is follows:

Regular Meeting

1. Call to Order
2. Roll Call
3. Consideration of Agenda
4. Approval of Minutes – 4/18/2024 Regular Meeting
5. Public Comment
6. Consideration of The Trails at Pagosa Springs Request
7. Consideration of Revisions to Affordable Housing Water and Wastewater Surcharges
8. Running Iron Ranch Subcommittee Update
9. Manager Talking Points
10. Any other Business Brought before the Board will be Duly Considered

PAGOSA AREA WATER AND SANITATION DISTRICT

By /s/ Justin Ramsey
For the Board of Directors



RECORD OF PROCEEDINGS
PAGOSA AREA WATER AND SANITATION DISTRICT
APRIL 18, 2024 REGULAR MEETING

Call to Order (0:00:35)

The Regular Meeting for the Pagosa Area Water and Sanitation District was called to order by Chairman Jim Smith at 5:01 p.m.

Attendance (0:00:38)

The following Directors were present: Jim Smith, Glenn Walsh, Bill Hudson, and Gene Tautges (virtual).

In attendance from staff: Renee Lewis and Aaron Burns.

Also present: Debra Brown, Emily Lashbrooke, Jenn Ott, Jim Garrett, Candace Jones, Jodi Bunn, Jim Corbett, Don Ford, Randi Pierce (virtual), Josh Pike (virtual), Bruce Stuart (virtual), and Rosanna Dufour (virtual).

Consideration of Agenda (0:00:52)

A motion was made by Director Hudson and seconded by Chairman Smith to accept the agenda as presented. The motion passed unanimously.

Approval of Minutes – 3/7/2024 Special Meeting and 3/14/2024 Regular Meeting (0:01:19)

A motion was made by Director Hudson and seconded by Director Walsh to approve the minutes as presented. The motion passed unanimously.

Public Comment (0:02:44)

Debra Brown provided comments on the District's invoicing practices and future affordable housing projects. Jodi Bunn and Jim Corbett provided comments on the gravel mining activity on Running Iron Ranch.

Consideration of Pagosa Springs Community Development Corporation Request (0:14:20)

Emily Lashbrooke provided an overview for two of the homes the Pagosa Springs Community Development Corporation (PSCDC) plans to build in 2024 that are intended for applicants earning 81 - 100% of AMI (attached) and requesting a 100% waiver of the Water and Wastewater Capital Investment Fees (CIF) for both homes. A motion was made by Director Walsh and seconded by Director Hudson to approve the PSCDC request contingent on the submittal of District-approved income verification and deed restriction as will be required by 2024 – 03 – Resolution for the Reduction of Capital Investment Fees for Low-Income, Workforce, and other Types of Affordable Housing. The motion passed unanimously.

Consideration of Request for Shared Meter – 802 and 812 E. Condor Drive (0:55:14)

Don Ford provided an overview of an airport hangar project that he is constructing on behalf of the owners requesting the two hangars share a water meter. A motion was made by Director Hudson and seconded by Director Walsh to approve the request for a shared meter subject to approval by staff of a shared meter agreement that would be filed with the account. The motion passed unanimously.

Consideration of 2024 – 03 – Resolution for the Reduction of Capital Investment Fees for Low-Income, Workforce, and other Types of Affordable Housing (0:01:08)

Director Walsh presented Resolution 2024 – 03, stating that while the resolution in spirit was approved at the March 14, 2024 meeting, the directed revisions are coming back for ratification. Director Walsh also requested the revisions include:

- To revise in clause #3 “or is dedicated as housing for PAWSD employees” to “and/or is resulting *in part* as housing for PAWSD employees” as it provides greater flexibility.
- Add as the second paragraph of clause #5 - Applicability: “It is the intention of the Board to keep these policies in place for the purposes outlined herein; *provided, however,* economic circumstances, including but not limited to changes in the local real estate and construction markets, may cause the Board to modify, cap or place a moratorium on fee waivers whenever District budgetary limitations and financial projections require such modification, cap or moratorium. All discounts and waivers detailed herein are subject to Board approval and no property owner or project developer should rely upon the availability of these waivers and discounts at all times and under all local economic circumstances.”

A motion was made by Director Walsh and seconded by Director Hudson to approve 2024 – 03 – Resolution for the Reduction of Capital Investment Fees for Low-Income, Workforce, and other Types of Affordable Housing as revised above. The motion passed unanimously.

Consideration of 2024 – 04 – Resolution Revising Low-Income, Workforce, and other Types of Affordable Housing Water and Wastewater Surcharges (0:01:33)

Business Manager Aaron Burns stated he had prepared a spreadsheet in coordination with rate study consultants that shows the proposed affordable housing surcharges depending on the number of approved waivers. Director Walsh provided comments regarding his support of surcharges collected to offset affordable housing waivers, but would also like to explore recalculating the CIFs for 2025 as another method of accounting for the waivers. A motion was made by Director Walsh and seconded by Director Tautges to adopt 2024 – 03 – Resolution for the Reduction of Capital Investment Fees for Low-Income, Workforce, and other Types of Affordable Housing Water and Wastewater Surcharges as presented with the assumption of 13 Water CIF waivers and 10 Wastewater CIF waivers for 2024. The motion passed 3 – 1 with Director Hudson opposed.

Running Iron Ranch Subcommittee Update (1:57:26)

Directors Walsh and Hudson provided an update regarding a meeting they attended with San Juan Water Conservation District Representatives and Southwestern Water Conservation District Executive Director Steve Wolff.

Manager Talking Points (2:06:40)

Aaron Burns provided updates on the audit and campus security measures. Programs Manager
Renee Lewis provided updates on the Snowball Water Treatment Plant construction, upgrades
planning on the Vista Wastewater Treatment Plant, affordable housing policy efforts, and
requested changing the board meeting for May from the 9th to the 23rd to effectuate the notice for
the increases to the Affordable Housing Water and Wastewater Surcharges.

Other Business

There being no further business to come before the Board, the meeting was adjourned at 7:27 p.m.

Respectfully submitted,

Bill Hudson
Secretary

Board Agenda Summary Sheet

	To	Action	Signature, Date		To	Action	Signature, Date
1	Justin Ramsey	Review		6			
2	Board	Approve		7			
3				8			
4				9			
5				10			

Name of Action Official:

Renee Lewis

Phone:

Board Meeting Date:

May 23, 2024

Priority

☒ High

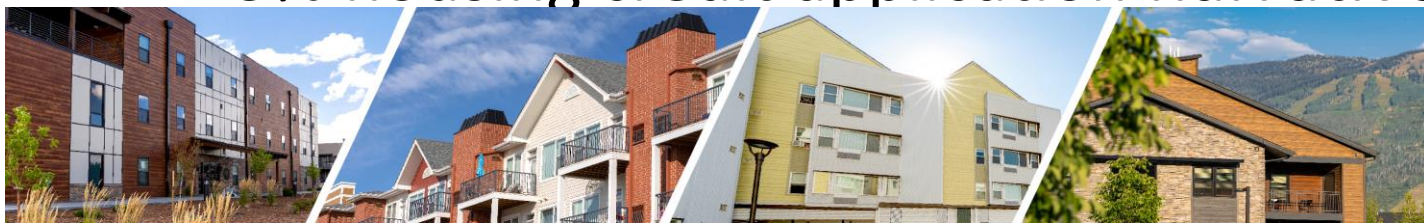
☐ Medium

☐ Low

Subject: The Trails at Pagosa Springs Project – Generational Housing Partners

- The Trails at Pagosa Springs representatives have provided materials for the Board’s review (attached).
- Note: The narrative speaks to PAWSD granting a waiver in 2022, but that is incorrect. Justin Ramsey had provided a copy of the current affordable housing resolution in place at the time with a cover letter. The Board has not yet considered this project for waiver approval.
- Representatives of the project are requesting waivers for the Water and Wastewater Capital Investment Fees as they believe it to qualify for the current policy approved by Resolution 2024 – 03 – Resolution for the Reduction of Capital Investment Fees for Low-Income, Workforce, and other Types of Affordable Housing.
- **The waiver requested:**
 - 2024 Water Capital Investment Fee $\$8,958 \times 11 = \$98,538$ (The meter sizing worksheets provided to staff do not include any allowance for property irrigation/sprinkler system, but this could be a separate meter purchased/connected in the future as that is common.)
 - 2024 Wastewater Capital Investment Fee $\$15,697 \times 51 = \$800,547$
 - Total waiver request: \$899,085

9% housing credit application narrative



Project Name: The Trails at Pagosa Springs

Project Address: 116 Alpha Drive, Pagosa Springs, Colorado 81147

Executive Summary

Generation Housing Partners, a Historically Underutilized Business (HUB), is pleased to present The Trails at Pagosa Springs ("The Trails"), a 50-unit, new construction, development, consisting of 3.5 acres, in a master planned community in Pagosa Springs. The master planned community is anchored by an existing adjacent Walmart and is planned to include restaurants, retail stores, a hotel, walking trails, a small community lake, and a pocket park. This master planned community has recently received an increased amount of interest from national retailers and restaurants. In fact, Starbucks currently has the northeast corner of the tract under contract. Additionally, this development is located directly across the street from Pinon Lake Reservoir, providing residents with a unique amenity not typically available to affordable housing communities. The Trails is located on a newly constructed hike and bike trail connecting the development to other parts of the city. The development site also provides residents with excellent access to public transportation. Archuleta County Transportation provides bus service in the market area, with the nearest bus stop at Walmart, 0.15 miles northeast of the site. Residents can ride buses from this location to major commercial facilities and institutions in Pagosa Springs, with connections to routes that travel to Alamosa and Durango, as well as Chama and Farmington, New Mexico. The buses run every hour, from 7:00 am to 5:00 pm, weekdays.

Unit and Income Mix

Consisting of one, two, and three-bedroom units, The Trails at Pagosa Springs will serve families with a household income from 30% to 80% AMI. **The area's income-restricted projects have zero vacancy and waitlists ranging from 30 to 130 applicants.** The housing crisis in Pagosa Springs is currently one of the town's most pressing issues. In fact, in 2021, the Town of Pagosa Springs procured a regional housing needs assessment, produced by Root Policy Research. This assessment examined existing housing data, housing plans, and housing needs across a five-county area. This study found that this region requires 152 deeply affordable rental units and over 400 moderately priced affordable units in order to meet existing demand. Unfortunately, this issue is exacerbated by an influx of permanent, high-income residents, as well as a high number of vacation rental homes becoming permanent residences. **Median home prices rose by \$150,000 in just 1 year pricing many people out of the market. Workers in the area are forced to live in campgrounds, doubling or tripling up in units and even resorting to living in their cars.** The Trails will promote **economic mobility** by providing more affordable housing options in Pagosa Springs which is where the higher paying jobs in the region are located.

Unit Mix				
Income Level	1-BR	2-BR	3-BR	Total
30%	2	1	2	5
50%	5	3	3	11
60%	6	4	4	14
70%	6	3	5	14
80%	3	1	2	6
Subtotal	22	12	16	50

Local Support

The Town of Pagosa Springs, as well as Pagosa Area Water and Sanitation District have taken steps to incentivize the development of new affordable housing. Both entities have provided letters indicating their support of the project, as well their intent to provide tap, impact, and permitting fee waivers for the development. Additionally, the Town of Pagosa Springs has offered to provide expedited permit review.

Design and Amenities

The development site is zoned Mixed-Use Corridor MU-C, which allows multifamily use with a density of up to 16 units per acre. The proposed density of The Trails is approximately 14.29 units per acre. The 50-unit development will consist of 22 one-bedroom, 12 two-bedroom, and 16 three-bedroom units. This location is also situated in a Difficult Development Area (DDA). The Trails will include a number of Class "A" amenities including granite countertops, 9-foot ceilings, Energy Star appliances, faux wood flooring, covered entries, low-flow fixtures, washer/dryer hookups, ceiling fans, and balconies. Community amenities will include access to a hike and bike trail, computer learning center, fitness center, laundry room, picnic area, playground, dog run, and a community center. The development will consist of two, two-story residential buildings, and a clubhouse. Exterior materials will consist of stone, brick, stucco, fiber cement siding, and metal accents. The buildings will include staggered setback facades and a composition shingle roof. Structural components of the buildings will include wood framing and post tension slabs. The two-story buildings will provide covered, open-air, corridors and stairways. The development will be designed to meet NGBS Bronze guidelines and will also feature zero-combustion All-Electric building systems.

Readiness to Proceed

Over the past two years the development team has worked diligently on entitlements and site investigation to ensure a successful project. The site is fully entitled for the proposed development and the team has held a number of meetings with the planning department, permitting staff, and the fire department. The team also held a pre-development meeting to discuss design and platting requirements. The current site plan has been reviewed by staff and has been approved for the submittal of an engineered site plan for sketch plat review. A full Phase 1 Environmental Site Assessment has been procured for the site and there are no environmental concerns. Additionally, Trautner Geotechnical Engineering was engaged to analyze the soils and subsurface conditions. Trautner provided eight boring logs, located under building and drive locations and provided an assessment of the subsurface conditions. The borings went to a maximum depth of 13 feet. The topsoil, located at a depth of 1 ½ feet to 7 feet, consists primarily of sandy fat clay. This layer of soil was found to be thinner on the west side of the tract and thicker on the east side of the tract. Beneath this layer, at a depth ranging from 3 feet to 10 ½ feet, is weathered shale. This material is relatively hard but can be excavated with traditional equipment. Below this surface, at depths ranging from 3 feet to 10 ½ feet, is shale formational material. This material is harder than weathered shale and may need some additional equipment for cutting in utilities and other infrastructure. These findings have been discussed thoroughly the engineer and the general contractor. Included in the cost schedule are the expenses associated with the import of select fill and additional equipment for cutting utilities in the formational shale.

Need for Affordable Housing

The need for affordable housing in this area has grown extensively due to an influx of permanent residents, skyrocketing home prices, escalating construction costs, and the nature of the available jobs in the area. There have been several articles published recently outlining the reaching impact that the lack of affordable housing has had on this area. **According to a report recently issued by the Region 9 Economic Development District of Southwest Colorado, Pagosa Springs is the most expensive community, in the southwest region of Colorado, to live in for a family of four.** The study

found that the primary reason for the high cost of living was the high cost of housing. In fact, the study found that a family of four, living in Pagosa Springs, would need a household income of \$92,760 in order to be self-sufficient. This income

2022 Comparison of Median Rental Costs to Fair Market Rent Estimates Region 9	¹ Actual Rental Costs		² Fair Market Rent (FMR)	
	1 BDR	2 BDR	1 BDR	2 BDR
Archuleta County - Pagosa Springs	\$ 1,475	\$ 2,300	\$ 901	\$ 1,185
Dolores County - Dove Creek	NA	NA	\$ 731	\$ 914
Dolores County - Rico	NA	NA	\$ 731	\$ 914
La Plata County	\$ 1,450	\$ 1,650	\$ 1,240	\$ 1,413
La Plata County - Bayfield	NA	NA	\$ 1,240	\$ 1,413
La Plata County - Durango	\$ 1,469	\$ 1,700	\$ 1,240	\$ 1,413
La Plata County - Ignacio	NA	NA	\$ 1,240	\$ 1,413
Montezuma County	\$ 850	\$ 1,000	\$ 812	\$ 1,068
Montezuma County - Cortez	\$ 725	\$ 950	\$ 812	\$ 1,068
Montezuma County - Dolores	\$ 850	\$ 1,200	\$ 812	\$ 1,068
Montezuma County - Mancos	NA	NA	\$ 812	\$ 1,068
San Juan County - Silverton	NA	NA	\$ 907	\$ 1,134

requirement is approximately 3.5 times higher than the State of Colorado's current minimum wage of \$12.56 per hour, or \$26,527 per year. The high cost of housing has had a dramatic impact on the economic vitality of Pagosa Springs. Wolf Creek, one of the region's most popular ski resorts, can't hire enough seasonal workers due to the lack of affordable housing. Retailers and restaurants are also struggling to fill vacant positions. The Trails at Pagosa Springs provides a unique opportunity to provide desperately needed affordable housing in an area that would typically be restricted to high-cost, market-rate developments.

Financing Plan

Financing for the project will consist of 9% housing tax credits, which will provide approximately \$12,760,000 equity for the development. Also included in the capital stack are a CDOH EDG Loan of \$2,500,000 and deferred developer fee. The Town of Pagosa Springs, as well as Pagosa Area Water and Sanitation District, have provided conditional waiver letters for permit, tap, and impact fees. During the construction period, Legacy Bank will provide a construction loan in the amount of approximately \$13,000,000.



denver

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Denver, CO 80202
303.297.chfa (2432)
800.877.chfa (2432)

PO Box 60
Denver, CO 80201
800.659.2656 tdd
www.chfainfo.com

western slope

348 Main Street
Grand Junction, CO 81501
970.241.2341
800.877.8450

Housing Tax Credit Notification Letter

May 23, 2023

Via email: aiglesias@ghdevelopment.com

Generation Housing Partners, LLC
17440 North Dallas Parkway, Suite 120
Dallas, TX 75287

Re: Trails at Pagosa Springs

Dear Adrian Iglesias:

Thank you for your interest in applying for a reservation of Housing Tax Credits from Colorado Housing and Finance Authority (CHFA).

The CHFA Tax Credit Allocation Committee has completed its review of all Housing Tax Credit applications submitted and has considered the merits of your application in accordance with the 2023-2024 Qualified Allocation Plan (QAP). At this time, I am happy to inform you that Trails at Pagosa Springs was approved for a reservation of \$1,450,000 in annual tax credits.

A reservation fee of four percent (4%) of the annual federal Housing Tax Credit amount reserved to your project is due prior to the issuance of the Preliminary Reservation letter. Payment of \$58,000 should be made no later than June 12, 2023.

We appreciate your commitment to affordable housing and effort in completing the Housing Tax Credit application. If you have any questions, please contact Denise DeBrooy at 303-297-7386 or toll free at 800-877-2432 ext. 7386.

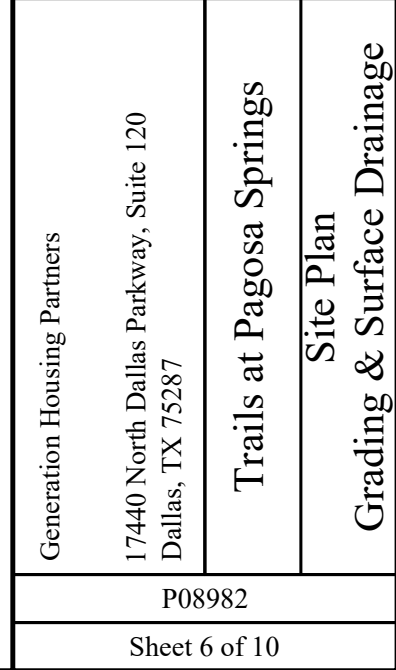
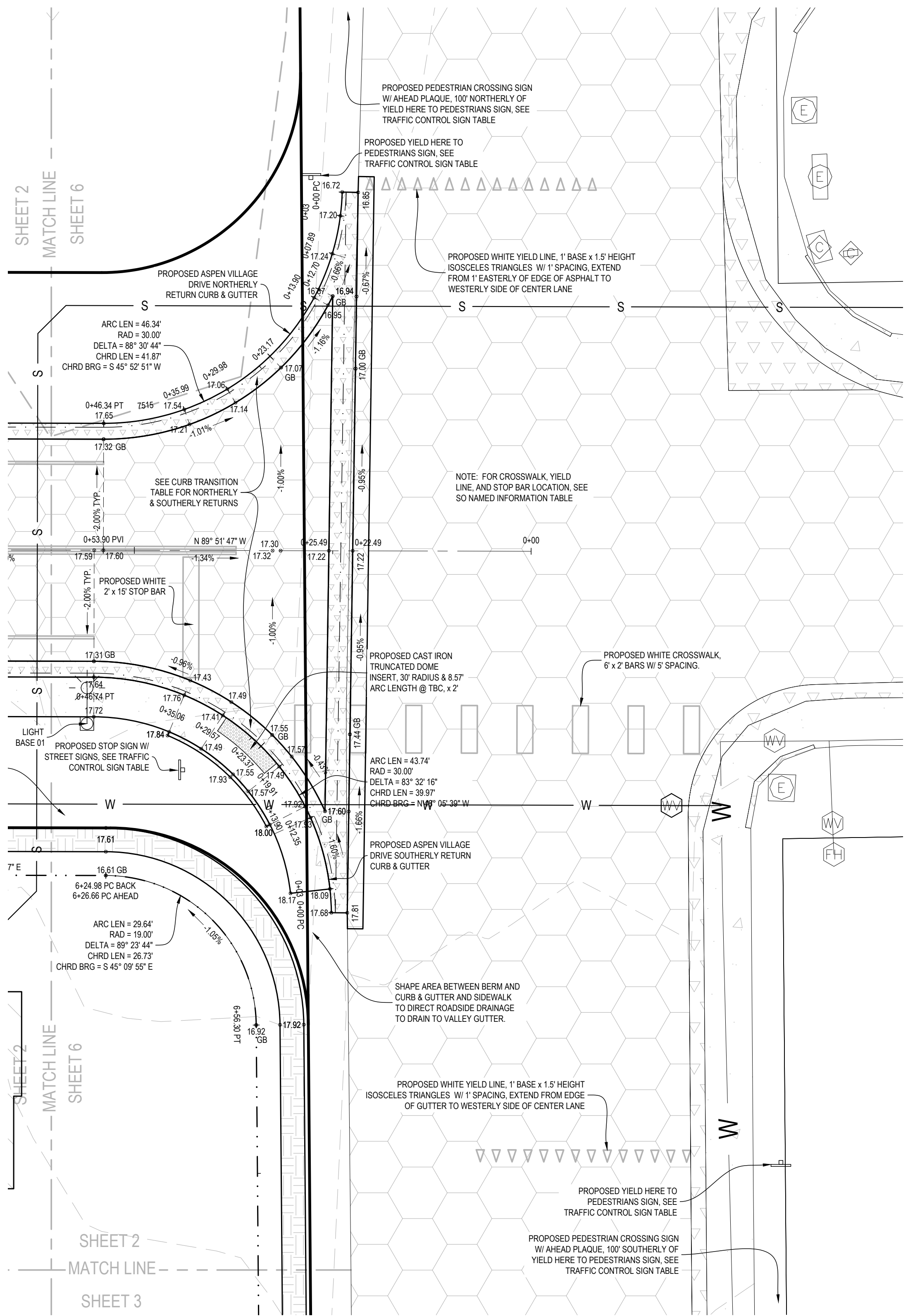
Sincerely,

DocuSigned by:

A blue ink signature of D. Brian Miller, written in a cursive style.

3B2E3EC9944C49A...

D. Brian Miller
Chair, Tax Credit Allocation Committee
Director, Asset Management Division



CROSSWALK, YIELD LINE, AND STOP BAR INFORMATION TABLE				
STREET	DESCRIPTION		NOTES	
	YIELD LINE - NW VERTEX	EASTING		
ALPHA DRIVE	YIELD LINE - NE VERTEX	1219265.47	WHITE PAVEMENT MARKING, 1' BASE x 1.5' HEIGHT ISOCELES TRIANGLES W/ 1' SPACING	
	CROSSWALK - SWx	1219192.99	WHITE PAVEMENT MARKING, 6' x 2' BARS W/ 5' SPACING	
	CROSSWALK - SEx	1219192.87		
	YIELD LINE - SW VERTEX	1219141.44	WHITE PAVEMENT MARKING, 1' BASE x 1.5' HEIGHT ISOCELES TRIANGLES W/ 1' SPACING	
ASPEN VILLAGE DRIVE	STOP BAR - NWx	1219217.65	WHITE PAVEMENT MARKING, 2' x 15' BAR	
	STOP BAR - SWx	1219202.46		
DRIVEWAY	CROSSWALK - SWx	2544528.93		
	CROSSWALK - SEx	1219244.62	WHITE PAVEMENT MARKING, 7' x 2' BARS W/ 5' SPACING	

PAVEMENT MARKING NOTES:	ASPEN VILLAGE DRIVE SHALL HAVE A PAINTED CENTERLINE, CONSISTING OF TWO 4 INCH YELLOW LINES SEPARATED BY A 4 INCH GAP (MIN.). THE CENTERLINE MARKING SHALL BE BROKEN ONLY AT CROSS WALKS AND AT PUBLIC STREET INTERSECTIONS, WITH A 60 FOOT SPACE CENTERED ON THE STREET INTERSECTION
CENTERLINES	WHERE THE SPACE IS NOT DETERMINED BY CROSSWALKS
BIKE LANES	ASPEN VILLAGE DRIVE SHALL HAVE PAINTED BIKE LANES, ONE ON EACH SIDE, CONSISTING OF 4' WHITE LINES, EACH BEING 3' FROM AND PARALLEL TO THE LIP OF GUTTER. BIKE LANES SHALL BEGIN AT THE END OF THE RETURNS AT THE INTERSECTION WITH ALPHA DRIVE AND CONTINUE WESTERLY UNINTERRUPTED TO THE END OF ASPHALT AS CONSTRUCTED AS PART OF THIS PROJECT.
CROSSWALKS	WHITE CROSSWALKS SHALL BE MARKED IN THE LOCATIONS AND WITH THE DIMENSIONS AND SPACING AS INDICATED ON THE PLAN OR AS DIRECTED BY THE ENGINEER IN THE FIELD.
YIELD LINES	YIELD LINES SHALL BE WHITE 1' BASE x 1.5' HEIGHT ISOCELES TRIANGLES WITH 1' SPACING, LOCATED AS INDICATED IN THE TABLE ABOVE.
STOP BARS	WHITE STOP BARS SHALL BE MARKED IN THE LOCATIONS AND WITH THE DIMENSIONS AS INDICATED ON THE PLAN OR AS DIRECTED BY THE ENGINEER IN THE FIELD.
PARKING SPACES	4 INCH WIDE WHITE PARKING SPACE DELINEATORS SHALL BE MARKED IN THE LOCATIONS AS INDICATED ON THE PLAN OR AS DIRECTED BY THE ENGINEER IN THE FIELD. PERPENDICULAR PARKING SPACE DELINEATORS SHALL BE 18 FEET LONG BEGINNING AT THE FACE OF CURB. PARALLEL PARKING SPACE DELINEATORS SHALL BE 8 FEET LONG BEGINNING AT THE FACE OF CURB. ADA PARKING SPACES SHALL HAVE ACCESSIBILITY PARKING SPACE SYMBOL PER THE MUTCD. ADA ACCESS AISLES SHALL HAVE 4' WIDE WHITE LINES AT 45° WITH 1.67 SPACING (2' CENTER TO CENTER) OR AS INDICATED IN THE MUTCD.

ABBREVIATION	DEFINITION
1. ABC	AGGREGATE BASE COURSE
2. ADA	AMERICANS WITH DISABILITIES ACT
3. AH	AHEAD
4. AP	ANGLE POINT
5. ASPH.	ASPHALT
6. OR APPRX.	APPROXIMATE
7. AVG	AVERAGE
8. BFE	BASE FLOOD ELEVATION
9. BLDG	BUILDING
10. BLK	BACK OF SIDEWALK
11. BK	BACK
12. BNDRY.	BOUNDARY
13. BRG	BEARING
14. BSW	BACK OF SIDEWALK
15. CATV	CABLE TELEVISION
16. CHRD	CHORD
17. CL	CENTERLINE
18. CL	CLASS
19. CMP	CORRUGATED METAL PIPE
20. CMU	CONCRETE MASONRY UNIT
21. CONC.	CONCRETE
22. CONN.	CONNECT OR CONNECTION
23. CONST.	CONSTRUCT
24. COR.	CORNER
25. CP	CONTROL POINT
26. CMP	CORRUGATED METAL (STEEL) PIPE
27. DIST.	DISTANCE
28. D.N.E.	DOES NOT EXIST
29. DIS	DOWNSTREAM
30. DWH	DRIVEWAY HEIGHT CURB
31. E	EAST
32. EL. OR ELEV.	ELEVATION
33. ELEC.	ELECTRIC
34. EQ	EQUAL
35. EX. OR EXIST.	EXISTING
36. FFE	FINISHED FLOOR ELEVATION
37. FG	FINISHED GRADE
38. FH	FIRE HYDRANT OR FULL HEIGHT
39. FL	FLOWING
40. FNC	FENCE
41. FO	FIBER OPTIC
42. FR	FEET
43. FT	FEET
44. GB	GRADE BREAK
45. GND.	GROUND
46. GRC	GALVANIZED RIGID CONDUIT
47. GTR	GUTTER
48. HMA	HOT MIX ASPHALT
49. HP	HIGH POINT
50. HT	HEIGHT
51. HZ	HORIZONTAL
52. IN.	INCHES
53. INV.	INVERT
54. LBS.	POUNDS
55. LEN	LENGTH
56. LF	LINEAR FEET
57. LOC.	LOCATION
58. LP	LOW POINT
59. LT	LEFT
60. MAX	MAXIMUM
61. MH	MANHOLE
62. MN	MINIMUM
63. MTR	METER
64. N	NORTH
65. # OR NO.	NUMBER
66. O.C.	ON CENTER
67. O.C.E.W.	ON CENTER EACH WAY
68. PC	POINT OF CURVATURE
69. PCC	POINT OF COMPOUND CURVATURE
70. PI	POINT OF INTERSECTION
71. PKNG	PARKING
72. P.L.S.	POUNDS PURE LIME SEED OR PROFESSIONAL LAND SURVEYOR
73. PKT.	POINT
74. PRC	POINT OF REVERSE CURVATURE
75. PROP.	PROPOSED OR PROPERTY
76. PRVC	POINT OF REVERSE VERTICAL CURVATURE
77. PT	POINT OF TANGENCY
78. PVC	POLYVINYL CHLORIDE OR POINT OF VERTICAL CURVATURE
79. PVT	POINT OF VERTICAL TANGENCY
80. RAD	RADIUS
81. REF.	REFERENCE
82. REQD.	REQUIRED
83. RP	RADIUS POINT
84. RNV.	REMOVE
85. R.O.W.	RIGHT OF WAY
86. RT.	RIGHT
87. S.	SOUTH
88. SAN	SANITARY
89. SP	SPACE OR SPACING
90. SVC. OR SRVC.	SERVICE
91. SWR	SEWER
92. STA	STATION
93. STD.	STANDARD
94. STRUC.	STRUCTURE
95. TBC	TO BACK CURB
96. TV	TELEVISION
97. TELE	TELEPHONE
98. TP	TEMPORARY POINT
99. TRANS.	TRANSITION
100. TW	TOP WALL
101. TYP	TYPICAL
102. US	UNDERGROUND
103. VLV.	VALVE
104. VLY.	VALLEY
105. VT.	VERTICAL
106. W.	WEST
107. W/	WITH
108. WTR.	WATER
109. W.W.M.	WELDED WIRE MESH
110. X	CORNER
111. X-ING	CROSSING
112. X-SEC.	CROSS SECTION

GENERAL AND SITE NOTES

- NO EXCAVATION OR WORK SHALL BEGIN UNTIL THE CONTRACTOR HAS OBTAINED, AT HIS EXPENSE, ANY PERMITS REQUIRED TO PERFORM THE PROPOSED WORK.
- ALL SITEWORK CONSTRUCTION SHALL BE COMPLETED IN CONFORMANCE WITH THE DOCUMENT ENTITLED "GENERATION HOUSING PARTNERS MULTI-FAMILY PROJECT, PAGOOSA SPRINGS CO. SITEWORK SPECIFICATIONS" OR OTHER APPLICABLE SPECIFICATIONS PROVIDED BY THE PROJECT. QUALITY ASSURANCE TESTING DOCUMENTATION IS REQUIRED FOR PUBLIC PORTIONS OF THE PROJECT FOR COMPACTION, AGGREGATES, HOT MIX ASPHALT (HMA) AND CONCRETE, AND RECOMMENDED FOR PRIVATE PORTIONS OF THE PROJECT.
- A PROJECT SPECIFIC GEOTECHNICAL ENGINEERING STUDY WAS PREPARED BY TRAUTNER GEOTECH, DATED JANUARY 26, 2024.
- THE CONTRACTOR SHALL KEEP ALL OPERATIONS WITHIN THE PROJECT LIMITS AS ESTABLISHED BY THE OWNER. THE CONTRACTOR SHALL KEEP EQUIPMENT AND MATERIALS WITHIN THESE LIMITS AND CLEAR OF THE PUBLIC ROADWAYS. CONSTRUCTION ACTIVITIES, STAGING, PARKING, OR OFF-SITE DISPOSAL SHALL NOT ENDOURCH UPON PRIVATE OR PUBLIC LANDS WITHOUT WRITTEN APPROVAL FROM THE PROPERTY OWNER OR LAND MANAGEMENT AGENCY.
- THE AREA OF DISTURBANCE FOR THE SUBJECT PROJECT IS SUCH THAT THE CONTRACTOR WILL BE REQUIRED TO OBTAIN A STORMWATER DISCHARGE PERMIT FROM THE STATE OF COLORADO. THE CONTRACTOR SHALL MAINTAIN DRAINAGE DURING CONSTRUCTION IN ACCORDANCE WITH THE STORMWATER MANAGEMENT PLAN OR AS DIRECTED BY THE ENGINEER. ANY NETWORK OF MATERIALS DUE TO LACK OF THIS MAINTENANCE SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- IF ANY SIDEWALKS AND/OR CONCRETE SLABS ARE TO CONTAIN HEB TUBING, THE CONCRETE SHALL BE A MINIMUM OF 5 INCHES THICK.
- PROPER ARRANGEMENTS AND NOTIFICATIONS SHALL BE MADE PRIOR TO ANY BLASTING ACTIVITIES, AND WORK SHALL BE PERFORMED BY A COMPETENT AND EXPERIENCED BLASTER.
- THE PHYSICAL FEATURES WITHIN THE LIMITS OF THE PROJECT HAVE BEEN SHOWN BASED ON THE BEST AVAILABLE INFORMATION AT THE TIME OF DESIGN. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL FEATURES PRIOR TO BEGINNING ANY WORK.
- ALL SURVEY CONTROL ELEVATIONS, EXISTING AND PLAN TIE-IN ELEVATIONS SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. SHOULD ANY QUESTIONS/ARISE OR ANY DISCREPANCIES BE NOTED IN THE PLANS, THE ENGINEER SHOULD BE CONSULTED PRIOR TO CONSTRUCTION OF THE AFFECTED ITEMS.
- THE CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTS FROM DAMAGE DURING CONSTRUCTION OPERATIONS. ANY MONUMENTS DISTURBED BY THE CONTRACTOR SHALL BE RESET AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR AND THE ENGINEER SHALL NOTE THESE MONUMENTS IN THE FIELD PRIOR TO CONSTRUCTION.
- ANY DAMAGE TO PUBLIC ROADWAYS SHALL BE REPAIRED IMMEDIATELY AND PRIOR TO CONTINUING OPERATIONS. DUST SHALL BE PROPERLY CONTROLLED, AND ANY MUD OR OTHER MATERIAL TRACKED OR OTHERWISE DEPOSITED ON THE ROADWAY SHALL BE REMOVED DAILY OR AS ORDERED BY THE ENGINEER.
- ANY PAVEMENT, CURB & GUTTER, OR SIDEWALK MATERIAL THAT IS DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATIONS, AND IS NOT DESIGNATED FOR REMOVAL, SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FENCING, FLAGGERS, OR OTHER DEVICES NECESSARY TO MAINTAIN A SAFE SITE IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL GUIDELINES AND STANDARDS. TRAFFIC SIGNS MAY BE REMOVED FOR THE CONVENIENCE OF THE CONTRACTOR, BUT AT NO TIME SHALL AN INTERSECTION BE LEFT IN AN UNSAFE CONFIGURATION. TEMPORARY STOP SIGNS, ETC. SHALL BE INSTALLED BY THE CONTRACTOR WHEN SUCH SIGNS ARE TO BE REMOVED FOR ANY EXTENDED PERIOD OF TIME. ANY EXISTING SIGNS DAMAGED BY THE CONTRACTOR SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- THE ELEVATION BASE FOR THE PROJECT IS ASSUMED. ADD 7500 FEET TO SPOT ELEVATIONS TO MATCH SURVEY ELEVATION DATUM.
- SMALL DISCREPANCIES MAY EXIST BETWEEN STATIONING AND LINE & CURVE TABLES AND INFORMATION TABLES DUE TO ROUNDING.
- DURING CONSTRUCTION, EMPLOYEES OF DAVIS ENGINEERING, TOWN OF PAGOOSA SPRINGS AND OTHER APPROPRIATE JURISDICTIONAL BODIES SHALL HAVE ACCESS TO THE SITE, AT THEIR OWN RISK.

STORM DRAINAGE INFORMATION TABLE									
CATCH BASINS									
STRUCTURE	TYPE AND/OR SIZE (OUTSIDE DIMENSIONS)	CONC. BOX INV. ELEV.	TOP CONC. BOX ELEV.	FRAME & GRATE	PIPE PENETRATION INFORMATION			LOCATION	COORDINATES
					SIDE OF BOX	PIPE SIZE	PIPE INV. EL.		
CATCH BASIN 1-1	4.33' x 3.50'	7513.43	7516.93	CASTINGS INC. IFG16C10	WESTERLY (D/S)	18"	7513.43	NWx	1219243.39 2544533.73
CATCH BASIN 1-2	4.33' x 3.50'	7513.77	7516.77	CASTINGS INC. IFG16C10	EASTERLY (U/S)	18"	7513.43	SWx	1219241.14 2544532.90
CATCH BASIN 2-1	4.33' x 3.50'	7514.29	7517.54	CASTINGS INC. IFG16C10	WESTERLY (D/S)	18"	7513.77	NEX	1219231.69 2544536.36
CATCH BASIN 2-2	4.33' x 3.00'	7514.79	7517.54	CASTINGS INC. IFG16C10	SOUTHERLY (U/S)	18"	7513.77	SEx	1219227.94 2544557.18
CATCH BASIN 2-3	4.33' x 3.50'	7516.66	7519.91	CASTINGS INC. IFG16C10	NORTHERLY (D/S)	18"	7514.29	NEX	1219149.14 2544514.92
CATCH BASIN 3-1	4.33' x 3.50'	7516.68	7519.93	CASTINGS INC. IFG16C10	SOUTHERLY (U/S)	18"	7514.29	NWx	1219144.80 2544514.92
CATCH BASIN 4-1	CDOT TYPE C (MODIFIED) 3.92' x 3.92'	7508.75	7512.00	TYPE C CLOSE MESH	NORTHERLY (D/S)	18"	7514.79	NEX	1219038.99 2544462.33

PIPES									
STRUCTURE	LOCATION	PIPE LENGTH @ CL	PIPE DIAMETER	PIPE MATERIAL	PIPE GRADE	PIPE DIS INV. ELEV.	PIPE US INV. ELEV.	NOTES	
PIPE 1-1a	LAT. 1 - STA. 0+02.75 - 0+22.75	20 L.F.	18"	ADS N-12 HDPE	0.50%	7512.08	7512.18	END SECTION ON DIS END	
PIPE 1-1b	LAT. 1 - STA. 0+22.75 - 2+72.75	250 L.F.	18"	SDR 35 PVC	0.50%	7512.08	7513.43		
PIPE 1-2	LAT. 1 - STA. 2+72.75 - 2+97.74	22.49 L.F.	18"	SDR 35 PVC	1.51%	7513.43	7513.77	END SECTION ON US END	
PIPE 1-3	LAT. 1 - STA. 3+02.24 - 3+26.24	24.40 L.F.	12"	ADS N-12 HDPE	2.52%	7515.47	7515.77		
PIPE 2-1	LAT. 2 - STA. 0+1.67 - 0+92.90	91.24 L.F.	18"	SDR 35 PVC	0.57%	7513.77	7514.29		
PIPE 2-2	LAT. 2 - STA. 0+96.24 - 2+07.34	111.11 L.F.	18"	SDR 35 PVC	0.45%	7514.29	7514.79		
PIPE 2-3	LAT. 2 - STA. 2+10.01 - 2+87.52	77.51 L.F.	18"	SDR 35 PVC	2.41%	7514.79	7516.66		
PIPE 3-1a	LAT. 3 - STA. 0+01.92 - 0+21.92	20 L.F.	12"	ADS N-12 HDPE	1.56%	7514.26	7514.57	END SECTION ON DIS END	
PIPE 3-1b	LAT. 3 - STA. 0+21.92 - 1+56.92	135 L.F.	12"	SDR 35 PVC	1.56%	7514.57	7516.68		
PIPE 4-1	DETENTION POND OUTLET PIPE	21 L.F.	18"	CMP	3.14%	7508.09	7508.75	END SECTION ON DIS END	

- STORM DRAINAGE STRUCTURE NOTES:
- FOR CDOT TYPE C INLET, SEE CDOT STANDARD PLANS, M & S STANDARDS, STANDARD PLAN NO. M-604-10. FOR ALL OTHER CATCH BASINS, SEE CATCH BASIN DETAILS INCLUDED IN THIS PLAN SET.
 - NO INTERSECTIONS SHALL BE LEFT UNFINISHED OR IN AN UNSAFE CONDITION AT ANY TIME.
 - DUE TO THE SHARP ANGLES CREATED BETWEEN SOME CATCH BASINS AND PIPES, SOME CATCH BASINS MAY NEED TO BE CAST IN PLACE.
 - CATCH BASIN SHALL BE SEALED WITH NON-SHRINK GROUT AROUND ALL PIPE PENETRATIONS, LIFTER HOLES AND OTHER IMPERFECTIONS, AS NECESSARY, TO ELIMINATE PIPING POTENTIAL AROUND THE EXTERIOR OF THE STRUCTURE.
 - PIPE LENGTHS ARE MEASURED AT THE CENTERLINE OF THE PIPE FROM THE INSIDE OF THE CATCH BASIN AND/OR TO THE DAYLIGHT END, AS APPROPRIATE. BECAUSE OF THE ANGLES THE PIPES EXIT AND ENTER THE CATCH BASINS, ADDITIONAL PIPE LENGTH WILL BE REQUIRED IN SOME CASES. END SECTIONS ARE NOT INCLUDED IN PIPE LENGTH.
 - THE ENTIRE LENGTHS OF PIPES 1-1 AND 3-1 CAN BE ADS N-12 HDPE IF THERE IS NOT A SIGNIFICANT COST DIFFERENCE BETWEEN ADS N-14 AND SDR 35 PVC.
 - ALL END SECTIONS ARE METAL.

TRAFFIC CONTROL SIGN TABLE									
STREET	NORTHING	EASTING	R.O.W. SIDE	SIGN	DESCRIPTION	SIZE	NOTES		
ALPHA DRIVE	1219365.49	2544750.06	WESTERLY	W 11-2	PEDESTRIAN CROSSING	30" x 30"	INSTALL NEW "PEDESTRIAN CROSSING" SIGN ON NEW POST		
	1219365.49	2544750.06	WESTERLY	W 16-3P	AHEAD	24" x 12"	INSTALL NEW "AHEAD" PLAQUE ON SAME POST AS PEDESTRIAN CROSSING SIGN		
	1219365.49	2544749.70	WESTERLY	R 1-5	YIELD HERE TO PEDESTRIANS	36" x 36"	INSTALL NEW "YIELD HERE TO PEDESTRIANS" SIGN ON NEW POST		
	1219141.35	2544808.93	EASTERLY	R 1-5	YIELD HERE TO PEDESTRIANS	36" x 36"	INSTALL NEW "YIELD HERE TO PEDESTRIANS" SIGN ON NEW POST		
ASPEN VILLAGE DRIVE	1219041.34	2544809.96	EASTERLY	W 11-2	PEDESTRIAN CROSSING	30" x 30"	INSTALL NEW "PEDESTRIAN CROSSING" SIGN ON NEW POST		
	1219041.34	2544809.96	EASTERLY	W 16-3P	AHEAD	24" x 12"	INSTALL NEW "AHEAD" PLAQUE ON SAME POST AS PEDESTRIAN CROSSING SIGN		
	1219190.83	2544733.53	SOUTHERLY	R 1-1	STOP	30" x 30"	INSTALL NEW STOP SIGN ON NEW POST		
	1219190.83	2544733.53	SOUTHERLY	STREET NAME SIGN	Alpha Dr.	24" x 6"	BLUE SIGN W/ WHITE BORDER, 4" WHITE LETTERING, INSTALL ON TOP OF NEW STOP SIGN POST		
DRIVEWAY	1219237.08	2544569.58	EASTERLY	R 1-1	STOP	30" x 30"	BLUE SIGN W/ WHITE BORDER, 4" WHITE LETTERING, INSTALL ON TOP OF NEW STOP SIGN POST		

- TRAFFIC CONTROL SIGN NOTES:
- THE TOWN OF PAGOOSA SPRINGS SHALL BE CONTACTED FOR GUIDANCE ON STREET NAME SIGNS AS THEY HAVE A CUSTOM SIGN WITH A MOUNTAIN SILHOUETTE ON THE TOP SIGN.
 - NO INTERSECTIONS SHALL BE LEFT UNFINISHED OR IN AN UNSAFE CONDITION AT ANY TIME.
 - EXISTING SIGNS WHICH ARE TO REMAIN WHICH ARE REMOVED FOR REASON OF CONSTRUCTION SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
 - THERE SHALL BE A MINIMUM OF 2' HORIZONTAL CLEARANCE FROM THE EDGE OF THE ROAD SHOULDER OR SIDEWALK TO THE EDGE OF ANY SIGN.
 - FOR SIGNS ADJACENT TO A VERTICAL CLEARANCE FROM THE EDGE OF THE PATH TO THE BOTTOM OF THE LOWEST SIGN.
 - FOR ANY SIGN ADJACENT TO A PEDESTRIAN PATH OR SIDEWALK, THERE SHALL BE A MINIMUM OF 5' VERTICAL CLEARANCE FROM THE EDGE OF THE PATH OR SIDEWALK TO THE BOTTOM OF THE LOWEST SIGN.
 - FOR ANY SIGN NOT ADJACENT TO A MULTI-USE OR PEDESTRIAN PATH OR SIDEWALK, THERE SHALL BE A MINIMUM OF 5' VERTICAL CLEARANCE FROM THE EDGE OF THE ROAD SHOULDER TO THE BOTTOM OF THE LOWEST SIGN.

UTILITY GENERAL NOTES

- THE EXISTING UTILITIES SHOWN ON THE PLANS ARE PLOTTED FROM THE BEST AVAILABLE INFORMATION AND ARE A COMBINATION OF SURFACE EVIDENCE, UTILITY LOCATES AND UTILITY COMPANY CONSULTATIONS. THE INFORMATION SHOWN ON THESE PLANS CONCERNING TYPE AND LOCATION OF UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. SOME UTILITIES MAY HAVE BEEN ADDED OR RELOCATED PRIOR TO CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL LOCATIONS OF EXISTING STRUCTURES AND UTILITIES SHOWN ON THE DRAWINGS AND ASCERTAIN WHETHER ANY OTHER STRUCTURE AND UTILITIES MAY EXIST. EVERY REASONABLE MEANS SHALL BE USED, INCLUDING FIELD LOCATION OF THE UTILITY USING WHATEVER APPROPRIATE SIZE AND LOCATION, AS DETERMINED BY PREVIOUSLY MENTIONED PAWSO TECHNICAL SPECIFICATIONS.
- THE CONTRACTOR SHALL NOTIFY ALL AFFECTED UTILITIES AT LEAST TWO (2) BUSINESS DAYS, NOT INCLUDING THE ACTUAL DAY OF NOTICE, PRIOR TO COMMENCING SUCH OPERATIONS. THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) AT 811 OR 1-800-922-1987, TO HAVE LOCATIONS OF UNCC REGISTERED LINES MARKED BY MEMBER COMPANIES. ALL OTHER UNDERGROUND FACILITIES SHALL BE LOCATED BY CONTACTING THE RESPECTIVE OWNER. UTILITY SERVICE LATERALS SHALL ALSO BE LOCATED PRIOR TO BEGINNING EXCAVATION OR GRADING.
- THE CONTRACTOR SHALL VERIFY AND DOCUMENT THE CONDITION OF EXISTING UTILITIES (VISIBLE FACILITIES) WITH THE ENGINEER AND REPRESENTATIVES FROM THE UTILITY COMPANIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- THE CONTRACTOR SHALL FULLY COORDINATE UTILITY WORK WITH THE AFFECTED UTILITY PROVIDER AS APPROPRIATE.
- ALL WATER INFRASTRUCTURE SHALL BE CONSTRUCTED IN CONFORMANCE WITH PAGOOSA AREA WATER AND SANITATION DISTRICT (PAWSO) TECHNICAL SPECIFICATIONS AND DETAILS IN EFFECT AT THE TIME WORK IS INITIATED. THE CONTRACTOR SHALL HAVE A COPY OF THE PAWSO TECHNICAL SPECIFICATIONS & DETAILS ON SITE DURING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY PAWSO FOR INSPECTION OF INFRASTRUCTURE TO BE OWNED BY PAWSO INCLUDING TRENCH EXCAVATION, BEDDING MATERIAL, INSTALLATION, PIPE AND TRACER WIRE INSTALLATION, BACKFILL, PRESSURE TESTING, AND DISINFECTION & BACT TESTING. ALL SIGNIFICANT BENDS SHOWN FOR RIGID WATER PIPE SHALL BE ACCOMPLISHED WITH STANDARD FITTINGS, OR A COMBINATION OF STANDARD FITTINGS. SMALL VARIANCES FROM STANDARD FITTING ANGLES SHALL BE TAKEN UP IN PIPE AND JOINT DEFLECTION, OR CURVED SECTIONS OF PIPE, AS ALLOWED BY THE MANUFACTURER. CONCRETE THURST BLOKS SHALL BE CONSTRUCTED OF APPROPRIATE SIZE AND LOCATION, AS DETERMINED BY PREVIOUSLY MENTIONED PAWSO TECHNICAL SPECIFICATIONS.
- ALL SEWER INFRASTRUCTURE SHALL BE CONSTRUCTED IN CONFORMANCE WITH PAGOOSA AREA WATER AND SANITATION DISTRICT (PAWSO) TECHNICAL SPECIFICATIONS AND DETAILS IN EFFECT AT THE TIME WORK IS INITIATED.
- FIRE HYDRANTS WILL BE INSTALLED FOR FIRE PROTECTION FOR THIS PROJECT IN THE GENERAL VICINITY AS SHOWN ON THE PLAN, AS DIRECTED BY THE ENGINEER IN THE FIELD, OR AS DIRECTED BY THE PAGOOSA FIRE PROTECTION DISTRICT (PPD). MATERIALS AND INSTALLATION SHALL BE AS REQUIRED BY PAWSO, PFPD, AND STATE STANDARDS.
- DAVIS ENGINEERING SERVICE, INC. (DES) ATTENDED MEETINGS WITH THE DEVELOPER AND PAGOOSA AREA WATER & SANITATION DISTRICT DURING DESIGN. DES ATTENDED NO MEETINGS NOR WERE PROVIDED INFORMATION DURING DESIGN FOR ANY OTHER UTILITIES, INCLUDING BLACK HILLS ENERGY (GAS), LA PLATA ELECTRIC ASSOCIATION (ELECTRIC), OR ANY COMMUNICATIONS PROVIDER (TELEPHONE, TV, INTERNET, ETC.). UTILITIES OTHER THAN WATER AND SEWER (DRY UTILITIES) ARE DESIGNED BY THE RESPECTIVE UTILITY COMPANIES, AND ANY DISPOSITION OF THOSE UTILITIES ON THE CIVIL PLAN ARE SCHEMATIC IN NATURE, AND MAY DIFFER FROM PLANS PROVIDED BY THE UTILITY COMPANIES. DESIGNS FOR DRY UTILITIES SHALL BE COORDINATED WITH THE CIVIL ENGINEER TO AVOID OR RESOLVE CONFLICTS PRIOR TO CONSTRUCTION.
- DURING CONSTRUCTION, MEMBERS OF DAVIS ENGINEERING SERVICE, TOWN OF PAGOOSA SPRINGS, UTILITY COMPANIES AND OTHER PERTINENT JURISDICTIONAL BODIES SHALL HAVE ACCESS TO THE SITE, AT THEIR OWN RISK.

REFERENCE LINE BEGINNING STATION COORDINATE TABLE		
DESCRIPTION	NORTHING	EASTING
ASPEN VILLAGE DRIVE 0+00	1219218.38	2544777.45
DRIVEWAY 1 - 0+00	1219275.96	2544667.32
DRIVEWAY 2 - 0+27	1219205.51	2544741.79
DRIVEWAY 3 - 0+00	1219205.51	2544333.79
DRWAY / PKNG CURB & GUTTER - 0+00	1219236.63	2544595.93
ASPEN VILL. DR. NLY RETURN C & G - 0+00	1219263.86	2544753.64
ASPEN VILL. DR. SLY RETURN C & G - 0+00	1219172.83	2544752.28
DRAINAGE SWALE 1 - 1+14.28	1219226.98	2544237.84
DRAINAGE SWALE 2 - 4+64.07	1219211.40	2544589.68
DRAINAGE SWALE 3 - 0+00	1219127.96	2544158.97
DRAINAGE SWALE 4 - 0+00	1219167.21	2544180.25
STORM DRAIN 1 - 0+00	1219243.17	2544261.03
STORM DRAIN 2 - 0+00	1219230.69	2544536.75
STORM DRAIN 3 - 0+00	1219153.78	2544266.33
DET. POND OUTLET PIPE - 0+00	1219183.26	2544140.14
SIDEWALK 1 - 0+00	1219230.39	2544598.51
SIDEWALK 2 - 0+00	1219306.51	2544544.79
SIDEWALK 3 - 0+00	1219306.51	2544465.79
SIDEWALK 4 - 0+00	1219306.51	2544379.79
WATER MAIN - 0+00	1219186.33	2544801.41
FIRE PROTECTION WATER LAL. 1 - 0+00	1219236.56	2545373.89
FIRE PROTECTION WATER LAL. 2 - 0+00	1219307.37	2545224.19
POTABLE WATER LATERAL 1 - 0+00	1219236.52	2545371.88
POTABLE WATER LATERAL 2 - 0+00	1219236.52	2545458.78
GRAVITY SEWER LATERAL 1 - 0+00	1219228.89	2545512.17
GRAVITY SEWER LATERAL 2 - 0+00	1219228.89	2545512.17
SEWER FORCE MAIN - 0+00	1219236.17	2545517.17

Board Agenda Summary Sheet

	To	Action	Signature, Date		To	Action	Signature, Date
1	Justin Ramsey	Review		6			
2	Board	Approve		7			
3				8			
4				9			
5				10			
Name of Action Official:		Phone:		Board Meeting Date:			Priority
Aaron Burns				May 23, 2024			<input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low

Subject: Affordable Housing Surcharges

Proposed increases to the Affordable Housing Surcharges as calculated and agreed to on April 18, 2024:

	2024 CIF	2024 CIF Rev	Waived CIF EU's	Total Revenue Shortfall	New AHS
WATER	\$8,958	\$1,522,860	13	\$116,454	\$ 1.91
WASTEWATER	\$15,697	\$1,569,700	10	\$156,970	\$ 2.86