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 1 2 PAGOSA AREA WATER AND SANITATION DISTRICT 3 APRIL 18, 2024 REGULAR MEETING 4 Call to Order (0:00:35) 5 6 7 The Regular Meeting for the Pagosa Area Water and Sanitation District was called to order by Chairman Jim Smith at 5:01 p.m. 8 9 10 **Attendance (0:00:38)** 11 The following Directors were present: Jim Smith, Glenn Walsh, Bill Hudson, and Gene Tautges 12 13 (virtual). 14 In attendance from staff: Renee Lewis and Aaron Burns. 15 16 Also present: Debra Brown, Emily Lashbrooke, Jenn Ott, Jim Garrett, Candace Jones, Jodi Bunn, 17 Jim Corbett, Don Ford, Randi Pierce (virtual), Josh Pike (virtual), Bruce Stuart (virtual), and 18 19 Rosanna Dufour (virtual). 20 21 Consideration of Agenda (0:00:52) 22 A motion was made by Director Hudson and seconded by Chairman Smith to accept the agenda 23 as presented. The motion passed unanimously. 24 25 Approval of Minutes - 3/7/2024 Special Meeting and 3/14/2024 Regular Meeting (0:01:19) 26 27 A motion was made by Director Hudson and seconded by Director Walsh to approve the minutes 28 29 as presented. The motion passed unanimously. 30 Public Comment (0:02:44) 31 32 Debra Brown provided comments on the District's invoicing practices and future affordable housing 33 34 projects. Jodi Bunn and Jim Corbett provided comments on the gravel mining activity on Running Iron Ranch. 35 36 37 Consideration of Pagosa Springs Community Development Corporation Request (0:14:20) 38 Emily Lashbrooke provided an overview for two of the homes the Pagosa Springs Community 39 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 41 42 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 43 44 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. 46 47

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

48 49 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.

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

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 Age	nda Su	mmary Shee	et		
	То	Action	Signature, Da	ate	То	Action	Signa	ture, Date
1	Justin Ramsey	Review		6				
2	Board	Approve		7				
3				8				
4				9				
5				10				
Nam	e of Action Official:	Phone	e:	Board Mee	ting Date:			⊠High
Ren	ee Lewis		May 23,	2024		Priority	□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 1½ 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 10½ 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 10½ 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

2022 Comparison of Median Rental Costs to Fair Market Rent Estimates		¹ Actua Co	l Re sts	ental	² Fair Market Rent (FMR)				
Region 9		1 BDR		2 BDR	- :	1 BDR	- 2	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	Π	NA		NA	\$	907	\$	1,134	

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

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

1981 Blake Street PO Box 60 Denver, CO 80202 Denver, CO 80201

800.659.2656 tdd

www.chfainfo.com

303.297.chfa (2432) 800.877.chfa (2432) 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 DeBroy at 303-297-7386 or toll free at 800-877-2432 ext. 7386.

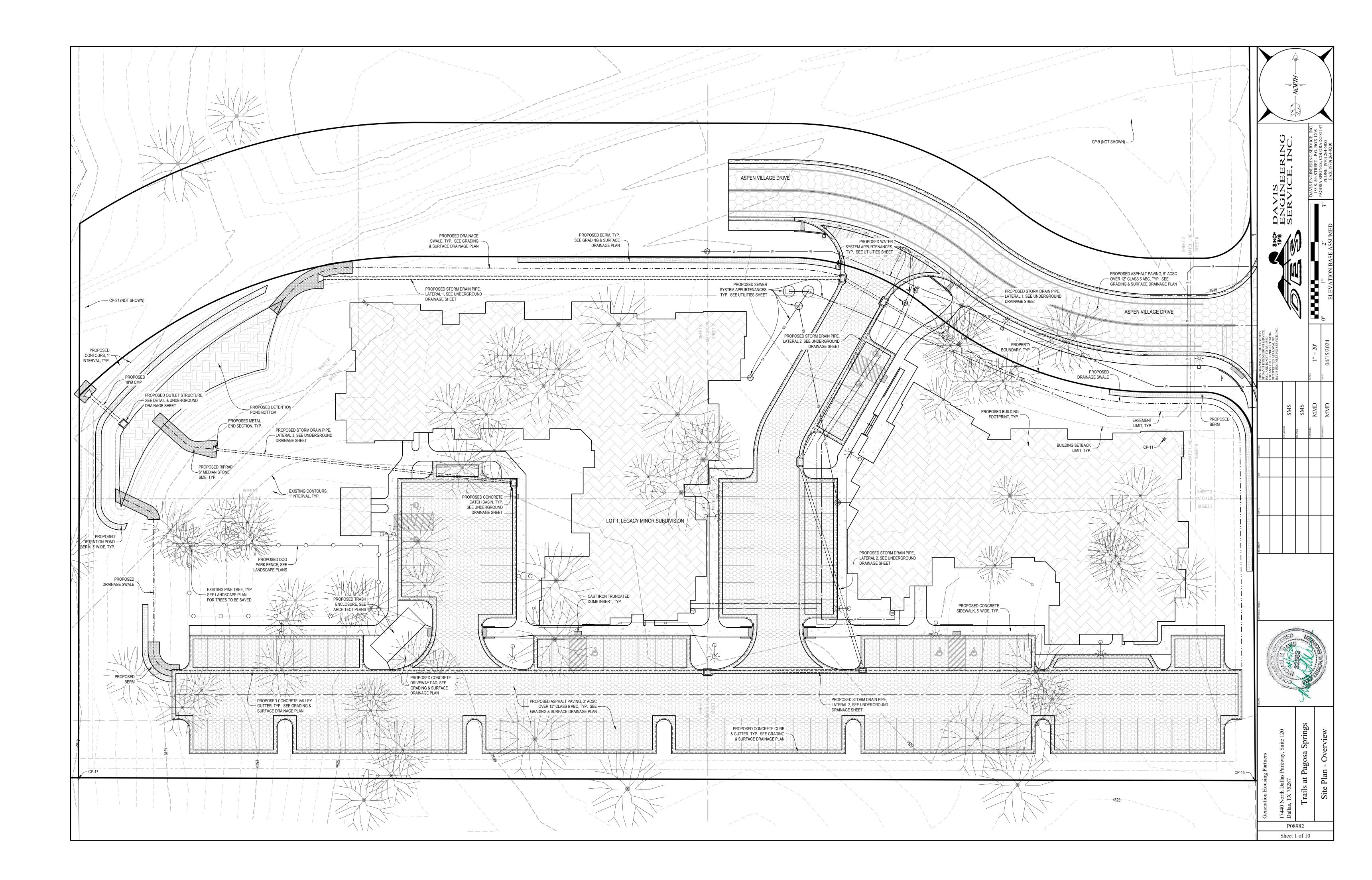
Sincerely,

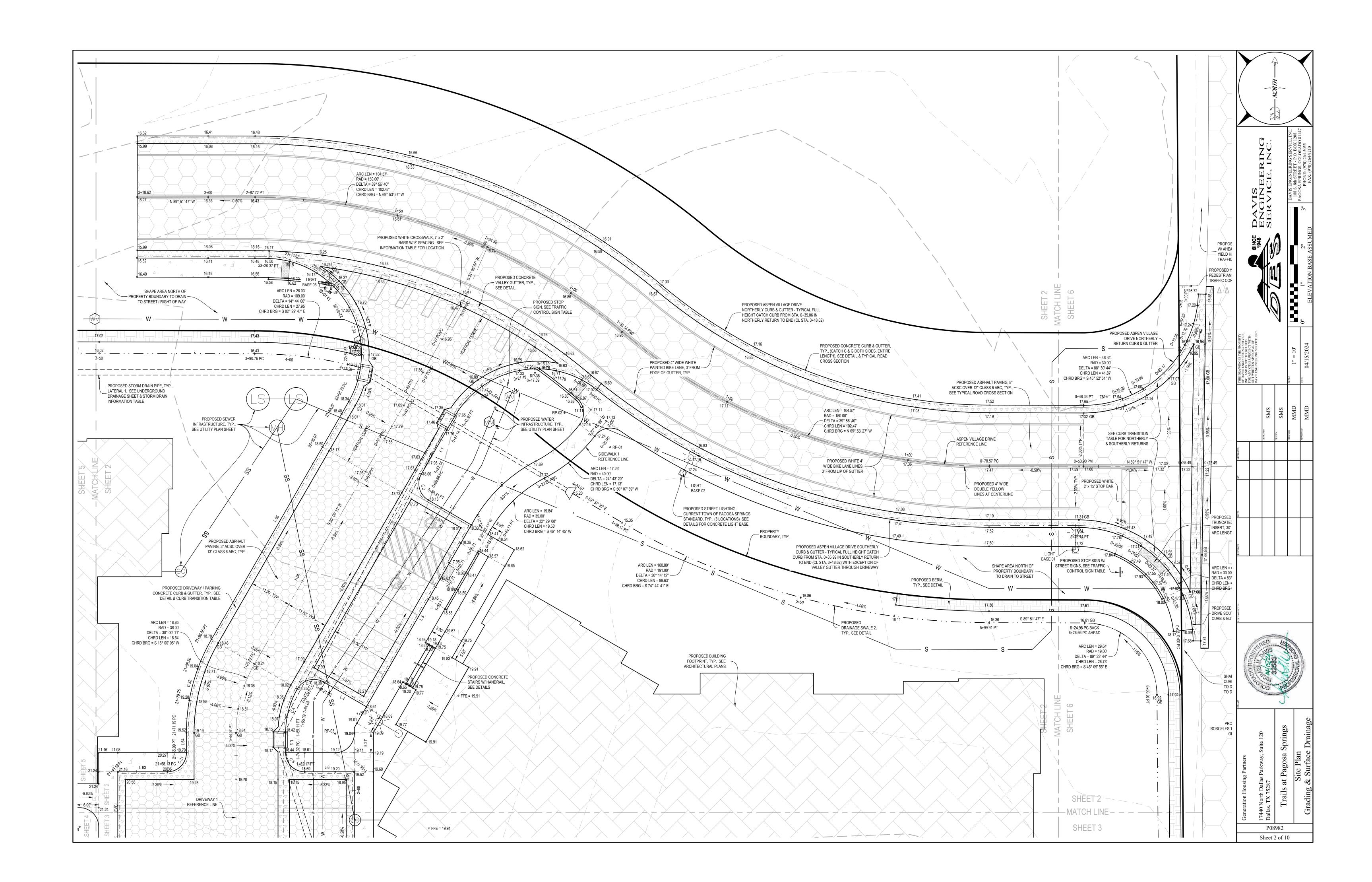
-DocuSigned by:

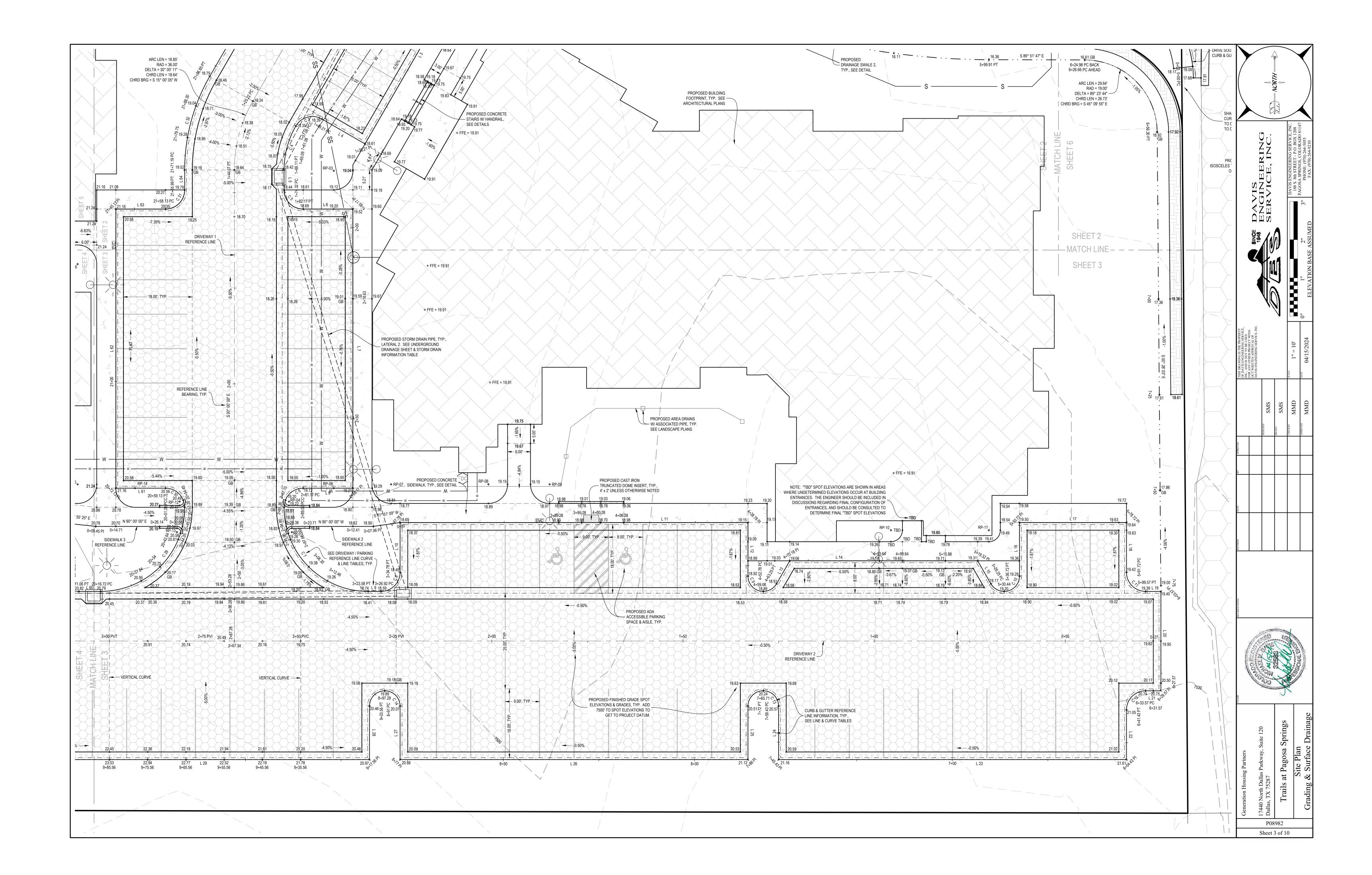
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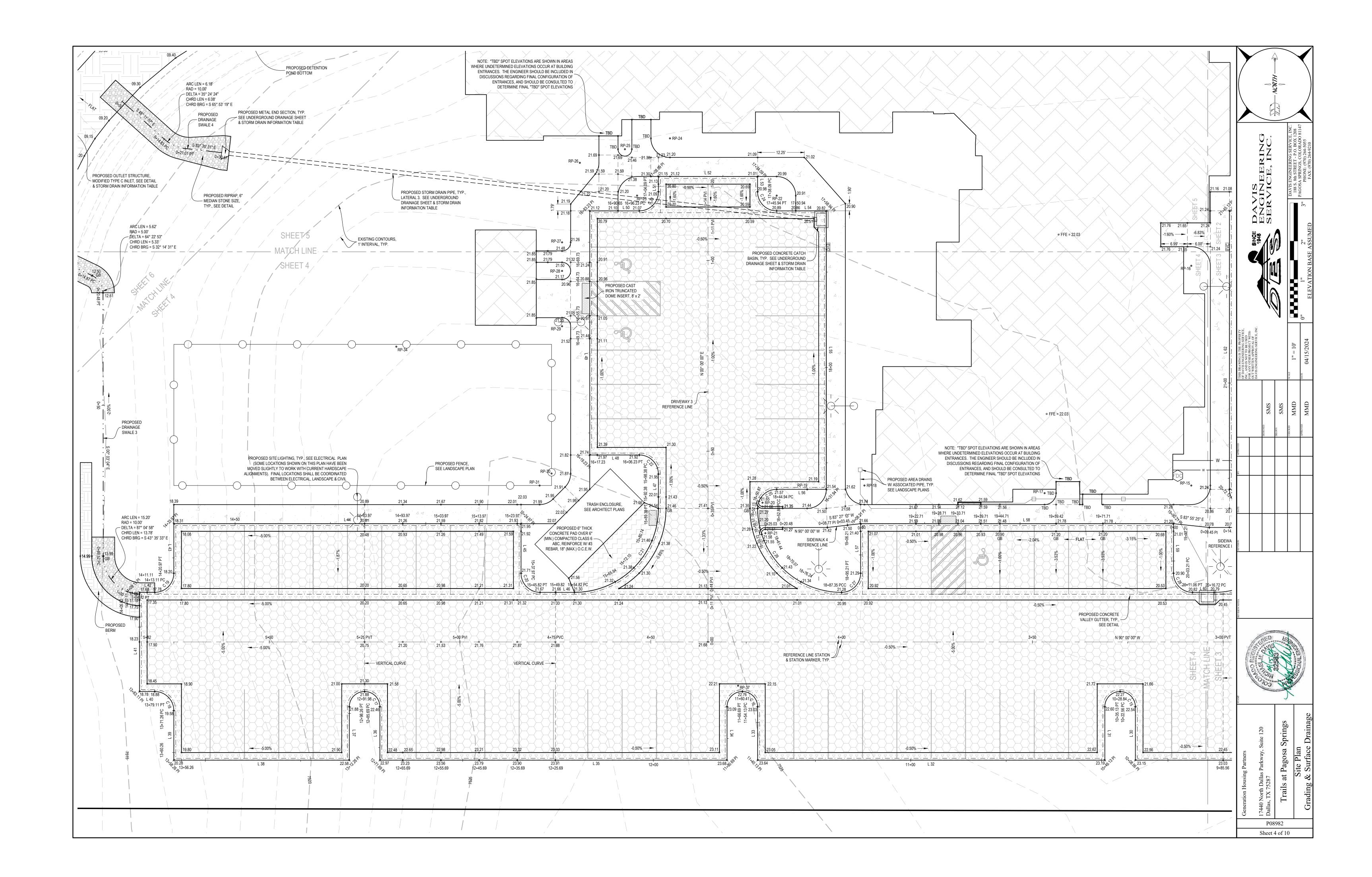
D. Brian Miller

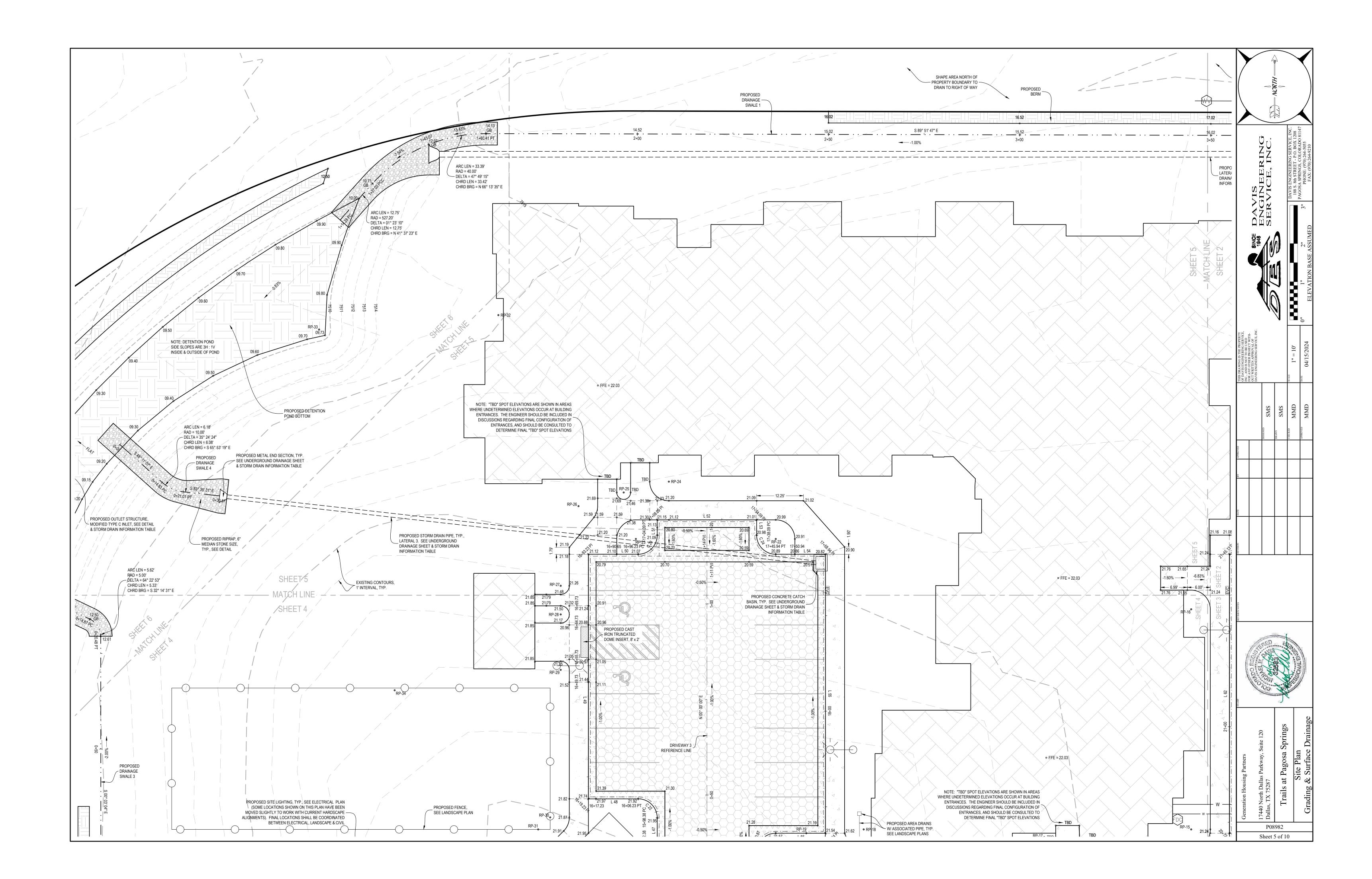
Chair, Tax Credit Allocation Committee Director, Asset Management Division

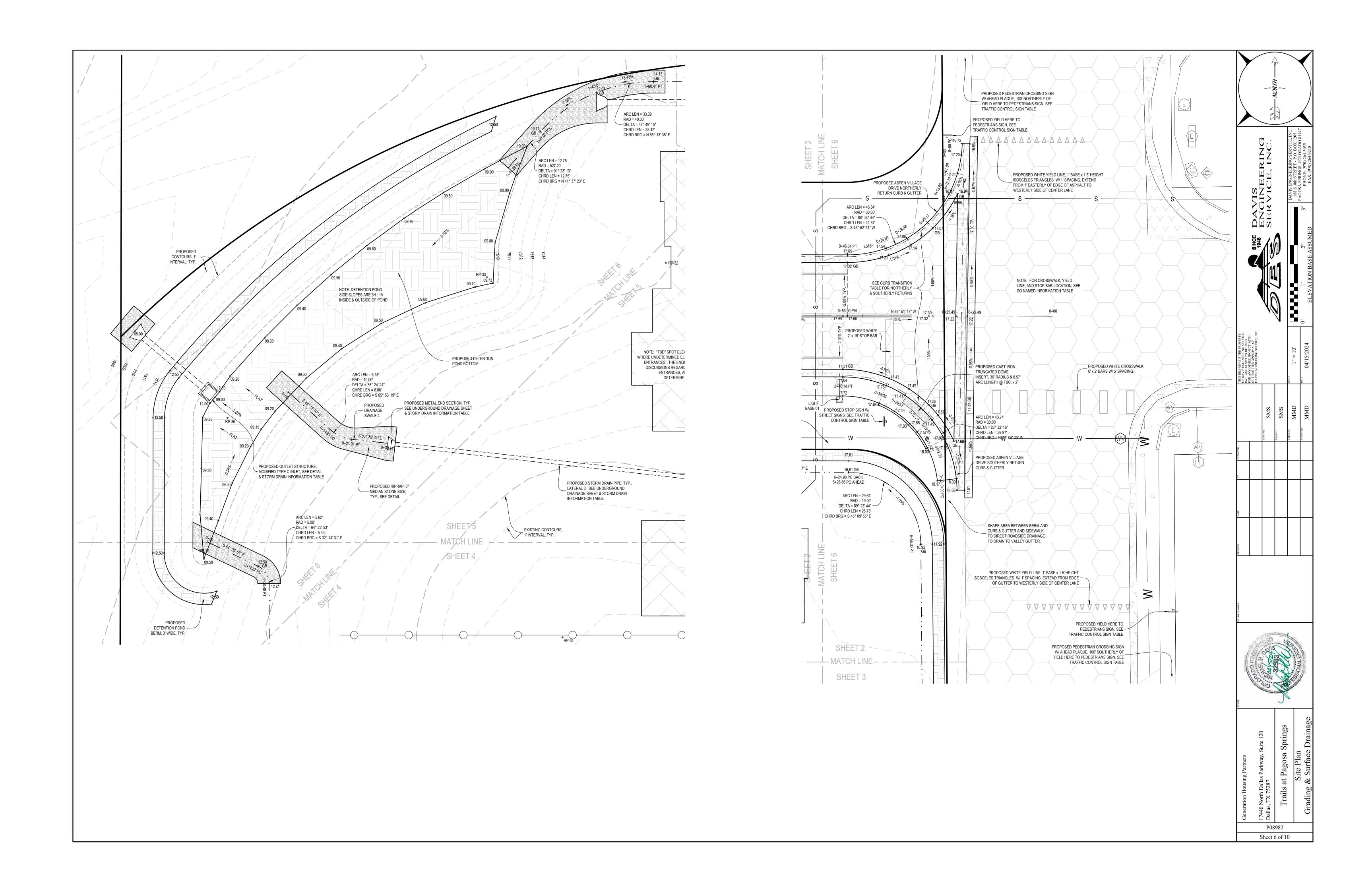


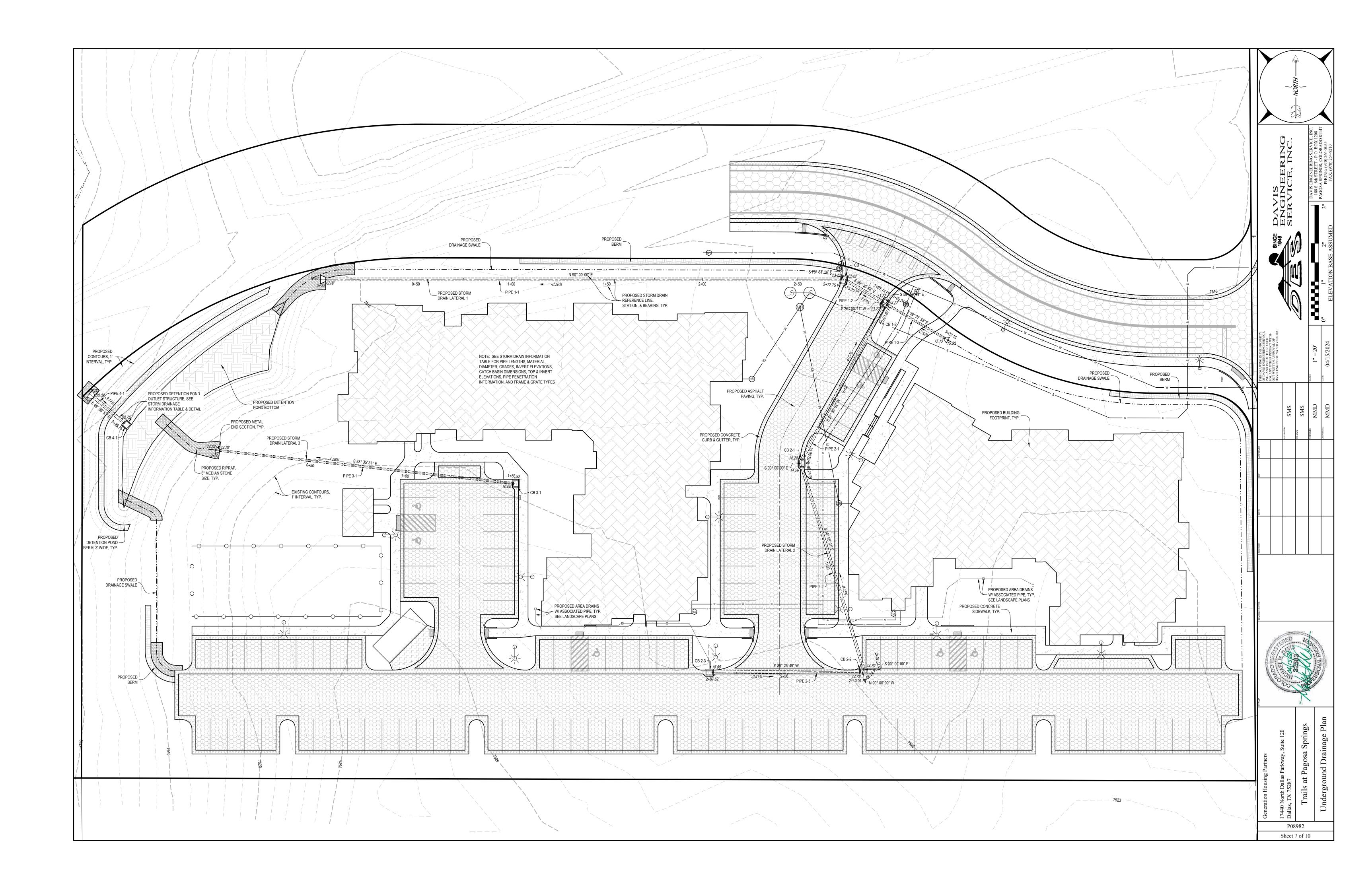


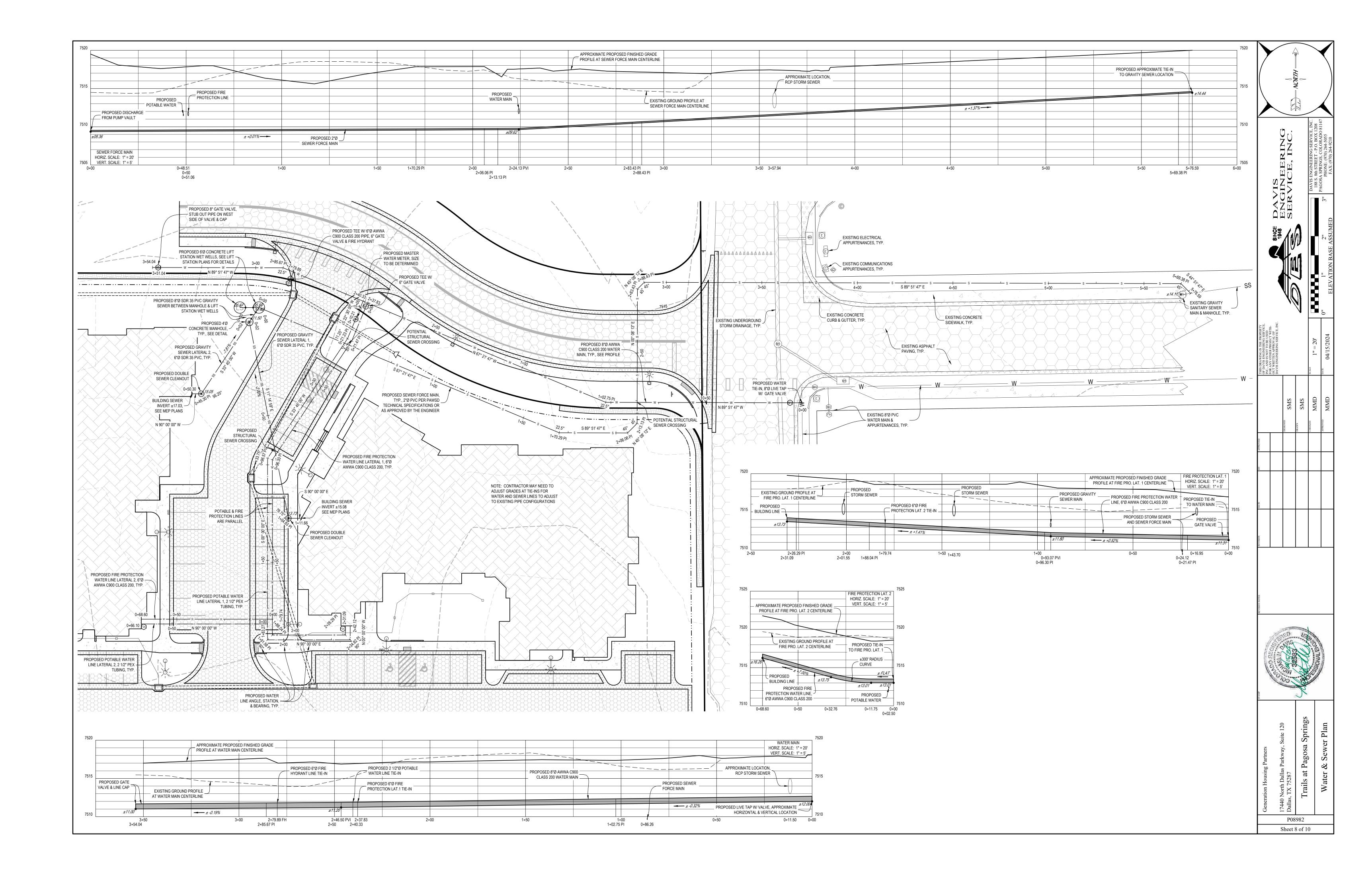












			CROSSV	SWALK, YIELD LINE, AND STOP BAR INFORMATION TABLE						
STREET	DESCRIPTION	NORTHING	EASTING	NOTES						
	YIELD LINE - NW VERTEX	1219265.47	2544757.16	WHITE DAVEMENT MADKING 1' DAGE v. 1 E' HEIGHT IGGGGEI EG TDIANGI EG W/ 1' GDAGING						
	YIELD LINE - NE VERTEX	1219265.40	2544785.16	WHITE PAVEMENT MARKING, 1' BASE x 1.5' HEIGHT ISOSCELES TRIANGLES W/ 1' SPA						
ALPHA DRIVE	CROSSWALK - SWx	1219192.99	2544747.66	WHITE PAVEMENT MARKING, 6' x 2' BARS W/ 5' SPACING						
	CROSSWALK - SEx	1219192.87	2544798.66							
	YIELD LINE - SW VERTEX	1219141.44	2544771.04	MULTE DAVEMENT MADIZING 4' DACE , 4 ELLEIGHT ICOCCELEC TRIANGLEC W/4' CDACING						
	YIELD LINE - SE VERTEX	1219141.37	2544797.04	WHITE PAVEMENT MARKING, 1' BASE x 1.5' HEIGHT ISOSCELES TRIANGLES W/ 1' SPACING						
ASPEN VILLAGE DRIVE	STOP BAR - NWx	1219217.65	2544733.60	WHITE PAVEMENT MARKING, 2' x 15' BAR						
ASPEN VILLAGE DRIVE	STOP BAR - SWx	1219202.46	2544733.56	WHITE PAVEINENT WARNING, 2 X 13 DAR						
DRIVEWAY	CROSSWALK - SWx	1219263.96	2544528.93	WEITE DAVEMENT MADIZING 71 , 21 DADE WEEL CDACING						
DRIVEWAY	CROSSWALK - SEx	1219244 62	2544576 65	WHITE PAVEMENT MARKING, 7' x 2' BARS W/ 5' SPACING						

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 WHERE THE SPACE IS NOT DETERMINED BY CROSSWALKS. 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 UN-INTERRUPTED TO THE END OF ASPHALT AS CONSTRUCTED AS PART OF THIS PROJECT. 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 CROSSWALKS

14. THE ELEVATION BASE FOR THE PROJECT IS ASSUMED. ADD 7500 FEET TO SPOT ELEVATIONS TO MATCH

15. SMALL DISCREPANCIES MAY EXIST BETWEEN STATIONING AND LINE & CURVE TABLES AND INFORMATION

16. DURING CONSTRUCTION, EMPLOYEES OF DAVIS ENGINEERING, TOWN OF PAGOSA SPRINGS AND OTHER

APPROPRIATE JURISDICTIONAL BODIES SHALL HAVE ACCESS TO THE SITE, AT THEIR OWN RISK.

SURVEY ELEVATION DATUM.

TABLES DUE TO ROUNDING

IN THE FIELD YIELD LINES SHALL BE WHITE 1' BASE x 1.5' HEIGHT ISOSCELES TRIANGLES WITH 1' SPACING, LOCATED AS INDICATED IN THE TABLE ABOVE. 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.

ABB	REVIATION	DEFINITION		
1. 2.	ABC ADA	AGGREGATE BASE COURSE AMERICANS WITH DISABILITIES ACT		
3.	AH	AHEAD		
4.	AP	ANGLE POINT		
5. 6.	ASPH. ± OR APPRX.	ASPHALT APPROXIMATE		
o. 7.	AVG	AVERAGE		
8.	BFE	BASE FLOOD ELEVATION		
9.	BLDG.	BUILDING		
10. 11.	BLK BK	BLOCK BACK		
12.	BNDRY.	BOUNDARY		
13.	BRG	BEARING		
14.	BSW	BACK OF SIDEWALK		
15. 16.	CATV CHRD	CABLE TELEVISION CHORD		
17.	CL	CENTERLINE		
18.	CL.	CLASS		
19.	CMP	CORRUGATED METAL PIPE		
20. 21.	CMU CONC.	CONCRETE MASONRY UNIT CONCRETE		
22.	CONN.	CONNECT OR CONNECTION		
23.	CONST.	CONSTRUCT		
24. 25.	COR. CP	CORNER CONTROL POINT		
25. 26.	CMP	CORRUGATED METAL (STEEL) PIPE		
27.	DIST.	DISTANCE		
28.	D.N.E.	DOES NOT EXIST		
29. 30.	D/S DWH	DOWNSTREAM DRIVEWAY HEIGHT CURB		
31.	E.	EAST		
32.	EL. OR ELEV.	ELEVATION		
33.	ELEC.	ELECTRIC		
34. 35.	EQ. EX. OR EXIST.	EQUAL EXISTING		
36.	FFE	FINISHED FLOOR ELEVATION		
37.	FG	FINISHED GRADE		
38.	FH	FIRE HYDRANT OR FULL HEIGHT		
39. 40.	FL FNC.	FLOWLINE FENCE		
41.	FO	FIBER OPTIC		
42.	FR.	FROM		
43. 44	FT. GB	FEET GRADE BREAK	0.5	THERAL AND OUT NOTES
44. 45.	GND.	GROUND	GE	ENERAL AND SITE NOTES
46.	GRC	GALVANIZED RIGID CONDUIT	1.	NO EXCAVATION OR WORK SHALL BEGIN UNTIL THE CONTRACTOR HAS OBTAINED, AT HIS EXPENSE, ANY
47.	GTR.	GUTTER		PERMITS REQUIRED TO PERFORM THE PROPOSED WORK.
48. 49.	HMA HP	HOT MIX ASPHALT HIGH POINT		
50.	HT.	HEIGHT	2.	ALL SITEWORK CONSTRUCTION SHALL BE COMPLETED IN CONFORMANCE WITH THE DOCUMENT ENTITLED "GENERATION HOUSING PARTNERS MULTI-FAMILY PROJECT, PAGOSA SPRINGS, CO - SITEWORK
51.	HZ.	HORIZONTAL		SPECIFICATIONS" OR OTHER APPLICABLE SPECIFICATIONS PROVIDED BY THE PROJECT. QUALITY
52. 53.	IN. INV.	INCHES INVERT		ASSURANCE TESTING DOCUMENTATION IS REQUIRED FOR PUBLIC PORTIONS OF THE PROJECT FOR
53. 54.	LBS.	POUNDS		COMPACTION, AGGREGATES, HOT MIX ASPHALT (HMA) AND CONCRETE, AND RECOMMENDED FOR PRIVATI PORTIONS OF THE PROJECT.
55.	LEN	LENGTH		PORTIONS OF THE PROJECT.
56.	L.F.	LINEAR FEET	3.	A PROJECT SPECIFIC GEOTECHNICAL ENGINEERING STUDY WAS PREPARED BY TRAUTNER GEOTECH,
57. 58.	LOC. LP	LOCATION LOW POINT		DATED JANUARY 26, 2024.
59.	LT.	LEFT	4	THE CONTRACTOR SHALL KEEP ALL OPERATIONS WITHIN THE PROJECT LIMITS AS ESTABLISHED BY THE
60.	MAX.	MAXIMUM	••	OWNER. THE CONTRACTOR SHALL KEEP EQUIPMENT AND MATERIALS WITHIN THESE LIMITS AND CLEAR C
61. 62.	MH MIN.	MANHOLE MINIMUM		THE PUBLIC ROADWAYS. CONSTRUCTION ACTIVITIES, STAGING, PARKING, OR OFF-SITE DISPOSAL SHALL
63.	MTR.	METER		NOT ENCROACH UPON PRIVATE OR PUBLIC LANDS WITHOUT WRITTEN APPROVAL FROM THE PROPERTY OWNER OR LAND MANAGEMENT AGENCY.
64.	N.	NORTH		OWNER OR LAND MANAGEMENT AGENCY.
65.	# OR NO.	NUMBER	5.	THE AREA OF DISTURBANCE FOR THE SUBJECT PROJECT IS SUCH THAT THE CONTRACTOR WILL BE
66. 67.	O.C. O.C.E.W.	ON CENTER ON CENTER EACH WAY		REQUIRED TO OBTAIN A STORMWATER DISCHARGE PERMIT FROM THE STATE OF COLORADO. THE
68.	PC	POINT OF CURVATURE		CONTRACTOR SHALL MAINTAIN DRAINAGE DURING CONSTRUCTION IN ACCORDANCE WITH THE STORMWATER MANAGEMENT PLAN OR AS DIRECTED BY THE ENGINEER. ANY REWORK OF MATERIALS DU
69.	PCC	POINT OF COMPOUND CURVATURE		TO LACK OF THIS MAINTENANCE SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
70.	PI	POINT OF INTERSECTION		
71. 72.	PKNG P.L.S.	PARKING POUNDS PURE LIVE SEED OR PROFESSIONAL LAND SURVEYOR	6.	IF ANY SIDEWALKS AND/OR CONCRETE SLABS ARE TO CONTAIN HEAT TUBING, THE CONCRETE SHALL BE
73.	PNT.	POINT		MINIMUM OF 5 INCHES THICK.
74.	PRC	POINT OF REVERSE CURVATURE	7.	PROPER ARRANGEMENTS AND NOTIFICATIONS SHALL BE MADE PRIOR TO ANY BLASTING ACTIVITIES, AND
75. 76.	PROP. PRVC	PROPOSED OR PROPERTY POINT OF REVERSE VERTICAL CURVATURE		WORK SHALL BE PERFORMED BY A COMPETENT AND EXPERIENCED BLASTER.
76. 77.	PRVC	POINT OF REVERSE VERTICAL CORVATORE POINT OF TANGENCY	0	THE DIVICION FEATURES WITHIN THE LIMITS OF THE DROJECT HAVE REFALCHOMAN DACED ON THE DEST
78.	PVC	POLYVINYL CHLORIDE OR POINT OF VERTICAL CURVATURE	8.	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 RESPONSIB
79.	PVT	POINT OF VERTICAL TANGENCY		FOR ALL FEATURES PRIOR TO BEGINNING ANY WORK.
80. 81.	RAD. REF.	RADIUS REFERENCE		
82.	REQ'D.	REQUIRED	9.	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
83.	RP	RADIUS POINT		PLANS. THE ENGINEER SHOULD BE CONSULTED PRIOR TO CONSTRUCTION OF THE AFFECTED ITEMS.
84.	RMV.	REMOVE		,
85. 86.	R.O.W. RT.	RIGHT OF WAY RIGHT	10.	THE CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTS FROM DAMAGE DURING
87.	S.	SOUTH		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
88.	SAN.	SANITARY		THE FIELD PRIOR TO CONSTRUCTION.
89. 90.	SP. SVC. OR SRVC.	SPACE OR SPACING SERVICE		
90. 91.	SWR.	SERVICE SEWER	11.	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 OF
92.	STA	STATION		OPERATIONS. DUST SHALL BE PROPERLY CONTROLLED, AND ANY MUD OR OTHER MATERIAL TRACKED OF OTHERWISE DEPOSITED ON THE ROADWAY SHALL BE REMOVED DAILY OR AS ORDERED BY THE ENGINEE.
93.	STD.	STANDARD		
94. 95.	STRUC. TBC	STRUCTURAL TOP BACK CURB	12.	ANY PAVEMENT, CURB & GUTTER, OR SIDEWALK MATERIAL THAT IS DAMAGED AS A RESULT OF THE
95. 96.	TV	TELEVISION		CONTRACTOR'S OPERATION, AND IS NOT DESIGNATED FOR REMOVAL, SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
97.	TELE.	TELEPHONE		CONTINUITOR OF LAI LINGE.
98.	TP	TEMPORARY POINT	13.	THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FENCING, FLAGGERS, OR OTHER
99. 100.	TRANS. TW	TRANSITION TOP WALL		DEVICES NECESSARY TO MAINTAIN A SAFE SITE IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL
100.	TYP.	TYPICAL		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.
102.	U/S	UPSTREAM		TEMPORARY STOP SIGNS, ETC. SHALL BE INSTALLED BY THE CONTRACTOR WHEN SUCH SIGNS ARE TO BE
103.	VLV.	VALVE		REMOVED FOR ANY EXTENDED PERIOD OF TIME. ANY EXISTING SIGNS DAMAGED BY THE CONTRACTOR
104. 105.	VLY. VT.	VALLEY VERTICAL		SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
		- Control of the Cont		

106. W.

108. WTR.

109. W.W.M.

111. X-ING

112. X-SEC.

WEST

WITH

WATER

CROSSING

WELDED WIRE MESH

CROSS SECTION

			STO	RM DRAINAGE II	NFORMATION TABLE						
				CATCH	BASINS						
	TYPE AND/OR SIZE	CONC. BOX	TOP CONC.	FRAME &	PIPE PENETRAT	ION INFORMAT	ION	COORDINATES			
STRUCTURE	(OUTSIDE DIMENSIONS)	INV. ELEV.	BOX ELEV.	GRATE	SIDE OF BOX	PIPE SIZE	PIPE INV. EL.	LOCATION	NORTHING	EASTING	
CATCH BASIN 1-1	4.33' x 3.50'	7512.42	7516.93	CASTINGS INC.	WESTERLY (D/S)	18"	7513.43	NWx	1219245.39	2544533.73	
CATCH BASIN 1-1	4.33 X 3.50	7513.43	7510.93	IFG16CICI	EASTERLY (U/S)	18"	7513.43	SWx	1219241.14	2544532.90	
				CASTINGS INC.	WESTERLY (D/S)	18"	7513.77	NEx	1219231.69	2544559.35	
CATCH BASIN 1-2	4.33' x 3.50'	7513.77	7516.77	IFG16CICI	SOUTHERLY (U/S)	18"	7513.77	SEx	1219227.94	2544557.18	
			IFG IOCICI	EASTERLY (U/S)	12"	7514.27					
CATCH BASIN 2-1	4.33' x 3.50'	7514.29	7517.54	CASTINGS INC.	NORTHERLY (D/S)	18"	7514.29	NEx	1219149.14	2544514.92	
CATCH BASIN 2-1	4.33 X 3.50	7514.29	7517.54	IFG16CICI	SOUTHERLY (U/S)	18"	7514.29	SEx	1219144.80	2544514.92	
CATCULDACINI O O	4 221 2 001	7544.70	7547.54	CASTINGS INC.	NORTHERLY (D/S)	18"	7514.79	NWx	1219039.51	2544543.37	
CATCH BASIN 2-2	4.33' x 3.00'	7514.79	7517.54	IFG13CI	WESTERLY (U/S)	18"	7514.79	NEx	1219039.51	2544547.70	
CATCU DACINI O O	4 221 2 501	7540.00	7540.04	CASTINGS INC.	EACTEDLY (D/C)	18"	7540.00	NWx	1219038.99	2544462.53	
CATCH BASIN 2-3	4.33' x 3.50'	7516.66	7519.91	IFG16CICI	EASTERLY (D/S)	10	7516.66	NEx	1219038.99	2544466.86	
CATCLI DACINI 2.4	4 221 2 501	7540.00	7540.00	CASTINGS INC.	WESTERLY (D/S)	12"	7540.00	NEx	1219138.43	2544365.26	
CATCH BASIN 3-1	4.33' x 3.50'	7516.68	7519.93	IFG16CICI	WESTERLY (D/S)	12	7516.68	SEx	1219134.10	2544365.26	
OATOU DAOIN 4.4	CDOT TYPE C (MODIFIED)	7500 75	7540.00	TYPE C	NODTHWEOTERLY (D(O)	401	7500 75	N'LYx	1219169.81	2544159.20	
CATCH BASIN 4-1	3.92' x 3.92'	7508.75	7512.00	CLOSE MESH	NORTHWESTERLY (D/S)	18"	7508.75	W'LYx	1219166.81	2544156.68	

			F	PIPES				
		PIPE	PIPE	PIPE	PIPE	PIPE D/S	PIPE U/S	
TRUCTURE	LOCATION	LENGTH @ CL	DIAMETER	MATERIAL	GRADE	INV. ELEV.	INV. ELEV.	NOTES
PIPE 1-1a	LAT. 1 - STA. 0+02.75 - 0+22.75	20 L.F.	18" Ø	ADS N-12 HDPE	0.50%	7512.08	7512.18	END SECTION ON D/S END
PIPE 1-1b	LAT. 1 - STA. 0+22.75 - 2+72.75	250 L.F.	18" Ø	SDR 35 PVC	0.50%	7512.18	7513.43	
PIPE 1-2	LAT. 1 - STA. 2+75.25 - 2+97.74	22.49 L.F.	18" Ø	SDR 35 PVC	1.51%	7513.43	7513.77	
PIPE 1-3	LAT. 1 - STA. 3+00.24 - 3+35.24	35 L.F.	12" Ø	ADS N-12 HDPE	2.52%	7514.27	7515.15	END SECTION ON U/S END
PIPE 2-1	LAT. 2 - STA. 0+01.67 - 0+92.90	91.24 L.F.	18" Ø	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" Ø	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" Ø	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" Ø	ADS N-12 HDPE	1.56%	7514.26	7514.57	END SECTION ON D/S END
PIPE 3-1b	LAT. 3 - STA. 0+21.92 - 1+56.92	135 L.F.	12" Ø	SDR 35 PVC	1.56%	7514.57	7516.68	
PIPE 4-1	DETENTION POND OUTLET PIPE	21 L.F.	18" Ø	CMP	3.14%	7508.09	7508.75	END SECTION ON D/S END

STORM DRAINAGE STRUCTURE NOTES:

- 1) 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.
- 2) DUE TO THE SHARP ANGLES CREATED BETWEEN SOME CATCH BASINS AND PIPES, SOME CATCH BASINS MAY NEED TO BE CAST IN PLACE. 3) 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. 4) PIPE LENGTHS ARE MEASURED AT THE CENTERLINE OF THE PIPE FROM THE INSIDE OF THE CATCH BASINS 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.

5	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
6) ALL END SECTIONS ARE METAL

	TRAFFIC CONTROL SIGN TABLE									
STREET	NORTHING	EASTING	R.O.W. SIDE	SIGN	DESCRIPTION	SIZE	NOTES			
	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 16-9P	AHEAD	24" x 12"	INSTALL NEW "AHEAD" PLAQUE ON SAME POST AS PEDESTRIAN CROSSING SIGN			
ALPHA DRIVE	1219265.49	2544749.70	WESTERLY	R 1-5	YIELD HERE TO PEDESTRIANS	36" x 36"	INSTALL NEW "YIELD HERE TO PEDESTRIANS" SIGN ON NEW POST			
ALPHA DRIVE	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			
	1219041.34	2544809.86	EASTERLY	W 11-2	PEDESTRIAN CROSSING	30" x 30"	INSTALL NEW "PEDESTRIAN CROSSING" SIGN ON NEW POST			
	1219041.34	2544809.86	EASTERLY	W 16-9P	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			
ASPEN VILLAGE DRIVE	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			
	1219190.83	2544733.53	SOUTHERLY	STREET NAME SIGN	Aspen Village 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"	INSTALL NEW STOP SIGN ON NEW POST			

- THE TOWN OF PAGOSA SPRINGS SHALL BE CONTACTED FOR GUIDANCE ON STREET NAME SIGNS AS THEY HAVE A CUSTOM SIGN WITH A MOUNTAIN SILHOUETTE ON THE TOP SIGN
- 2) NO INTERSECTIONS SHALL BE LEFT UNSIGNED OR IN AN UNSAFE CONDITION AT ANY TIME. 3) EXISTING SIGNS WHICH ARE TO REMAIN WHICH ARE REMOVED FOR EASE OF CONSTRUCTION SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
- 4) THERE SHALL BE A MINIMUM OF 2' HORIZONTAL CLEARANCE FROM THE EDGE OF THE ROAD SHOULDER OR SIDEWALK TO THE EDGE OF ANY SIGN. 5) FOR ANY SIGN ADJACENT TO A MULTI-USE PATH, THERE SHALL BE A MINIMUM OF 8' VERTICAL CLEARANCE FROM THE EDGE OF THE PATH TO THE BOTTOM OF THE LOWEST SIGN.
- 6) FOR ANY SIGN ADJACENT TO A PEDESTRIAN PATH OR SIDEWALK, THERE SHALL BE A MINIMUM OF 7' VERTICAL CLEARANCE FROM THE EDGE OF THE PATH OR SIDEWALK TO THE BOTTOM OF THE LOWEST SIGN.
- 7) 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

- 1) THE EXISTING UTILITIES SHOWN ON THE PLANS ARE PLOTTED FROM THE BEST AVAILABLE INFORMATION AT THE TIME OF DESIGN. WHICH IS 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 PROSPECTING MEANS ARE NECESSARY. THE CONTRACTOR ASSUMES RESPONSIBILITY FOR THE PROTECTION OF ALL UTILITIES DURING THE WORK, AND SHALL HOLD THE OWNER AND THEIR CONSULTANTS HARMLESS FOR ANY AND ALL DAMAGES TO UTILITIES ARISING FROM CONSTRUCTION OPERATIONS.
- 2) 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 STORMWATER MANAGEMENT PLAN OR AS DIRECTED BY THE ENGINEER. ANY REWORK OF MATERIALS DUE 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.
 - 3) 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.
- 4) THE CONTRACTOR SHALL FULLY COORDINATE UTILITY WORK WITH THE AFFECTED UTILITY PROVIDER AS AVAILABLE INFORMATION AT THE TIME OF DESIGN. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE
- 5) ALL WATER INFRASTRUCTURE SHALL BE CONSTRUCTED IN CONFORMANCE WITH PAGOSA AREA WATER AND SANITATION DISTRICT (PAWSD) TECHNICAL SPECIFICATIONS AND DETAILS IN EFFECT AT THE TIME 9. ALL SURVEY CONTROL ELEVATIONS, EXISTING AND PLAN TIE-IN ELEVATIONS SHALL BE FIELD VERIFIED WORK IS INITIATED. THE CONTRACTOR SHALL HAVE A COPY OF THE PAWSD TECHNICAL SPECIFICATIONS & DETAILS ON SITE DURING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY PAWSD FOR INSPECTION OF PRIOR TO CONSTRUCTION. SHOULD ANY QUESTIONS ARISE OR ANY DISCREPANCIES BE NOTED IN THE INFRASTRUCTURE TO BE OWNED BY PAWSD INCLUDING TRENCH EXCAVATION, BEDDING MATERIAL INSTALLATION, PIPE AND TRACER WIRE INSTALLATION, BACKFILL, PRESSURE TESTING, AND DISINFECTION & BAC T TESTING. ALL SIGNIFICANT BENDS SHOWN FOR RIGID WATER PIPE SHALL BE ACCOMPLISHED WITH CONSTRUCTION OPERATIONS. ANY MONUMENTS DISTURBED BY THE CONTRACTOR SHALL BE RESET AT STANDARD FITTINGS, OR A COMBINATION OF STANDARD FITTINGS. SMALL VARIANCES FROM STANDARD THE CONTRACTOR'S EXPENSE. THE CONTRACTOR AND THE ENGINEER SHALL NOTE THESE MONUMENTS IN FITTING ANGLES SHALL BE TAKEN UP IN PIPE AND JOINT DEFLECTION, OR CURVED SECTIONS OF PIPE, AS ALLOWED BY THE MANUFACTURER. CONCRETE THRUST BLOCKS SHALL BE CONSTRUCTED OF APPROPRIATE SIZE AND LOCATION, AS DETERMINED BY PREVIOUSLY MENTIONED PAWSD TECHNICAL
 - 6) ALL SEWER INFRASTRUCTURE SHALL BE CONSTRUCTED IN CONFORMANCE WITH PAGOSA AREA WATER AND SANITATION DISTRICT (PAWSD) TECHNICAL SPECIFICATIONS AND DETAILS IN EFFECT AT THE TIME
 - 7) 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 PAGOSA FIRE PROTECTION DISTRICT (PFPD). MATERIALS AND INSTALLATION SHALL BE AS REQUIRED BY PAWSD, PFPD, AND STATE STANDARDS.
 - 8) DAVIS ENGINEERING SERVICE, INC. (DES) ATTENDED MEETINGS WITH THE DEVELOPER AND PAGOSA 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 DEPICTION OF THOSE UTILITIES ON THE CIVIL PLAN ARE SCHEMATIC IN NATURE, AND MAY DIFFER FROM PLANS PROVIDED BY THE DRY UTILITY COMPANIES. DESIGNS FOR DRY UTILITIES SHALL BE COORDINATED WITH THE CIVIL ENGINEER TO AVOID OR RESOLVE CONFLICTS PRIOR TO CONSTRUCTION.
 - 9) DURING CONSTRUCTION, MEMBERS OF DAVIS ENGINEERING SERVICE, TOWN OF PAGOSA SPRINGS, UTILITY COMPANIES AND OTHER PERTINENT JURISDICTIONAL BODIES SHALL HAVE ACCESS TO THE SITE, AT THEIR OWN RISK

DESCRIPTION	NORTHING	EASTING
ASPEN VILLAGE DRIVE 0+00	1219218.38	2544777.45
DRIVEWAY 1 - 0+00	1219275.96	2544567.32
DRIVEWAY 2 - 0+27	1219025.51	2544741.79
DRIVEWAY 3 - 0+00	1219025.51	2544333.79
DRWAY / PKNG CURB & GUTTER - 0+00	1219238.63	2544595.93
ASPEN VILL. DR. N'LY RETURN C & G - 0+00	1219263.66	2544753.64
ASPEN VILL. DR. S'LY RETURN C & G - 0+00	1219172.83	2544752.28
DRAINAGE SWALE 1 - 1+14.28	1219225.98	2544237.84
DRAINAGE SWALE 2 - 4+84.07	1219211.40	2544589.68
DRAINAGE SWALE 3 - 0+00	1219127.96	2544158.97
DRAINAGE SWALE 4 - 0+00	1219167.21	2544180.23
STORM DRAIN 1 - 0+00	1219243.17	2544261.06
STORM DRAIN 2 - 0+00	1219230.69	2544556.75
STORM DRAIN 3 - 0+00	1219153.78	2544206.33
DET. POND OUTLET PIPE - 0+00	1219183.26	2544140.14
SIDEWALK 1 - 0+00	1219230.39	2544598.51
SIDEWALK 2 - 0+00	1219056.51	2544544.79
SIDEWALK 3 - 0+00	1219056.51	2544455.79
SIDEWALK 4 - 0+00	1219056.51	2544373.79
WATER MAIN - 0+00	1219186.33	2544801.41
FIRE PROTECTION WATER LAT. 1 - 0+00	1219238.56	2544573.98
FIRE PROTECTION WATER LAT. 2 - 0+00	1219073.07	2544524.19
POTABLE WATER LATERAL 1 - 0+00	1219239.52	2544571.68
POTABLE WATER LATERAL 2 - 0+00	1219070.57	2544521.69
GRAVITY SEWER LATERAL 1 - 0+00	1219228.69	2544512.17
GRAVITY SEWER LATERAL 2 - 0+00	1219228.69	2544512.17
SEWER FORCE MAIN - 0+00	1219236.17	2544517.17

REFERENCE LINE BEGINNING STATION COORDINATE TABLE

		LIGH1	ΓBASE	NOR	ΓHING	EAS	TING	ELEVATION
		LB	3 01	1219 ⁻	196.66	2544	721.48	7517.72
		LB	3 02	12192	216.85	25446	318.53	7517.23
		LB	3 03	12192	265.19	2544	525.51	7516.69
	SURVEY CONTRO	OL CO	ORDIN	ATE T	ABLE			
CONTROL POINT	DESCRIPTION		NORT	HING	NG EASTIN		ELE	EVATION
CP-9, DES CONTROL	1/2" RB, W/ NO ID		12194	13.12	2544677.06		7513.47	
CP-11, "STINK" AZIMUTH	3 1/4" BRASS CAP IN C	ONC	12191	59.13	2544703.33		7	518.55
CP-15, SEx SUBJECT PRCL	1/2" RB, 1 1/2" AC, PLS 2	26973	121898	80.49	2544750.82		7520.92	
CP-17, SWx SUBJECT PRCL	5/8" RB, 1 1/2" AC, PLS 1	12064	121898	81.85	254413	35.88	7	510.10
OI II, OTTA CODULOT I ROL				87.53		14.50		508.19

DRWAY / PKNG C & G REFERENCE LINE - CURVE TABLE

37.87' S 79° 14' 42" W

7.07' S 75° 00' 11" W

11.91' S 15° 00' 05" W

7.07' S 45° 00' 00" E

7.07' S 45° 00' 00" W

31.11' S 45° 00' 00" E

7.07' S 45° 00' 00" W

8.00' N 90° 00' 00" W

7.07' N 45° 00' 00" E

7.07' S 45° 00' 00" E

31.11' N 45° 00' 00" E

7.07' N 45° 00' 00" W

31.11' S 45° 00' 00" E

7.07' N 45° 00' 00" E

31.11' N 45° 00' 00" E

S 45° 00' 00" E

S 14° 59' 49" E

N 45° 00' 00" E

N 75° 00' 00" E

S 45° 00' 00" E

7.07'

7.07'

7.07'

7.07'

7.07'

7.07'

CURVE ARCIEN RADIUS DELTA CHROLEN CHROBRG

25.00' 98°29'03"

5.00' 90°00'00"

5.00' 90°00'00"

4.00' 150°00'00"

7.85' 5.00' 90°00'00"

C 4 | 12.04' | 23.00' | 30°00'11"

C 5 7.85' 5.00' 90°00'00"

C 6 7.85' 5.00' 90°00'00"

C 7 34.56' 22.00' 90°00'00"

C 10 | 10.47' | 4.00' | 150°00'00"

C 12 7.85' 5.00' 90°00'00"

C 13 | 12.57' | 4.00' | 180°00'00"

C 14 | 12.57' | 4.00' | 180°00'00"

C 15 | 12.57' | 4.00' | 180°00'00" |

C 16 | 12.57' | 4.00' | 180°00'00"

C 18 7.85' 5.00' 90°00'00"

C 19 7.85' 5.00' 90°00'00"

C 20 7.85' 5.00' 90°00'00"

C 21 34.56' 22.00' 90°00'00"

C 22 7.85' 5.00' 90°00'00"

C 23 7.85' 5.00' 90°00'00"

C 24 7.85' 5.00' 90°00'00"

C 25 7.85' 5.00' 90°00'00"

C 26 34.56' 22.00' 90°00'00"

C 27 7.85' 5.00' 90°00'00"

C 28 7.85' 5.00' 90°00'00"

C 29 34.56' 22.00' 90°00'00"

C 30 7.85' 5.00' 90°00'00"

C 31 7.85' 5.00' 90°00'00" 7.07' N 45° 00' 00" E

C 32 25.66' 49.00' 30°00'11" 25.37' N 15° 00' 05" E

C 33 51.62' 25.00' 118°18'10" 42.93' N 29° 08' 54" W

7.85' 5.00' 90°00'00"

12.57' 4.00' 180°00'00"

DRWAY / PKNG C & G

REF. LINE - LINE TABLE

LINE BEARING DISTANCE

L 1 S 30° 00' 11" W

L 2 S 59° 59' 49" E

L3 S 30° 00' 11" W

L 4 N 59° 59' 49" W

L 5 S 00° 00' 00" E

L 6 N 90° 00' 00" E L7 S 00° 00' 00" E

L 8 N 90° 00' 00" W

L 9 N 90° 00' 00" E

L 10 N 00° 00' 00" W

L 11 N 90° 00' 00" E

L 12 | S 00° 00' 00" E

L 13 N 30° 00' 00" E

L 14 N 90° 00' 00" E

L 15 | S 30° 00' 00" E

L 16 N 00° 00' 00" E

L 17 N 90° 00' 00" E

L 18 | S 00° 00' 00" E

L 19 N 90° 00' 00" E

L 20 S 00° 00' 00" E

L 21 N 90° 00' 00" W

L 22 S 00° 00' 00" E

L 23 N 90° 00' 00" W

L 24 N 00° 00' 00" E

L 25 | S 00° 00' 00" E

L 26 N 90° 00' 00" W

L 27 N 00° 00' 00" E

L 28 | S 00° 00' 00" E

L 29 N 90° 00' 00" W

L 30 N 00° 00' 00" E

L 31 S 00° 00' 00" E

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L 62 N 00° 00' 00" W

L 63 N 90° 00' 00" E

L 64 N 00° 00' 00" W

L 65 N 30° 00' 11" E

LIGHT BASE CENTER COORDINATE TABLE

RADIUS POINT

RP-06

RP-16

RP-18

RP-19

RP-25

RP-26

RP-28

RP-29

RP-39

1219223.54

1219232.56

1219148.51

1219062.01

1219054.01

1219065.51

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1219124.11

1219064.51

1219065.51

1219062.01

1219054.01

1219142.51

1219142.51

1219157.51

1219154.67

1219151.10

1219130.26

1219069.65

1219066.51

1219197.31

1219102.91

2544599.53

2544515.74

2544516.48

2544527.44

2544542.44

2544583.90

2544673.18

2544698.79

2544486.41

2544475.44

2544460.44

2544460.44

2544422.00

2544359.79

2544348.08

2544348.82

2544351.79

2544315.20

2544323.82

2544312.01

2544300.20

2544295.54

2544292.79

2544289.65

2544232.34

2544252.10

1219066.51 2544374.79

1219122.76 2544295.54

1219108.26 2544295.54

1219243.06 2544579.80

1219264.91 2544526.32

5.00' TO ESW

5.00' TO ESW

5.00' TO ESW

1.00' TO TBC, 1.50' TO ESW

1.00' TO TBC, 1.50' TO ESW

5.00' TO ESW

5.00' TO ESW

5.00' TO ESW

5.00' TO ESW

3.00' TO ESW

3.00' TO ESW

1.00' TO TBC. 1.50' TO ESW

1.00' TO TBC, 1.50' TO ESW

5.00' TO ESW

5.00' TO ESW

5.00' TO ESW

3.00' TO ESW

5.00' TO ESW

5.00' TO ESW

1.00' TO TBC, 1.50' TO ESW

1.00' TO TBC, 1.50' TO ESW

5.00' TO ESW

5.00' TO ESW

5.00' TO ESW

1.81' TO ESW

5.00' TO ESW

2.25' TO ESW

2.25' TO ESW

2.25' TO ESW

5.00' TO ESW

5.00' TO ESW

10.50' TO DETENTION POND ELEVATION = 7512.50'

85.94' TO DETENTION POND ELEVATION = 7512.50'

1.00' TO TBC, 1.50' TO ESW

1.00' TO TBC, 1.50' TO ESW

1219201.08 | 2544279.24 | 36.55' TO DETENTION POND ELEVATION = 7512.50'

1219124.99 | 2544158.22 | 10.50' & 13.50' TO DET. POND BERM (EL. = 7512.50')

1219160.48 | 2544164.31 | 16.50' & 19.50' TO DET. POND BERM (EL. = 7512.50')

1219014.04 2544341.68 246.50' & 249.50' TO DET. POND BERM (EL. = 7512.50')

STRUCTURE	NORTHING	EASTING
TRASH ENCLOSURE NORTHERLY CORNER	1219070.91	2544308.19
TRASH ENCLOSURE EASTERLY CORNER	1219062.01	2544317.08
TRASH ENCLOSURE SOUTHERLY CORNER	1219042.21	2544297.28
TRASH ENCLOSURE WESTERLY CORNER	1219051.11	2544288.39
WESTERLY SEWER LIFT STATION WET WELL CENTER	1219236.17	2544507.17
EASTERLY SEWER LIFT STATION WET WELL CENTER	1219236.17	2544517.17
STAIR STRUCTURE - NORTHWEST CORNER	1219171.91	2544551.99
STAIR STRUCTURE - SOUTHWEST CORNER	1219161.51	2544545.99

DISTANCE] F	AVD S'LY RIRN	0+00 PC - 0+03	CATCH	TYPICAL FULL HEIGHT CATCH C & C
17.38'	H		0+03 - 0+13.90 0+13.90 - 0+19.91	TRANSITION	TYPICAL FULL HEIGHT CATCH C & G FULL HEIGHT CATCH TO ACCESS CATCH
13.00'	1 -		0+19.91 - 0+29.57	CATCH	TYPICAL ACCESS CATCH C & G
55.00'	1 +		0+19.91 - 0+29.57	TRANSITION	ACCESS CATCH TO FULL HEIGHT CATCH
13.00'	1 -		0+35.06 - 0+46.74 PT	CATCH	TYPICAL FULL HEIGHT CATCH C & G
5.21'	1 -	AVD N'LY RTRN	0+00 PC - 0+03	TRANSITION	NO CURB CATCH TO FULL HEIGHT CATCH
13.00'	 		0+03 - 0+07.89	CATCH	TYPICAL FULL HEIGHT CATCH C & G
	1		0+07.89 - 0+13.90	TRANSITION	FULL HEIGHT CATCH TO ACCESS CATCH
73.00'	1		0+13.90 - 0+29.98	CATCH	TYPICAL ACCESS CATCH C & G
13.00'	1		0+29.98 - 0+35.99	TRANSITION	ACCESS CATCH TO FULL HEIGHT CATCH
3.34'			0+35.99 - 0+46.34 PT	CATCH	TYPICAL FULL HEIGHT CATCH C & G
13.00'		DRWAY / PKNG	0+00 PC - 0+04.66	TRANSITION	FULL HEIGHT CATCH TO MOD. ACC. CATCH
91.00'			0+04.66 - 0+11.78	TRANSITION	MOD. ACCESS CATCH TO ACCESS SPILL
14.00'			0+11.78 - 0+16.19	SPILL	TYPICAL ACCESS SPILL C & G
6.93'	1 L		0+16.19 - 0+17.39	*TRANSITION	ACCESS SPILL TO FULL HEIGHT SPILL
49.14'	1		0+17.39 - 0+32.23	SPILL	TYPICAL FULL HEIGHT SPILL C & G
6.93'	1		0+32.33 - 0+42.97 PT		FULL HEIGHT SPILL TO FULL HEIGHT CATCH
14.00'	1		0+42.97 PT - 0+86.71	CATCH	TYPICAL FULL HEIGHT CATCH C & G
28.00'	1 -		0+86.71 - 0+92.71	TRANSITION	FULL HEIGHT CATCH TO ACCESS CATCH
13.00'	 		0+92.71 - 0+97.71	CATCH TRANSITION	TYPICAL ACCESS CATCH C & G ACCESS CATCH TO FULL HEIGHT CATCH
	 		0+97.71 - 1+03.71 1+03.71 - 1+82.17 PT	CATCH	TYPICAL FULL HEIGHT CATCH C & G
4.00'	1 -		1+82.17 PT - 1+95.17 PI	TRANSITION	FULL HEIGHT CATCH TO FULL HEIGHT SPILL
26.00'			1+95.17 PI - 1+95.17 PI	SPILL	TYPICAL FULL HEIGHT SPILL C & G
4.00'	ļ		2+81.17 PC - 2+87.10		FULL HEIGHT SPILL TO FULL HEIGHT CATCH
13.00'			2+87.10 - 2+88.36	*TRANSITION	FULL HEIGHT CATCH TO ACCESS CATCH
91.00'			2+88.36 - 2+94.80	CATCH	TYPICAL ACCESS CATCH C & G
14.00']		2+94.80 - 2+95.95	*TRANSITION	ACCESS CATCH TO FULL HEIGHT CATCH
14.00'			2+95.95 - 3+89.28	CATCH	TYPICAL FULL HEIGHT CATCH C & G
91.00'			3+89.28 - 3+95.28	TRANSITION	FULL HEIGHT CATCH TO ACCESS CATCH
14.00'			3+95.28 - 4+00.28	CATCH	TYPICAL ACCESS CATCH C & G
14.00'	1 F		4+00.28 - 4+06.28	TRANSITION	ACCESS CATCH TO FULL HEIGHT CATCH
91.00'	1 -		4+06.28 - 4+93.64 4+93.64 - 4+99.64	TRANSITION	TYPICAL FULL HEIGHT CATCH C & G FULL HEIGHT CATCH TO FULL HEIGHT SPILL
14.00'	1 -		4+99.64 - 5+10.88	SPILL	TYPICAL FULL HEIGHT SPILL C & G
14.00'	1 -		5+10.88 - 5+19.32	TRANSITION	FULL HEIGHT SPILL TO FULL HEIGHT CATCH
91.00'	1		5+19.32 - 6+27.57	CATCH	TYPICAL FULL HEIGHT CATCH C & G
14.00'	1 [6+27.57 - 6+31.57	TRANSITION	FULL HEIGHT CATCH TO FULL HEIGHT SPILL
14.00'	1 [6+31.57 - 13+56.26	SPILL	TYPICAL FULL HEIGHT SPILL C & G
91.00'	1		13+56.26 - 13+60.26		FULL HEIGHT SPILL TO FULL HEIGHT CATCH
14.00'	1 -		13+60.26 - 14+05.62	CATCH	TYPICAL FULL HEIGHT CATCH C & G
14.00'	1 -		14+05.62 - 14+07.11 14+07.11 - 14+09.11 PI	TRANSITION	FULL HEIGHT CATCH TO NO CURB CATCH
46.00'	1 -		14+07.11 - 14+09.11 PI 14+09.11 PI - 14+11.11	TRANSITION	TYPICAL CATCH C & G WITH NO CURB NO CURB CATCH TO FULL HEIGHT CATCH
13.00'	1		14+11.11 - 15+49.82	CATCH	TYPICAL FULL HEIGHT CATCH C & G
4.00'	1		15+49.82 - 15+54.82 PC	TRANSITION	FULL HEIGHT CATCH TO DRIVEWAY CATCH
26.00'	1 [15+54.82 PC - 15+65.94	TRANSITION	DRIVEWAY CATCH TO ACCESS SPILL
4.00'	1		15+65.94 - 15+89.38 PT	SPILL	TYPICAL ACCESS SPILL C & G
13.00'	1		15+89.38PT-15+92.38PC	TRANSITION	ACCESS SPILL TO FULL HEIGHT SPILL
91.00'	1		15+92.38 PC - 16+17.23	SPILL	TYPICAL FULL HEIGHT SPILL C & G
13.00'	1 -		16+17.23 - 16+19.23 PI 16+19.23 PI - 16+49.73	TRANSITION CATCH	FULL HEIGHT SPILL TO FULL HEIGHT CATCH TYPICAL FULL HEIGHT CATCH C & G
9.00'	1 -		16+49.73 - 16+55.73	TRANSITION	FULL HEIGHT CATCH TO ACCESS CATCH
9.00'	1		16+55.73 - 16+64.73	CATCH	TYPICAL ACCESS CATCH C & G
13.00'	1		16+64.73 - 16+69.73	TRANSITION	ACCESS CATCH TO FULL HEIGHT CATCH
64.00'	1 [16+69.73 - 18+50.87	CATCH	TYPICAL FULL HEIGHT CATCH C & G
13.00'	1 [18+50.87 - 18+52.13	*TRANSITION	FULL HEIGHT CATCH TO ACCESS CATCH
4.00'	1		18+52.13 - 18+58.57	CATCH	TYPICAL ACCESS CATCH C & G
	1		18+58.57 - 18+59.72	*TRANSITION	ACCESS CATCH TO FULL HEIGHT CATCH
26.00'			18+59.72 - 19+06.21	CATCH	TYPICAL FULL HEIGHT CATCH C & G
4.00'	 		19+06.21 - 19+08.21 PI 19+08.21 PI - 19+22.71	TRANSITION SPILL	FULL HEIGHT CATCH TO FULL HEIGHT SPILL TYPICAL FULL HEIGHT SPILL C & G
13.00'	 		19+22.71 - 19+28.71	TRANSITION	FULL HEIGHT SPILL TO ACCESS SPILL
73.00'	1		19+28.71 - 19+33.71	SPILL	TYPICAL ACCESS SPILL C & G
13.00'	1		19+33.71 - 19+39.71	TRANSITION	ACCESS SPILL TO FULL HEIGHT SPILL
13.00'			19+39.71 - 19+90.21 PI	SPILL	TYPICAL FULL HEIGHT SPILL C & G
82.00'	[19+90.21 PI - 19+92.21		FULL HEIGHT SPILL TO FULL HEIGHT CATCH
13.00'			19+92.21 - 20+16.72 PC	CATCH	TYPICAL FULL HEIGHT CATCH C & G
5.66'			20+16.72 PC - 20+27.84		FULL HEIGHT CATCH TO FULL HEIGHT SPILL
13.00'	-		20+27.84 - 20+44.35 20+44.35 - 20+45.50	*TDANCITION	TYPICAL FULL HEIGHT SPILL C & G
73.00'	-		20+44.35 - 20+45.50 20+45.50 - 20+53.20	*TRANSITION SPILL	FULL HEIGHT SPILL TO ACCESS SPILL TYPICAL ACCESS SPILL C & G
13.00'	-		20+53.20 - 20+54.45	*TRANSITION	ACCESS SPILL TO FULL HEIGHT SPILL
5.21'			20+54.45 - 21+65.99 PT	SPILL	TYPICAL FULL HEIGHT SPILL C & G
71.89']		21+65.99PT-21+71.19PC		FULL HEIGHT SPILL TO FULL HEIGHT CATCH
			21+71.19 PC - 23+01.41	CATCH	TYPICAL FULL HEIGHT CATCH C & G
			23+01.41 - 23+02.63	*TRANSITION	FULL HEIGHT CATCH TO ACCESS CATCH
			23+02.63 - 23+14.82	TRANSITION	
		*TDANOTION =	23+14.82 - 23+20.37 PT		MOD. ACC. CATCH TO FULL HEIGHT CATCH
	L	TRANSITION: I	RANSITION OCCURS BY I	NIEKSECTION C	UL ENGE COKR

	0+13.90 - 0+19.91	CATCH	TYPICAL ACCESS CATCH C & C
	0+19.91 - 0+29.57 0+29.57 - 0+35.06	CATCH TRANSITION	TYPICAL ACCESS CATCH C & G ACCESS CATCH TO FULL HEIGHT CATCH
	0+35.06 - 0+46.74 PT	CATCH	TYPICAL FULL HEIGHT CATCH C & G
AVD N'LY RTRN	0+00 PC - 0+03	TRANSITION	NO CURB CATCH TO FULL HEIGHT CATCH
	0+03 - 0+07.89	CATCH	TYPICAL FULL HEIGHT CATCH C & G
	0+07.89 - 0+13.90	TRANSITION	FULL HEIGHT CATCH TO ACCESS CATCH
	0+13.90 - 0+29.98	CATCH	TYPICAL ACCESS CATCH C & G
	0+29.98 - 0+35.99	TRANSITION	ACCESS CATCH TO FULL HEIGHT CATCH
	0+35.99 - 0+46.34 PT	CATCH	TYPICAL FULL HEIGHT CATCH C & G
DRWAY / PKNG	0+00 PC - 0+04.66	TRANSITION	FULL HEIGHT CATCH TO MOD. ACC. CATCH
	0+04.66 - 0+11.78	TRANSITION	MOD. ACCESS CATCH TO ACCESS SPILL
	0+11.78 - 0+16.19	SPILL	TYPICAL ACCESS SPILL C & G
	0+16.19 - 0+17.39	*TRANSITION	
	0+17.39 - 0+32.23	SPILL	TYPICAL FULL HEIGHT SPILL C & G
	0+32.33 - 0+42.97 PT 0+42.97 PT - 0+86.71	TRANSITION CATCH	FULL HEIGHT SPILL TO FULL HEIGHT CATCH TYPICAL FULL HEIGHT CATCH C & G
	0+86.71 - 0+92.71	TRANSITION	FULL HEIGHT CATCH TO ACCESS CATCH
	0+92.71 - 0+97.71	CATCH	TYPICAL ACCESS CATCH C & G
	0+97.71 - 1+03.71	TRANSITION	ACCESS CATCH TO FULL HEIGHT CATCH
	1+03.71 - 1+82.17 PT	CATCH	TYPICAL FULL HEIGHT CATCH C & G
	1+82.17 PT - 1+95.17 PI	TRANSITION	FULL HEIGHT CATCH TO FULL HEIGHT SPILL
	1+95.17 PI - 2+81.17 PC	SPILL	TYPICAL FULL HEIGHT SPILL C & G
	2+81.17 PC - 2+87.10	TRANSITION	FULL HEIGHT SPILL TO FULL HEIGHT CATCH
	2+87.10 - 2+88.36	*TRANSITION	FULL HEIGHT CATCH TO ACCESS CATCH
	2+88.36 - 2+94.80	CATCH	TYPICAL ACCESS CATCH C & G
	2+94.80 - 2+95.95	*TRANSITION	ACCESS CATCH TO FULL HEIGHT CATCH
	2+95.95 - 3+89.28	CATCH	TYPICAL FULL HEIGHT CATCH C & G
	3+89.28 - 3+95.28	TRANSITION	FULL HEIGHT CATCH TO ACCESS CATCH
	3+95.28 - 4+00.28	CATCH	TYPICAL ACCESS CATCH C & G
	4+00.28 - 4+06.28	TRANSITION	
	4+06.28 - 4+93.64 4+93.64 - 4+99.64	CATCH	TYPICAL FULL HEIGHT CATCH C & G FULL HEIGHT CATCH TO FULL HEIGHT SPILL
	4+99.64 - 5+10.88	SPILL	TYPICAL FULL HEIGHT SPILL C & G
	5+10.88 - 5+19.32		FULL HEIGHT SPILL TO FULL HEIGHT CATCH
	5+19.32 - 6+27.57	CATCH	TYPICAL FULL HEIGHT CATCH C & G
	6+27.57 - 6+31.57		FULL HEIGHT CATCH TO FULL HEIGHT SPILL
	6+31.57 - 13+56.26	SPILL	TYPICAL FULL HEIGHT SPILL C & G
	13+56.26 - 13+60.26	TRANSITION	FULL HEIGHT SPILL TO FULL HEIGHT CATCH
	13+60.26 - 14+05.62	CATCH	TYPICAL FULL HEIGHT CATCH C & G
	14+05.62 - 14+07.11	TRANSITION	FULL HEIGHT CATCH TO NO CURB CATCH
	14+07.11 - 14+09.11 PI	CATCH	TYPICAL CATCH C & G WITH NO CURB
	14+09.11 PI - 14+11.11	TRANSITION	NO CURB CATCH TO FULL HEIGHT CATCH
	14+11.11 - 15+49.82	CATCH	TYPICAL FULL HEIGHT CATCH C & G
	15+49.82 - 15+54.82 PC	TRANSITION	FULL HEIGHT CATCH TO DRIVEWAY CATCH
	15+54.82 PC - 15+65.94	TRANSITION	DRIVEWAY CATCH TO ACCESS SPILL
	15+65.94 - 15+89.38 PT 15+89.38PT-15+92.38PC	SPILL TRANSITION	TYPICAL ACCESS SPILL C & G ACCESS SPILL TO FULL HEIGHT SPILL
	15+92.38 PC - 16+17.23	SPILL	TYPICAL FULL HEIGHT SPILL C & G
	16+17.23 - 16+19.23 PI	TRANSITION	FULL HEIGHT SPILL TO FULL HEIGHT CATCH
	16+19.23 PI - 16+49.73	CATCH	TYPICAL FULL HEIGHT CATCH C & G
	16+49.73 - 16+55.73	TRANSITION	FULL HEIGHT CATCH TO ACCESS CATCH
	16+55.73 - 16+64.73	CATCH	TYPICAL ACCESS CATCH C & G
	16+64.73 - 16+69.73	TRANSITION	ACCESS CATCH TO FULL HEIGHT CATCH
	16+69.73 - 18+50.87	CATCH	TYPICAL FULL HEIGHT CATCH C & G
	18+50.87 - 18+52.13	*TRANSITION	FULL HEIGHT CATCH TO ACCESS CATCH
	18+52.13 - 18+58.57	CATCH	TYPICAL ACCESS CATCH C & G
	18+58.57 - 18+59.72	*TRANSITION	ACCESS CATCH TO FULL HEIGHT CATCH
	18+59.72 - 19+06.21	CATCH	TYPICAL FULL HEIGHT CATCH C & G
	19+06.21 - 19+08.21 PI	TRANSITION	FULL HEIGHT CATCH TO FULL HEIGHT SPILL
	19+08.21 PI - 19+22.71	SPILL	TYPICAL FULL HEIGHT SPILL C & G
	19+22.71 - 19+28.71	TRANSITION	FULL HEIGHT SPILL TO ACCESS SPILL
	19+28.71 - 19+33.71	SPILL	TYPICAL ACCESS SPILL C & G
	19+33.71 - 19+39.71 19+39.71 - 19+90.21 PI	TRANSITION SPILL	ACCESS SPILL TO FULL HEIGHT SPILL TYPICAL FULL HEIGHT SPILL C & G
	19+39.71 - 19+90.21 PI 19+90.21 PI - 19+92.21	TRANSITION	FULL HEIGHT SPILL TO FULL HEIGHT CATCH
	19+92.21 - 20+16.72 PC	CATCH	TYPICAL FULL HEIGHT CATCH C & G
	20+16.72 PC - 20+27.84		FULL HEIGHT CATCH TO FULL HEIGHT SPILL
	20+27.84 - 20+44.35	SPILL	TYPICAL FULL HEIGHT SPILL C & G
	20+44.35 - 20+45.50	*TRANSITION	FULL HEIGHT SPILL TO ACCESS SPILL
	20+45.50 - 20+53.20	SPILL	TYPICAL ACCESS SPILL C & G
	20+53.20 - 20+54.45	*TRANSITION	ACCESS SPILL TO FULL HEIGHT SPILL
	20+54.45 - 21+65.99 PT	SPILL	TYPICAL FULL HEIGHT SPILL C & G
	21+65.99PT-21+71.19PC	TRANSITION	FULL HEIGHT SPILL TO FULL HEIGHT CATCH
	21+71.19 PC - 23+01.41	CATCH	TYPICAL FULL HEIGHT CATCH C & G
	23+01.41 - 23+02.63	*TRANSITION	FULL HEIGHT CATCH TO ACCESS CATCH
	23+02.63 - 23+14.82	TRANSITION	ACCESS CATCH TO MOD. ACC. CATCH
	23+14.82 - 23+20.37 PT	TRANSITION	MOD. ACC. CATCH TO FULL HEIGHT CATCH

CURB & GUTTER STATUS TABLE

AVD S'LY RTRN 0+00 PC - 0+03 TRANSITION NO CURB CATCH TO FULL HEIGHT CATCH

STATION C & G TYPE

STRUCTURE

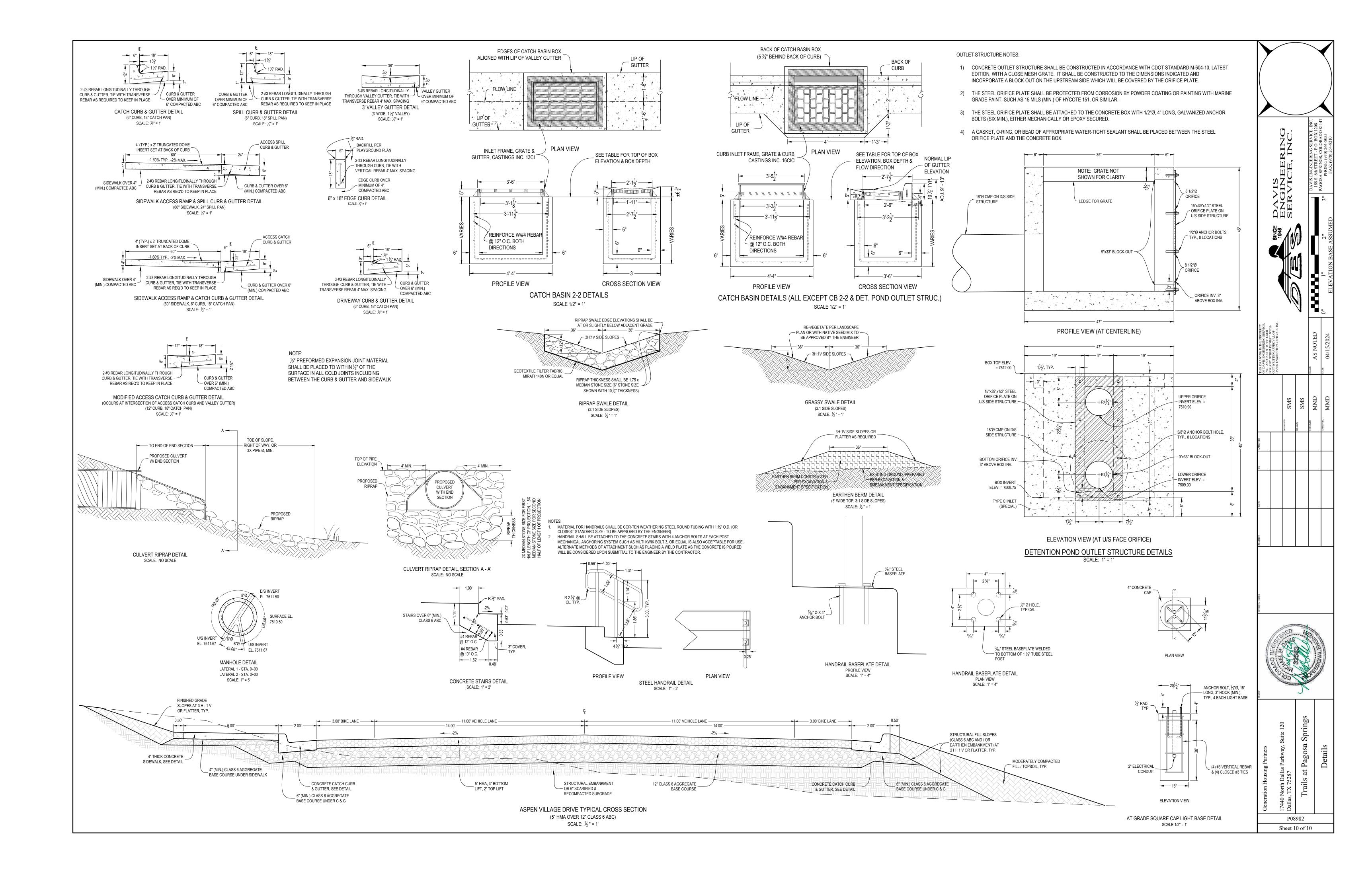
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Generation Housing Partners	17440 North Dallas Parkway, Suite 120 Dallas, TX 75287	Trails at Pagosa Springs	Tables

P08982

Sheet 9 of 10



Justin Ramsey Board	Action Review Approve	Signature, [Date			То	Action	Signa	ture, Date
				^		10	71001011	<u> </u>	
DOAIG	Approve			6 7					
			+	8		+			
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of Action Official:	Pho	one:	Board		ng Da	ate:			⊠High
n Burns			May					Priority	□Medium □Low
			charges s	as calc	· · · ·	ted and agreed	to on Anril	18 2024:	
osed ilicreases to	the Anora	able Housing Suit	Lilai ges d	as carc	Julai	_	to on April	16, 2024.	
202	24 CIF 2	2024 CIF Rev	Waived EU's	d CIF		Revenue Shortfall	New AHS		
ΓER	\$8,958	\$1,522,860			13	\$116,454	\$ 1.91		
STEMATED (¢15 607	\$1 560 700			10	\$156 070	\$		
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	osed increases to 202	2024 CIF 2	2024 CIF 2024 CIF Rev TER \$8,958 \$1,522,860	Waived 2024 CIF 2024 CIF Rev EU's FER \$8,958 \$1,522,860	Waived CIF 2024 CIF 2024 CIF Rev EU's FER \$8,958 \$1,522,860	Waived CIF 2024 CIF 2024 CIF Rev EU's FER \$8,958 \$1,522,860 13	osed increases to the Affordable Housing Surcharges as calculated and agreed Waived CIF 2024 CIF 2024 CIF Rev EU's TER \$8,958 \$1,522,860 13 \$116,454	osed increases to the Affordable Housing Surcharges as calculated and agreed to on April Total Waived CIF Revenue New Shortfall AHS \$ 13 \$116,454 1.91	osed increases to the Affordable Housing Surcharges as calculated and agreed to on April 18, 2024: Total Waived CIF Revenue New Shortfall AHS \$ TER \$8,958 \$1,522,860 13 \$116,454 1.91