

**TOWN OF SILT
PLANNING AND ZONING COMMISSION AGENDA
TUESDAY, April 4, 2023 6:30 P.M.
MUNICIPAL COUNCIL CHAMBERS
HYBRID MEETING**

ESTIMATED TIME	ELECTRONIC AGENDA ITEM	PUBLIC HEARING/ ACTION	ELECTRONIC LOCATION AND PRESENTOR
	Agenda		Tab A
6:30 5 min	Call to Order		Chair Williams
	Roll Call		
	Pledge of Allegiance		
6:35 5 min	Public Comments - Each speaker will limit comments to no more than three (3) minutes, with a total time of 30 minutes allotted to public comments, pursuant to Section 2.28.020 of the Silt Municipal Code		
6:40 5 min	Consent agenda – 1. Minutes of the March 7, 2023 Planning & Zoning Commission meeting	Action Item	Tab B Chair Williams
	Conflicts of Interest		
	Agenda Changes		
6:45 40 min	Silt Jumbo Storage – 510 W. Main St. Site Plan Review	Action Item Public Hearing	Tab C Planner Chain
7:25 60 min	Rislende Major Subdivision Preliminary Plan	Action Item Public Hearing	Tab D Planner Chain
8:25 5 min	Planners Report	Verbal Update	Planner Chain
8:30 5 min	Commissioner Comments		
8:35	Adjournment		

The next regularly scheduled meeting of the Silt Planning & Zoning Commission is tentatively set for Tuesday, May 2nd 2023, at 6:30 p.m. Items on the agenda are approximate and intended as a guide for the Planning and Zoning Commission. "Estimated Time" is subject to change, as is the order of the agenda. For deadlines and information required to schedule an item on the agenda, please contact the Town of Silt at 876-2353. Please be aware that this agenda is given to the public and to the Commission in electronic form. If you require a hard-copy, please request one before or after the scheduled meeting. Normal Town copying charges may apply. Thank you.

TOWN OF SILT
REGULAR PLANNING AND ZONING COMMISSION MEETING
March 7, 2023 – 6:30 P.M.
HYBRID MEETING

The Silt Planning and Zoning Commission held their regularly scheduled meeting on Tuesday, March 1, 2023. Chair Williams called the meeting to order at 6:32 p.m.

Roll call

Present

Chair Lindsey Williams
Vice-Chair Joelle Dorsey, arrived virtually
after roll call at 6:35 PM
Commissioner Eddie Aragon
Commissioner Robert Doty
Commissioner Michael Bertaux
Commissioner Charlienna Chancey
Commissioner Jennifer Stepisnik, arrived
after roll call at 6:55pm

Also present were Planner Mark Chain, Community Development Manager Nicole Centeno.

Pledge of Allegiance

Public Comments –

Angelo Il Centofante of 1819 Fawn Court asked to speak. He told the commission that he received a public hearing notice regarding a fence to be located along Highway 6 and 24. He said he was wondering why he got a notice for this fence application and did he not get a notice for the construction of the building. He thought the building was out of scale and he had lived in the area for many years, and this is going to disturb his view. Planner Chain indicated that he understood the concerns and wanted to inform the speaker that the public hearing notice requirements had been changed. From now on, he stated a plan review application will be noticed to all property owners within 200 feet.

Consent Agenda

1. Minutes of the February 7, 2023 Planning & Zoning Commission meeting.

Commissioner Dorsey made a motion to approve the minutes of the February 7 meeting with the correction of the date as necessary. Commissioner Bertaux seconded the motion, and the motion carried unanimously

Conflicts of Interest – There were no conflicts of interest.

Agenda Changes – There were no agenda changes.

Sign Exemption – Family Dollar

Community Development Manager Centeno introduce the project. Staff indicated that Dave Randolph and Scott Kipnis representing the applicant (United Sign Systems) were virtually present. She noted that the property address was 1007 Main Street and this has been changed from a county address because of its located session in the middle of Silt's Downtown. She told the Commission that they looked at this before, with the previous sign exception. Just like their first application, United Signs is proposing dual branded signage on the east end of the building for Family Dollar/Dollar Tree. She indicated that staff had no problems with the application, that the size of the signage was comparable to the other stores in that vicinity. She also indicated that the signs will be turned off 30 minutes after the store closes. She went through other items in the application and recommended approval with the conditions listed. The applicant asked if there were any questions related to the application.

Planning Chair Williams indicated that the sign appeared bigger than she was aware of from the previous exemption. She was a bit concerned as the signs faced residential properties and that it was a "big push". Commissioner Doty noted that the signage in the front of the building was okay and perhaps this was easy to remedy. Perhaps it could be bought down a little in height and he said that the illumination did not appear to be too much. He thought was adequate for what it is.

Commissioner Bertaux said perhaps this signage should be made the same size as the previous signage on the other side of the building. Dave said that they could do this. Scott asked to address the Commission. He said that because the amount of space available and given the size of the building, that this was a reasonable sign proposal. Commissioner Aragon says that he had no comments regarding the size, but he did have a concern on the illumination. Chair Williams noted that the proportions could be modified slightly and that would make it a better proposal. There was some discussion on the dimensions of the sign etc. Dave thought that perhaps it was best to split the difference. After further calculations, Dave said the signs on the front and back were the exact same size, however, on the front, they are stacked and on the back they are not.

Commissioner Bertaux made a motion to approve the dual branding sign with the conditions listed but with adding a condition # 7 which would state: "the sign exception is approved but will be the same size and height and width as previously approved on the front (west) side of the building. Second by Commissioner Dorsey.

Chair Williams said she needed to open the public hearing before moving forward.

The public hearing was opened at 6:56 PM. There was no comment. The public hearing was closed at 6:57.

Commissioner Bertaux made the identical motion. Second by Commissioner Dorsey: the motion passed by a vote of 4 to 1. Voting "no" was Commissioner Doty.

Conditions below for the record

1. That the illuminated signs are automatically turned off at store closing each night, in order to best accommodate the surrounding residential properties.
2. If there is an increase in the illumination or change to the current proposal, the applicant

will be required to apply for a new sign exception.

3. All representations of the applicant made in writing, application materials and verbally at the Planning Commission meetings or that are reflected in the meeting minutes are considered to be part of the application and are binding on the applicant.
 4. Applicant will provide any additional requested documents and pay any remaining fees, prior to installation and recordation of the sign exception.
 5. Community Development will need to issue a permit before installation of signs can occur. The Town will also need to inspect the signs, prior to the permit being approved to close out.
 6. Any additional signs will require a permit and sign exception, if necessary.
 7. That the dual branding signs on the east side of the building will be the same size and height as those approved on the front, AKA the west side, of the building.
-

Bunchman Fence Variance

Commissioner Centeno introduced the project. She indicated that the owner, C T Western, received the site plan approval for a building in the Silt Trade center at 1828 Silver Spur in order to construct residential units on the second level. She indicated that the owner suggested it would be good to have privacy. She said the applicant, Mark Bunchman (Present virtually) indicated he wanted a higher fence due to the visibility of the project related to the lower grade adjacent to Highway 6 and 24. Manager Centeno said that there is not good guidance for this matter in the PUD and the height of the fence is not mentioned, outside of screening storage. She indicated that she thought the 6-foot fence, as requested, should be acceptable. She had noticed that across the street there were 6-foot-high fences along Highway 6 and 24 as well as along other nearby streets.

Staff recommended approval and noted that the application met the criteria in section 15.06 of the Silt Municipal Code. Centeno also went over her other conditions of approval including the fact that no construction should be placed within the easement, unless determined by staff that it's appropriate, based on utility placement. She read the conditions for the record.

Commissioner Bertaux noted that there was a bus stop nearby. He noted that there may be families renting there and he would like some separation from the street. Commissioner Aragon asked how far away the fence would be from the road. Mr. Bunchman then stated that it was about 10 feet off of the right-of-way. Chair Lindsay open the public hearing at 7:07 PM. There were no requests to speak. The public hearing was closed at 7:08 PM.

There were some comments on the motion. Commissioner Doty had some questions on the commercial zoning and whether this is employee housing. There were some discussions on parking, setbacks etc.

Commissioner Aragon made a motion to approve Bunchman Fence Variance requests with staff recommendations. Second by Commissioner Mike; The motion passed by a vote of 4 to 1. Voting No was Commissioner Doty.

Conditions noted below for the record

1. That the proposed fence meets all applicable criteria in the Silt Municipal Code Chapter 15.06.
2. That the proposed fence be located entirely on the applicant's property; but not installed in designated/recorded easements, unless approved by staff.
3. That the fence exception is limited to the exact request as depicted in the applicant's submitted photograph/site plan.
4. That all representations of the applicant made in writing, application materials and verbally at the Planning Commission meeting or that are reflected in the meeting minutes are considered to be part of the application and are binding on the applicant.
5. That applicant will provide any additional requested documents and pay any remaining fees, prior to installation and inspection of the approved fence.
6. That this approval is not for construction, but rather the exception of the height and location. Community Development will need to issue a permit before the installation of fence can occur.
7. That all future fencing proposals will require a permit and fence exception, if required.

Request to continue public hearing for Site Plan Review for Silt Jumbo Storage.

Planner Chain said that this was an agenda item originally placed on this agenda for a review of a project at 510 W. Main St. He told the commission that there was a glitch in sending out the notices because of schedule related to President's Day. He asked the Commission to continue the Public Hearing until the April 4 Planning Commission meeting. Motion by Commissioner Dorsey to continue the public hearing and discussion to April 4. Second by Commissioner Aragon; the motion passed unanimously.

Planners Report

Planner Chain provided this input. He wanted to tell the commission that the Preliminary Subdivision Plat for the Rislende project had been submitted and it would be reviewed at the April 4 meeting. He also reiterated the Silt Jumbo storage project would also be on that agenda for review.

Manager Centeno noted that some code items would be coming forward in the near future; the first batch would be to update Title 15 – regarding building code. Centeno also noted that the joint session between the Board and Commission is scheduled for March 27. Finally, Chain mentioned that at that meeting the commission also may see a potential development plan outlined for an introductory review by the Board for the 15 acres next to the Holiday Inn. He said that this was a mixed-use project was some residential by the river.

Commissioner Comment

Commissioner Jody had a few comments to make about the fence variance previously discussed.

There was a question about the name of the upcoming storage project – what is the “Jumbo” term and what exactly does it mean. Chain said that’s what the applicant is calling it. He noted that the square footage for the project was somewhere in the mid 60,000 ft.²s.

Commissioner Dorsey had some questions on the status of the storage at River Run. Manager Centeno noted that it was getting ready for issuance of building permit. She also said that there was a question and that it may be phased approval because the office and residential unit were undergoing some design changes.

Chair Williams said that the February 27 work session, where there is an extended discussion on the Water Treatment Plant was very interesting and she suggested commissioners watch that session if it was available online.

Adjournment

Commissioner Bertaux made a motion to adjourn. Second by Doty; meeting adjourned at 7:34 PM.

Respectfully submitted,

Approved by the Planning Commission

Mark Chain
Planner

Lindsey Williams
Chair

Town of Silt Planning Commission Meeting

April 4, 2023 6:30 PM

Silt Jumbo Storage – Site Plan Review

Planners report

3/29/2023

Name of Project	Silt Jumbo Storage
Applicant/Owner	510 W. Main Storage LLC 852 Handy Drive Carbondale, CO 81623 970.355.4080
Owner Representative/ Land Planner	None Designated
Civil Engineer	Crystal River Civil 1101 Village Road, Unit UL-3C Carbondale, CO 81623 970.510.5312
Project Attorney	None Designated
Landscape Architect	Pinon Sage 700 Redstone Ave. Carbondale, CO 81623
Water Engineer	NA
Property Location	510 West Main St, Silt, CO
Existing Zoning	B-3
Surrounding Land Uses	West – commercial – Light Industrial, North – Lumber Yard and Industrial. South – storage East – residential subdivision and park.
Surrounding Zoning	North & West – Unincorporated Garfield County, South – B-3 (north of Main St.) East – Residential PUD and Open Space
Proposed Use	11 self storage buildings Approximately 65,00 SF +/-
Area of Parcel Subject to application	7.22 Acres
Existing Use	Vacant – formerly rented to Landscape Contractor
Silt Comprehensive Plan	Service and Commercial Support
Parcel & Reception Numbers	2179-091-00-036 and 2179-091-00-035
Legal Description	Lots A & B- Amended Plat of Parcel No.1 of the Terrel Annexation No.1 - according to the plat recorded as Reception # 462364

I. Description of Request

Applicant is proposing to build a Self Storage Facility at the east end of town. Proposal is for 11 storage buildings and slightly over 60,000 ft.² of self storage. The subject property to be developed is tucked back and behind a property which has existing self-storage. The applicant shares an access right now with another property and this access will be upgraded with an asphalt driveway. The circulation around the proposed development is to have concrete driving in circulation area. The property is to have remote key access so there will be no office facility on site. The storage units will be one story in height. The tallest building will be approximately 18 feet in height. Elevations from Pella Building Systems Inc. is included in attachment E of the application.

II. Recent Project History

The property was annexed in either 1992 or 1994. I believe it came into town when the Terrel Subdivision was originally planned (to the east of the subject site) and annexed. This property may have been the original ranch house for this property when it was in agricultural use.

There has been no recent land-use entitlement since the mid-1990s. I am only aware that the property was recently used by a landscape contractor for that business use as well as some related storage for the contracting business.

III. Silt Comprehensive Plan

The property is designated as Service and Commercial Support according to the Comprehensive Plan. It would appear that the proposed development complies with the Comprehensive Plan.

Please note that Self Storage is an allowed use in the B – 3 Zone District. However, the property is subject to Site Plan Review.

IV. Property

The property is located at the east end of Main Street on the north side. It helps form the west boundary of the Towns municipal city limits. Information on adjacent land uses are already provided. Please note that the eastern boundary borders a residential subdivision in the town as well as a town park.

The property shares access with the storage unit facility to the south. A traffic report has been provided.

The property is perched on a shelf higher than the elevation of Main Street. The property is bordered on the north and northwest by the Cactus Valley Ditch. As a matter fact, the property extends a little bit beyond the ditch at one point. Nothing is proposed near the ditch or this “island” at the present time.

Once on the developable portion of the property, it is generally flat. Flat areas vary from 2% to 10% slopes. The property falls away on the east side very steeply, with spot slope elevations approaching 50%. Outside of the slope issues along these boundary, the property slopes from northwest to southeast.

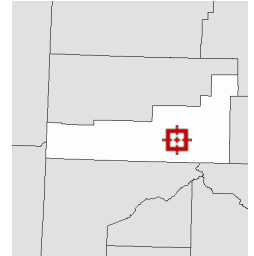
SILT JUMBO STORAGE

LOCATION MAP

Created by: CHAIN



Overview



Legend

- Parcels
- Roads
- Parcel/Account Numbers
- Owner Name
- Lakes & Rivers
- County Boundary Line

Account Number	R200566	Physical Address	32369 6 & 24 HWY	2019 Total Actual Value	\$685,400	Last 2 Sales	
Parcel Number	217904300413		SILT	81652		Date	Price
Acres	0	Owner Address	GULLY VENTURES, LLC			7/15/2021	\$0
Land SqFt	328,878		334 PONDEROSA DRIVE			12/23/1997	\$0
Tax Area	020		GLENWOOD SPRINGS CO				
2019 Mill Levy	74.6820		81601				

Date created: 11/28/2022

Last Data Uploaded: 11/28/2022 2:03:31 AM

Developed by Schneider GEOSPATIAL

V. Applicable Municipal Code Sections.

The Site Plan Review process is outlined in Chapter 17.42 of the Silt Municipal Code. I am listing applicable code sections below. As you know, the Planning Commission is the decision-making body for the Site Plan Review process. Appeals of the Commission's decision or individual conditions of approval go to the Board of Trustee's.

The Commission is charged with approving the application as presented, approving with conditions, nine the application or continuing the hearing until a date certain. Assuming some type of approval, I will bring you a Resolution of Approval at the May meeting.

I met with the applicant and the project engineer in early November 2023. I was actually quite surprised that there was such a large parcel just off of Main Street with B-3 Zoning. The property is generally hidden from Main Street. In our pre-application meeting we went over a number of items and I directed the applicant to have a good engineering plan, make sure that they dealt with access and contacted CDOT related to whether a new Access permit was required. I instructed them to pay special attention to drainage and to make sure they had a professionally done landscape plan. I encouraged extensive buffering on the east side of the project. I did not direct that a landscape plan or buffering for the project should occur on the north, northwest or the west boundaries of the project. Technically, perhaps that should have been done. I do not expect these uses on the adjoining properties to change in the near future. If you feel differently about this, please asked that the landscaping and buffering plan B enhance the north, northwest and west property boundaries.

Relevant Code Sections:

17.42.060 -	Uses requiring a Special Use Permit and Site Plan Review in all commercial districts
17.42.100	Intent of Landscape Design Guidelines
17.42.120	Site Plan and Design Standards
17.42.130	Grading
17.42.140	Public Rights-of-way
17.42.150	Perimeter Landscaping
17.42. 170	Landscaping Installation
17.42.190	Off – Street Parking Requirements

VI. Review Agency Comments

Town Engineer — The Town Engineer have provided comments and notes on many of the engineering sheets contained in the application. They have been provided directly to the project planner and project civil engineer. They mostly revolve around a number of technical details. I will summarize them in the following section of the report. The project engineer will have to update the engineering report to the satisfaction of the Town Attorney before moving on to building permit.

Town Attorney – No comments at this time.

Public works – No comments at this time.

CDOT - we have asked the applicant/applicants engineered to provide a copy of the Original Access Permit.

Fire District – The applicant has been working with the Fire District on site plan, access, and fire protection issues. I will be confirming prior to the public hearing that all his comments have been followed up upon and that he is satisfied with the present plan.

VII. Site Plan Issues

Access

Planners comment: Acceptable. Applicant should provide original CDOT Access Permit for letter from CDOT access coordinator to demonstrate project could move forward as proposed.

Landscaping

Planners comment: My initial review indicates that the landscaping plan is acceptable. I have a call into the project Landscape Architect but he is away on vacation and we will be having a telephone conference on Monday. It appears that the species are appropriate for the area but they do not all sync 1:1 with town prescribed street trees. Also, I have questions on the reblooming lilac shrubs which are being used to help screen the east side of the storage buildings. They may be acceptable but I need to investigate this a little further. My initial thought that perhaps a year-round Evergreen would be a better choice. I will report to you at the meeting on this item.

Drainage Plan

Planners comment: they were number of minor modifications that the town engineer is requiring. Some of the items are:

- roof drains presently go outside of the drainage basin. Add roof gutters/downspouts that discharge into basin and get taken to the detention pond.
- Update drainage plan so that if there is overtopping of the storage pond in an extreme event, there will be no overtopping onto Highway or backflow into drainage pond.
- Check culvert under Highway 6 and make sure it daylight to the other side.
- Of concern regarding trend settlement. Applicant should avoid use of screened rock and that all pipes in Class 6 base course.
- Install manhole cleanouts wherever there is a major bend and storm sewer

Other technical items

- provide bollards at corner of buildings to prevent damages structures.
- There are some long hose runs to certain areas from the propose hydrant locations. Make sure is acceptable to Grand River Fire.

Miscellaneous Site plan Review Comments: the architecture and building height seems to be appropriate for the location. The drainage from the site seems to be isolated from either the Cactus Valley ditch or drainage that occurs along the west side of the adjacent subdivision. I would not think this commercial/light industrial use would appear to adversely affect the Terrel subdivision residential uses (see photos with landscape plan)'s.

VIII. Planner Recommendation:

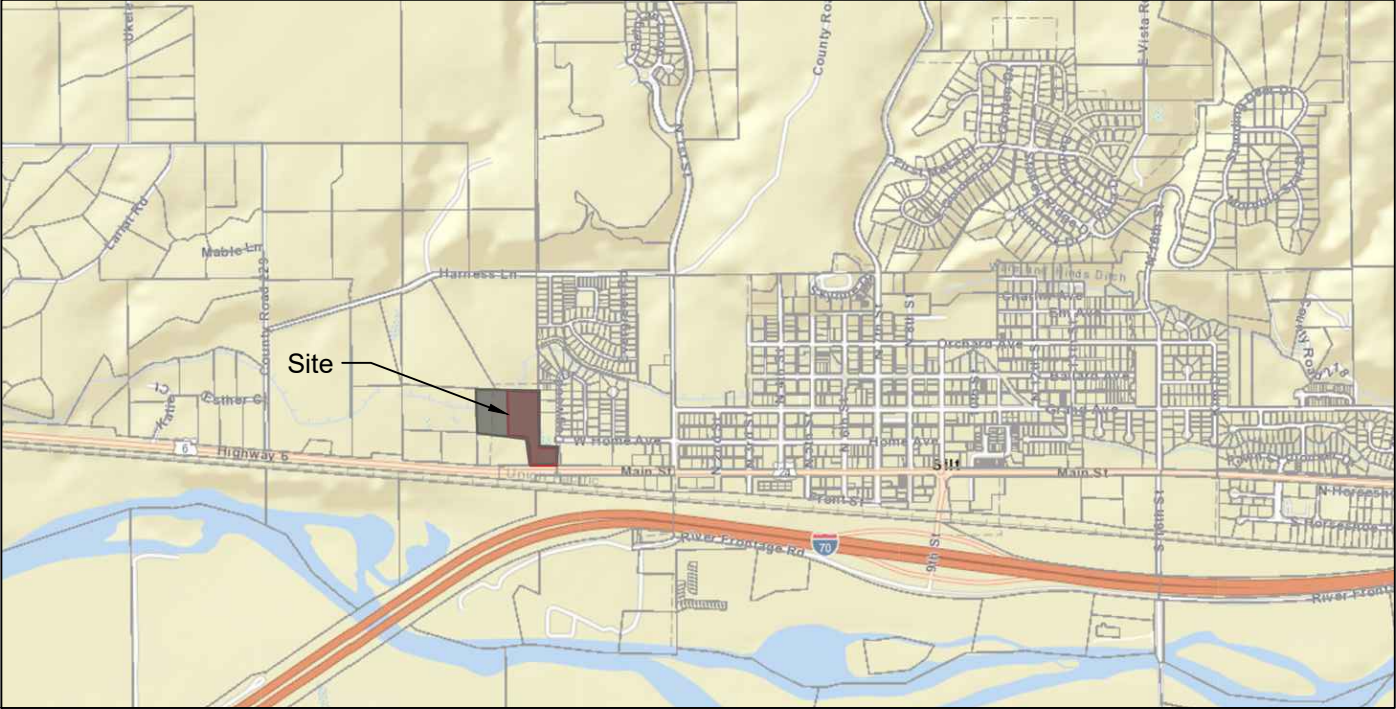
Staff recommends **APPROVAL** of the silt Jumbo Storage Project with the following conditions.

1. All representations of the applicant made in writing, application materials and verbally at the Planning Commission meeting or that are reflected in the meeting minutes are considered part of the application and are binding on the applicant.
2. The applicant shall work in good faith with the town engineer to resolve issues identified in the review redlines to the satisfaction of the Town Engineer and Staff prior to submittal of a building permit and the construction of any site improvements on the property.
3. All exterior lighting in the project shall conform to the Town of Silt lighting standards.
4. That the applicant provide either a copy of the original Access Permit or a letter from CDOT access coordinator showing that access is acceptable.
5. That the landscaping plan be acceptable to the Town Planner. (Note: If there are any other related issues that come up in the discussion with the landscape architect they will be brought to the Planning Commission at the meeting on April 4).
6. That sample lease documents be shown to the town to confirm that no outside storage will occur or that hazardous materials will not be stored within the rented units.
7. That all land-use related fees and other items with Town Consultants be paid prior to issuance of the Building Permit.
8. That planning Staff bring a Resolution of Approval to the May Planning Commission meeting for review and execution.

IX. Recommended Motion:

Motion to approve the Silt Jumbo Storage Site Plan Review with the staff recommended conditions. (Any modifications or additional conditions made by the Planning Commission should be added to this motion).

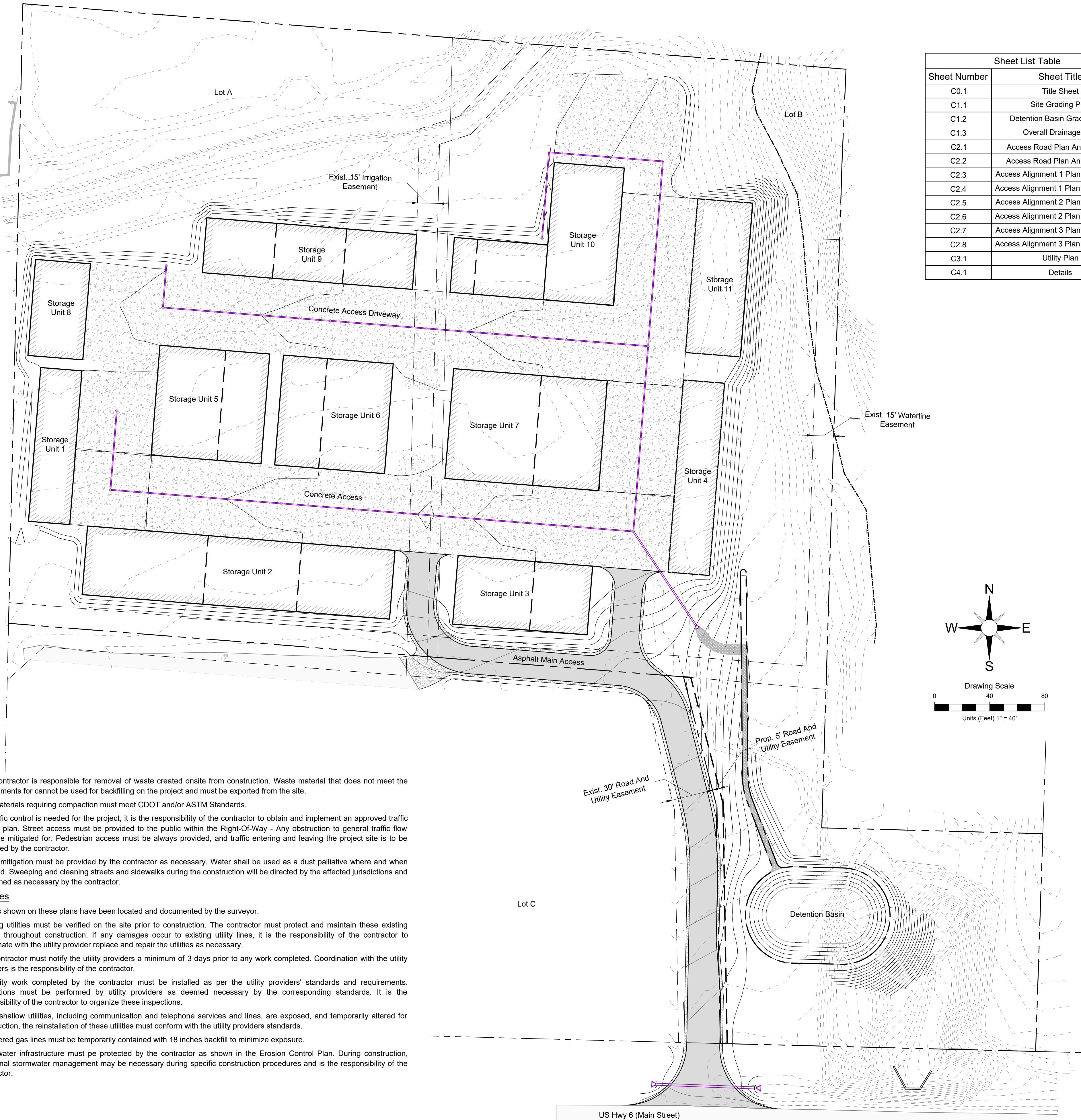
Silt Mega Storage
510 W Main Street (Lots A And B)
Silt, Colorado 81652



Vicinity Map
Not To Scale

Abbreviations:	
ASTM	American Society of Testing and Materials
Avg	Average
Bldg	Building
BM	Benchmark
BMP	Best Management Practices
BOW	Bottom of Wall
Con	Concrete
Demo	Demolition
Dia or Ø	Diameter
Dim	Dimension
El or Elev	Elevation
Ex	Existing
FFE	Finished Floor Elevation
FL	Flow Line
Ft	Foot or Feet
Gal	Gallons
Horiz	Horizontal
Hp	High Point
Inv	Invert
LF	Linear Feet
LP	Low Point
Max	Maximum
Min	Minimum
NTS	Not To Scale
Off	Offset
PC	Point of Horizontal Tangency
PCC	Point of Compound Curve
Perf	Perforated
PI	Point of Horizontal Tangency
Prop	Proposed
PVC	Polyvinyl Chloride Pipe
Q	Flow Rate
RCP	Reinforced Concrete Pipe
ROW	Right-Of-Way
SF	Square Feet
Sta	Station
SY	Square Yard
TD	Trench Drain
TOW	Top of Wall

Legend		Existing	Proposed
Communications Line		— XC — XC —	— C — C — C —
Concrete / Sidewalk / Patio		— — —	— — —
Easement Line		— — —	— — —
Edge of Pavement		— — —	— — —
Edge of Gravel		— — —	— — —
Edge of Water		— — —	— — —
Fiber Optic Line		— XFO — XFO —	— FO — FO —
Flow Line		— C — C —	— C — C —
Foundation Drain		— — —	— FD — FD —
Gas Line		— XG — XG —	— G — G — G —
Gutter Flow Line / Break Line		— — —	— — —
Major Contour Line		— — —	— — —
Minor Contour Line		— — —	— — —
Overhead Electric Line		— XOE — XOE —	— OE — OE —
Property Line		— — —	— — —
Raw Water Line		— XRW — XRW —	— RW — RW —
Sanitary Sewer Line		— XSS — XSS —	— SS — SS —
Storm Drain Line		— — —	— — —
Telephone Line		— XT — XT —	— T — T — T —
Underground Electric Line		— XUE — XUE —	— UE — UE —
Water Line		— XW — XW —	— W — W — W —
Water Service Line		— XWS — XWS —	— WS — WS —



Sheet List Table	
Sheet Number	Sheet Title
C0.1	Title Sheet
C1.1	Site Grading Plan
C1.2	Detention Basin Grading Plan
C1.3	Overall Drainage Plan
C2.1	Access Road Plan And Profile 1
C2.2	Access Road Plan And Profile 2
C2.3	Access Alignment 1 Plan And Profile 1
C2.4	Access Alignment 1 Plan And Profile 2
C2.5	Access Alignment 2 Plan And Profile 1
C2.6	Access Alignment 2 Plan And Profile 2
C2.7	Access Alignment 3 Plan And Profile 1
C2.8	Access Alignment 3 Plan And Profile 2
C3.1	Utility Plan
C4.1	Details

Design Notes

- The design is based on the best available information. This includes but is not limited to site conditions, features and structures, and topographical information. Crystal River Civil is assuming no responsibility for the accuracy of site information.
- If any discrepancies or inaccurate information is found within Crystal River Civils' documents, the affected work should be temporarily put on hold. Contact CRC to verify a solution and hold all work until the necessary alterations have been made.
- No field changes are to occur without written approval of the engineer. If changes are requested and approved, Crystal River Civil will review the change and respond accordingly.


Construction Notes

- All work completed on this project must meet standards set by the project's jurisdictions. This includes but is not limited to HOA standards, city/town standards, county standards, and/or state standards.
- The contractor is required to have a copy of current and approved construction plans. Any standards and specifications necessary for the work must be on site for the duration of the project as well.
- All work must be completed to horizontal and vertical information shown on the plans. If any changes have occurred, Crystal River Civil must verify the alterations prior to receiving approval of completion.
- Construction staking of horizontal and vertical layout is the responsibility of the Contractor. If additional documents, site visits for verification, or alterations are necessary, Crystal River Civil can be hired for construction administration for additional services.
- Property lines, monuments, benchmarks, survey control, and additional historic survey information cannot be removed and cannot be removed for construction. Disturbed survey items are the responsibility of the contractor and must be restored by a state of Colorado licensed land surveyor.
- Work and storage areas must be maintained only onsite. Project construction in Right-Of-Ways, public space, and private property must be approved in writing by the necessary jurisdiction or individual.
- Limits of disturbance, tree protection, and slope protection defined within the plans must be met. Disturbances outside of these extents may require alterations to the design and has implications that are the responsibility of the contractor. If damage shall occur outside of these areas, the site conditions shall be restored to their original state.
- If applicable and a tree removal plan has been developed for the project, it is the responsibility of the contractor to meet the proposed conditions by the approved document. The contractor must not damage, trim, or remove trees and or bushes that are not approved for modification by the tree removal plan. Approval for proceeding with additional tree removal must be approved by Crystal River Civil, the landscape architect, the owner, and/or any stakeholders.

- The Contractor is responsible for removal of waste created onsite from construction. Waste material that does not meet the requirements for cannot be used for backfilling on the project and must be exported from the site.
- All materials requiring compaction must meet CDOT and/or ASTM Standards.
- If traffic control is needed for the project, it is the responsibility of the contractor to obtain and implement an approved traffic control plan. Street access must be provided to the public within the Right-Of-Way - Any obstruction to general traffic flow must be mitigated for. Pedestrian access must be always provided, and traffic entering and leaving the project site is to be observed by the contractor.
- Dust mitigation must be provided by the contractor as necessary. Water shall be used as a dust palliative where and when required. Sweeping and cleaning streets and sidewalks during the construction will be directed by the affected jurisdictions and performed as necessary by the contractor.

Utility Notes

- Utilities shown on these plans have been located and documented by the surveyor.
- Existing utilities must be verified on the site prior to construction. The contractor must protect and maintain these existing utilities throughout construction. If any damages occur to existing utility lines, it is the responsibility of the contractor to coordinate with the utility provider replace and repair the utilities as necessary.
- The contractor must notify the utility providers a minimum of 3 days prior to any work completed. Coordination with the utility providers is the responsibility of the contractor.
- All utility work completed by the contractor must be installed as per the utility providers' standards and requirements. Inspections must be performed by utility providers as deemed necessary by the corresponding standards. It is the responsibility of the contractor to organize these inspections.
- If any shallow utilities, including communication and telephone services and lines, are exposed, and temporarily altered for construction, the reinstallation of these utilities must conform with the utility providers standards.
- Uncovered gas lines must be temporarily contained with 18 inches backfill to minimize exposure.
- Stormwater infrastructure must pe protected by the contractor as shown in the Erosion Control Plan. During construction, additional stormwater management may be necessary during specific construction procedures and is the responsibility of the contractor.



1101 Village Road, Unit UL-3C
Carbondale, CO 81623
(970) 510 - 5312

Silt Mega Storage
510 Main Street
Silt, Colorado 81652

Reviewed By
JKE

Drawn By
VJT

Date
02.01.2023

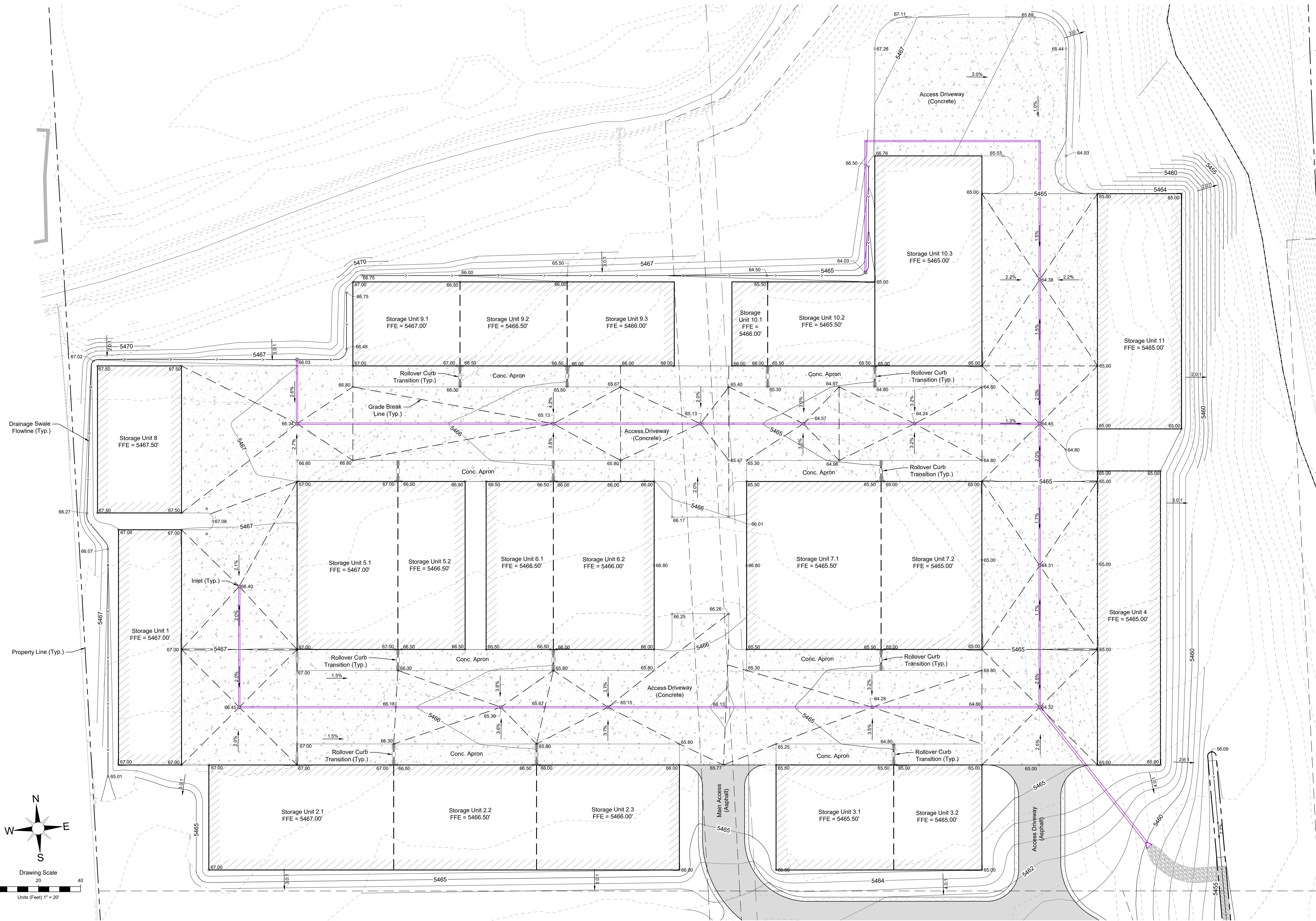
Description
Planning And Zoning Submission


01

Job #: 22.71
Not For Construction

Title Sheet

C0.1
Of 14 Pages





1101 Village Road, Unit UL-3C
Carbondale, CO 81623
(970) 510 - 5312

Silt Mega Storage
510 Main Street
Silt, Colorado 81652

Reviewed By
JKE

Drawn By
VJT

Date
02.01.2023

Description
Planning And Zoning Submission

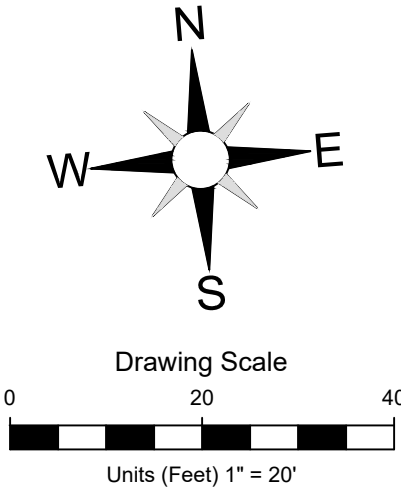
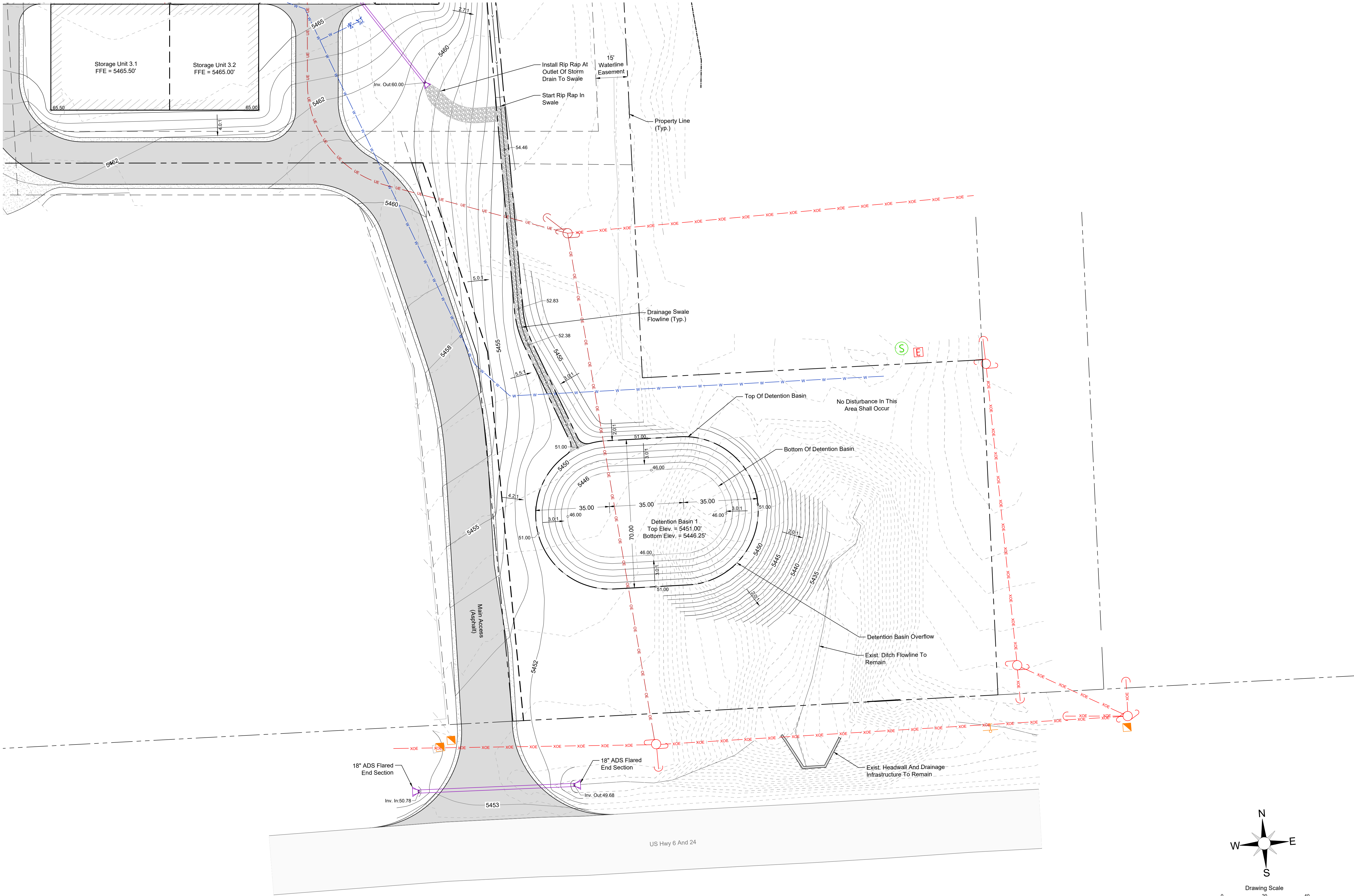
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Job #:
22.71

Not For Construction

Site Grading Plan

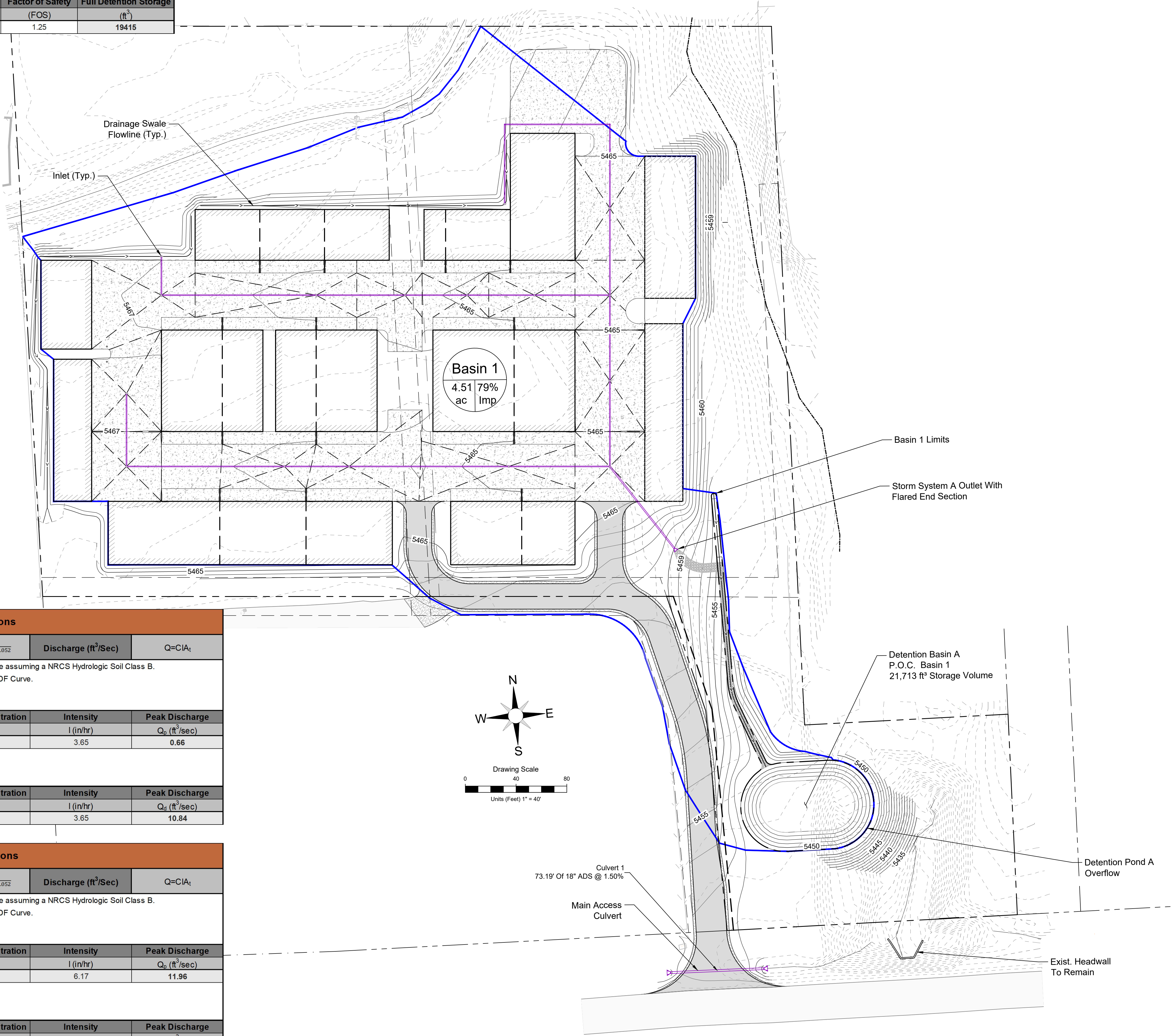
C1.1
Of 14 Pages



 <div>1101 Village Road, Unit UL-3C Carbondale, CO 81623 (970) 510 - 5312</div>	
Silt Mega Storage 510 Main Street Silt, Colorado 81652	
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Date	02.01.2023
Description	Planning And Zoning Submission
#	01
Job #: 22.71 Not For Construction	
Detention Basin Grading Plan	
C1.2 Of 14 Pages	


Full Detention Storage							
Basin	Point of Concentration	Total Area	Impervious Area	Impervious	Full Detention Depth	Factor of Safety	Full Detention Storage
(Name)	(name)	(ft ²)	(ft ²)	(%)	(in)	(FOS)	(ft ³)
1	Detention Pond	196269.00	155320.00	79.14%	1.2	1.25	19415

Storage Calculation - Detention Basin			
Total Volume (ft ³)			
Detention Basin	Associated Basin	Detention Basin Capacity Volume	Calculated Volume Necessary
(Name)	(Name)	V _b (ft ³) (From Civil3D)	(ft ³)
A	1	21713.4	19415.00



10-Year 1-Hour Onsite Peak Discharge Calculations							
Rainfall depth, P ₁ (in)	0.709	Soil Class	B	Intensity (in/hr)	$I = \frac{88.8P_1}{(10 + T_c)^{1.052}}$	Discharge (ft³/Sec)	Q=CIA _t
Note: For basins with a flow length of less than 500 feet, a Time of Concentration is assumed at 5 minutes. These calculations are assuming a NRCS Hydrologic Soil Class B. Rainfall depth values derived from NOAA Atlas 14 data. Intensity equation has been derived from the Aspen area NOAA Atlas 14 IDF Curve.							
Predeveloped Conditions							
Basin	Total Area	Impervious Area	Percent Impervious	C Value	Time of Concentration	Intensity	Peak Discharge
(Name)	A _t (ft²)	A _i (ft²)	A _i /A _t (%)		T _c (min)	I (in/hr)	Q _d (ft³/sec)
1	196269	0	0.00%	0.040	5	3.65	0.66
Developed Conditions							
Basin	Total Area	Impervious Area	Percent Impervious	C Value	Time of Concentration	Intensity	Peak Discharge
(Name)	A _t (ft²)	A _i (ft²)	A _i /A _t (%)		T _c (min)	I (in/hr)	Q _d (ft³/sec)
1	196269.00	155320.00	79.14%	0.660	5	3.65	10.84

100-Year 1-Hour Onsite Peak Discharge Calculations							
Rainfall depth, P ₁ (in)	1.2	Soil Class	B	Intensity (in/hr)	$I = \frac{88.8P_1}{(10 + T_d)^{1.052}}$	Discharge (ft³/Sec)	Q=CIA _t
Note: For basins with a flow length of less than 500 feet, a Time of Concentration is assumed at 5 minutes. These calculations are assuming a NRCS Hydrologic Soil Class B. Rainfall depth values derived from NOAA Atlas 14 data. Intensity equation has been derived from the Aspen area NOAA Atlas 14 IDF Curve.							
Predeveloped Conditions							
Basin	Total Area	Impervious Area	Percent Impervious	C Value	Time of Concentration	Intensity	Peak Discharge
(Name)	A _t (ft²)	A _i (ft²)	A _i /A _t (%)		T _c (min)	I (in/hr)	Q _d (ft³/sec)
1	196269	0	0.00%	0.430	5	6.17	11.96
Developed Conditions							
Basin	Total Area	Impervious Area	Percent Impervious	C Value	Time of Concentration	Intensity	Peak Discharge
(Name)	A _t (ft²)	A _i (ft²)	A _i /A _t (%)		T _c (min)	I (in/hr)	Q _d (ft³/sec)
1	196269.00	155320.00	79.14%	0.780	5	6.17	21.69



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Overall Drainage Plan

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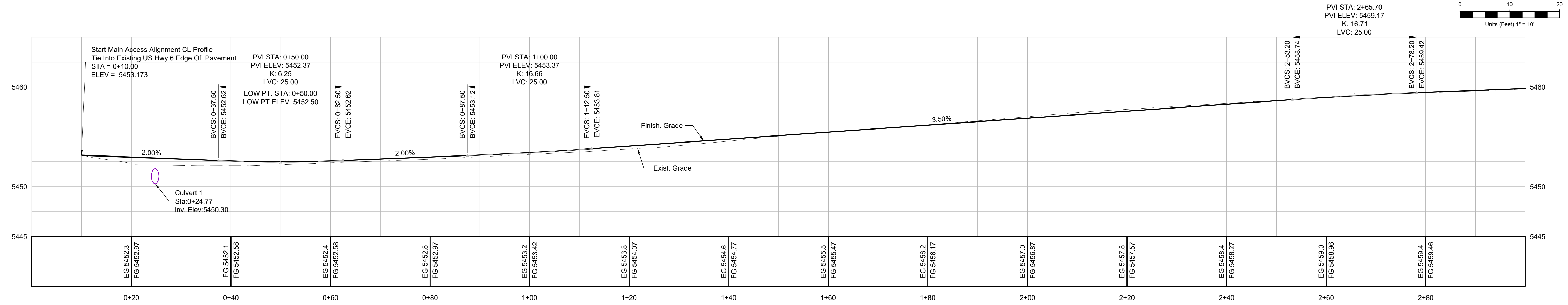
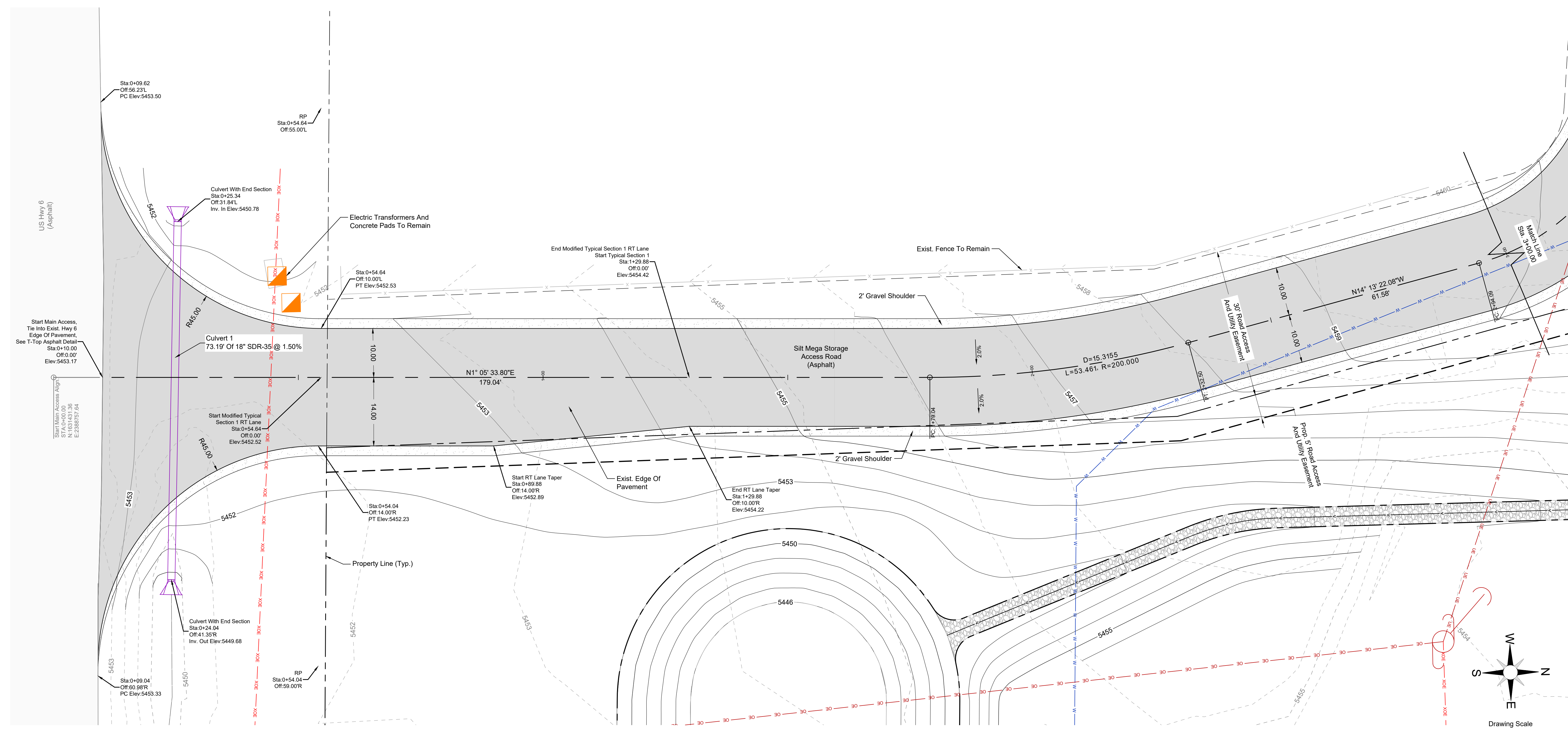
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VJT

Date
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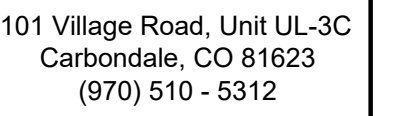
Description
Planning And Zoning Submission

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Job #: 22.71
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Access Road Plan And Profile 1



Main Access Align. Profile
Horizontal Scale: 1"=10'
Vertical Scale: 1"=5'



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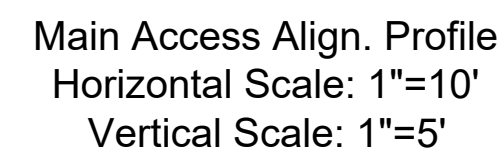
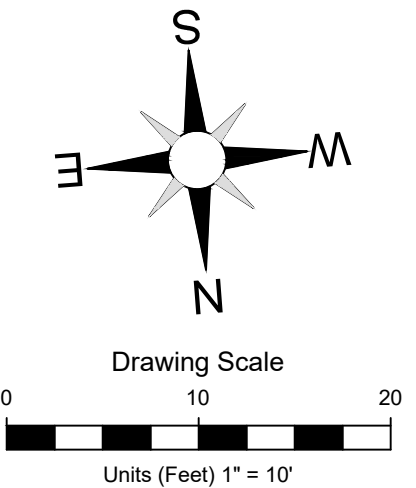
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Planning And Zoning Submission

Job #: 22.71
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Access Road Plan And Profile 2

C2.2
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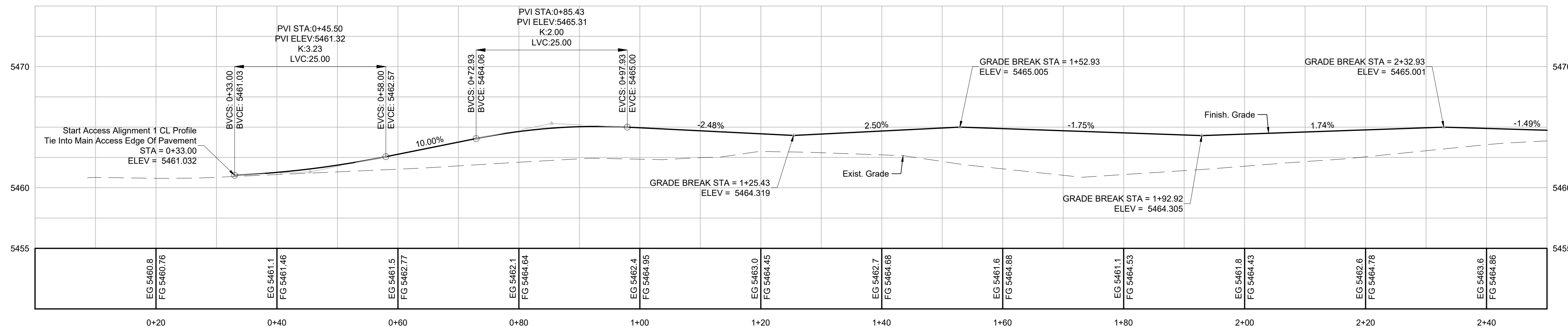
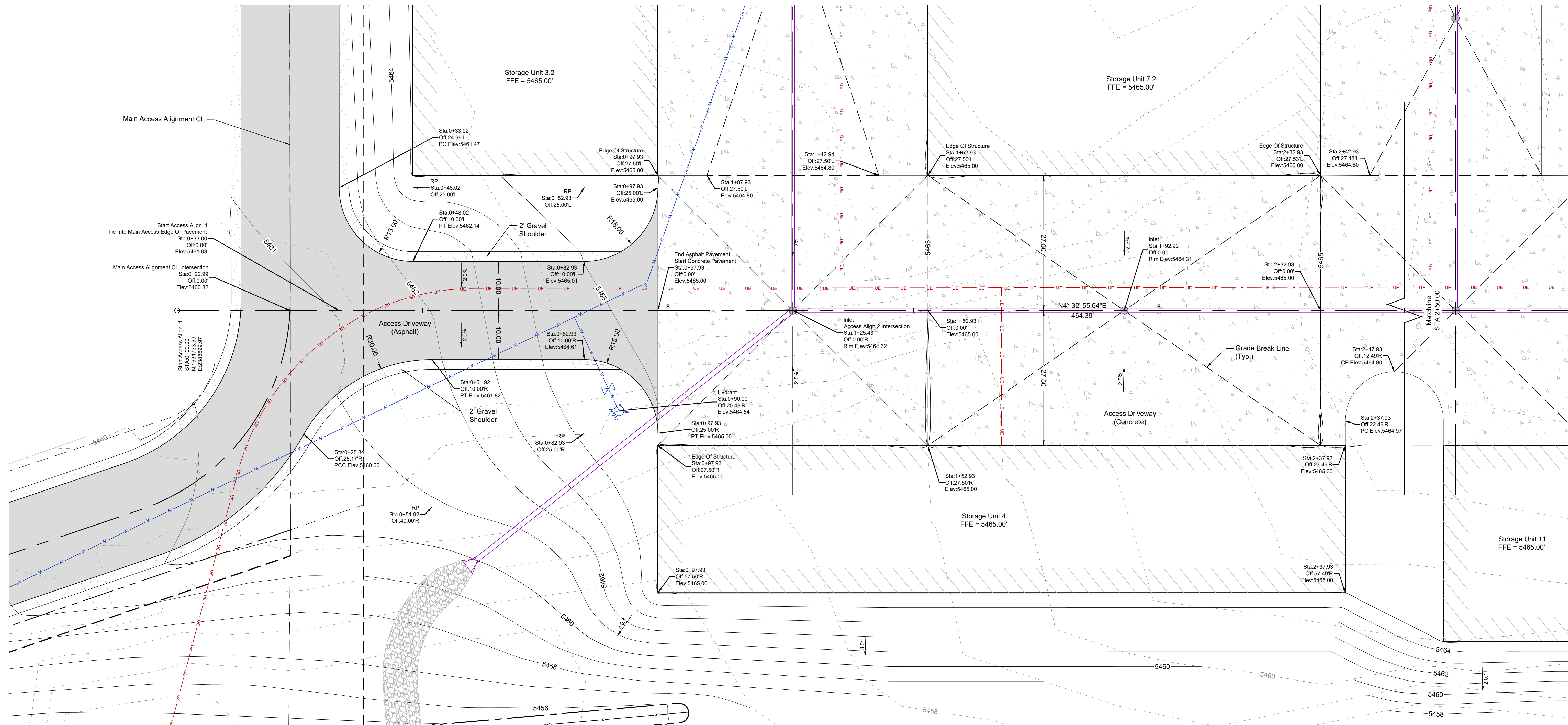
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Description
Planning And Zoning Submission
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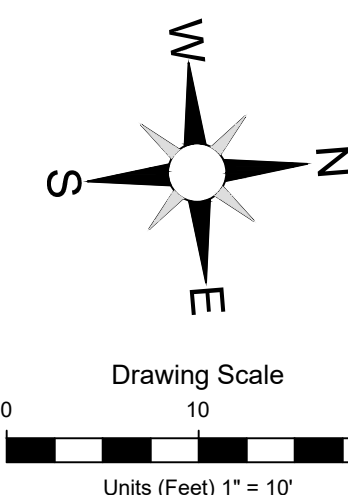
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Access Alignment 1 Plan And
Profile 1

C2.3
Of 14 Pages



Access Align. 1 Profile
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Vertical Scale: 1"=5'



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Silt, Colorado 81652

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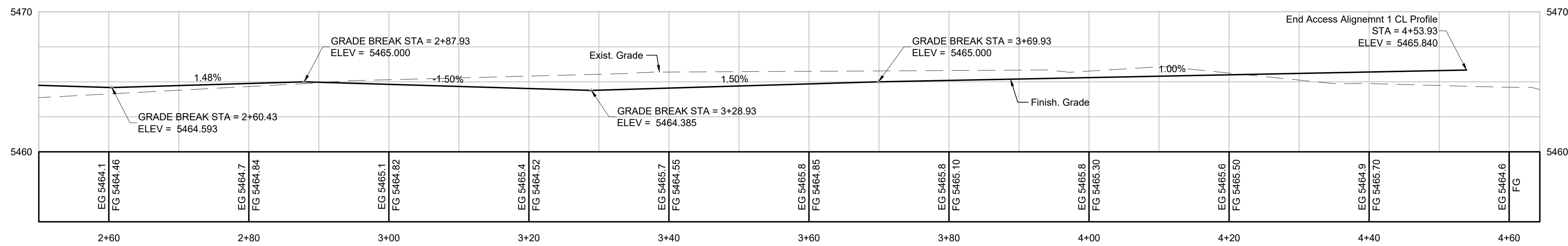
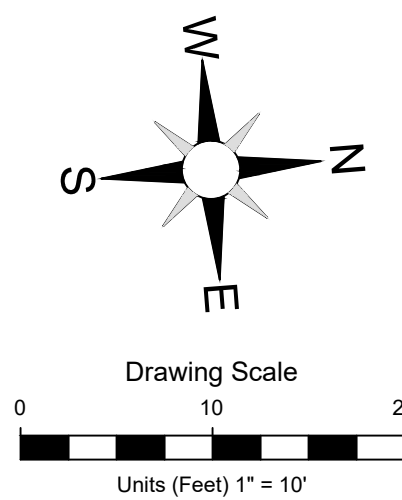
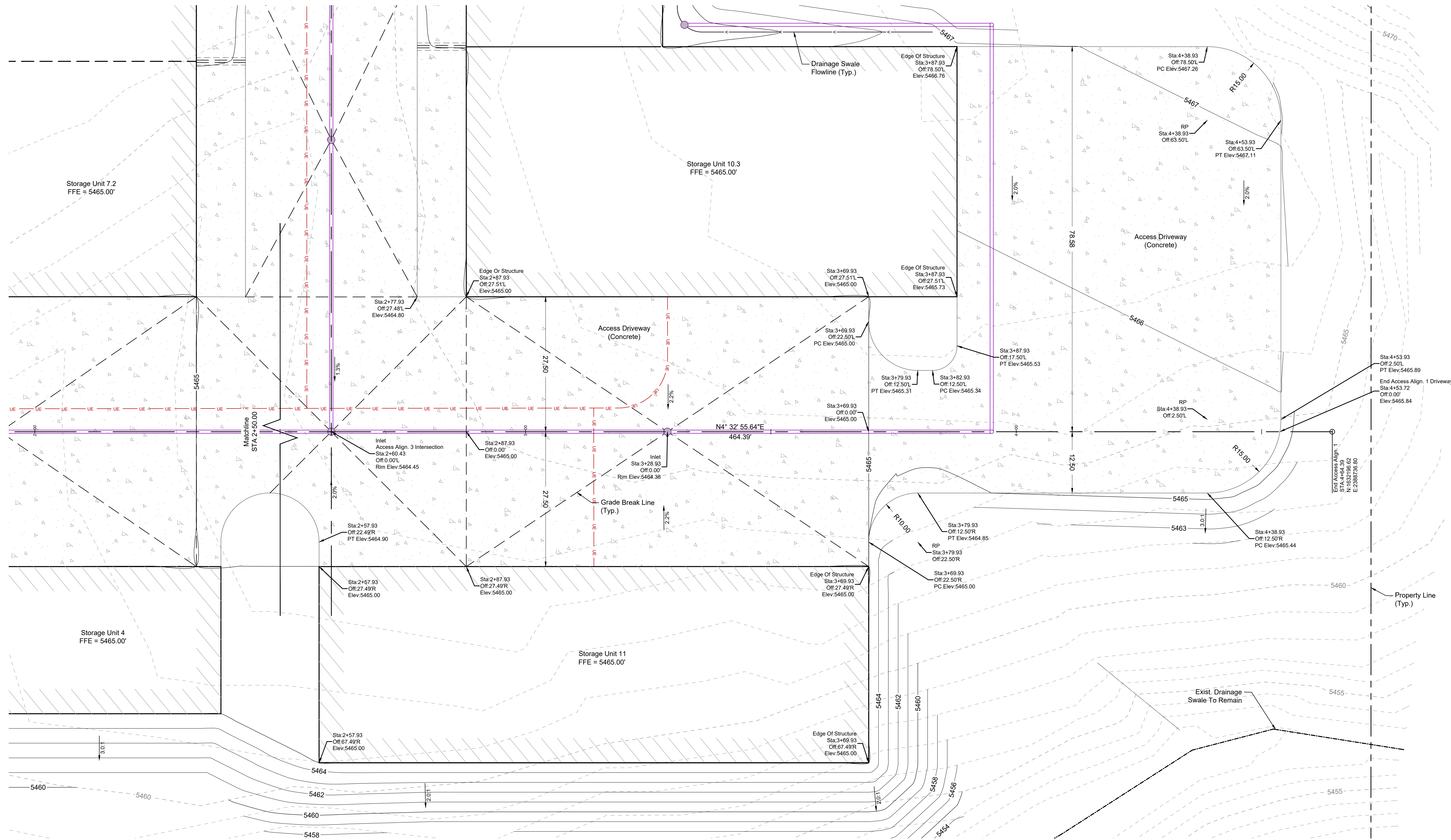
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Planning And Zoning Submission
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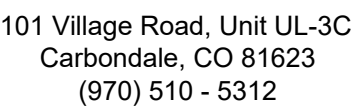
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Access Alignment 1 Plan And
Profile 2

C2.4
Of 14 Pages



Access Align. 1 Profile
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Silt Mega Storage
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Silt, Colorado 81652

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Drawn By
VIT

Date 201 2023

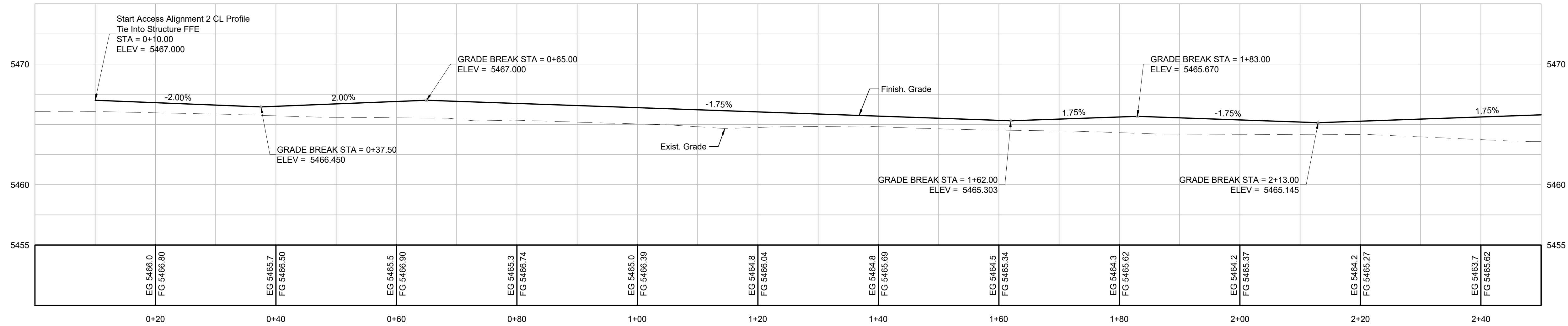
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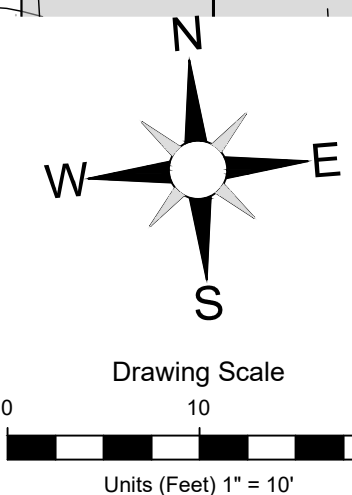
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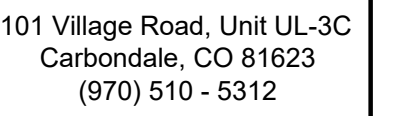
Access Alignment 2 Plan And Profile 1

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Of 14 Pages:



Access Align. 2 Profile
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Vertical Scale: 1"=5'





Reviewed By JKE	
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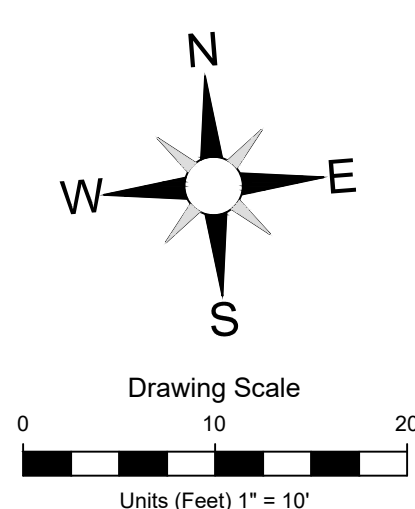
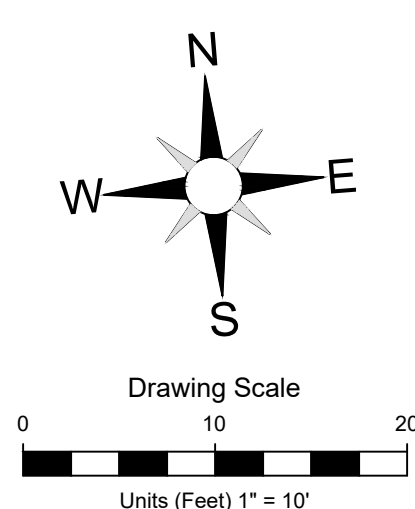
Drawn By
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Description
Planning And Zoning Submission

Not For Construction

Access Alignment 2 Plan And
Profile 2

C2.6
Of 14 Pages



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Horizontal Scale: 1"=10'
Vertical Scale: 1"=5'



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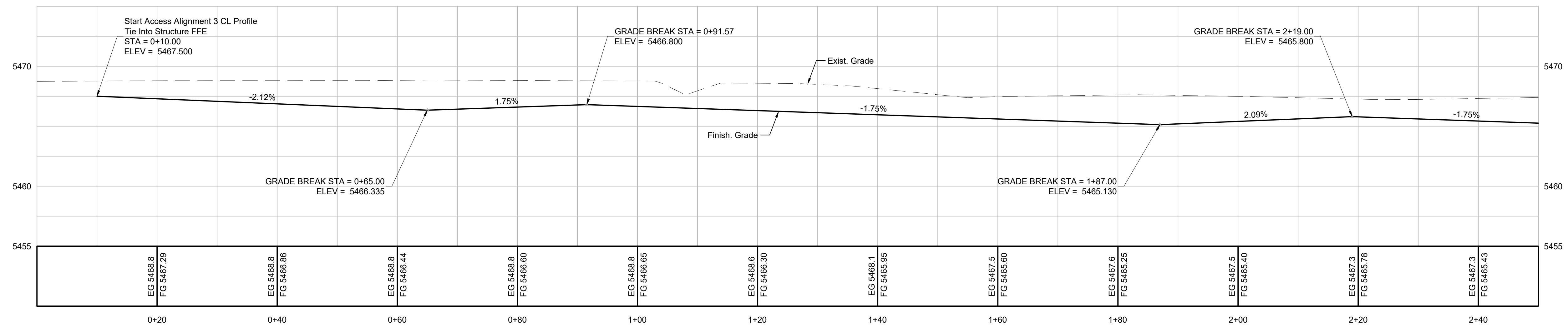
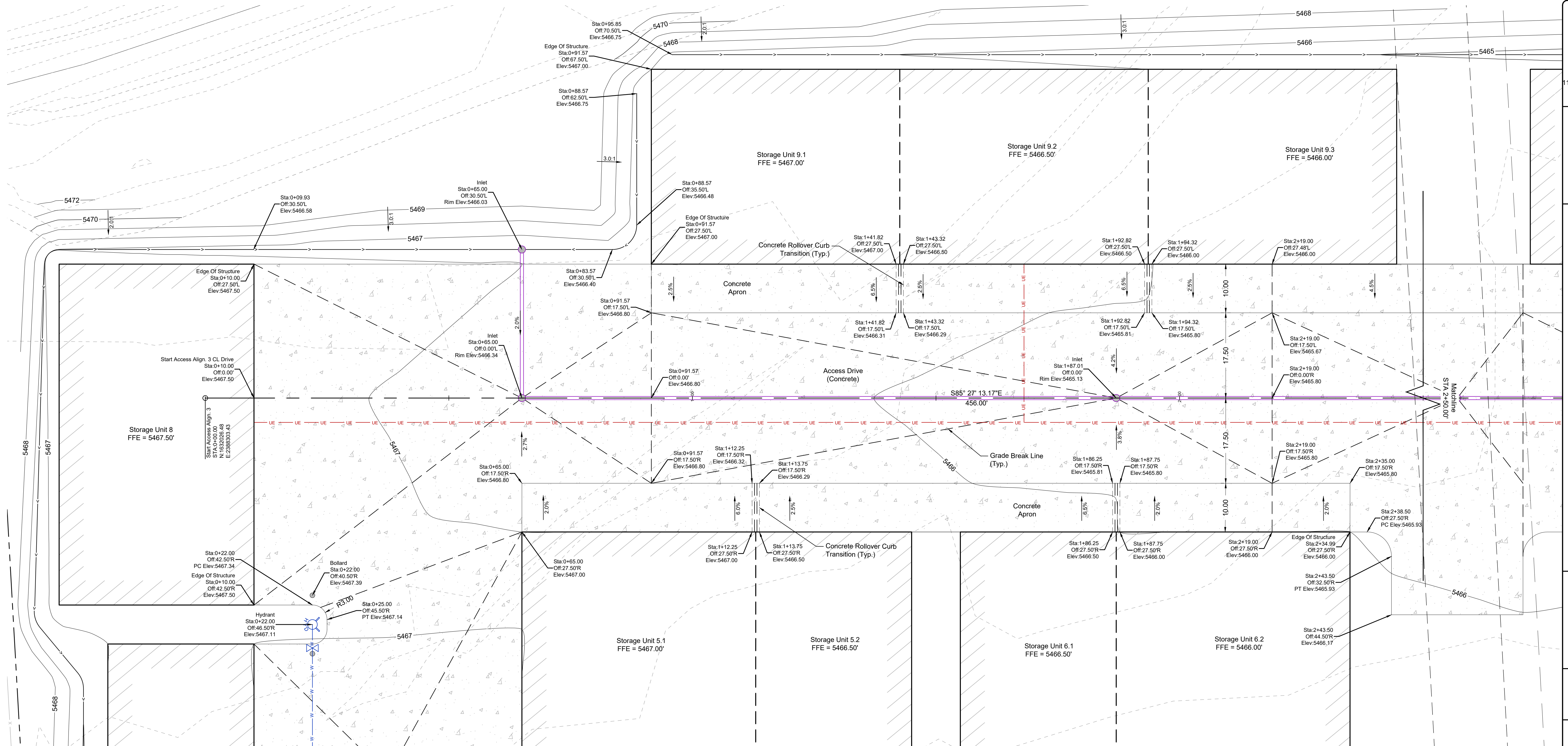
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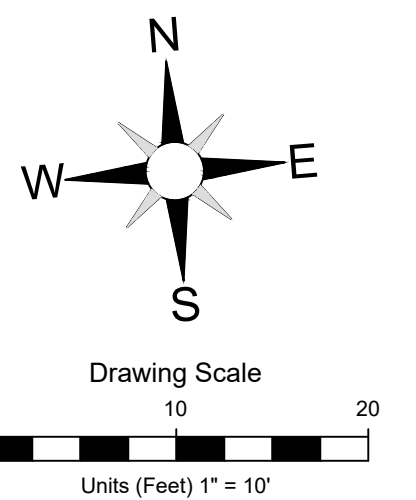
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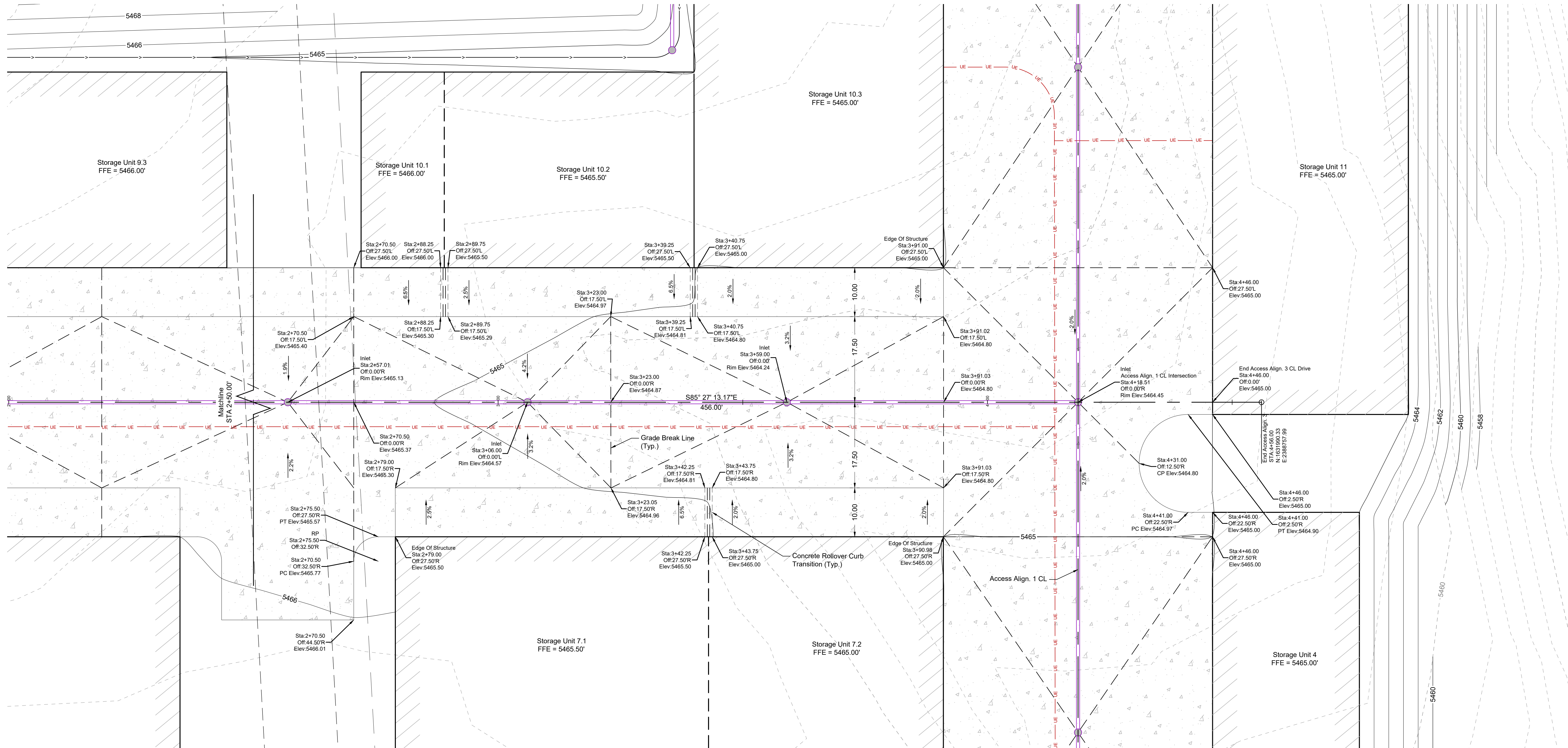
Access Alignment 3 Plan And
Profile 1


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Of 14 Pages



Access Align. 3 Profile
Horizontal Scale: 1"=10'
Vertical Scale: 1"=5'







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Description
Planning And Zoning Submission

01

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Access Alignment 3 Plan And
Profile 2

C2.8
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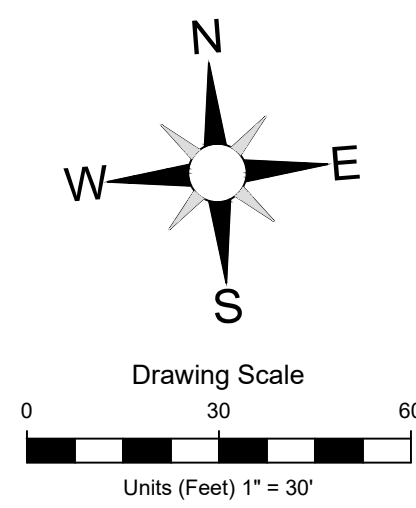
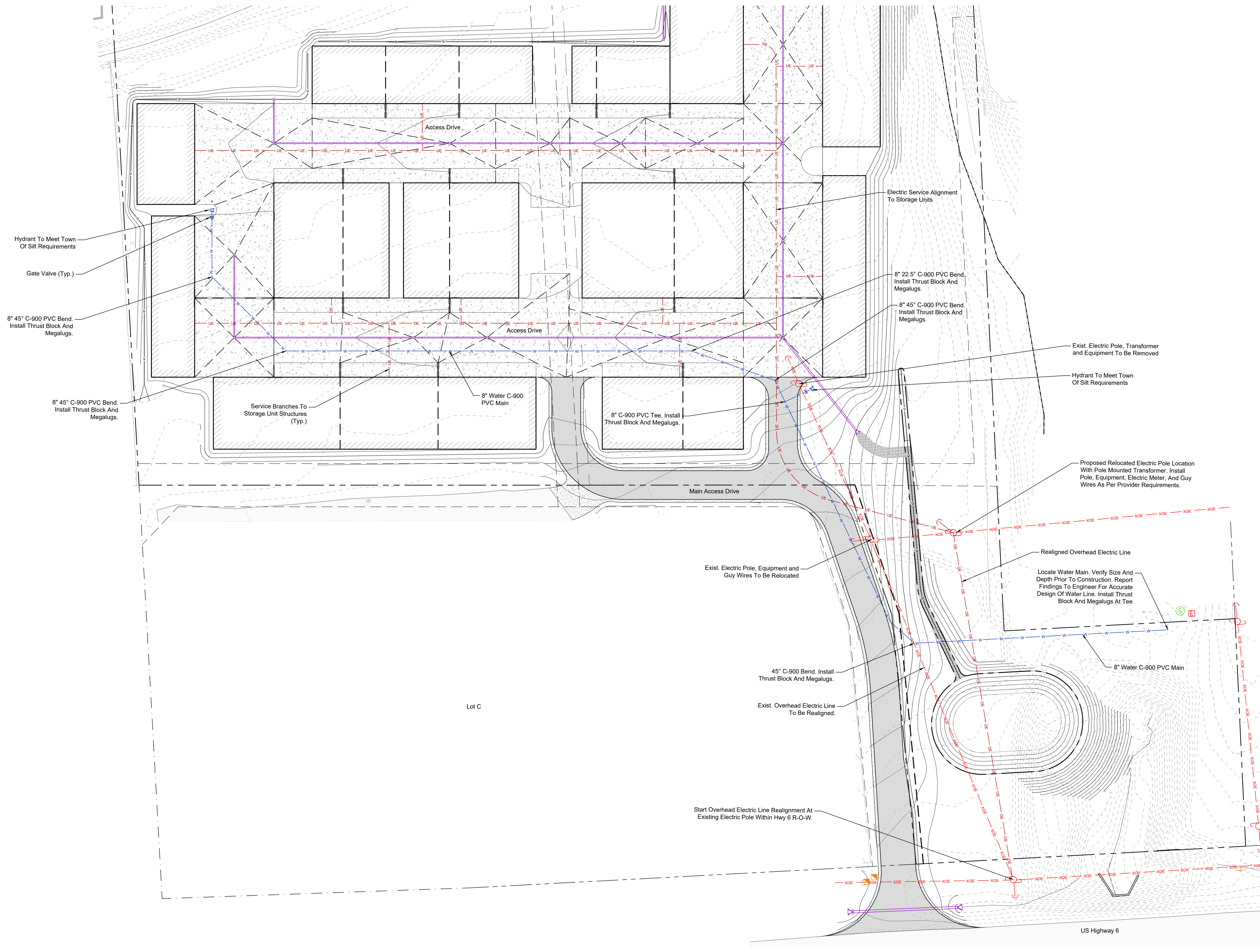
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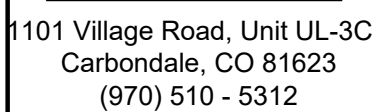
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Planning And Zoning Submission
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22.71
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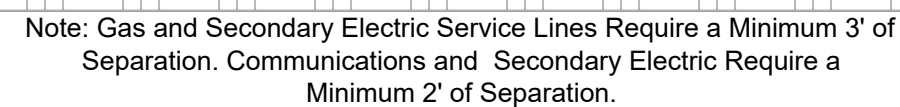
Utility Plan

C3.1
Of 14 Pages

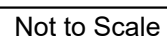




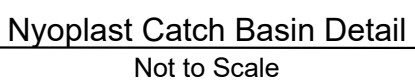
Silt Mega Storage
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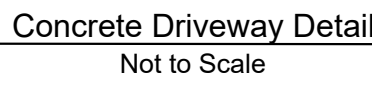


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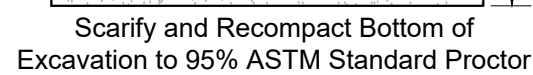


Nyoplast Catch Basin Detail

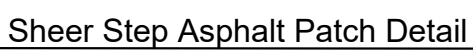
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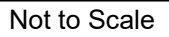
Concrete Driveway Detail
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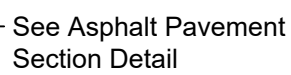
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Sheer Step Asphalt Patch Detail



Detention Basin Section and Detail



Typical Road Section 1
Scale: 1" = 5'



Town of Silt Planning Commission Meeting

Tuesday April 4, 2023 6:30 PM

Rislende PUD Preliminary Subdivision Plan

Planners Staff Report

3/29/2023

Name of Project	Rislende – PUD Zoning and Subdivision Sketch Plan
Applicant	August Group LLC, DBA Rislende Mitchell Weimer, Cole Buerger 121 Polo Rd. Glenwood Springs, CO 81601 202.215.1576
Owner	Silt 70 LLC 10106 W San Juna Way, Ste 205 Littleton, CO 80127
Owner Representative/ Land Planner	The Land Studio, Inc. Doug & Julie Pratte 365 River Bend Way Glenwood Springs, CO 81601 970.927.3690
Civil Engineer	High Country Engineering 1517 Lake Avenue, Suite 101 Carbondale, CO 81623 970.945.8676
Project Attorney	Balcomb and Green Chad Lee, Esq. 818 Colorado Avenue Glenwood Springs, CO 81601 970.945.6546
Project Architect	Red House Architecture Bruce Barth
Water Engineer	NA
Property Location	West of BLM regional office South of I 70 East of County Road 311 (Divide Creek Road)
Existing Zoning	PUD
Surrounding Land Uses	West – commercial (Holiday Inn)– Light Industrial, North – I-70, South – River and agate/rural uses East – Government Offices
Surrounding Zoning	North –R2, East – Unincorporated Garfield County, South – Unincorporated Garfield County, West – Commercial PUD

Proposed Use	Event center, multifamily residential, accommodations, mixed-use
Area of Parcel Subject to application	51.131 acres
Existing Use	Vacant
Silt Comprehensive Plan	Service and Commercial Support
Parcel & Reception Numbers	217911200007
Legal Description	Parcel Letter a of the BLM exemption plat, recorded at reception # 741836

I. Major Subdivision preliminary Plan/plat

Before you tonight is a public hearing for the Major Subdivision Preliminary Plan for the Rislende PUD. Relevant code sections are Sections 16.04.090 through 16.04.190 of the Silt Municipal Code. This is a subdivision action, and the great majority of relevant regulatory information is contained in Title 16 – subdivision regulations. The charge before the Planning Commission on Tuesday evening is to hold a public hearing and make a recommendation to the Board of Trustees. That recommendation can be for approval, approval with conditions, denial or to continue the public hearing to a date certain. The Board of Trustees is the final decision-making body for the Preliminary Plan/plat.

A layman’s explanation of the Preliminary plan/plat stage is to provide the necessary information to staff, the commission and the board that shows that all potential planning or engineering details are taken care of and that the property is suitable for final subdivision. Specifically, the purpose as outlined in Section 16.04.090 which is included below:

16.04.090 Major subdivision preliminary plan/plat—Purpose.

The purpose of the major subdivision preliminary plan and preliminary plat is to provide the necessary information to permit the town staff, the commission, the board and the public to properly review the proposal and to resolve potential planning or engineering details that may arise before the major subdivision final plan and final plat are prepared. The major subdivision preliminary plan and preliminary plat therefore require extensive information and engineering studies.

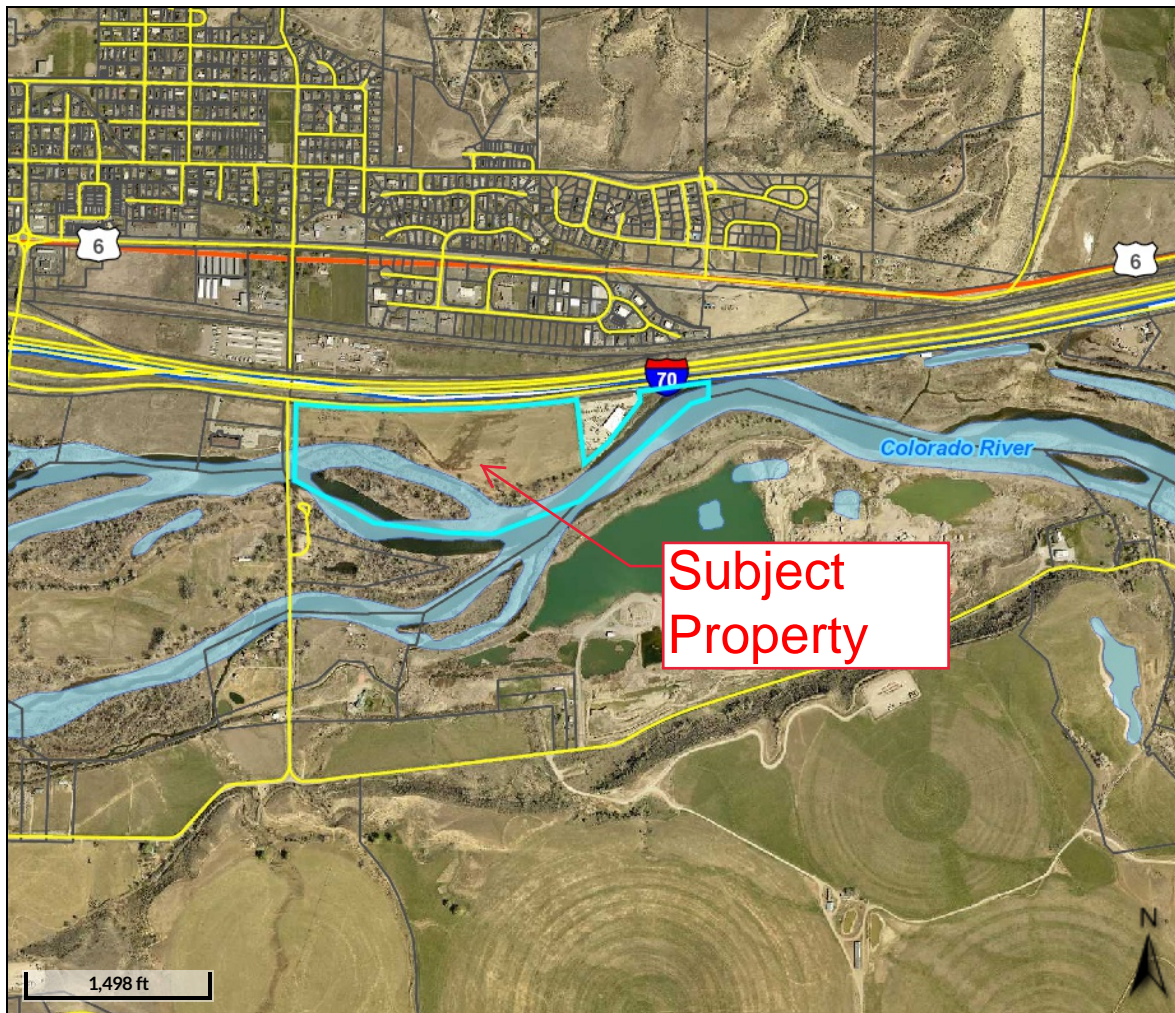
In the case of Rislende, the preliminary plan/plat is essentially an infrastructure exercise. The Town previously reviewed a lot of the technical, zoning and engineering related information as part of the approval of the PUD Zoning and the Subdivision Sketch Plan. In essence, the Town is now examining the main loop road that goes through the property as well as sizing of various utilities stub outs to the individual parcels with the exception of Parcel 4. Grading and drainage details as well as road sections etc. are also considered. The heavy lifting of a site-specific plan will actually be done when there is a Site Plan review for the individual parcels. As I understand it, assuming approval of the Preliminary plan/plat; the applicant will be coming to the Town for a Final Plat approval of the entire project plus a site plan review for Parcel 1 – the multifamily housing project which will be adjacent to the BLM headquarters.

II. The Property

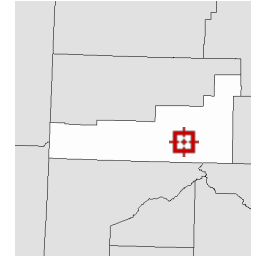
Location Map

Rislende










Created by: Chain



Overview



Legend

-  Parcels
-  Roads
- Parcel/Account Numbers
- Highways
 -  Limited Access
 -  Highway
 -  Major Road
 -  Local Road
 -  Minor Road
 -  Other Road
 -  Ramp
 -  Ferry
 -  Pedestrian Way
- Owner Name
-  Lakes & Rivers
-  County Boundary Line

Account Number	R044679	Physical Address	54 311 COUNTY RD	2019 Total Actual Value	\$23,570	Last 2 Sales
Parcel Number	217911200007	Address	SILT	81652		Date Price
Acres	51	Owner Address	SILT 70 LLC			1/6/2015 \$0
Land SqFt	0		10106 W SAN JUNA WAY SUITE			1/6/2015 \$0
Tax Area	035		205			
2019 Mill Levy	83.6550		LITTLETON CO 80127			

Date created: 4/27/2022

Last Data Uploaded: 4/27/2022 2:12:05 AM

Developed by 

The subject property is slightly more than 51 acres in size and is a remnants of the old Stillwater Project. The Town approved the PUD zoning of the property with the adoption of Ordinance 13 – series of 2022. The town also approved the Second Amended and Restated To annexation and Development Agreement by adoption of Ordinance 16 – series of 2022. Both of these documents have been recorded and they are included in the application packet as Exhibit D.

To refresh your memory, I am reinserting into the staff report the proposed development Schedule proposed by the applicant as well as a quick summary of some of the features of the PUD zoning.

PHASING/DEVELOPMENT SCHEDULE

Building / District Development	Year 1	Year 2	Year 3	Year 4	Years 5+
Tract 3 'The Beacon' Gathering Spot	Developed				
Tract 1 Multi-Family Residential	Started	Developed			
Tract 6 'Rislenle Place' Events Center	Started	Developed			
Tracts 2,3,4 Commercial/Residential Mixed-Use*		Evaluated	Planned	Started	Ongoing
Tracts 5,7 Single-Family Residential*		Evaluated	Started	Ongoing	Ongoing

Quick Summary Bullet Point Information

Below is a quick summary of some of the zoning and development details.

Maximum Residential Development Potential. This also appeared acceptable. The potential was:

- 160 total residential units
- 72 at northeast corner by BLM – 50 right now are proposed to be tax supported rental units
- 16 single-family units in central portion of the project.
- 72 residential units as part of mixed-use buildings along frontage Road.

Maximum nonresidential potential

- Events Center district - 20,000 ft.² per acre
- maximum lot coverage at 70% in both Event Center and mixed-use districts (same as in town code – consists of land under building footprint, not total impervious surface which would include parking).
- Maximum building size and mixed-use district – 30,000 ft.².

Building Height.

- 25 feet in lodging district.
- Event's center District commercial/residential mixed-use – 40 feet.
- 35 feet in multifamily residential district

Landscaping.

- 18%; minimum landscaped area as a percentage of total disturbed lot area.

Open space and Parkland

- 25% in open space and/or Parkland of total project acreage
- Parkland dedication according to proposing credit for private recreational facilities across the subdivision in lieu of public dedication. Allowed by Section 16.04.540 (specifics will need to be worked out by agreement). 3.6 acres proposed – 2.5 of active/1.2 of passive Parkland.

III. Relevant Sections of Municipal Code

The subdivision process is contained in Title 16 – Subdivisions of the Silt Municipal Code. Relevant sections of the review for the elementary plan for major subdivisions are in section 16.04.100 through 16.04.180.

As you can see, there is a lot of information in the application packet and this is where the majority of the technical details reside. Some of this information was vetted previously with the previous Stillwater application – especially some of the floodplain, water rights and water supply issues. And the general concept of interior circulation and the network of perimeter paths was examined at the time of Sketch Plan and PUD zoning. You'll see a number of studies provided including

- preliminary geotechnical Study and Geologic Site Assessment
- Noxious Weed Analysis
- Civil engineering report
- Grading and drainage report
- Traffic Impact study
- and historical water use affidavit
- Wetland Delineation report
- Landscape Plan
- Outline of Covenants, Conditions and Restrictions

IV. Large Scale Development Concept

Nothing has really changed related to this review when compared to what was reviewed and approved as part of the Sketch Plan. Primary access comes from the Frontage Road. There will end up being 3 access points along the frontage Road. Two of these access points will include right-hand deceleration lanes. No traffic signals are required. Main water and wastewater mains are located in the frontage Road (and they actually extend out to the high school). The main interior Road is a loop road called Rislende Loop. This road extends from the frontage Road and heads south between Tracts 3 and tract 2. It provides access also to Tract 5 Tract 6 and tract 7. The loop includes a north-south connection also between Tract 1 and Tract 2. Tract 1 is the 3.7 acre project which will include Multifamily residential and be part of the initial development site.

V. Technical Issues

Grading and Drainage

- Some culverts may need to be added to provide more “freeboard” and prevent potential overtopping
- there is a location or two where drainage flows may exceed capacity of single curb inlet.
- Approval condition needs to be added to require individuals storm water management and pollution treatment for each individual tract upon development/site plan review.
- Stormwater Velocity’s in some cases indicate that bank erosion could occur in a few places. Scour protection should be provided.
- Town Engineer requires additional analysis to be completed and provided with Final Plat.
- FEMA should be asked to review and approve the berm between detention pond and the river as a flood control dike

Miscellaneous and utility details

- When development occurs, all mains should be surveyed and located at top of pipe for the as built’s.
- There should be 4 foot separation between parallel irrigation storm and sanitary lines.
- Tract 5 may require greater diameter water line for lodging facility
- Insulate sewer service lines under culverts to prevent freezing
- taper of deceleration Lane inclusive of taper may be a bit short and should be reviewed

VI. Compliance with other relevant code sections

Section 17.42.070 F.1 - public sidewalks

Planner Comment: Public sidewalks are required to be 6 foot wide on residential properties and 10 foot wide for commercial uses unless the town determines another width is more desirable. Applicant is showing 6 foot in width on one side of the loop road elements. This should be discussed. 6 foot width is probably required in the multifamily area. It is hard to make a final judgment for required width in some of the more mixed-use and commercial areas. **We should discuss this with the applicant at the public hearing.**

VII. Landscape plan

The landscape Plan is focused on the frontage Road. That would seem appropriate as there is a separate site plan review for each of the tracks as they get developed. The landscape plan as shown indicates 52 deciduous trees being planted along the frontage Road. The trees indicated are noted as suggested trees for the Town or are a closely related subspecies. The official Street in shrub tree list for the town is taken from Resolution 16 – Series of 2019.

VIII. Other comments

- With the Final Plat and first Site Plan Review detail covenants will need to be reviewed.

- I have not had time to check your review the streetlight details and their specific locational on the frontage road. They will have to be checked for any potential conflicts.

IX. Staff Findings

The Preliminary Plan/Plat submittal is consistent with the sketch plan approvals that were obtained in the fall of 2022. Applicant has made a complete application and town staff and appropriate review agencies for this time have reviewed the submittal.

X. Staff recommendation

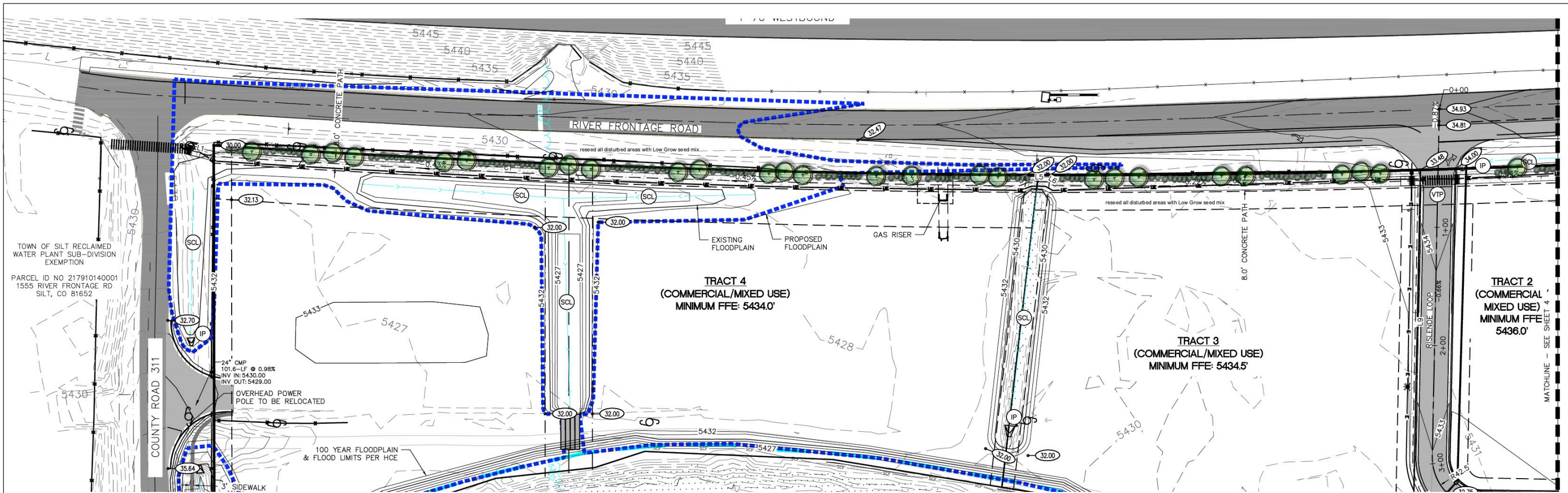
Staff recommends that the Planning Commission recommends approval of the Rislende the PUD Major Subdivision Preliminary Plan/Plat with the following conditions.

1. Any representations in writing or made at public hearings in front of the Planning Commission or the Board of Trustee's are considered conditions of approval.
2. That the applicant update all information as directed by the Town Engineer, were in good faith with the town engineer to resolve these issues and have these updates prepared for the submittal of the Final Plat.
3. That no development will occur until there is an approved Site Plan Review for each individual tract.
4. That a plat note or other Approval condition be added to require individuals storm water management and pollution treatment for each individual tract upon development/site plan review.
5. That the applicant provide sidewalk with as indicated in the per town standard in section 17.42.080 F (1) unless modified during the review process (note: 6 foot wide on both sides of public streets residential areas and 10 foot wide and commercial/mixed-use areas). **Staff is open to discussion of this item at public hearing**

Recommended Motion:

"I move to recommend that the Board of Trustee's **approve** the Rislende they Preliminary Plat/Plan as presented with the conditions noted in the staff report (modifier add conditions if changed during the discussion).

Exhibit M
Landscape Plan



Notes

- Warranty plants and trees for one year after final acceptance. Replace dead or dying materials not in vigorous, thriving condition as soon as weather permits.
- Determine locations of underground utilities and perform work in a manner which will avoid possible damage.
- Plants shall be specimen quality, typical of their species or variety.
- Plant trees and shrubs in pits 12" larger than tree ball, backfill with a mix of 2 parts topsoil and 1 part Nutri-Mulch.
- All plant materials may be irrigated with an underground drip zone system.
- All seed areas will be irrigated with an underground system utilizing rotating sprinkler nozzels.
- Weather based irrigation controls shall include functioning soil moisture sensors and a rain sensor as components of the system.

Proposed Plant Material List

Deciduous Trees

- Crabapple 'Prairiefire'
- Thinleaf Alder single stem
- Ginnala Flame Maple single stem
- Autumn Brilliance Serviceberry s.stem

Shrubs and Grasses

- Blue Mist Spirea
- Red Leaf Barberry
- Alpine Currant
- Nanking Cherry
- Peking Coloneaster
- Gro-Low Sumac
- Creeping Western Sandcherry
- Mountain Ninebark
- Arnold Red Honeysuckle
- Blue Avena Grass
- Karl Foerster Grass
- Shenandoah Switchgrass
- Blonde Ambition Grama Grass
- Heavy Metal Switch Grass

- Malus 'Prairiefire'
- Alnus tenuifolia
- Acer glinnala 'Flame'
- Amelanchier grandiflora 'Autumn Brilliance'

Total Trees

- Caryopteris x clandonensis 'Blue Mist'
- Berberis thunbergii 'autropurpurea'
- Ribes alpinum
- Prunus tomentosa
- Coloneaster acutifolius
- Rhus aromatica 'Gro-Low'
- Prunus besseyi 'Pawnee buttes'
- Physocarpus monogynus
- Lonicera tatarica 'Arnold Red'
- Helictotrichon sempervirens
- Calamagrostis acutiflora 'Karl Foerster'
- Panicum virgatum 'Shenandoah'
- Bouteloua gracilis 'Blonde Ambition'
- Panicum virgatum 'Heavy Metal'

Total Shrubs/Grasses

- 52

Low Grow Seed Mix
(Pitkin County Seed Mix)

Rate: 1 lb per 1,000 sq. ft.

- 25% Slender Wheatgrass
- 20% Mountain Brome
- 20% Western Wheatgrass
- 20% Secar Bluebunch
- 5% Thickspike Wheatgrass
- 5% Idaho Fescue
- 3% Green Needle
- 2% Indian Ricegrass

Rislende Planned Unit Development

Conceptual Landscape Plan

2-03-2023

Landscape Plan

L1



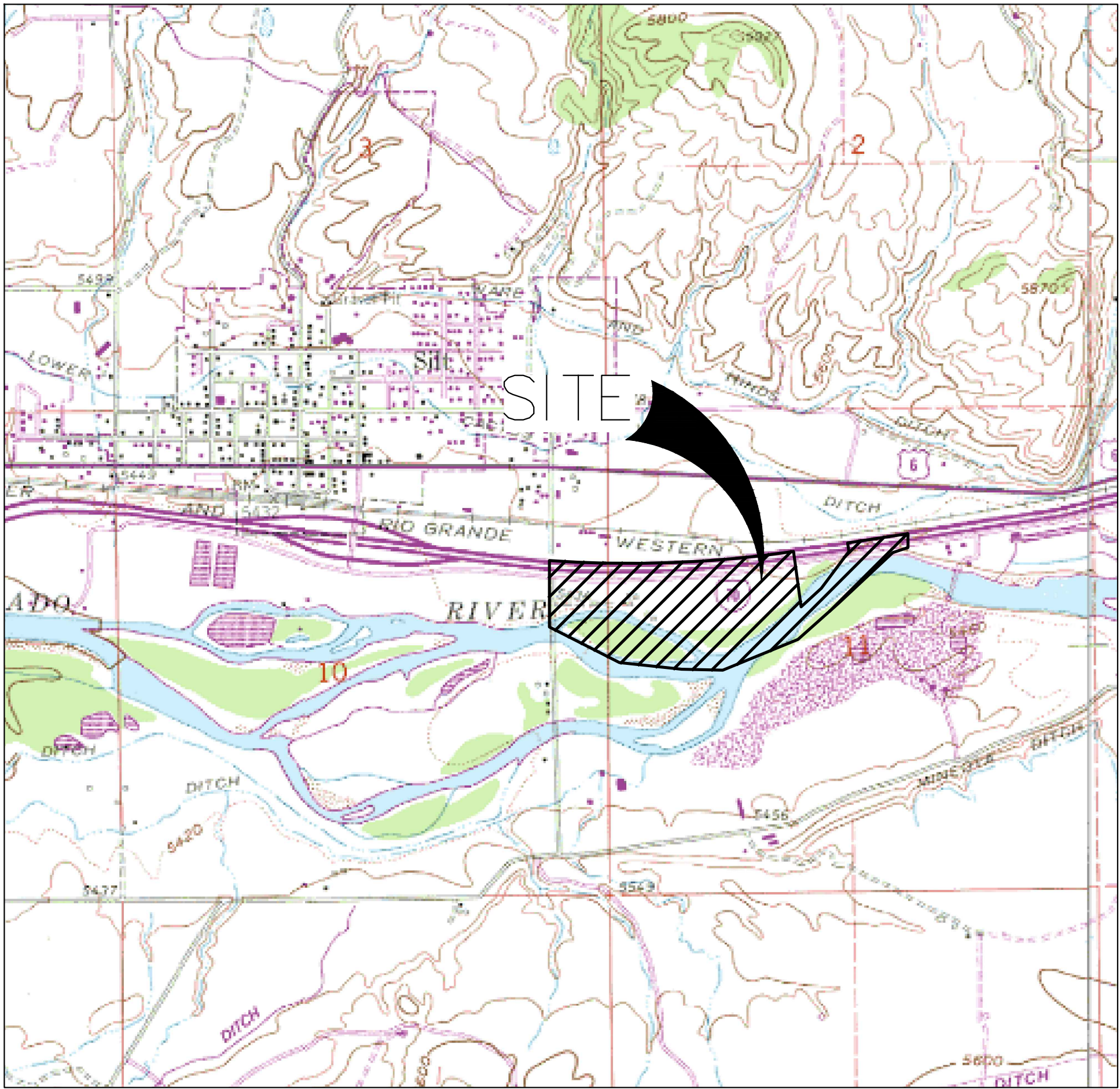
Exhibit E
Major Subdivision Preliminary Plat and Civil Engineering Plans

RISLENDE PLANNED UNIT DEVELOPMENT

A PARCEL OF LAND SITUATED IN THE E HALF OF SECTION 10 AND WEST HALF OF SECTION 11, T. 6S., R.92W. OF THE 6TH P.M., TOWN OF SILT, COUNTY OF GARFIELD, STATE OF COLORADO



SHEET LIST TABLE	
Sheet Number	Sheet Title
1	TITLE SHEET
2	NOTES
3	PRELIMINARY PLAT
4	PRELIMINARY PLAT
5	PRELIMINARY PLAT
6	OVERALL SITE PLAN
7	DEMO PLAN
8	GRADING PLAN
9	GRADING PLAN
10	UTILITY PLAN
11	UTILITY PLAN
12	ROAD P&P
13	ROAD P&P
14	ROAD P&P
15	SIGN AND STRIPING
16	SIGN AND STRIPING
17	FLOOD P&P
18	FLOOD P&P
19	FLOOD P&P
20	FLOOD P&P
21	DETAILS
22	DETAILS
23	DETAILS
24	DETAILS



VICINITY MAP
SCALE: 1" = 1000'

AGENCY CONTACT LIST

CONTRACT PURCHASER:
AUGUST GROUP, LLC
1211 POLO RD
GLENWOOD SPRINGS, CO 81601
ATTN: MITCHELL WEIMER

CIVIL ENGINEER AND SURVEYOR:
HIGH COUNTRY ENGINEERING, INC
1517 BLAKE AVEUE, SUITE 101
GLENWOOD SPRINGS, CO 81601
ATTN: ROGER D. NEAL, P.E.

GOVERNING AUTHORITY:
TOWN OF SILT
PUBLIC WORKS DEPARTMENT
231 N 7TH STREET
SILT, CO 81652
ATTN: TREY FONNER

BURNING MT. FIRE PROTECTION DISTRICT:
611 MAIN STREET
SILT, CO 81652
ATTN: ORRIN MOON

ELECTRIC UTILITY:
EXCEL ENGERGY
2538 BLICHMANN AVENUE
GRAND JUNCTION, CO 81505
(970)244-2695
ATTN: SAMANTHA WAKEFIELD

NATURAL GAS UTILITY:
EXCEL ENGERGY
2538 BLICHMANN AVENUE
GRAND JUNCTION, CO 81505
(970)244-2695
ATTN: TILLMON MCSCHOOLER

TELEPHONE UTILITY:
LUMEN
401 SWATCH ROAD
EAGLE, CO 81631
ATTN: JASON SHARPE

CABLE UTILITY:
COMCAST
1605 GRAND AVENUE
GLENWOOD SPRINGS, CO 81601
(970)945-7292 (O)
(970)930-4713 (M)
ATTN: BRETT WESTFALL



ENGINEER'S CERTIFICATION
PREPARED UNDER MY SUPERVISION

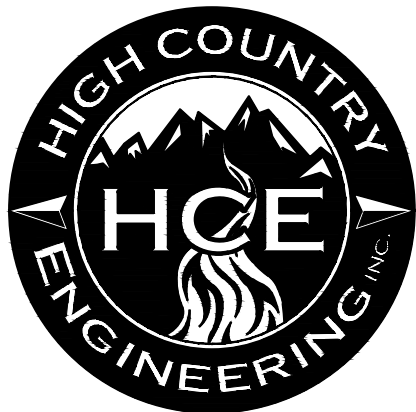
ROGER D. NEAL, P.E. DATE
COLORADO NO. 29975
FOR AND BEHALF OF HIGH COUNTRY ENGINEERING, INC.



UNCC
CALL BEFORE
YOU DIG
1-800-922-1987
Utility Notification
Center of Colorado
Administrative Office 303.232.1991
12800 W. Colfax Ave., Suite B-310
Lakewood, CO 80215
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

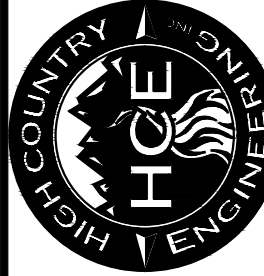
OWNER:
SILT 70, LLC
10106 WEST SAN JUAN WAY,
SUITE 210
LITTLETON, COLORADO 80127
(303)973-3344

ENGINEER:
HIGH COUNTRY ENGINEERING
1517 BLAKE AVENUE, SUITE 101
GLENWOOD SPRINGS, COLORADO 81601
(970)945-8676



BASIS OF BEARING
BASIS OF BEARINGS FOR THIS PROJECT IS A BEARING OF S00°32'02"E
BETWEEN THE NORTHWEST CORNER OF SECTION 11 AND THE SOUTHWEST
CORNER OF SECTION 11, BOTH A 2 1/2" GARFIELD COUNTY BRASS CAPS
FOUND IN PLACE.
PROJECT BENCH MARK
NORTHWEST SECTION CORNER OF SECTION 10T. 6 S., R. 92 W. OF THE 6TH
P.M. NAVD 1929 ELEVATION = 5463.66'
NGS BENCH MARK
DESIGNATION: ANTLERS
NAD 83: 39°32'35.929" N
107°43'42.566" W
NAVD 1929 ELEVATION = 5387'

HIGH COUNTRY ENGINEERING, INC.
1517 BLAKE AVENUE, STE 101,
GLENWOOD SPRINGS, CO 81601
PHONE (970) 945-8676 • FAX (970) 945-2555
WWW.HCENG.COM



SILT 70 LLC
RISLENDE PLANNED UNIT DEVELOPMENT
DIVIDE CREEK CENTER
TITLE SHEET
GARFIELD COUNTY, COLORADO

PROJECT NO.
2211047
1

GRADING NOTES:

1. ALL STRUCTURES, CONCRETE, TREES, BRUSH, AND RUBBISH SHALL BE REMOVED AND LEGALLY DISPOSED OF.
2. ALL ORGANIC MATTER SHALL BE REMOVED FROM ALL FILL AREAS.
3. ALL FILL AREAS SHALL BE COMPACTED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
4. CONTRACTOR SHALL COMPLY WITH STORM WATER MANAGEMENT PLANS AND ALL LOCAL, COUNTY, AND STATE REGULATIONS PERTAINING TO GRADING, DUST, AND EROSION.
5. NORTH AMERICAN GREEN SC250@EROSION CONTROL BLANKETS SHALL BE PLACED ON ALL SLOPES 2:1 OR GREATER UNLESS OTHERWISE NOTED.
6. IN AREAS ALONG FLOODPLAIN, EROSION CONTROL BLANKETS SHALL BE PLACED WITH LAPING AS SHOWN ON DETAIL.
7. ALL GRADING AND DRAINAGE SHALL CONFORM TO THE TOWN OF SILT STANDARDS AND SPECIFICATIONS.
8. INLET AND OUTLET PROTECTION SHALL BE PLACED AT ALL INVERTS OF STORM PIPES.
9. ALL STORM PIPE INLETS AND OUTFALLS SHALL HAVE A FES AND ALL OUTFALLS SHALL HAVE RIPRAP PROTECTION.
10. MAINTAIN 2' MINIMUM COVER OVER ALL STORM PIPES.
11. ALL VEGETATION SHALL BE PER TOWN OF SILT STANDARDS.
12. ALL DISTURBED SHALL BE REVEGETATION PER DETAILS PROVIDED ON THE LANDSCAPING PLAN PROVIDED BY LAND STUDIO ARCHITECTS.
13. ALL LANDSCAPING SHALL BE PROVIDED BY LAND STUDIO ARCHITECTS.

UTILITY NOTES:

1. ALL WATER AND CONSTRUCTION SHALL COMPLY WITH THE TOWN OF SILT PUBLIC WORKS DEPARTMENT SPECIFICATIONS.
2. THE CONTRACTOR SHALL CONTACT ALL APPROPRIATE UTILITY COMPANIES, TOWN OF SILT, AND HIGH COUNTRY ENGINEERING, INC. PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ANY EXISTING UTILITY (INCLUDING DEPTHS) WHICH MAY CONFLICT WITH THE PROPOSED CONSTRUCTION, ALL EXISTING UTILITIES SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR. DAMAGED UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT HIS OWN EXPENSE.
3. THE CITY ENGINEER AND OTHER APPROVING AGENCIES ARE TO BE NOTIFIED AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
4. THERE SHALL BE A MINIMUM COVER OF 5.5 FEET OVER ALL WATER MAINS.
5. NO WORK SHALL BE BACKFILLED UNTIL THE CONSTRUCTION HAS BEEN INSPECTED AND APPROVED FOR BACKFILLING BY THE TOWN ENGINEER OR REPRESENTATIVE OF THE TOWN OF SILT.
6. THE LOCATIONS OF UNDERGROUND UTILITIES HAVE BEEN PLOTTED BASED UPON UTILITY MAPS, OTHER INFORMATION PROVIDED BY UTILITY COMPANIES AND ACTUAL FIELD LOCATIONS IN SOME INSTANCES, THESE UTILITIES, AS SHOWN, MAY NOT REPRESENT ACTUAL FIELD CONDITIONS, AND SOME LOCATIONS ARE UNKNOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL UTILITY COMPANIES FOR FIELD LOCATIONS FOR UTILITIES PRIOR TO CONSTRUCTION.
7. ALL UTILITIES, BOTH UNDERGROUND OR OVERHEAD, SHALL BE MAINTAINED IN CONTINUOUS SERVICE THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD, EXCEPT AS NOTED IN THE SPECIAL CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE AND LIABLE FOR ANY DAMAGES TO, OR INTERRUPTION OF SERVICES CAUSED BY THE CONSTRUCTION.
8. SANITARY SEWER CONNECTION POINT TO CITY SYSTEM SHALL BE IN ACCORDANCE WITH TOWN OF SILT PUBLIC WORKS SPECIFICATIONS AND APPROVALS.
9. MINIMUM 2' COVER ON SANITARY SEWER SERVICES. IF LESS THAN 5.5' COVER, APPLY 1" INSULATION PER FOOT SHALLOWER THAN 5.5'.
10. STREET LIGHTS SHALL BE INSTALLED PER TOWN OF SILT STANDARDS.
11. TYPICAL LIFT STATION APPLICATION PER EXCEL FLUID GROUP, LLC OR APPROVED EQUAL.
12. LIFT STATION SYSTEM SHOWS OPTIONAL EQUIPMENT THAT MAY OR AMY NOT BE REQUIRED ON THE FINAL APPLICATION SITE PLAN FOR EACH TRACT. ADDITIONALLY, A SEPARATE OVERFLOW WET WELL MAY ALSO BE ADDED BASED ON RISK OF USE. THESE OPTIONS WILL BE DETERMINED WITH SITE PLAN SUBMITTAL WITH RISK ASSESSMENT CALCULATIONS THAT SHOW A MINIMAL RISK OF OVERFLOW.

GENERAL NOTES:

1. ALL CONSTRUCTION TO BE PER CURRENT GOVERNING AGENCY SPECIFICATIONS.
2. THE CONTRACTOR SHALL CONTAIN HIS CONSTRUCTION OPERATIONS TO THE AREA WITHIN THE LIMITS SHOWN ON THE PLANS. CONTRACTOR SHALL NOT OPERATE OUTSIDE THIS AREA WITHOUT THE PRIOR CONSENT OF THE PROPERTY OWNERS INVOLVED.
3. ANY DAMAGE TO PRIVATE PROPERTY BY THE CONTRACTOR OUTSIDE THESE LIMITS WITHOUT THE PERMISSION OF THE PRIVATE PROPERTY OWNER WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
4. MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES IN ALL DIRECTIONS.
5. THE CONTRACTOR SHALL OBTAIN, AT THEIR EXPENSE, ALL PERMITS THAT ARE NECESSARY TO PERFORM THE PROPOSED WORK.
6. BLM EASEMENT NOT YET RECEIVED.

SURVEY NOTES:

1. 811 TICKET #B228700490--00B
2. MEMBER FACILITIES NOTIFIED:
 - 2.1. TOWN OF SILT (WATER & SEWER)
 - 2.2. EXCEL ENERGY (NATURAL GAS & ELECTRIC)
 - 2.3. LUMEN (TELEPHONE)
 - 2.4. COMCAST (CABLE)
3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THIS SURVEYOR OF THE PROPERTY SHOWN AS DESCRIBED HEREON TO DETERMINE:
 - 3.1. OWNERSHIP OF THE TRACT OF LAND
 - 3.2. COMPATIBILITY OF THIS DESCRIPTION WITH THOSE OF ADJOINERS
 - 3.3. RIGHT'S OF WAY, EASEMENTS, AND ENCUMBRANCES OR RECORD AFFECTING THIS PARCEL
4. ALL UTILITIES DEPICTED ARE QUALITY "B" UNLESS OTHERWISE NOTED.

SIGNING AND STRIPING NOTES:

1. IN CDOT REGION 3 ALL SIGN POSTS SHALL BE GALVANIZED TUBULAR STEEL.
2. THE CONTRACTOR SHALL CONTACT DAN ROUSSIN AT (970) 683--6271 AND ENGINEER OF RECORD, AT LEAST TWO WEEKS PRIOR TO SCHEDULED STRIPING. THE PERMITTEE WILL BE RESPONSIBLE FOR ANY CORRECTIONS REQUIRED UPON FINAL INSPECTION OF THE ACCESS.
3. UNLESS AN ASPHALT OVERLAY IS REQUIRED, GRINDING OF THE EXISTING PAVEMENT MARKINGS SHALL BE REQUIRED BY CDOT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS AND IN A MANNER THAT WILL NOT AFFECT TRAFFIC FLOW.
4. REMOVAL OF PAVEMENT MARKINGS MUST BE BY GRINDING OR ANOTHER ACCEPTABLE METHOD.
5. ALL SIGNALS AND STRIPING SHALL CONFORM TO THE M.U.T.C.D.
6. PLACEMENT AND INSTALLATION OF ALL NEW, RESET, AND RELOCATED SIGNS SHALL BE IN ACCORDANCE WITH S--614--1 AND S--614--1.
7. INSTALL NEW DELINEATORS AS PER STANDARD S--612--1.
8. INSTALL NEW STRIPING PER STANDARD S--627--1.
9. PRIOR TO STRIPING, THE CONTRACTOR SHALL PREPARE THE PAVEMENT SURFACE FOR PROPER ADHESION.
10. ALL LANE STRIPES SHALL BE APPLIED WITH EPOXY PAVEMENT MARKING (MINIMUM OF 15 MILS)
11. ALL STOP BARS WITHIN THE ROW SHALL BE PRE--FORMED THERMOPLASTIC PAVEMENT MARKING WHEN APPLIED TO EXISTING ASPHALT OR PRE--FORMED PLASTIC INLAID WHEN APPLIED TO NEW ASPHALT.
12. ALL WORDS, ARROWS, AND SYMBOL MARKINGS WITHIN THE RIGHT--OF--WAY SHALL BE PRE--FORMED THERMOPLASTIC PAVEMENT MARKING OR PRE--FORMED PLASTIC IN--LAID IN HOT ASPHALT. ALL LETTERS, ARROWS, AND SYMBOLS SHALL BE IN CONFORMANCE WITH THE "STANDARD ALPHABET FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS" ADOPTED BY THE FEDERAL HIGHWAY ADMINISTRATION (ARROWS= 15.5 SQ. FT., ONLY= 22.5 SQ. FT., 90 MILS)
13. FULL--COMPLIANCE TEMPORARY PAVEMENT MARKINGS SHALL BE APPLIED PER CDOT SPECIFICATIONS AT THE END OF EACH CONSTRUCTION DAY. INTERIM MARKINGS FOR CENTER LANE LINES CONSIST OF 4 INCH X 4 FOOT SEGMENT WITH 36 FOOT GAPS.
14. NO SPEED LIMIT SIGNS ARE LOCATED WITHIN THE WORK LIMITS AND THE SPEED LIMIT IN BOTH DIRECTIONS IS 40 MPH.
15. PEDESTRIAN CROSSWALK MARKINGS SHALL CONFORM TO CDOT STANDARD PLAN NUMBER S--627--1.



REVISION		BY	DATE		NO.
DRAWN BY: HCE		CHECKED BY: HCE		DATE: 02/2023	
				FILE:	

HIGH COUNTRY ENGINEERING, INC.
1517 BLAKE AVENUE, STE 101,
GLENWOOD SPRINGS, CO 81601
PHONE (970) 945-8676 • FAX (970) 945-2555
WWW.HCENG.COM



SILT 70 LLC
RISLENDE PLANNED UNIT DEVELOPMENT
DIVIDE CREEK CENTER
NOTES
GARFIELD COUNTY, COLORADO

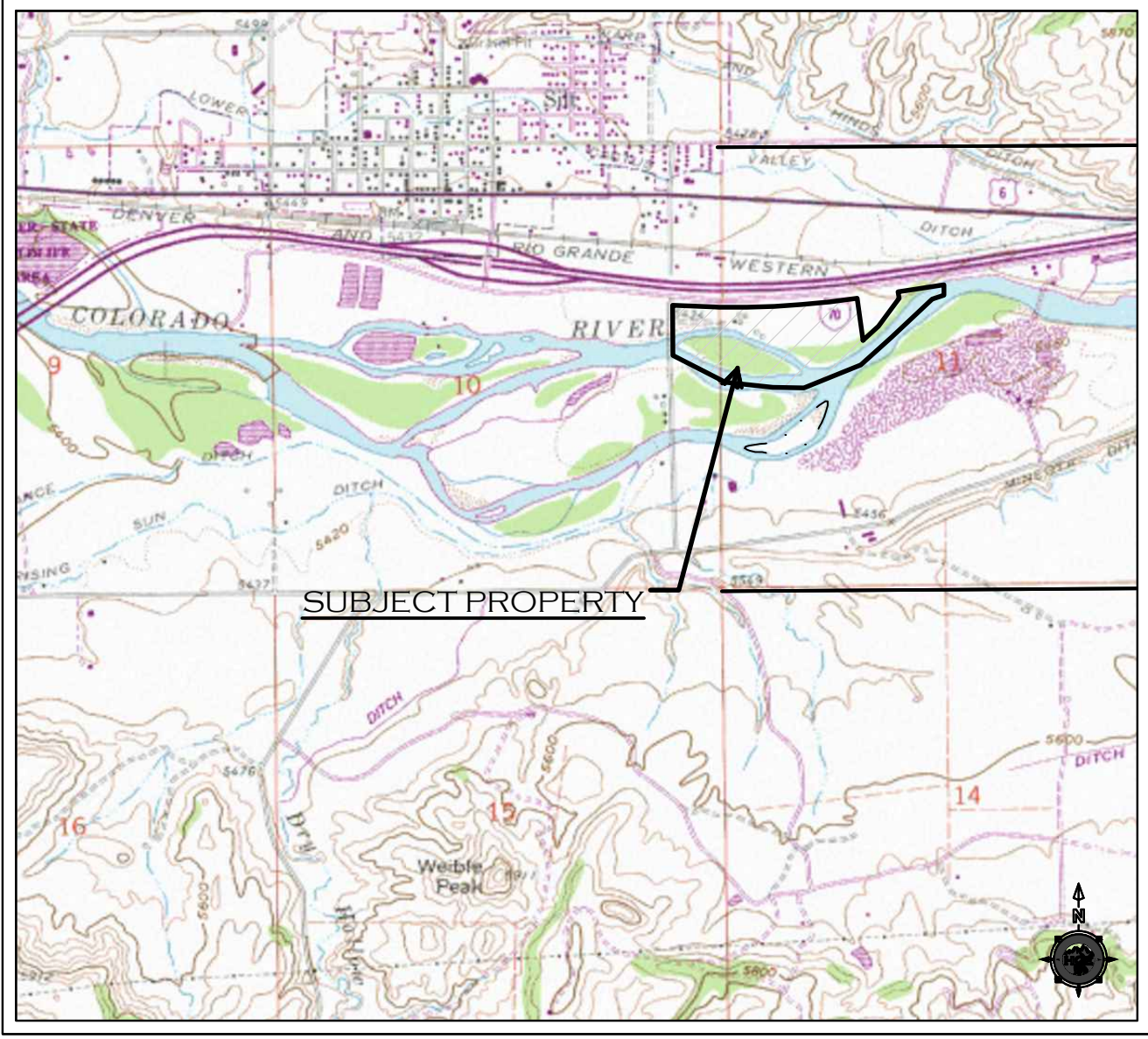
PROJECT NO.
2211047

PRELIMINARY PLAT
RISLENDE PLANNED UNIT DEVELOPMENT

A PARCEL OF LAND SITUATED IN E1/2 OF SECTION 10 AND THE W1/2 OF SECTION 11
TOWNSHIP 6 SOUTH, RANGE 92 WEST, OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF GARFIELD, STATE OF COLORADO

PLAT NOTES

1. BASIS OF BEARINGS FOR THIS SURVEY IS A BEARING OF N00°34'13"W BETWEEN A FOUND 3/4in REBAR WITH 3.25in ALUMINUM CAP LS NO. 36572 (40" WITNESS CORNER) NORTHWEST CORNER OF SECTION 11 AND A FOUND 3/4in REBAR WITH 3.25in BRASS CAP LS NO. 19598 (REF POINT) AT THE SOUTHWEST CORNER OF SECTION 10.
2. THIS PLAT IS BASED ON THE BLM EXEMPTION PLAT, RECEPTION NO. 741836 PREPARED BY HIGH COUNTRY ENGINEERING, INC., AND CORNERS FOUND IN PLACE.
3. THIS PROPERTY IS SUBJECT TO RESERVATIONS, RESTRICTIONS AND COVENANTS OF RECORD OR IN PLACE AND EXCEPTIONS TO TITLE SHOWN IN THE TITLE COMMITMENT PREPARED BY LAND TITLE GUARANTEE COMPANY DATED EFFECTIVE NOVEMBER 18, 2022 (ORDER NO. GW63017116-3).
4. DATE OF SURVEY BY HIGH COUNTRY ENGINEERING, INC. WAS SEPTEMBER 2022.
6. AS A CONDITION OF APPROVAL OF THIS PLAT BY THE BOARD OF TRUSTEES OF THE TOWN OF SILT, AND TO MEET THE REQUIREMENTS OF THE SILT MUNICIPAL CODE SECTION 16.04.280, AS AMENDED, NO CONSTRUCTION ON THE PUBLIC IMPROVEMENTS WITHIN THE SUBDIVISION AND NO CONVEYANCE OR TRANSFER OF TITLE OF ANY LOT, LOTS, TRACT OR TRACTS OF LAND WITHIN THE SUBDIVISION SHALL BE MADE UNTIL THE TOWN HAS GRANTED A CERTIFICATE OF COMPLIANCE CERTIFYING THAT THE OWNER HAS DEPOSITED AND THE TOWN HAS ACCEPTED MONETARY SECURITY EQUAL TO ONE HUNDRED AND TEN PERCENT (110%) OF THE ESTIMATED COSTS OF COMPLETION FOR THE PUBLIC IMPROVEMENTS WHICH CERTIFICATE OF COMPLIANCE HAS BEEN DULY RECORDED BY THE CLERK AND RECORDER OF GARFIELD COUNTY.
7. UNDERGROUND OR ABOVE GROUND UTILITY INFRASTRUCTURE SHALL BE MAINTAINED BY THE RESPECTIVE UTILITY OR RESPONSIBLE PARTY, DRAINAGE, TRAIL, AND ROAD FACILITIES LOCATED IN TOWN EASEMENTS SHALL BE MAINTAINED BY THE TOWN.
8. THIS PROPERTY IS SUBJECT TO, WITHOUT LIMITATION, THE MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR RISLENDE P.U.D. AS RECORDED IN THE RECORDS OF THE GARFIELD COUNTY CLERK AND RECORDERS OFFICE AT RECEPTION NUMBER _____.
9. WETLANDS IN RISLENDE PUD WERE DELINEATED BY BIRCH ECOLOGY, LLC AND DAVID BUSCHER A CERTIFIED SOIL SCIENTIST ON MAY 16, 2022, WITH CONFIRMATION BY THE U.S. ARMY CORPS OF ENGINEERS NUMBER SPA-2022-00348 DATED DECEMBER 8, 2022.
10. NOXIOUS WEEDS. IT IS THE INDIVIDUAL LOT OWNER'S RESPONSIBILITY, ACCORDING TO THE COLORADO NOXIOUS WEED ACT AND THE TOWN OF SILT ORDINANCES, TO MANAGE ANY NOXIOUS WEEDS ON THE LOT OWNER'S PROPERTY.
12. ALL SIDEWALK, TRAIL AND PEDESTRIAN EASEMENTS ARE FOR NON-MOTORIZED USE BY THE PUBLIC, WITH THE EXCEPTION OF EMERGENCY USE AND/OR MAINTENANCE PURPOSES.



VICINITY MAP
SCALE: 1" = 2000'

LEGEND

U = UTILITY EASEMENT
D = DRAINAGE EASEMENT
A = ACCESS EASEMENT
R = ROAD MAINTENANCE EASEMENT
P = PEDESTRIAN ACCESS EASEMENT
T = TRAIL ACCESS EASEMENT
SQ. FT. = SQUARE FEET

LAND USE SUMMARY

TRACT #	ACRES	ADDRESS	LAND USE
TRACT 1	3.7	0001 RIVER FRONTAGE ROAD	PUD-MFR (MULTI-FAMILY RESIDENTIAL)
TRACT 2	3.8	0002 RIVER FRONTAGE ROAD	PUD-CMU (COMMERCIAL/MIXED USE)
TRACT 3	2.2	0003 RIVER FRONTAGE ROAD	PUD-CMU (COMMERCIAL/MIXED USE)
TRACT 4	4.3	0004 RIVER FRONTAGE ROAD	PUD-CMU (COMMERCIAL/MIXED USE)
TRACT 5	2.0	0005 RISLENDE LOOP	PUD-LRM (LODGING/RESIDENTIAL MIXED USE)
TRACT 6	3.9	0001 RISLENDE LOOP	PUD-EVC (EVENTS CENTER)
TRACT 7	2.2	0002 RISLENDE LOOP	PUD-LRM (LODGING/RESIDENTIAL MIXED USE)
TRACT 8	15.8		PUD-ISL (ISLAND AREA)
TRACT 9	12.2		PUD-RIV (RIVER)
TRACT 10	0.2	RIPPLING WAY	
TRACT 11	0.7	RISLENDE LOOP	
TOTAL	51.1		

TITLE INSURANCE COMPANY OR ATTORNEYS CERTIFICATE

_____ DOES HEREBY CERTIFY THAT _____ HAS EXAMINED THE TITLE TO ALL LANDS HEREIN DEDICATED AND SHOWN UPON THIS PLAT AND TITLE TO SUCH LAND IS IN THE DEDICATOR FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS:

Signature and Title _____ Date _____

SURVEYOR'S CERTIFICATE

I, _____ DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF COLORADO, THAT THIS PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF THE (SUBDIVISION OR CONDOMINIUM PROJECT NAME) AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, THAT SUCH PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY BY ME OR UNDER MY SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF THE LOTS, EASEMENTS AND STREETS OF SAID SUBDIVISION AS THE SAME ARE STAKED UPON THE GROUND IN COMPLIANCE WITH APPLICABLE REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

BILL W.A. BAKER, COLORADO PROFESSIONAL LAND SURVEYOR #23875
CERTIFIED FEDERAL SURVEYOR #1699

UTILITY COMPANIES CERTIFICATE

BY THE SIGNING OF THIS PLAT, EACH UTILITY COMPANY AGREES AND ACKNOWLEDGES ANY AND ALL ACCESS AND UTILITY EASEMENTS DEDICATED TO THE TOWN AND EACH UTILITY COMPANY HEREBY WARRANTS THAT NO ABOVE GROUND VAULT, SPLICE BOX, TRANSFORMER, PEDESTAL OR OTHER ABOVE GROUND OR BELOW GROUND FACILITY WILL DIMINISH OR ALTER TOWN EASEMENTS.

CENTURYLINK

XCEL ENERGY

COMCAST CABLE

CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF GARFIELD COUNTY, COLORADO, AT _____ O'CLOCK _____ M., THIS _____ DAY OF _____, 20_____, IN BOOK _____, AT PAGE _____, RECEPTION NO. _____.

BOARD OF TRUSTEES CERTIFICATE

THIS PLAT APPROVED BY THE BOARD OF TRUSTEES OF THE TOWN OF SILT, COLORADO THIS _____ DAY OF _____, A.D. 20_____, FOR FILING WITH THE CLERK AND RECORDER OF GARFIELD COUNTY, COLORADO AND FOR CONVEYANCE TO THE TOWN OF SILT FOR THE PUBLIC DEDICATIONS SHOWN HEREON, SUBJECT TO THE PROVISION THAT APPROVAL IN NO WAY OBLIGATES THE TOWN OF SILT FOR FINANCING OR CONSTRUCTION OF IMPROVEMENTS ON LANDS, STREETS OR EASEMENTS DEDICATED TO THE PUBLIC EXCEPT AS SPECIFICALLY AGREED TO BY THE BOARD OF TRUSTEES AND FURTHER THAT SAID APPROVAL SHALL IN NO WAY OBLIGATE THE TOWN OF SILT FOR MAINTENANCE OF STREETS AND UTILITIES DEDICATED TO THE PUBLIC UNTIL CONSTRUCTION OF IMPROVEMENTS THEREON HAVE BEEN COMPLETED TO THE SATISFACTION OF THE BOARD OF TRUSTEES, AND THE APPLICABLE WARRANTY PERIOD HAS ENDED.

TOWN OF SILT

BY: _____

MAYOR

WITNESS MY HAND AND SEAL OF THE TOWN OF SILT, COLORADO

ATTEST: _____

TOWN CLERK

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT SILT 70 LLC, BEING SOLE OWNER IN FEE SIMPLE OF ALL THAT REAL PROPERTY DESCRIBED AS FOLLOWS: A TRACT OF LAND SITUATED IN THE EAST HALF OF SECTION 10 AND THE WEST HALF OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 89 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF GARFIELD, STATE OF COLORADO, TO WIT:

A TRACT OF LAND SITUATED IN THE EAST HALF OF SECTION 10 AND THE WEST HALF OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 89 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF GARFIELD, STATE OF COLORADO, TO WIT:

COMMENCING AT THE NORTHWEST CORNER OF THE SAID SECTION 11, MONUMENTED S 00°00'42" W, 40.00 FEET BY A FOUND 3/4IN. IRON PIN WITH 3.25IN. ALLOY CAP MARKED "WC" LS 36572; THENCE, ALONG THE WESTERLY BOUNDARY LINE OF THE NORTHWEST QUARTER OF THE SAID SECTION 11, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO, S 00°34'13" E, A DISTANCE OF 1902.59 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE 60-FOOT-WIDE FRONTAGE ROAD ADJOINING INTERSTATE HIGHWAY I-70, AS DELINEATED ON THAT COLORADO DEPARTMENT OF HIGHWAYS RIGHT-OF-WAY MAP OF THE FEDERAL AID PROJECT NO. I-70-1(12)89 SEC. 1 & I-70-1(12)89 SEC. 2 (SHEET 14), DATED 24 APRIL, 1972, FROM WHENCE THE SOUTHWEST CORNER OF THE SAID SECTION 11 BEARS S 00°34'13" E, 3381.22 FEET DISTANT, THE SAID CORNER MONUMENTED BY A FOUND 2.5IN. IRON PIPE WITH 3IN. BRASS CAP MARKED GARFIELD COUNTY SURVEYOR (1972), THE SAID POINT OF INTERSECTION OF THE SAID WESTERLY BOUNDARY LINE OF THE SAID SECTION 11 AND THE SOUTHERLY RIGHT-OF-WAY OF THE SAID FRONTAGE ROAD IS REFERENCED 0.41 FEET NORTH AND 0.51 FEET WEST BY A FOUND 5/8IN. IRON PIN WITH YELLOW PLASTIC CAP MARKED LS 15710, THE SAID POINT OF INTERSECTION BEING THE TRUE POINT OF BEGINNING;

THENCE, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF THE SAID FRONTAGE ROAD, 1650.44 FEET ALONG THE ARC OF A CIRCULAR CURVE, TURNING TO THE LEFT, WHOSE RADIUS IS 10028.50 FEET, (LONG CHORD BEARS N 88°16'44" E, 1648.58 FEET) TO THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN THAT INSTRUMENT RECORDED UNDER RECEPTION NUMBER 871298 IN THE PUBLIC RECORDS OF THE SAID COUNTY, THE SAID CORNER MONUMENTED BY A SET 5/8IN. IRON PIN WITH YELLOW PLASTIC CAP MARKED PLS 23875;

THENCE, DEPARTING FROM THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF THE SAID FRONTAGE ROAD AND ALONG THE WESTERLY BOUNDARY LINE OF THE SAID TRACT OF LAND (RECEPTION NUMBER 871298), S 07°56'11" E, A DISTANCE OF 504.89 FEET TO THE SOUTHWEST CORNER THEREOF, THE SAID CORNER MONUMENTED N 07°56'11" W, 20.00 FEET DISTANT BY A SET 5/8IN. IRON PIN WITH ALLOY CAP MARKED "WC" PLS 23875;

THENCE, DEPARTING FROM THE AFORESAID COURSE AND ALONG THE SOUTHEASTERLY BOUNDARY LINE OF THE SAID TRACT OF LAND (RECEPTION NUMBER 871298), N 47°27'23" E, A DISTANCE OF 246.25 FEET, THE SAID CORNER MONUMENTED BY A SET 5/8IN. IRON PIN WITH YELLOW PLASTIC CAP MARKED PLS 23875;

THENCE, DEPARTING FROM THE AFORESAID COURSE AND ALONG THE SOUTHEASTERLY BOUNDARY LINE OF THE SAID TRACT OF LAND (RECEPTION NUMBER 871298), N 36°34'25" E, A DISTANCE OF 415.01 FEET, THE SAID CORNER MONUMENTED BY A SET 5/8IN. IRON PIN WITH YELLOW PLASTIC CAP MARKED PLS 23875;

THENCE, DEPARTING FROM THE AFORESAID COURSE AND ALONG THE EASTERLY BOUNDARY LINE OF THE SAID TRACT OF LAND (RECEPTION NUMBER 871298), N 08°48'32" W, A DISTANCE OF 76.53 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE SAID FRONTAGE ROAD, THE SAID CORNER MONUMENTED BY A SET 5/8IN. IRON PIN WITH YELLOW PLASTIC CAP MARKED PLS 23875;

THENCE, DEPARTING FROM THE AFORESAID COURSE AND ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF THE SAID FRONTAGE ROAD, N 81°10'10" E, A DISTANCE OF 550.81 FEET TO ITS INTERSECTION WITH THE EASTERLY BOUNDARY LINE OF THE NORTHEAST QUARTER OF THE SAID SECTION 11, FROM WHENCE THE NORTH QUARTER CORNER THEREOF BEARS N 00°02'50" E, 1647.82 FEET DISTANT, THE SAID QUARTER CORNER THEREOF BEING MONUMENTED BY A SET 3/4IN. IRON PIN WITH 2.5IN. ALLOY CAP MARKED PLS 23875, THE SAID POINT OF INTERSECTION BEING MONUMENTED N 00°02'50" E, 39.08 FEET DISTANT BY A FOUND 5/8IN. IRON PIN WITH ALLOY CAP MARKED "WC" LS 15710;

THENCE, DEPARTING FROM THE AFORESAID COURSE AND ALONG THE EASTERLY BOUNDARY LINE OF THE SAID NORTHWEST QUARTER OF THE SAID SECTION 11, S 00°02'50" W, A DISTANCE OF 124.98 FEET TO THE CENTERLINE OF THE COLORADO RIVER FROM WHENCE THE SOUTH QUARTER CORNER OF THE SAID SECTION 11 BEARS S 00°02'50" W, 3504.03 FEET DISTANT, THE SAID QUARTER CORNER MONUMENTED BY A SET 3/4IN. IRON PIN WITH 2.5IN. ALLOY CAP MARKED PLS 23875;

THENCE, DEPARTING FROM THE AFORESAID COURSE AND ALONG THE CENTERLINE OF THE COLORADO RIVER THE FOLLOWING SEVEN (7) COURSES:

1. S 71°19'19" W, A DISTANCE OF 144.81 FEET;
2. S 46°55'17" W, A DISTANCE OF 664.55 FEET;
3. S 48°11'32" W, A DISTANCE OF 491.93 FEET;
4. S 67°52'10" W, A DISTANCE OF 731.09 FEET;
5. N 88°54'33" W, A DISTANCE OF 370.16 FEET;
6. N 83°50'18" W, A DISTANCE OF 563.90 FEET;
7. N 63°04'31" W, A DISTANCE OF 705.68 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE EASTERLY RIGHT-OF-WAY LINE OF GARFIELD COUNTY ROAD NUMBER 311, THE SAID POINT MONUMENTED N 00°04'28" W, 237.15 FEET DISTANT BY A SET 5/8IN. IRON PIN WITH ALLOY CAP MARKED "WC" PLS 23875;

THENCE, DEPARTING FROM THE AFORESAID COURSE AND ALONG THE EASTERLY RIGHT-OF-WAY LINE OF GARFIELD COUNTY ROAD NUMBER 311, N 00°04'28" W, A DISTANCE OF 598.19 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE AFORESAID SAID FRONTAGE ROAD, THE SAID POINT MONUMENTED BY A FOUND 5/8IN. IRON PIN WITH YELLOW PLASTIC CAP MARKED LS 15710;

THENCE, DEPARTING FROM THE AFORESAID COURSE AND ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF THE AFORESAID SAID FRONTAGE ROAD, 497.51 FEET ALONG THE ARC OF A CIRCULAR CURVE, TURNING TO THE LEFT, WHOSE RADIUS IS 11634.21 FEET, (LONG CHORD BEARS S 87°24'24" E, 497.47 FEET) TO A POINT OF COMPOUND CURVATURE, THE SAID POINT MONUMENTED BY A FOUND 5/8IN. IRON PIN WITH YELLOW PLASTIC CAP (ILLEGIBLE);

THENCE, DEPARTING FROM THE AFORESAID COURSE AND ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF THE AFORESAID SAID FRONTAGE ROAD, 54.45 FEET ALONG THE ARC OF A CIRCULAR CURVE, TURNING TO THE LEFT, WHOSE RADIUS IS 10028.50 FEET, (LONG CHORD BEARS S 88°5'103" E, 54.45 FEET) TO THE POINT OF BEGINNING.

THE SAID TRACT OF LAND IS COMPRISED OF 2,227,694 SQUARE FEET, (51.14 ACRES), MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO TRACTS, AS SHOWN HEREON AND DESIGNATE THE SAME AS RISLENDE PLANNED UNIT DEVELOPMENT, IN THE TOWN OF SILT, COUNTY OF COLORADO, AND DO HEREBY GRANT TO THE TOWN OF SILT, COLORADO, FOR PUBLIC USE THE STREETS SHOWN HEREON INCLUDING LOOPS, DRIVES AND LANES, THE PUBLIC LANDS SHOWN HEREON FOR THEIR INDICATED PUBLIC USE, IF ANY, AND THE UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON FOR UTILITY AND DRAINAGE PURPOSES ONLY; TRAIL AND PEDESTRIAN EASEMENTS SHOWN HEREON FOR PEDESTRIAN AND TRAIL PURPOSES; AND DO FURTHER STATE THAT THIS PUD SHALL BE SUBJECT TO THE PROTECTIVE COVENANTS FILED AND RECORDED FOR THIS PUD IN THE OFFICE OF THE CLERK AND RECORDER OF GARFIELD COUNTY, COLORADO AS RECEPTION NO. _____.

EXECUTED THIS _____ DAY OF _____, A.D., 20_____.

OWNER SILT 70 LLC

STATE OF COLORADO)

COUNTY OF GARFIELD) §§

THE FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, A.D., 20_____, BY _____

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND SEAL _____
NOTARY PUBLIC

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



SILT 70 LLC,
RISLENDE PLANNED UNIT DEVELOPMENT
TOWN OF SILT,
GARFIELD COUNTY
COLORADO

HIGH COUNTRY ENGINEERING, INC.
1517 BLAKE AVENUE, STE 101,
GLENWOOD SPRINGS, CO 81601
PHONE (970) 945-8676 FAX (970) 945-2555
WWW.HCENG.COM

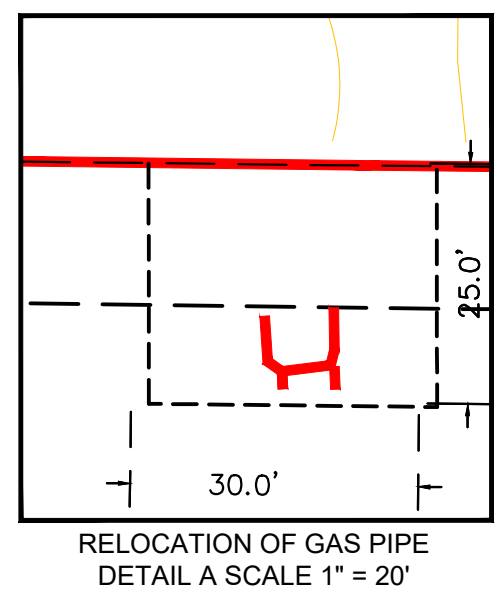
PROJECT NO.
2211047

SHEET NUMBER
3

S - 10-11
T - 6S
R - 92W
C - GARFIELD

REVISION	BY	DATE	NO.

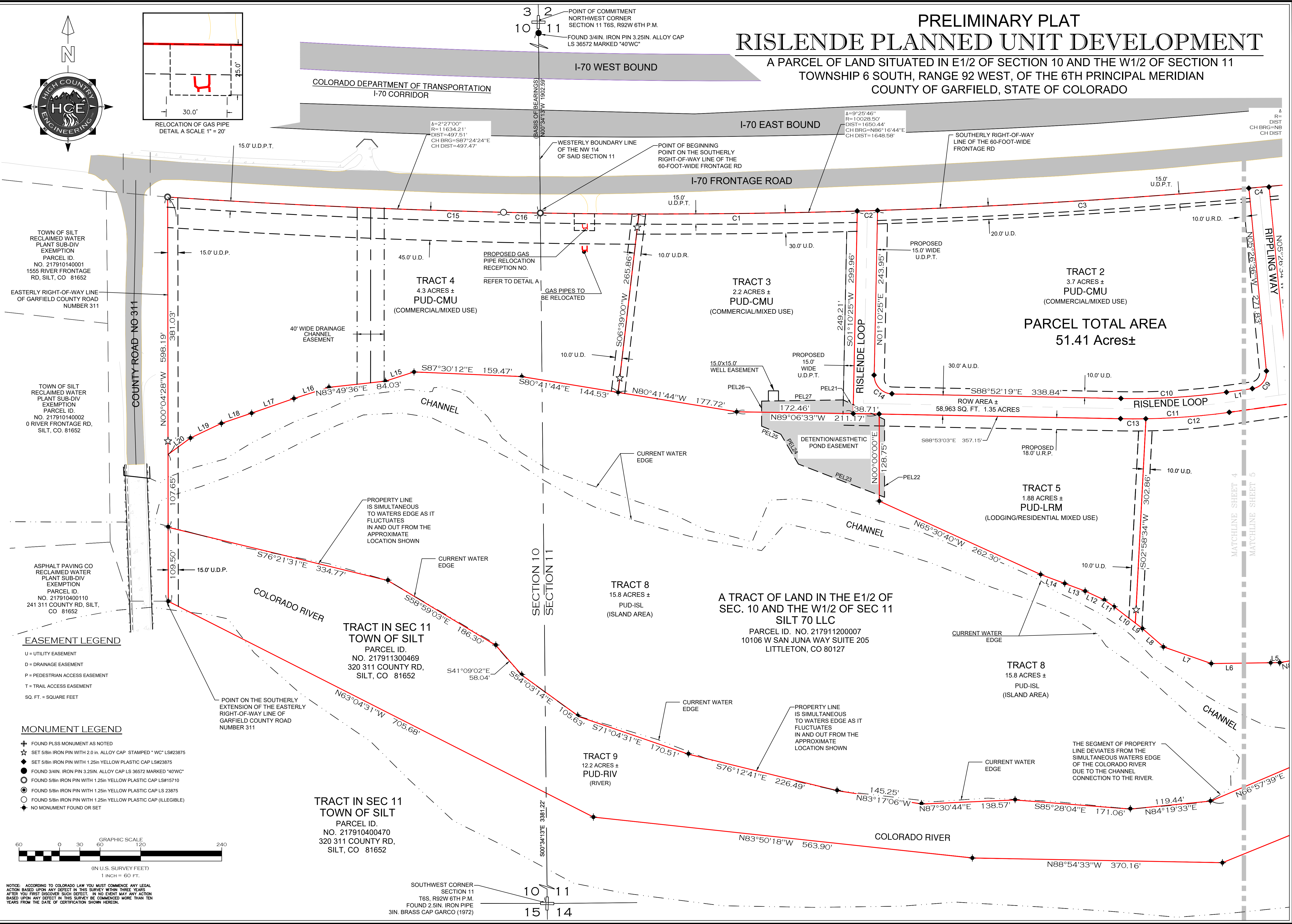
DRAWN BY: DMC	CHECKED BY: BB
DATE: 01/30/2023	FILE: RISLENDEPUD



PRELIMINARY PLAT

RISLENDE PLANNED UNIT DEVELOPMENT

A PARCEL OF LAND SITUATED IN E1/2 OF SECTION 10 AND THE W1/2 OF SECTION 11
TOWNSHIP 6 SOUTH, RANGE 92 WEST, OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF GARFIELD, STATE OF COLORADO



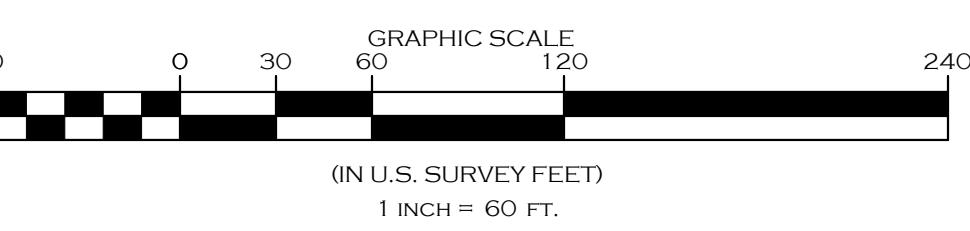
TOWN OF SILT
RECLAIMED WATER
PLANT SUB-DIV
EXEMPTION
PARCEL ID:
NO. 217910140001
1555 RIVER FRONTAGE
RD, SILT, CO. 81652

TOWN OF SILT
RECLAIMED WATER
PLANT SUB-DIV
EXEMPTION
PARCEL ID:
NO. 217910140002
0 RIVER FRONTAGE RD,
SILT, CO. 81652

ASPHALT PAVING CO
RECLAIMED WATER
PLANT SUB-DIV
EXEMPTION
PARCEL ID:
NO. 217910400110
241 311 COUNTY RD, SILT,
CO. 81652

EASEMENT LEGEND
U = UTILITY EASEMENT
D = DRAINAGE EASEMENT
P = PEDESTRIAN ACCESS EASEMENT
T = TRAIL ACCESS EASEMENT
SQ. FT. = SQUARE FEET

MONUMENT LEGEND
+ FOUND PLSS MONUMENT AS NOTED
★ SET 5/8in IRON PIN WITH 2.0in. ALLOY CAP STAMPED "WC" LS#23875
☆ SET 5/8in IRON PIN WITH 1.25in YELLOW PLASTIC CAP LS#23875
● FOUND 3/4in. IRON PIN 3.25in. ALLOY CAP LS 36572 MARKED "40WC"
○ FOUND 5/8in IRON PIN WITH 1.25in YELLOW PLASTIC CAP LS#15710
⊙ FOUND 5/8in IRON PIN WITH 1.25in YELLOW PLASTIC CAP LS 23875
○ FOUND 5/8in IRON PIN WITH 1.25in YELLOW PLASTIC CAP (ILLEGIBLE)
◆ NO MONUMENT FOUND OR SET



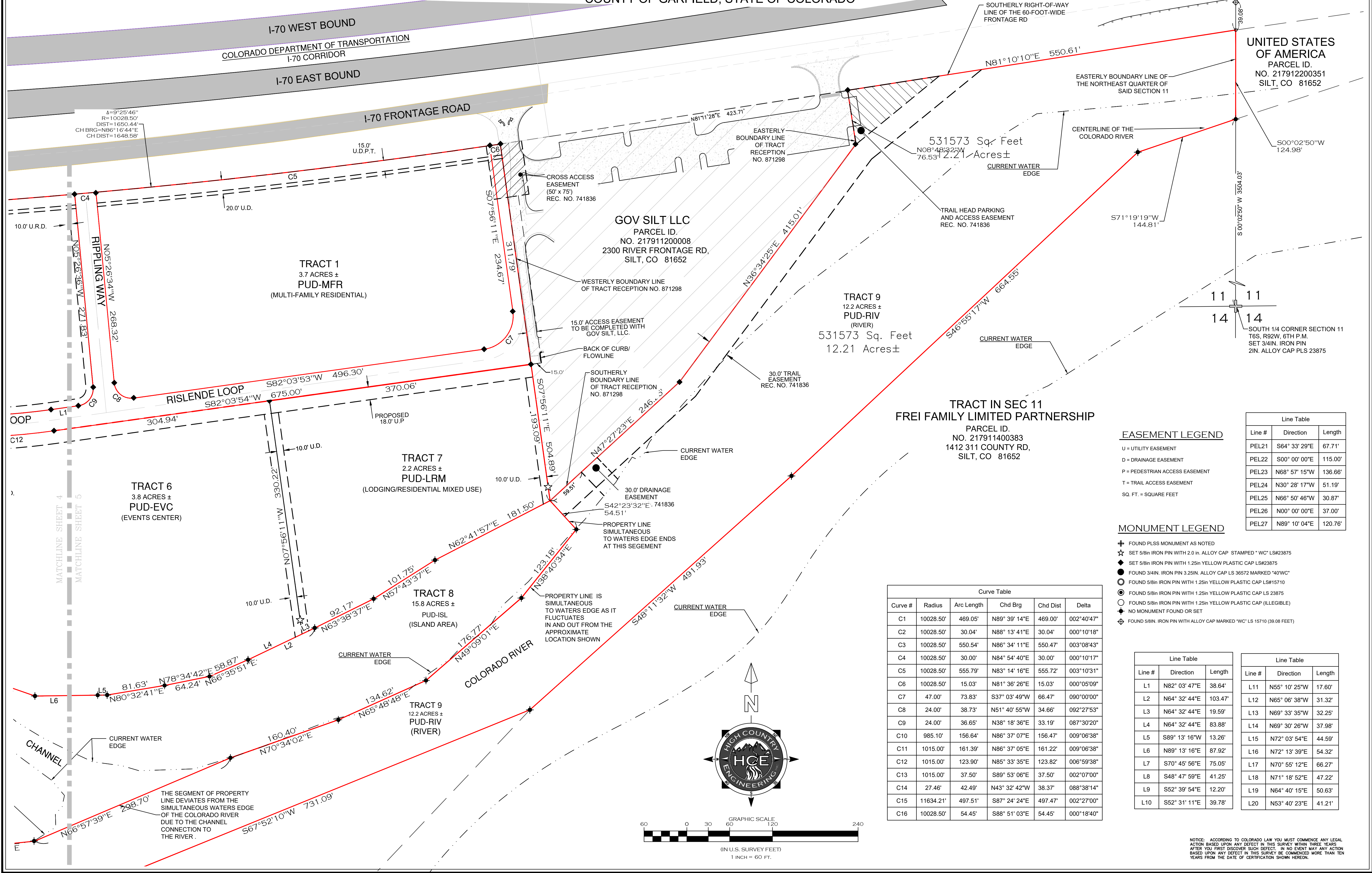
NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

SOUTHWEST CORNER
SECTION 11
T6S, R92W 6TH P.M.
FOUND 2.5in. IRON PIPE
3in. BRASS CAP GARCO (1972)

S - 10-11		T - 6S		R - 92W		C - GARFIELD	
BY	REVISION	NO.	DATE	DRAWN BY	CHECKED BY	DATE	FILE
HIGH COUNTRY ENGINEERING, INC. 1517 BLAKE AVENUE, STE 101, GLENWOOD SPRINGS, CO. 81601 PHONE (970) 945-8676 FAX (970) 945-2555 WWW.HCENG.COM							
SILT 70 LLC, RISLENDE PLANNED UNIT DEVELOPMENT TOWN OF SILT, GARFIELD COUNTY COLORADO							
PROJECT NO. 2211047							
SHEET NUMBER 4							

PRELIMINARY PLAT RISLENDE PLANNED UNIT DEVELOPMENT

A PARCEL OF LAND SITUATED IN E1/2 OF SECTION 10 AND THE W1/2 OF SECTION 11
TOWNSHIP 6 SOUTH, RANGE 92 WEST, OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF GARFIELD, STATE OF COLORADO



NORTH 1/4 CORNER SECTION 11
T6S, R92W, 6TH P.M.
SET 3/4IN. IRON PIN
2IN. ALLOY CAP PLS 23875

UNITED STATES
OF AMERICA
PARCEL ID
NO. 217912200351
SILT, CO 81652

GOV SILT LLC
PARCEL ID.
NO. 217911200008
2300 RIVER FRONTAGE RD,
SILT, CO 81652

TRACT 9
12.2 ACRES ±
PUD-RIV
(RIVER)
531573 Sq. Feet
12.21 Acres ±

TRACT IN SEC 11
FREI FAMILY LIMITED PARTNERSHIP
PARCEL ID.
NO. 217911400383
1412 311 COUNTY RD,
SILT, CO 81652

EASEMENT LEGEND

U = UTILITY EASEMENT
D = DRAINAGE EASEMENT
P = PEDESTRIAN ACCESS EASEMENT
T = TRAIL ACCESS EASEMENT
SQ. FT. = SQUARE FEET

MONUMENT LEGEND

- ✚ FOUND PLSS MONUMENT AS NOTED
- ★ SET 5/8IN IRON PIN WITH 2.0 IN. ALLOY CAP STAMPED "WC" LS#23875
- ◆ SET 5/8IN IRON PIN WITH 1.25IN YELLOW PLASTIC CAP LS#23875
- FOUND 3/4IN. IRON PIN 3.25IN. ALLOY CAP LS 38572 MARKED "40"WC"
- FOUND 5/8IN IRON PIN WITH 1.25IN YELLOW PLASTIC CAP LS#15710
- ⊙ FOUND 5/8IN IRON PIN WITH 1.25IN YELLOW PLASTIC CAP LS 23875
- FOUND 5/8IN IRON PIN WITH 1.25IN YELLOW PLASTIC CAP (ILLEGIBLE)
- ◆ NO MONUMENT FOUND OR SET
- ⊕ FOUND 5/8IN. IRON PIN WITH ALLOY CAP MARKED "WC" LS 15710 (39.08 FEET)

Line Table		
Line #	Direction	Length
PEL21	S64° 33' 29"E	67.71'
PEL22	S00° 00' 00"E	115.00'
PEL23	N68° 57' 15"W	136.66'
PEL24	N30° 28' 17"W	51.19'
PEL25	N66° 50' 46"W	30.87'
PEL26	N00° 00' 00"E	37.00'
PEL27	N89° 10' 04"E	120.76'

Curve Table					
Curve #	Radius	Arc Length	Chd Brg	Chd Dist	Delta
C1	10028.50'	469.05'	N89° 39' 14"E	469.00'	002°40'47"
C2	10028.50'	30.04'	N88° 13' 41"E	30.04'	000°10'18"
C3	10028.50'	550.54'	N86° 34' 11"E	550.47'	003°08'43"
C4	10028.50'	30.00'	N84° 54' 40"E	30.00'	000°10'17"
C5	10028.50'	555.79'	N83° 14' 16"E	555.72'	003°10'31"
C6	10028.50'	15.03'	N81° 36' 26"E	15.03'	000°05'09"
C7	47.00'	73.83'	S37° 03' 49"W	66.47'	090°00'00"
C8	24.00'	38.73'	N51° 40' 55"W	34.66'	092°27'53"
C9	24.00'	36.65'	N38° 18' 36"E	33.19'	087°30'20"
C10	985.10'	156.64'	N86° 37' 07"E	156.47'	009°06'38"
C11	1015.00'	161.39'	N86° 37' 05"E	161.22'	009°06'38"
C12	1015.00'	123.90'	N85° 33' 35"E	123.82'	006°59'38"
C13	1015.00'	37.50'	S89° 53' 06"E	37.50'	002°07'00"
C14	27.46'	42.49'	N43° 32' 42"W	38.37'	088°38'14"
C15	11634.21'	497.51'	S87° 24' 24"E	497.47'	002°27'00"
C16	10028.50'	54.45'	S88° 51' 03"E	54.45'	000°18'40"

Line Table		
Line #	Direction	Length
L1	N82° 03' 47"E	38.64'
L2	N64° 32' 44"E	103.47'
L3	N64° 32' 44"E	19.59'
L4	N64° 32' 44"E	83.88'
L5	S89° 13' 16"W	13.26'
L6	N89° 13' 16"E	87.92'
L7	S70° 45' 56"E	75.05'
L8	S48° 47' 59"E	41.25'
L9	S52° 39' 54"E	12.20'
L10	S52° 31' 11"E	39.78'

Line Table		
Line #	Direction	Length
L11	N55° 10' 25"W	17.60'
L12	N65° 06' 38"W	31.32'
L13	N69° 33' 35"W	32.25'
L14	N69° 30' 26"W	37.98'
L15	N72° 03' 54"E	44.59'
L16	N72° 13' 39"E	54.32'
L17	N70° 55' 12"E	66.27'
L18	N71° 18' 52"E	47.22'
L19	N64° 40' 15"E	50.63'
L20	N53° 40' 23"E	41.21'

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

HIGH COUNTRY ENGINEERING, INC.



SILT 70 LLC,
RISLENDE PLANNED UNIT DEVELOPMENT

TOWN OF SILT,
GARFIELD COUNTY
COLORADO

PROJECT NO.
2211047

SHEET NUMBER
5

BY: S-10-11

REVISION

DATE

NO.

DATE

NO.

DATE

NO.

DATE

NO.

DATE

NO.

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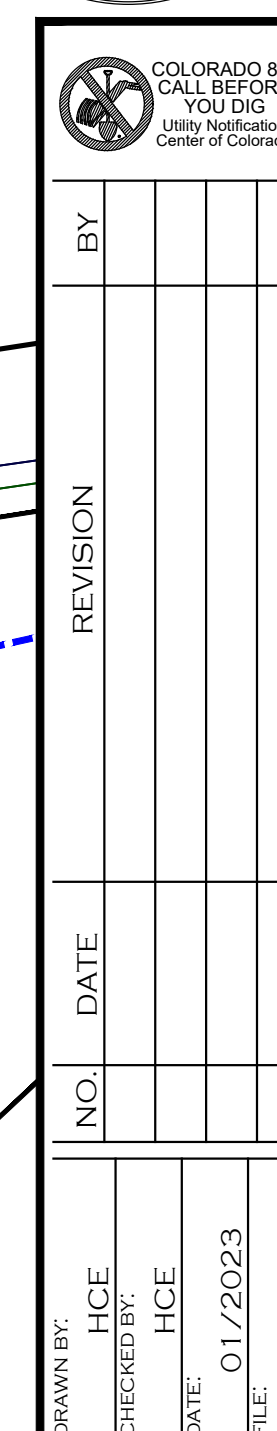
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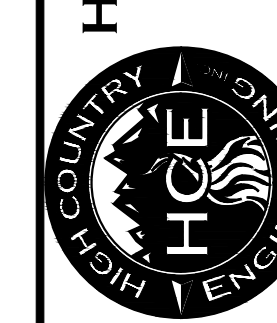
(IN FEET)

1 inch = 100 ft.

FOR PRELIMINARY REVIEW



HIGH COUNTRY ENGINEERING, INC.
1517 BLAKE AVENUE, STE 101,
GLENWOOD SPRINGS, CO. 81601
PHONE (970) 945-8676 • FAX (970) 945-2555
WWW.HCENG.COM



SILT 70 LLC
RISLENDE PLANNED UNIT DEVELOPMENT
DIVIDE CREEK CENTER
SITE MAP

PROJECT NO. _____

2211047
6

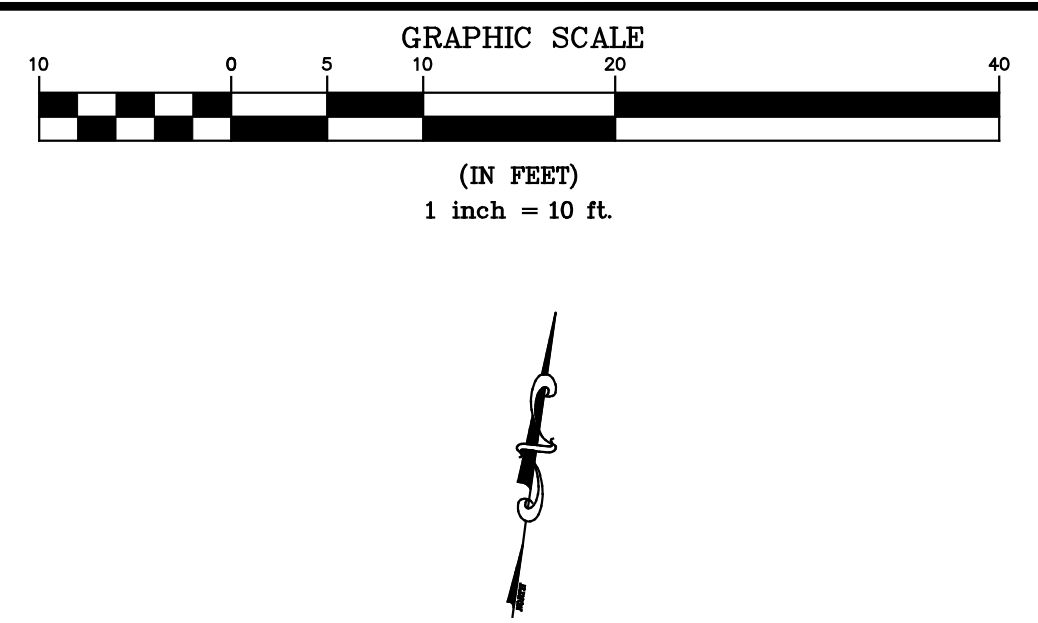
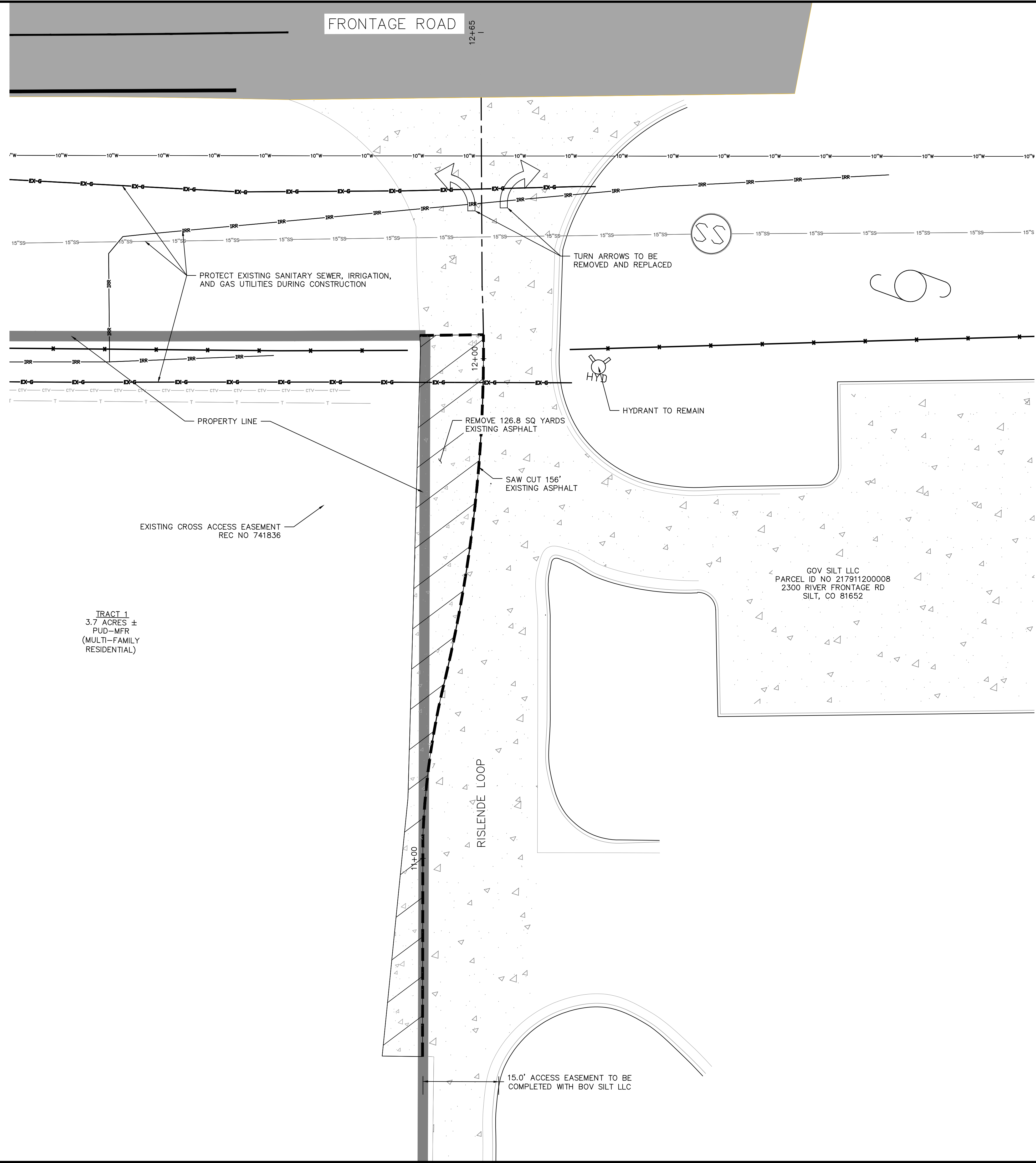
	PROPOSED	EXISTING
PROPERTY LINE	---	---
BOUNDARY	---	---
RIGHT-OF-WAY	---	---
ADJOINER	---	---
EASEMENT	---	---
SETBACK	---	---
WETLANDS		
ASPHALT		
GRAVEL		
CONCRETE		
WETLANDS		
RIPRAP		
CENTERLINE ROAD	---	---
FEMA CROSS SECTIONS		
FLOODWAY		
FLOODPLAIN		
BASE FLOOD ELEVATION		
BASIN BOUNDARY		
PAVEMENT STRIPING		
PROPOSED WATER MAIN		
PROPOSED SEWER MAIN		
PROPOSED IRRIGATION		
UNDERGROUND ELECTRIC		
ELECTRIC, TELEPHONE, CABLE		
PROPOSED GAS		
STORM SEWER		
CONTOUR	6158	6158
SPOT ELEVATION		
SLOPE OR GRADE	2.0%	2.0%
SEDIMENT CONTROL FENCE		
FLOWLINE		
FENCE		

LEGEND

	WATER SHUTOFF VALVE
	WATER VALVE
	TEE W/THRUST BLOCK
	BEND W/THRUST BLOCK
	FIRE HYDRANT
	INLET
	STORM MANHOLE
	SANITARY MANHOLE
	SANITARY CLEANOUT
	OVERHEAD POWER POLE
	STREET LIGHT
	SEDIMENT CONTROL LOG
	INLET PROTECTION
	EROSION CONTROL BLANKET
	VEHICLE TRACKING PAD

ABBREVIATIONS:

1. UDPT = UTILITY, DRAINAGE, PEDESTRIAN (SIDEWALK) & TRAIL (BIKE PATH)
2. AUD = ACCESS, UTILITY, & DRAINAGE
3. UD = UTILITY & DRAINAGE
4. URP = UTILITY, ROAD MAINTENANCE, & PEDESTRIAN (SIDEWALK)



TRACT 1
3.7 ACRES ±
PUD-MFR
(MULTI-FAMILY
RESIDENTIAL)

EXISTING CROSS ACCESS EASEMENT
REC NO 741836

RISLENDE LOOP

GOV SILT LLC
PARCEL ID NO 2179112000008
2300 RIVER FRONTAGE RD
SILT, CO 81652

15.0' ACCESS EASEMENT TO BE
COMPLETED WITH BOV SILT LLC



NO.	DATE	REVISION	BY

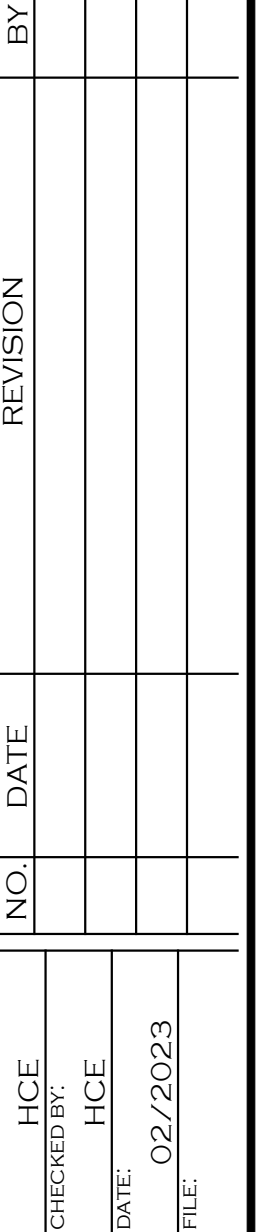
DRAWN BY: HCE	CHECKED BY: HCE
DATE: 01/2023	FILE:

HIGH COUNTRY ENGINEERING, INC.
1517 BLAKE AVENUE, STE 101,
GLENWOOD SPRINGS, CO 81601
PHONE (970) 945-8676 • FAX (970) 945-2555
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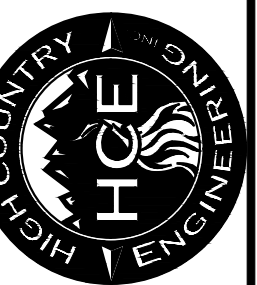


SILT 70 LLC
RISLENDE PLANNED UNIT DEVELOPMENT
**DIVIDE CREEK CENTER
DEMOLITION PLAN**
GARFIELD COUNTY, COLORADO

PROJECT NO.
2211047


















HIGH COUNTRY ENGINEERING, INC.
1517 BLAKE AVENUE, STE. 101,
GLENWOOD SPRINGS, CO. 81601
PHONE (970) 945-8676 • FAX (970) 945-2555
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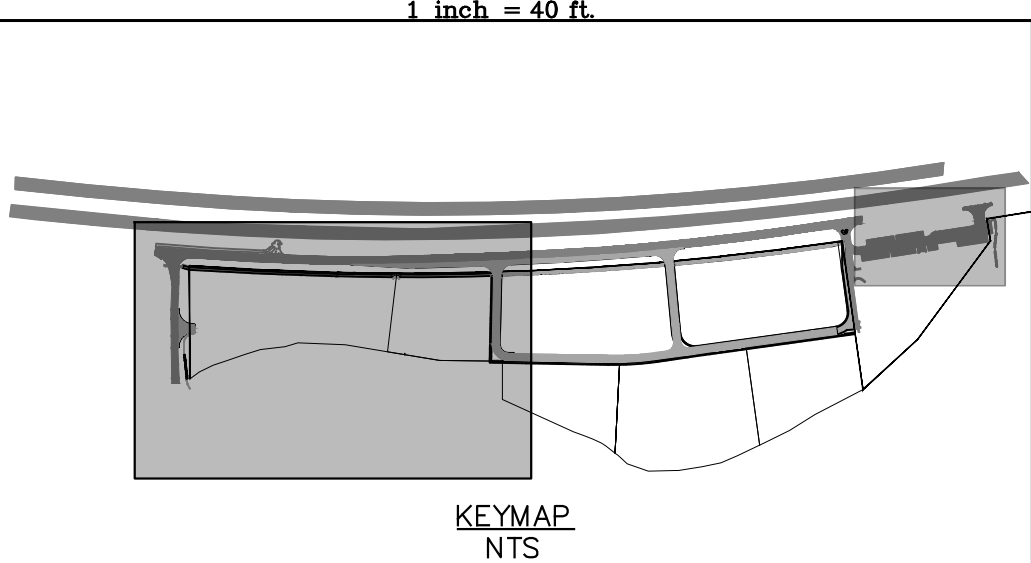
LEGEND

-  WATER SHUTOFF VALVE
-  WATER VALVE
-  TEE W/THRUST BLOCK
-  BEND W/THRUST BLOCK
-  FIRE HYDRANT
-  INLET
-  STORM MANHOLE
-  SANITARY MANHOLE
-  SANITARY CLEANOUT
-  OVERHEAD POWER POLE
-  STREET LIGHT
-  SEDIMENT CONTROL LOG
-  INLET PROTECTION
-  EROSION CONTROL BLANKET
-  VEHICLE TRACKING PAD


GRAPHIC SCALE

(IN FEET)

1 inch = 40 ft.



GRAPHIC SCALE



(IN FEET)

1 inch = 40 ft.

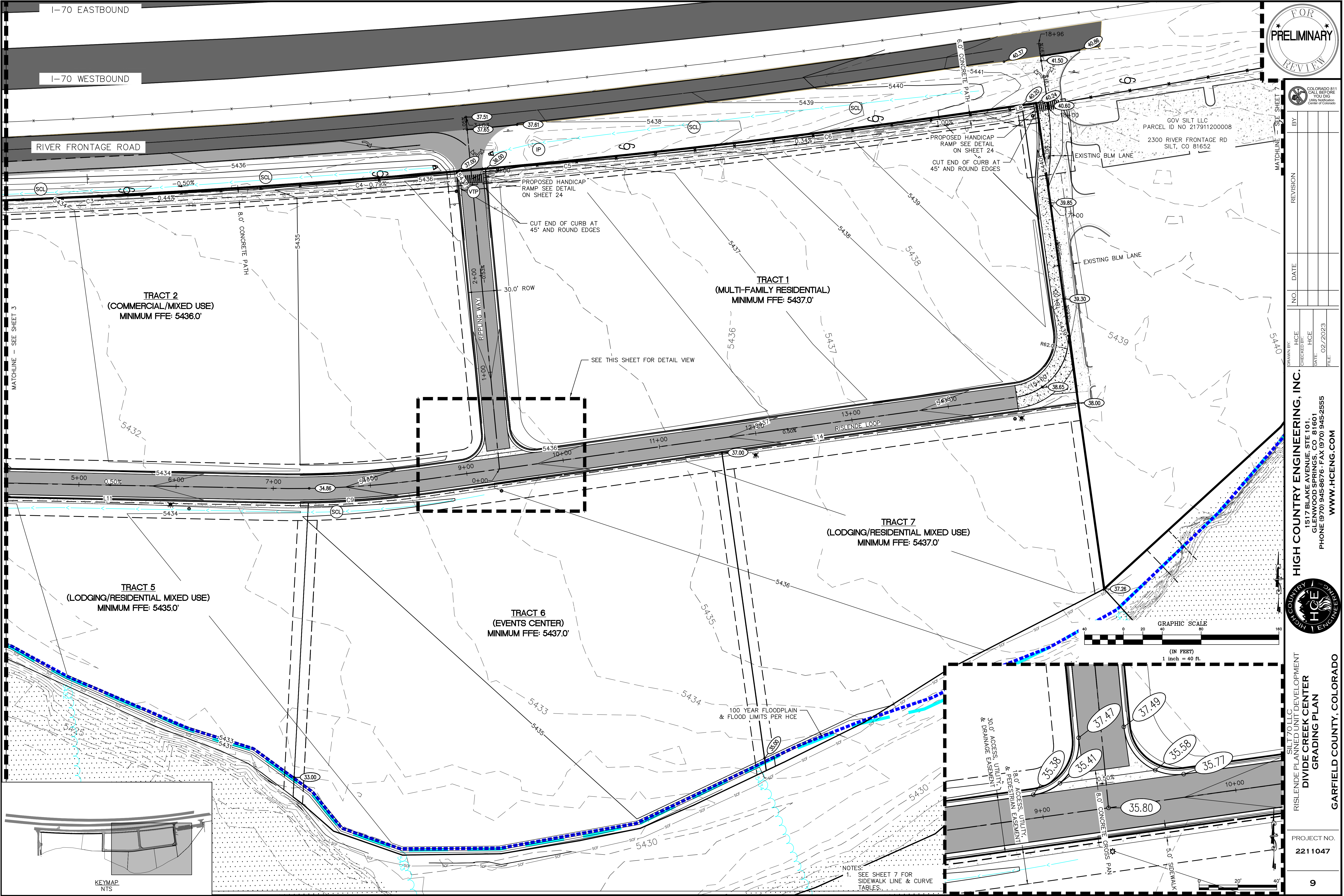
KEYMAP
NTS

1. FFE MINIMUM 1' ABOVE HIGHEST ADJACENT FLOODPLAIN ELEVATION.
2. LOT MINIMUM 1' ABOVE ADJACENT FLOODPLAIN ELEVATION.
3. ADD 5400' TO SPOT ELEVATIONS.
4. THE POND WILL BE BENTONITE LINED PER RECOMMENDATIONS FROM THE GEOTECHNICAL ENGINEER FOR THE APPROPRIATE BENTONITE MIXING.

SIDEWALK CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	498.64	13186.59	2.17	S87° 27' 08"E	498.61
C2	310.23	6570.87	2.71	N89° 12' 18"E	310.20
C3	349.03	13099.05	1.53	N87° 12' 30"E	349.02
C4	206.63	6019.74	1.97	N85° 45' 02"E	206.62
C5	174.74	9476.19	1.06	N84° 24' 21"E	174.74
C6	364.95	9476.19	2.21	N82° 46' 27"E	364.93
C8	92.14	58.66	90.00	S44° 08' 33"E	82.96
C9	161.80	1017.50	9.11	N86° 37' 04"E	161.63

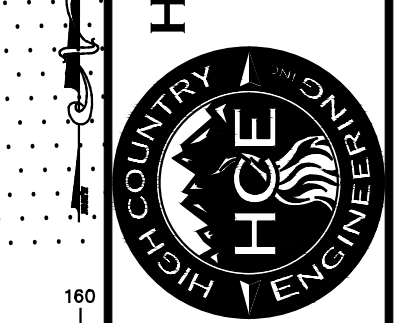
SIDEWALK LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	24.42	S74° 46' 15.29"E
L3	182.80	S89° 02' 26.52"E
L4	11.67	N69° 22' 01.81"E
L5	13.60	S88° 30' 11.03"E
L6	6.53	S59° 36' 53.10"E
L8	33.92	N74° 14' 29.61"E
L9	230.93	S1° 05' 55.08"W
L11	338.38	S88° 54' 22.03"E
L14	532.90	N82° 03' 55.89"E

SILT 70 LLC
RISLENDE PLANNED UNIT DEVELOPMENT



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DATE: 02/20/23	
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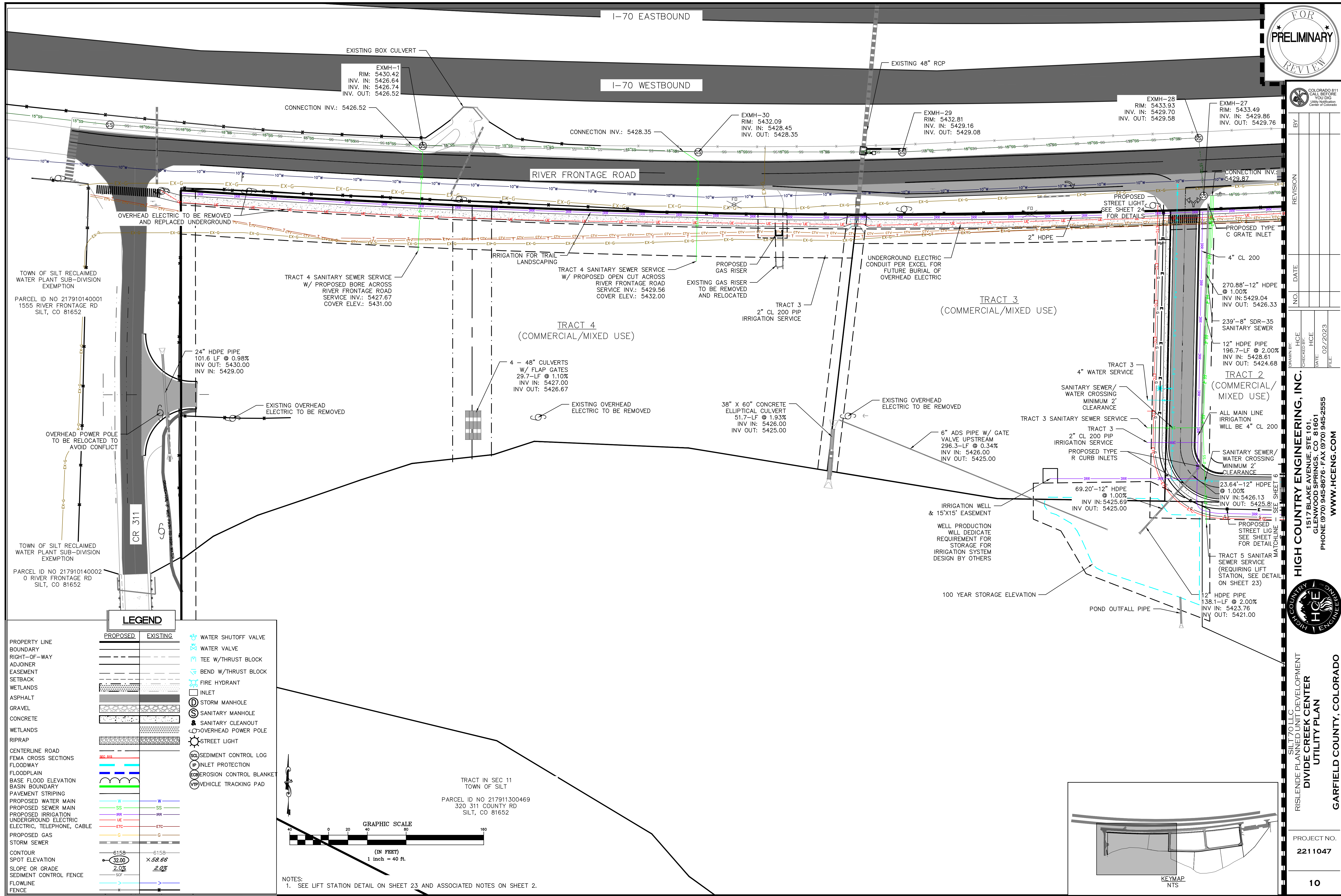
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SILT 70 LLC
RISLENDE PLANNED UNIT DEVELOPMENT
DIVIDE CREEK CENTER
GRADING PLAN
GARFIELD COUNTY, COLORADO

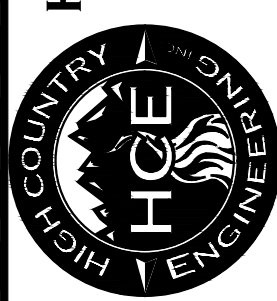
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9



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REVISION					

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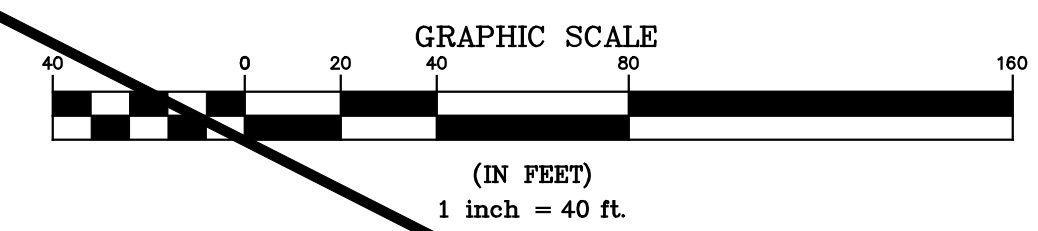


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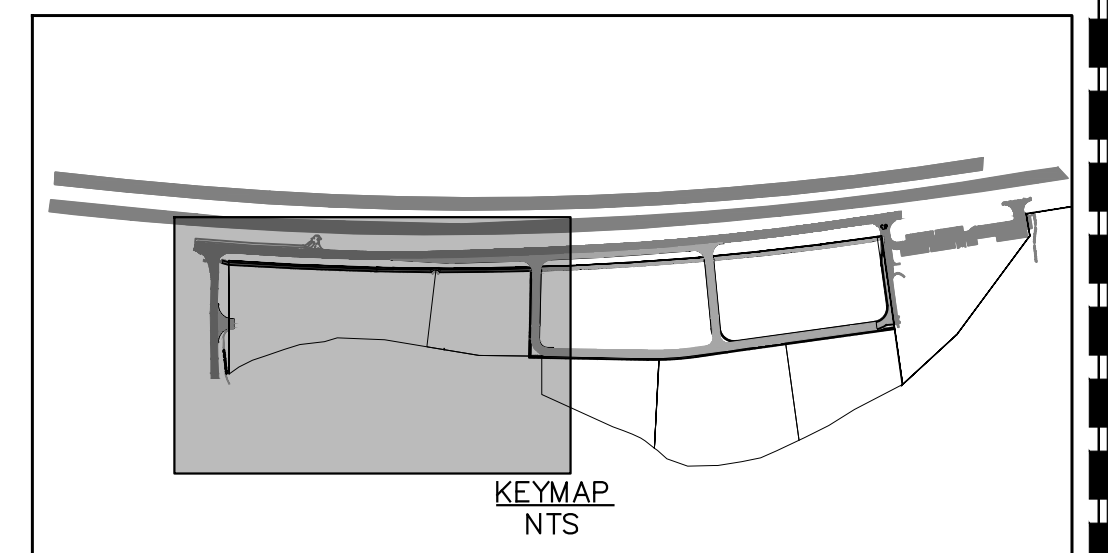
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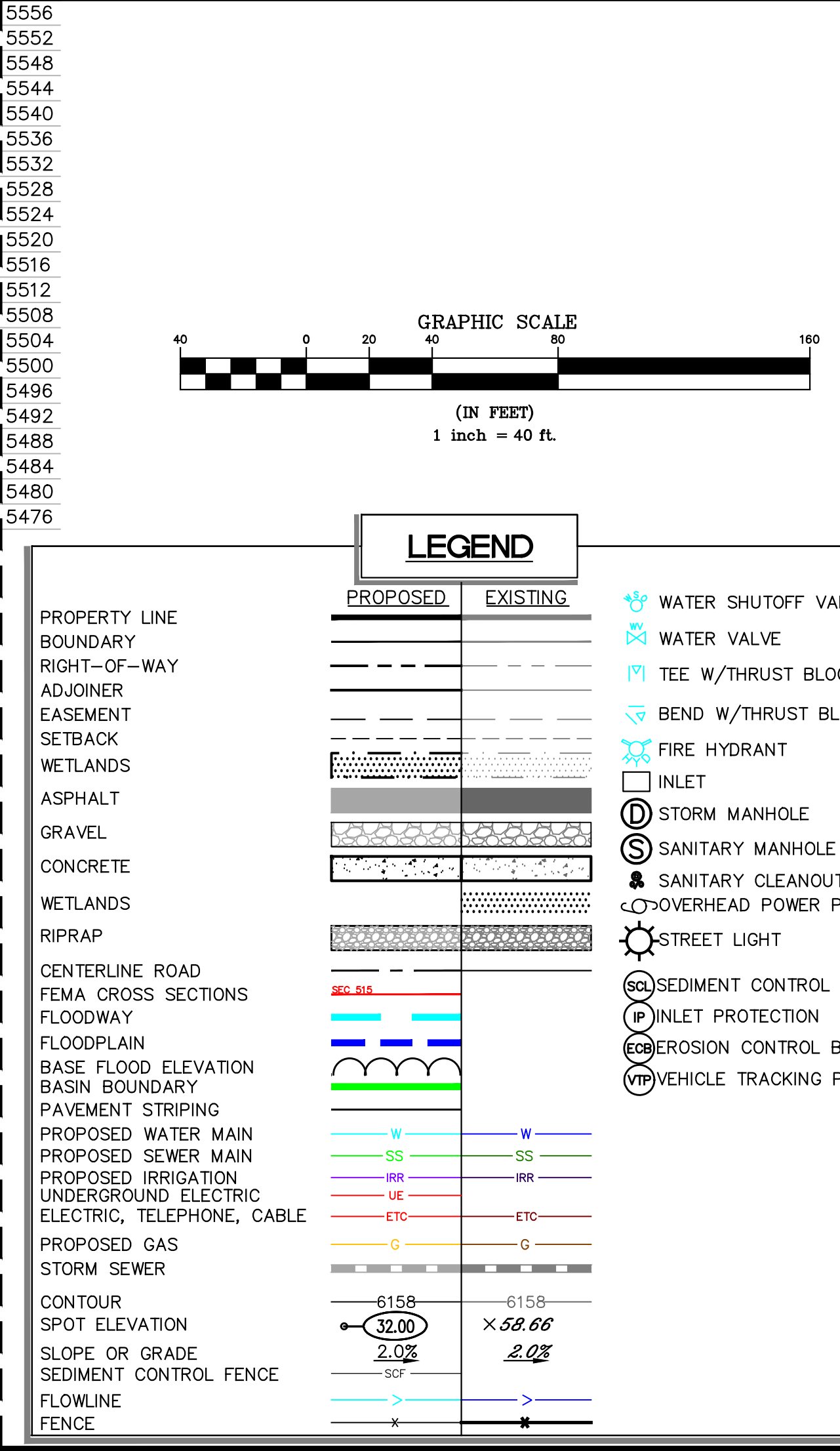
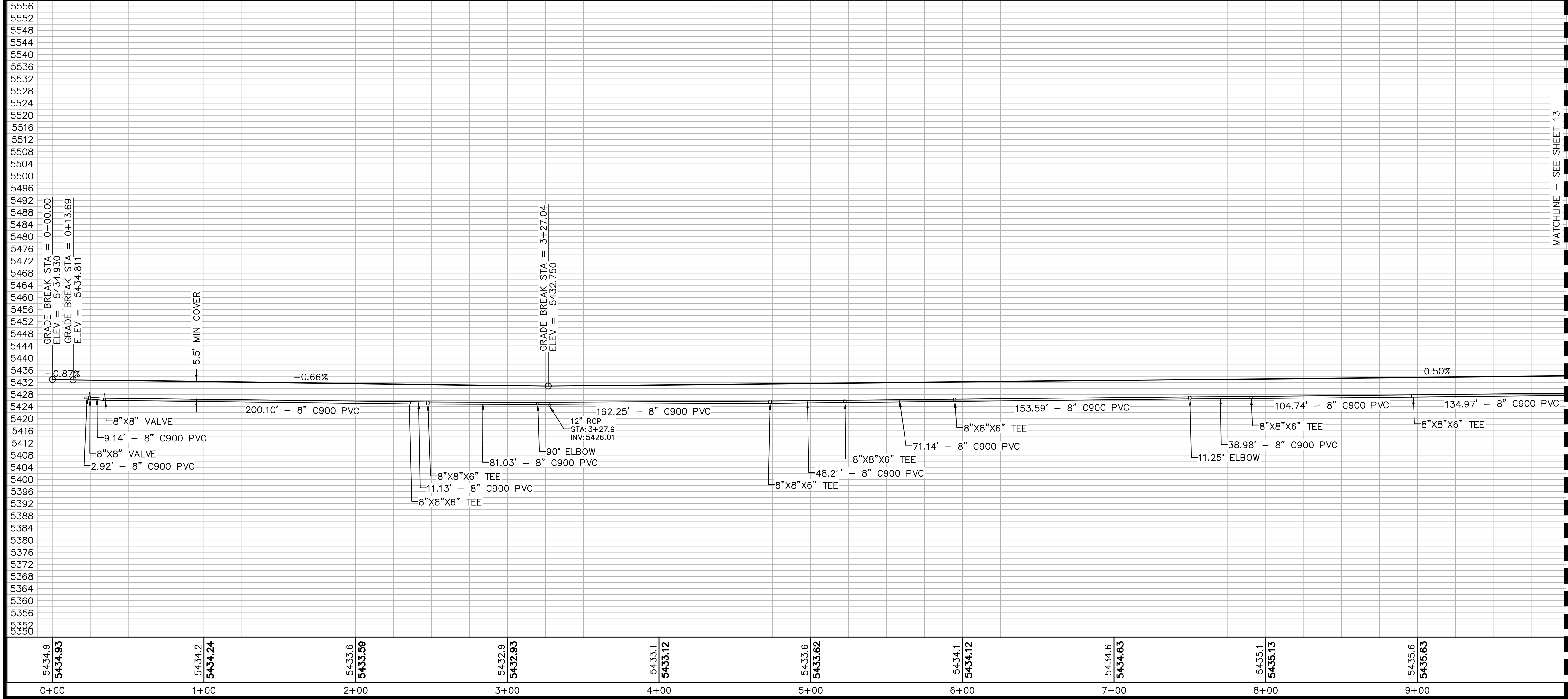
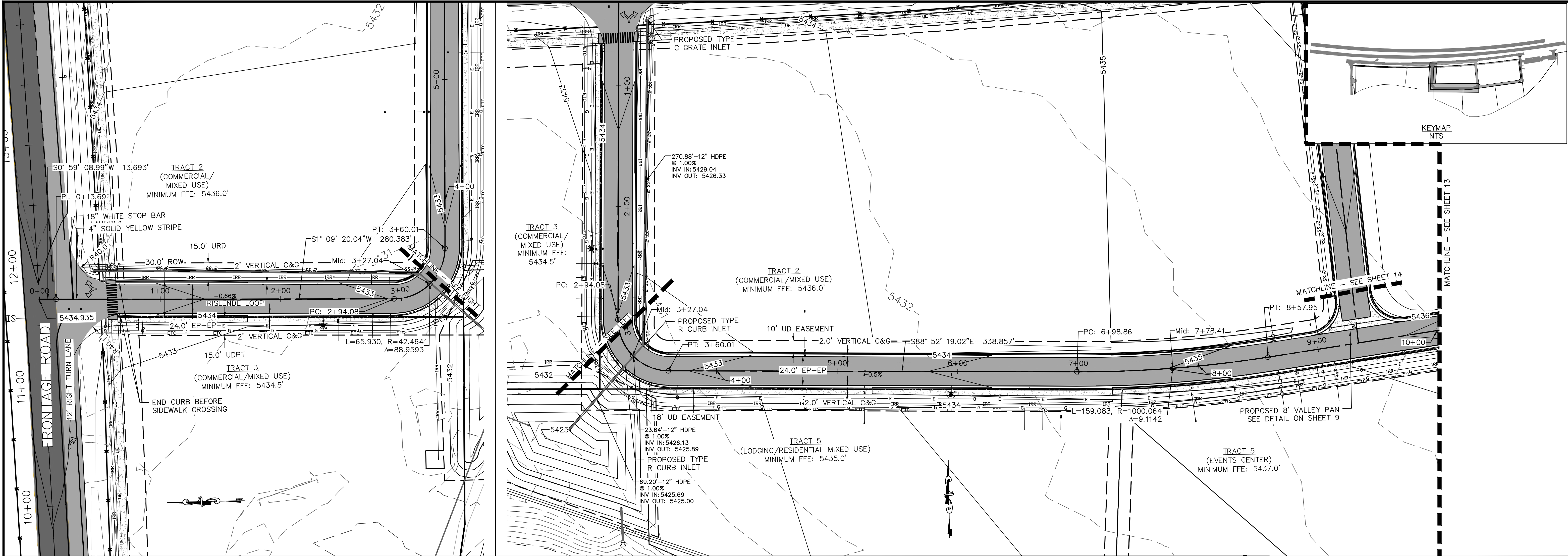
LEGEND

PROPOSED	EXISTING	
PROPERTY LINE		WATER SHUTOFF VALVE
BOUNDARY		WATER VALVE
RIGHT-OF-WAY		TEE W/THRUST BLOCK
ADJOINER		BEND W/THRUST BLOCK
EASEMENT		FIRE HYDRANT
SETBACK		INLET
WETLANDS		STORM MANHOLE
ASPHALT		SANITARY MANHOLE
GRAVEL		SANITARY CLEANOUT
CONCRETE		OVERHEAD POWER POLE
WETLANDS		STREET LIGHT
RIPRAP		SEDIMENT CONTROL LOG
CENTERLINE ROAD		INLET PROTECTION
FEMA CROSS SECTIONS		EROSION CONTROL BLANKET
FLOODWAY		VEHICLE TRACKING PAD
FLOODPLAIN		
BASE FLOOD ELEVATION		
BASIN BOUNDARY		
PAVEMENT STRIPING		
PROPOSED WATER MAIN		
PROPOSED SEWER MAIN		
PROPOSED IRRIGATION		
UNDERGROUND ELECTRIC		
ELECTRIC, TELEPHONE, CABLE		
PROPOSED GAS		
STORM SEWER		
CONTOUR		
SPOT ELEVATION		
SLOPE OR GRADE		
SEDIMENT CONTROL FENCE		
FLOWLINE		
FENCE		



NOTES:
1. SEE LIFT STATION DETAIL ON SHEET 23 AND ASSOCIATED NOTES ON SHEET 2.





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Utility Notification

County of Colorado

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SLT 70 LLC

RISLENDE PLANNED UNIT DEVELOPMENT

DIVIDE CREEK CENTER

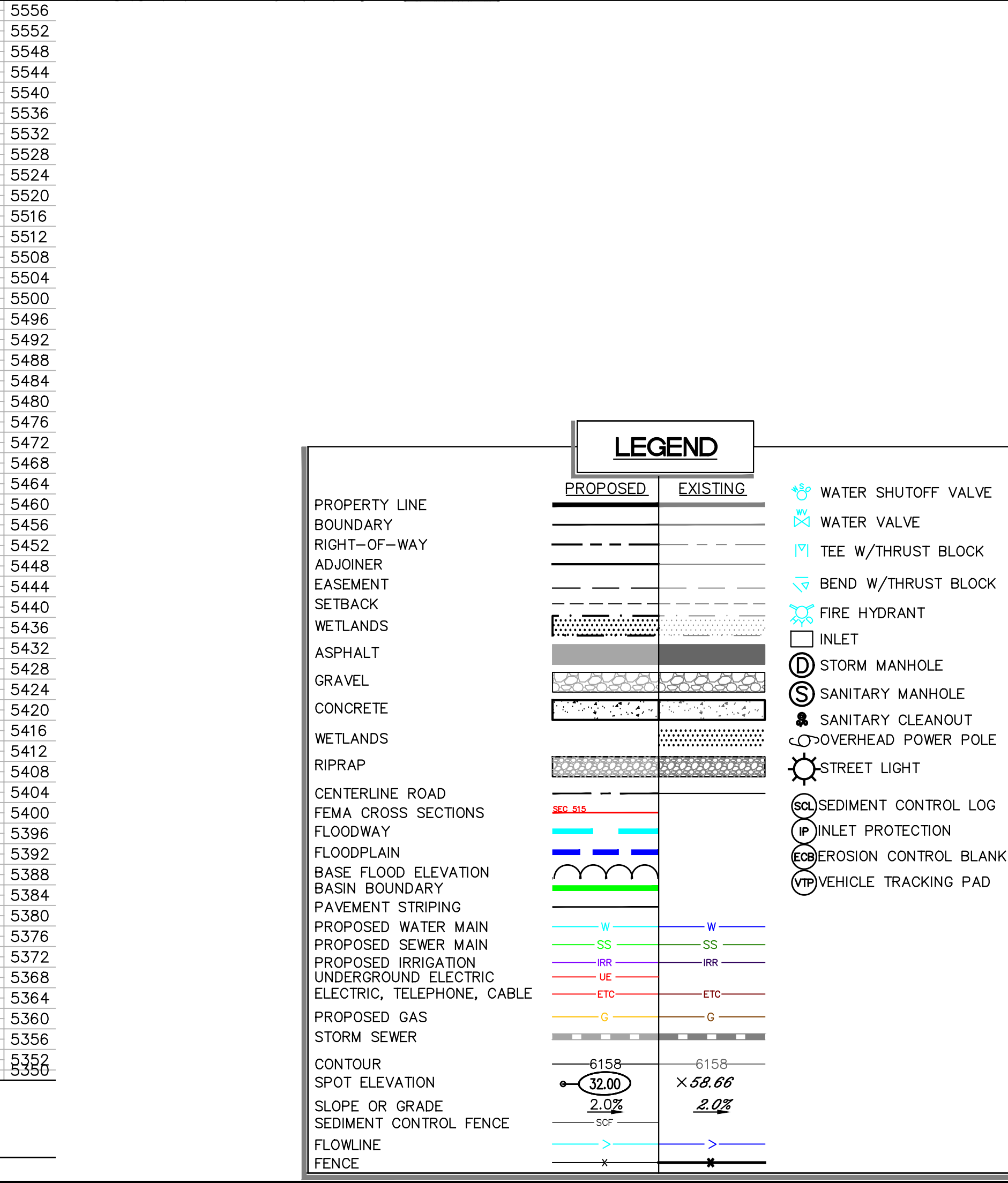
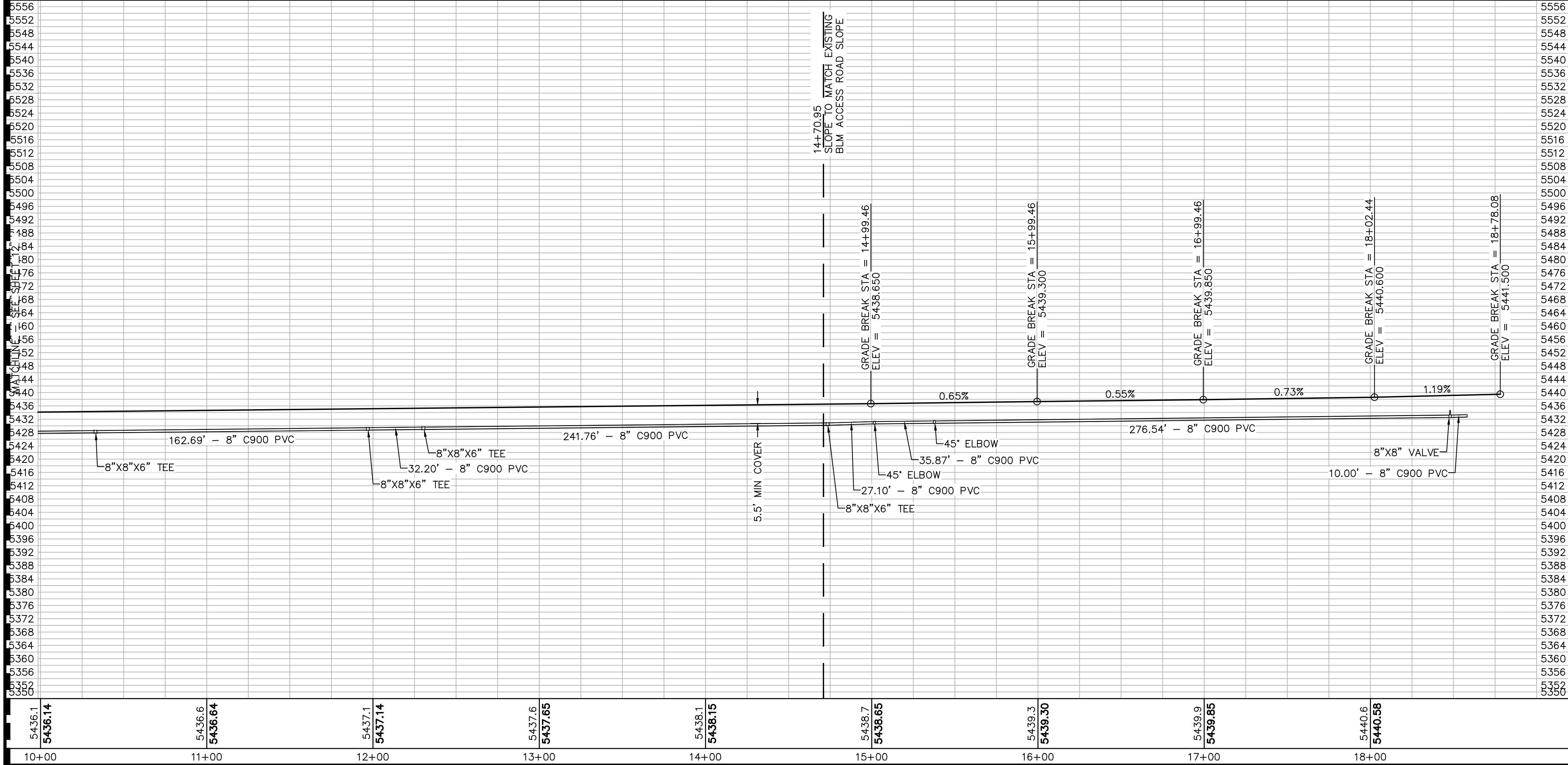
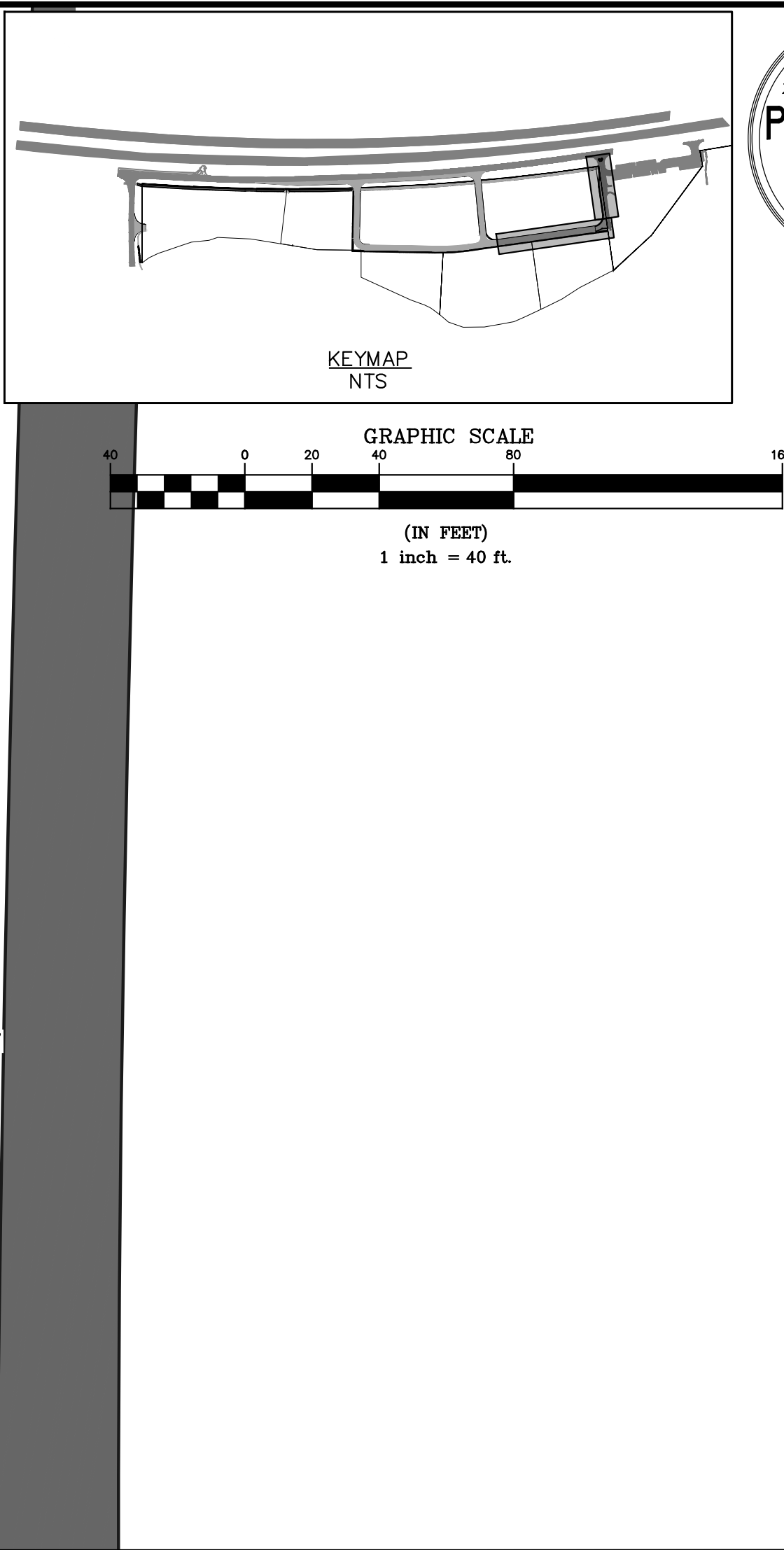
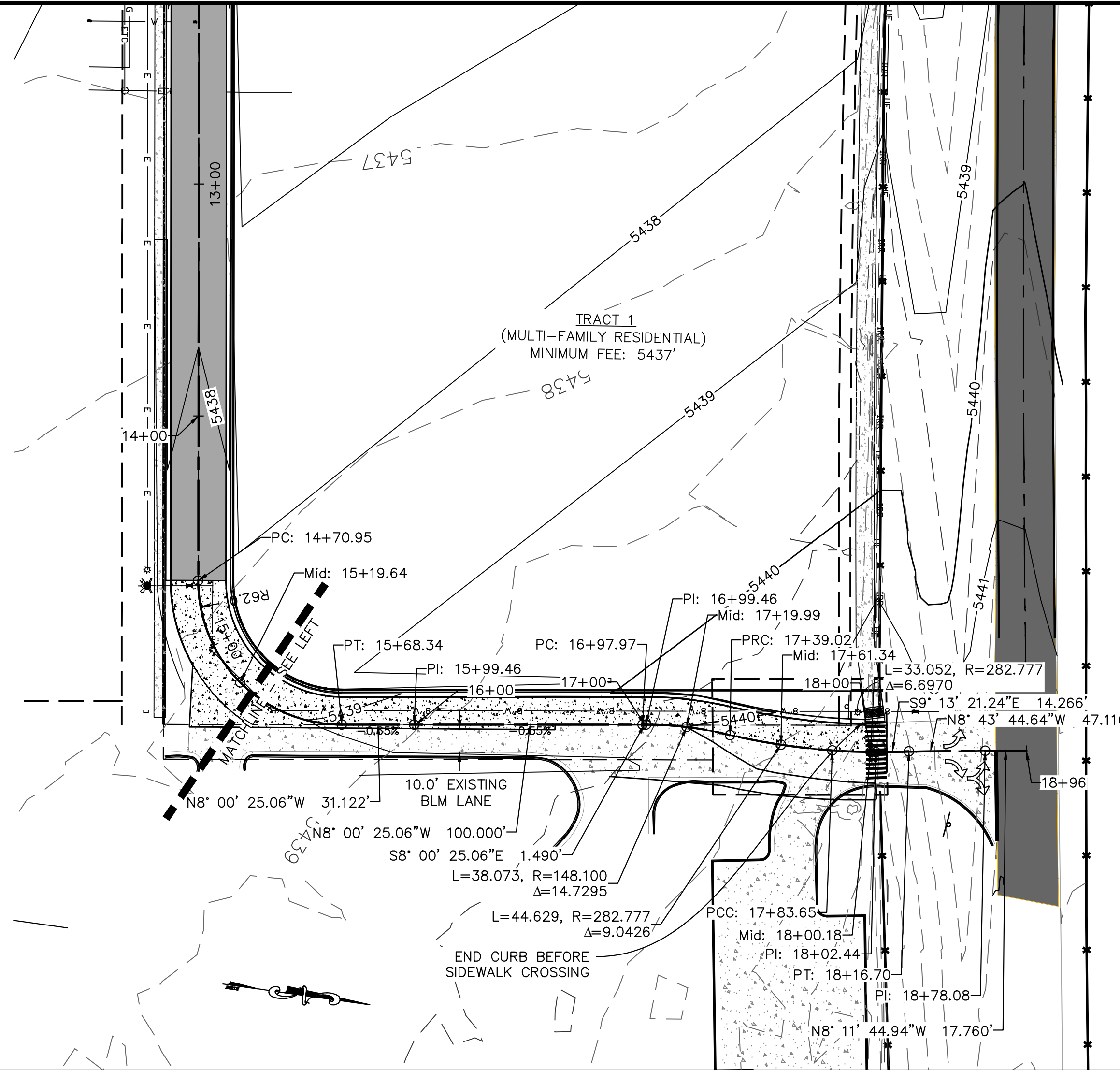
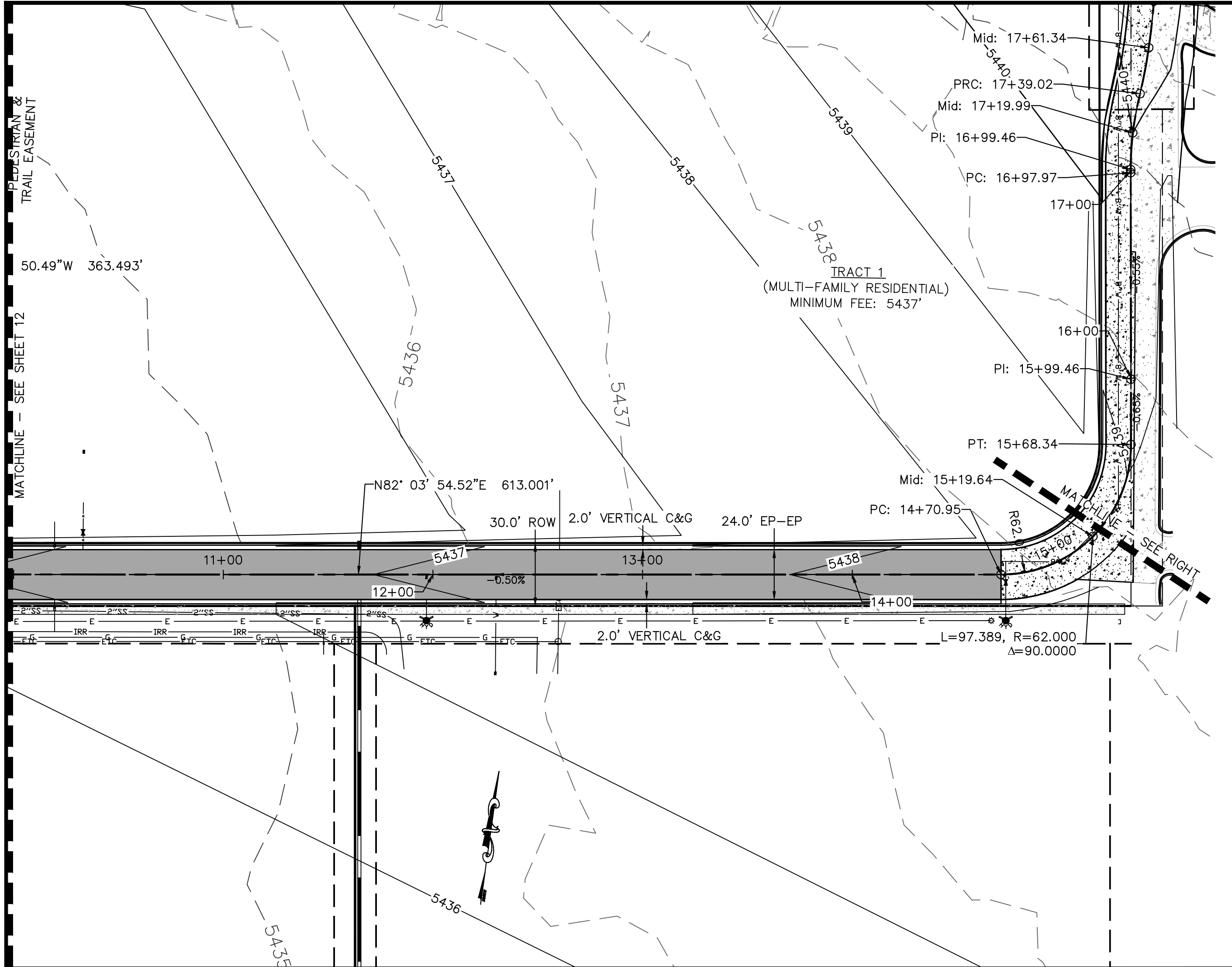
ROAD PLAN & PROFILE

GARFIELD COUNTY, COLORADO

PROJECT NO.

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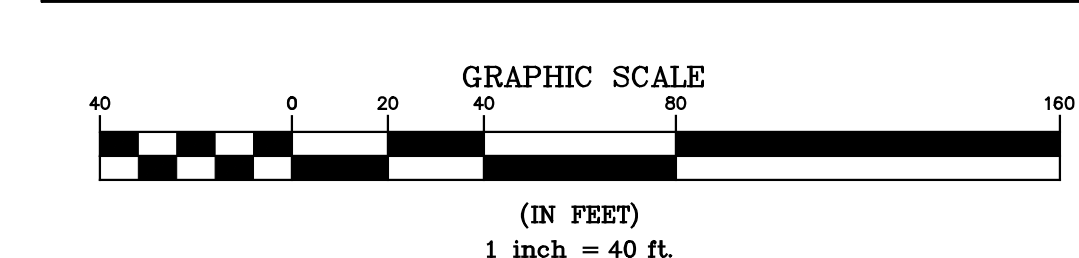
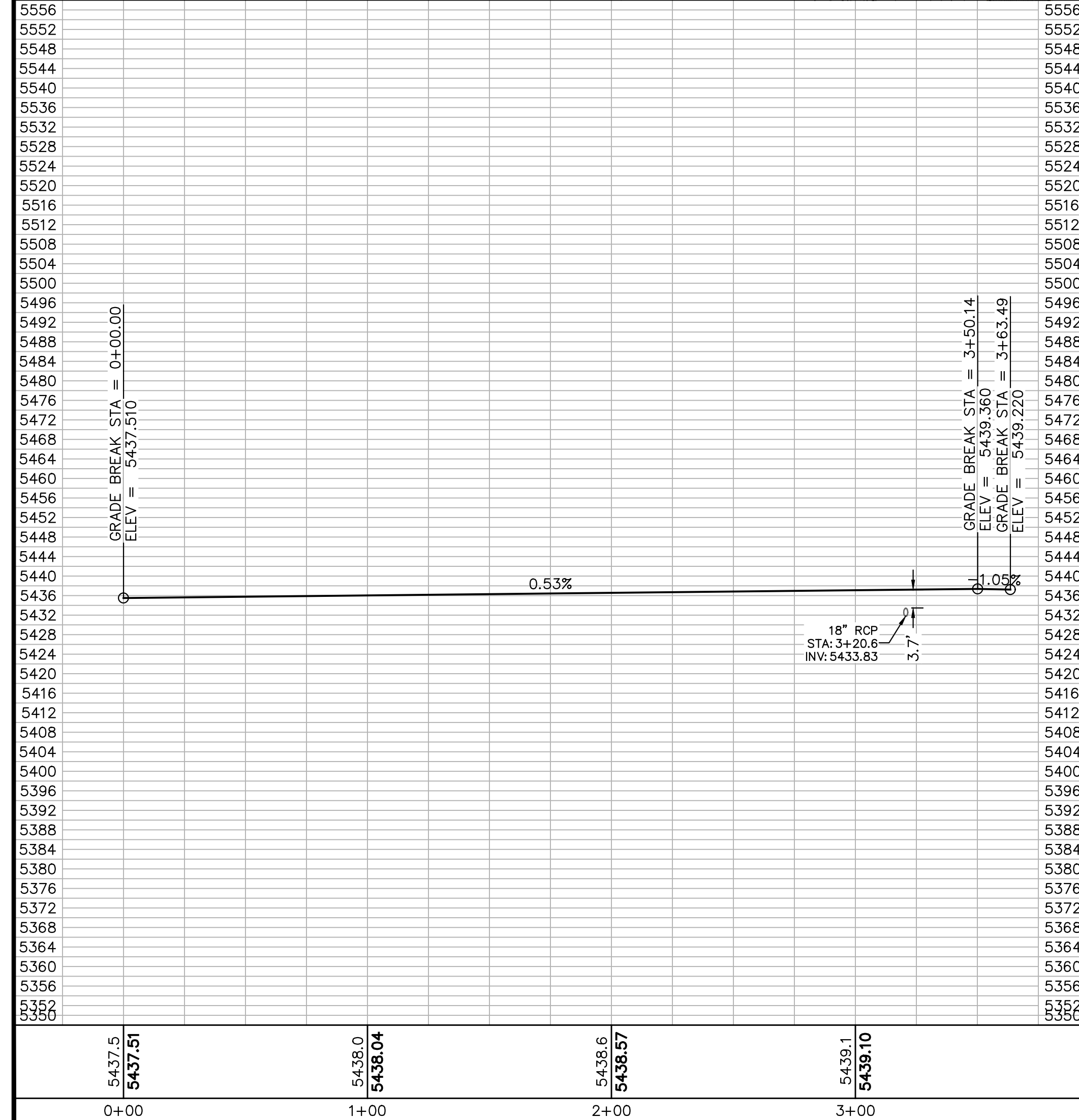
RISLENDE PLANNED UNIT DEVELOPMENT

DIVIDE CREEK CENTER

ROAD PLAN & PROFILE

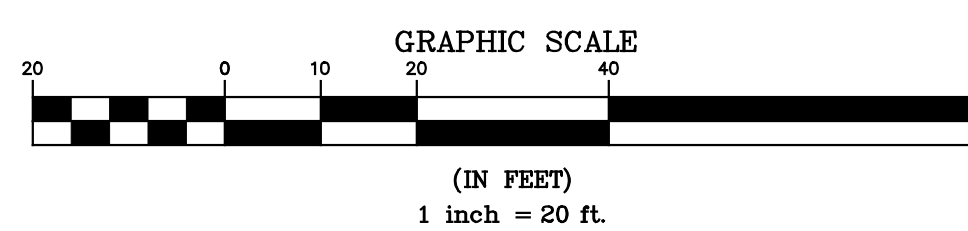
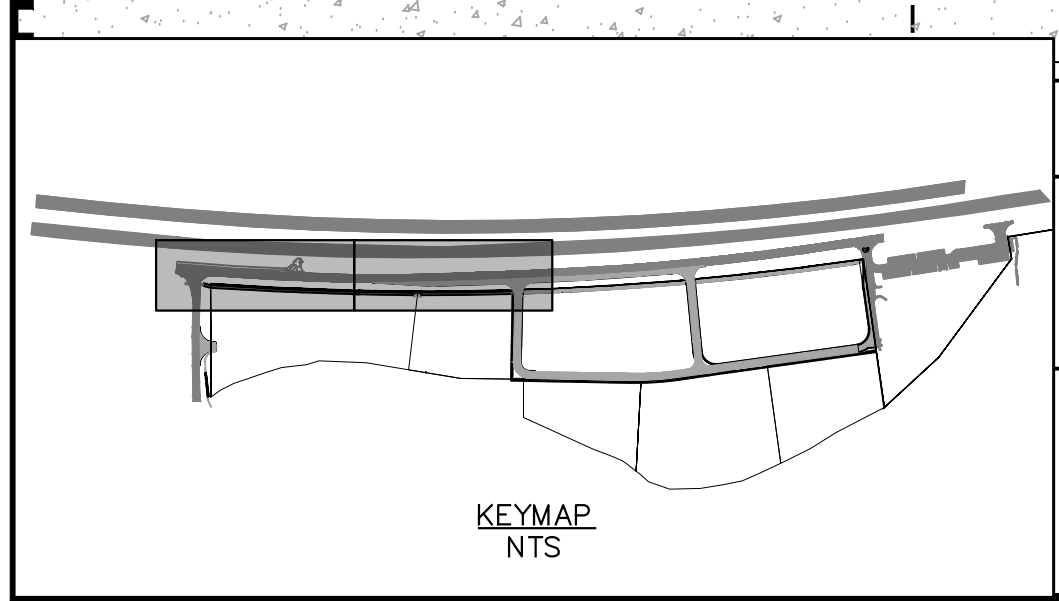
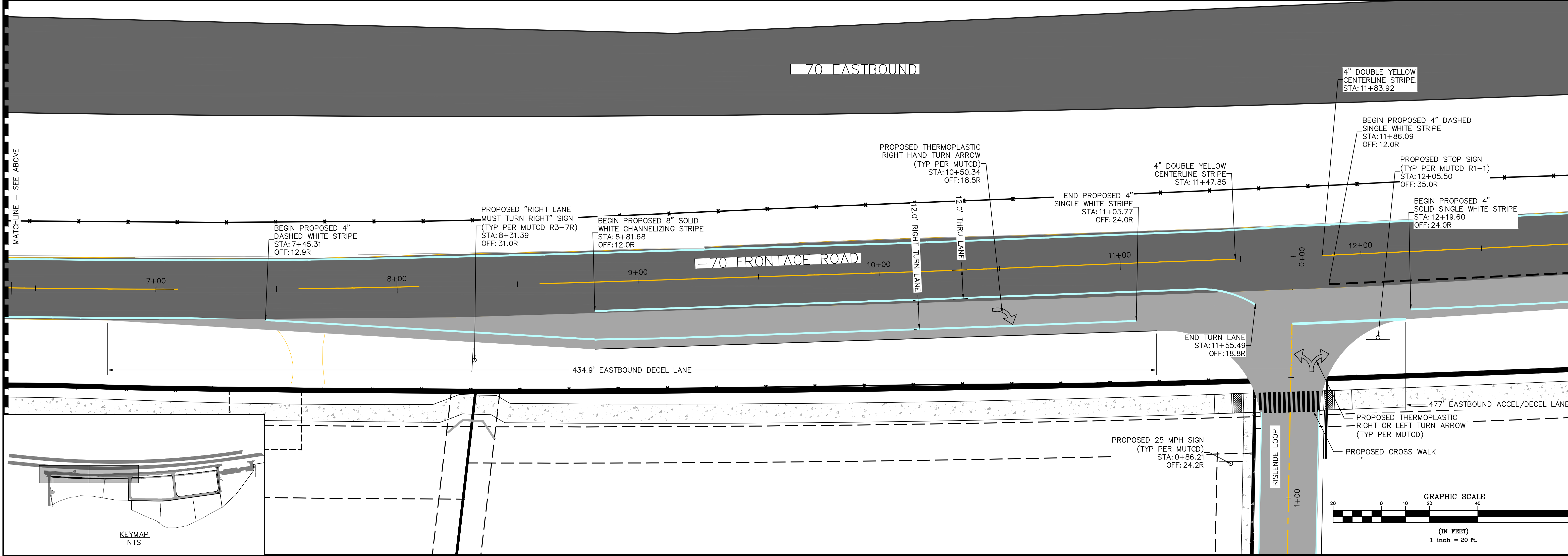
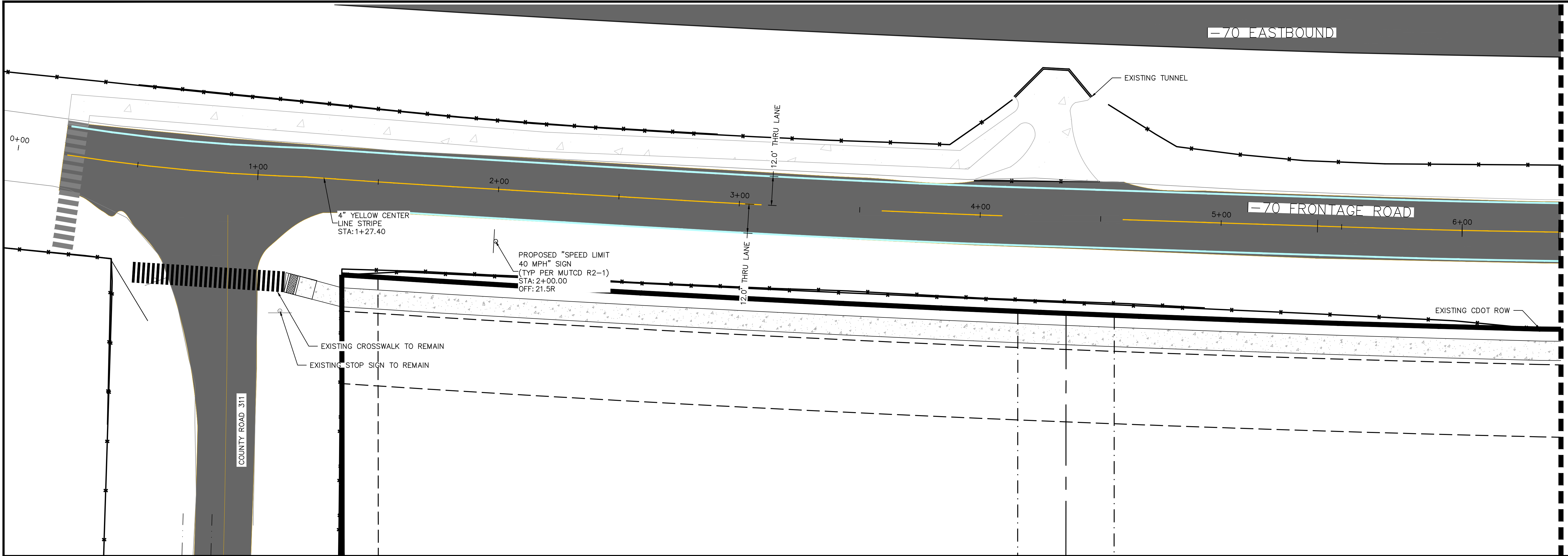
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HIGH COUNTRY ENGINEERING

SILT 70 LLC

RISLENDE PLANNED UNIT DEVELOPMENT

DIVIDE CREEK CENTER

SIGNING AND STRIPING PLAN

PROJECT NO.

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