PLANNING COMMISSION
MEETING AGENDA
October 22, 2025
Park County Offices
856 Castello Ave., Fairplay
9:00 AM CALL TO ORDER

Video
To join the meeting, click on the link below or copy and paste into your preferred web browser: https://zoom.us/j/632627219?pwd=Q2gvUVEwd0JuQ0R3TE9qWE9LTk9kQT09

Audio
Upon joining the meeting, you will have the option to use either your computer mic and speakers for audio interaction, or participate by phone. If you are not using your computer speakers and mic to interact in the meeting, you may use the dial- option below:

Dial by your location
(669) 900-6833 US (Western US)
(929) 205-6099 US (Eastern US)

Meeting ID: 632 627 219
Password: 04408
For the purpose of an accurate public record, you will need to identify yourself when you enter the meeting and when prompted

CALL TO ORDER

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

APPROVAL OF MINUTES FROM JANUARY 28, 2026

Documents:

01.28.26 PC Minutes.pdf

COMMON PLAT AMENDMENT CASE #A25-0113

The applicant is requesting a common plat amendment to move the boundary line between lots 2277 & 2278, unit 44, of the Estates of Colorado Subdivision – addressed as 4254 Atila Rd, Hartsel.

APPLICANT: Keith Parker, KPCO Holdings, LLC

Documents:

A25-0113 Application Packet_Redacted.pdf

MINOR SUBDIVISION CASE #A25-0091

Property is a 33.56-acre parcel just south of Bailey on the south side of Highway 285, addressed as 19 County Road 64A. The applicant is requesting a subdivision into

three lots for the purpose of creating a 0.22-acre lot for a proposed utility facility.

APPLICANT: Bailey Water and Sanitation District

Documents:

A25-0091 Minor Subd Combined App_Redacted.pdf
A25-0091 Minor Subd Combined Staff Report_Redacted.pdf

CONDITIONAL USE PERMIT CASE #A26-0007

Property is a proposed 0.22-acre parcel just south of Bailey on the south side of Highway 285, currently a part of a 33.56-acre property addressed as 19 County Road 64A. The applicant is requesting a conditional use permit for the proposed lot to allow a utility facility in a residential zone district.

APPLICANT: Bailey Water and Sanitation District

Documents:

A26-0007 CUP Combined Staff Report.pdf
A26-0007 CUP Combined Combined App_Redacted.pdf

ADMINISTRATIVE UPDATE

PUBLIC COMMENT

ADJOURNMENT OF PUBLIC MEETING

Any further information can be obtained at:
Park County Planning Department
856 Castello Ave
Fairplay, CO. 80440
(719) 836-4292
planning.zoning@parkcountyco.gov

PARK COUNTY
PLANNING COMMISSION

February 9, 2026

County Offices in Fairplay and Virtually on Zoom

Members Present: Scott Dodge, Chair; Susan (Suzy) Jones, Vice Chair; Cyndie Sherriff, Member; Garrison Genschorck, Member; Kevin Spencer, Member; Cathy Leslie, Alternate

Staff Present: Shelli Yarbrough, Planner I; Kay Wolf, Planner II; Brandon Heacock, Development Services Director.

The Chair called the meeting to order at 9:02am

Introduction of the Board/roll call.

Pledge of Allegiance.

AGENDA APPROVAL: Commissioner Sherriff moved to amend the agenda to add Election of Officers for 2026; Commissioner Genschorck seconded – motion passed unanimously.

MINUTES APPROVAL: Commissioner Sherriff moved to make a correction from the November 26, 2025 Minutes; Commissioner Genschorck seconded – motion passed unanimously.

COMMON PLAT AMENDMENT CASE #A25-0112

Properties are parcels numbers 2622, 3806, and 2380, identified as lots 41 through 43 in the Jefferson Heights Subdivision. The applicants are requesting a common plat amendment to split parcel 3806 between parcels 2622 & 2380. NEW Lot 41A (parcel 2622) will get 1.91 acres of parcel 3806 and NEW lot 43 (parcel 2380) will get 1.67-acres of parcel 3806.

APPLICANT: GARY & JOLENE NEFF AND EDWIN & TAMARA HEDLUND

- Planner Shelli Yarbrough gave the PowerPoint presentation.
- The applicant, GARY & JOLENE NEFF AND EDWIN & TAMARA HEDLUND, spoke
- Public Comment: none
  Commissioner Sherriff moved to close public comment; Commissioner Genschorck seconded – motion passed unanimously.

- Commissioners deliberated.
- Chair Dodge read the conditions of approval and the staff recommendation.
- Commissioner Sherriff moved to recommend approval of the application with no conditions. Vice Chair Jones seconded – motion approved unanimously and will go forward to the BOCC.

MINOR SUBDIVISION CASE #A25-0110

A 10.32-acre property identified as parcel number 90981, the MS-8270A Jo Dandy mining claim in T09 R78 S06 SE4 and a 4.81-acre property identified as parcel number 90982, the MS-8270B London mining claim in T09 R78 S06 SE4, addressed at 6632 CO RD 12, Alma. The applicant is requesting to subdivide MS-8270A and MS-8270B into 3 parcels. The applicant will be selling the NEW MS8270B tract A (3.99-acres) to North London Mill Preservation Inc. and donating the NEW MS8270B tract B (6.55-acres) to the US Forest Service. They will retain ownership of the NEW MS8270A tract A (4.59-acres).

APPLICANT: MINE WATER FINANCE, LLC

- Planner Shelli Yarbrough gave the PowerPoint presentation.
- The applicant, Kate McCoy from NoLo spoke for MINE WATER FINANCE, LLC
- Public Comment: Josh Voorhis, USFS, spoke for the approval of the application Commissioner Sherriff moved to close public comment; Commissioner Genschorck seconded – motion passed unanimously.
- Commissioners deliberated.
- Chair Dodge read the conditions of approval and the staff recommendation.
- Commissioner Sherriff moved to recommend approval of the application with no conditions. Vice Chair Jones seconded – motion approved unanimously and will go forward to the BOCC.

CONDITIONAL USE PERMIT CASE #A25-0117

The applicant is requesting an amendment to the CUP approved by resolution 2005-26 to expand the footprint of their residential home and build an addition of a 20'x19' closet on the property addressed as [32634 Hwy 24, Lake George].

APPLICANT: CATHY IVANOV

- Planner Kay Wolf gave the PowerPoint presentation.
- The applicant's son, Timothy Radloff, spoke with permission from Cathy Ivanov
- Public Comment: none

- Commissioner Genschorck moved to close public comment; Commissioner Sherriff seconded – motion passed unanimously.
- Commissioners deliberated.
- Chair Dodge read the conditions of approval and the staff recommendation.
- Commissioner Sherriff moved to recommend approval of the application with no conditions. Vice Chair Jones seconded – motion approved unanimously and will go forward to the BOCC.

REZONING CASE #A25-0118

The applicant is requesting that their 58.3 acre parcel addressed as 14097 Wandcrest Park Dr, Bailey be rezoned from Residential/PUD(rescinded by the BOCC on 12/19/2025) to Agricultural.

APPLICANT: Adam Shirley - ASKAG, LLC

- Planner Kay Wolf gave the PowerPoint presentation.
- The applicant, Adam Shirley, spoke
- Administrative Review comments made by DS Director, Brandon Heacock
- Public Comment:
  In favor-None
  Opposed:
  1. Stan Bates-in person
  2. Heather Prewitt-in person
  3. David Parks-in person
  4. Luke Heffernen-in person
  5. Ann Heffernen-in person
  6. Nancy Parks-in person
  7. Tim Jones-Zoom
  8. Joe Weidner-Zoom
  9. Kimberly Merriman-Zoom
  10. Susie Bates on behalf of Alisha Ferber-Zoom
  11. Susie Bates-Zoom
  12. Kathryn James-Zoom
  13. Summer Preston-Zoom
  14. Andi Weidner-Zoom
  15. Lee Roberts-Zoom

  Commissioner Sherriff moved to close public comment; Vice Chair Jones seconded – motion passed unanimously.

- Applicant rebuttal.
- Commissioners deliberated.
- Commissioner Sherriff moved to recommend denial of the application. Vice Chair Jones seconded – motion approved unanimously and will go forward to the BOCC as recommended for denial.

ADMINISTRATIVE UPDATE: DS Director Heacock -fraudulent activity regarding billing/invoicing has taken place. The county IT department is looking into the problem.

ELECTIONS: Chairperson Dodge and Alternate Commissioner Leslie resigned. Commissioner Genschorck nominated Commissioner Sherriff for Chairperson, Vice Chair Jones seconded. Commissioner Sherriff accepted the nomination-motion passed unanimously. Commissioner Genschorck nominated Vice Chair Jones to resume her position as Vice Chair, Vice Chair Jones declined the nomination. Commissioner Sherriff nominated Commissioner Genschorck as Vice Chair, Vice Chair Jones seconded. Commissioner Genschorck accepted the nomination-motion passed unanimously.

PUBLIC COMMENT:

Susie Bates
Lee Roberts
Kimberly Merriman
Stan Bates
DS Director Heacock gave thanks to the commissioners stepping down and congratulated new Chairperson Sherriff and Vice Chair Genschorck.

Commissioner Sherriff moved to close public comment; Commissioner Genschorck seconded – motion passed unanimously.

ADJOURNMENT: Commissioner Jones moved to adjourn the public meeting; Commissioner Sherriff seconded – motion passed unanimously at 2:36 PM.

PARK COUNTY PLANNING COMMISSION
PLANNING DEPARTMENT STAFF REPORT

Planning Commission Hearing Date: February 25, 2026

To: Planning Commission

Date: February 18, 2026

Prepared by: Shelli Yarbrough, Planner I

Subject: KPCO Common Plat Amendment

Case #: A25-0113

Request: The applicant is requesting a common plat amendment to move the boundary line between lots 2277 & 2278, unit 44, of the Estates of Colorado Subdivision.

Application Summary:

Applicant:	Keith Parker, KPCO Holdings LLC
Owner:	Keith Parker, KPCO Holdings LLC
Location:	Parcel numbers 11498 & 15254, identified as lots 2277 & 2278 in unit 44 of the Estates of Colorado Subdivision – addressed as 4254 Atila Rd, Hartsel.
Zone District:	Residential
Surrounding Zoning:	Residential & Agricultural (A Zoning Map is included as Attachment 1)
Lot Size:	Lot 2277 – 6.00 acres Lot 2278 – 7.62 acres
Existing Lot Use:	Lot 2277 is residential, vacant land. Lot 2278 is residential, assessed with a shed.
Proposed Lot Use:	The amended lots will remain residential.

Background:

The subject properties are in the Estates of Colorado Subdivision, south of HWY 24, near Hartsel. Mr. Parker purchased lots 2273, 2277 & 2278 in December of 2020. He is not interested in consolidating the lots. A Vicinity Map and an Aerial Site Map of the property are included as Attachments 2 and 3. The applicant would like to move the boundary line between lots 2277 & 2278, with lot 2277 receiving just under an acre from lot 2278. This request will bring the current structures on lot 2277 into compliance with

current Park County setback requirements and for the proposed dwelling to meet setbacks in the future.

This request complies with the definition and requirements of a Common Plat Amendment in Section 6-500 of the Land Use Regulations.

Land Use Regulations:
Each of the standards for approval of a ***Common Plat Amendment*** (LUR Section 6-504) is addressed below.

A. The Common Plat Amendment amends a county-approved and recorded Minor Plat, Final Plat, or Exemption Plat;
The final subdivision plat for the Estates of Colorado, unit 44, was approved by the Board of County Commissioners and recorded in Park County on June 3, 1960 at Reception number 153606.

B. The Common Plat Amendment, as approved, either conforms to all applicable zoning or other standards or does not increase any nonconformity of an already legally nonconforming lot;
This Common Plat Amendment conforms to all applicable zoning and other standards found in the Park County Land Use Regulations.

C. The Common Plat Amendment, as approved, meets or satisfies all applicable requirements of these Land Use Regulations;
The plat amendment application is complete and meets the requirements of the Land Use Regulations.

D. The Common Plat Amendment, as approved, substantially conforms to the goals and policies of the Strategic Master Plan to the extent that such advisory provisions do not conflict with provisions or requirements of the Land Use Regulations and to the extent that such goals and policies set forth requirements which are sufficiently specific to permit the Planning Commission or the BOCC to decide that the dedication meets or fails to meet such goal or policy.
This Common Plat Amendment meets the requirements of the Land use Regulations and is not contradictory to any goals or policies of the 2016 Strategic Master Plan.

E. The proposed amendment would not cause significant hardship or inconvenience for adjacent or neighboring landowners; and
This amendment will not cause any hardship or inconvenience for neighboring landowners.

F. The proposed amendment does not create or result in an illogical or inefficient lot layout or subdivision.
This amendment is a request to move the boundary lines between two parcels with one parcel losing and one gaining 0.90 acres. No illogical layout or inefficiency is being created.

Impact Analysis:

No impacts are anticipated to the surrounding area.

Recommendation:

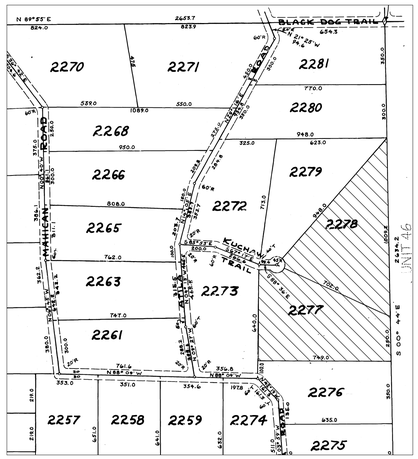
Based on the foregoing, staff recommends approval of the proposed common plat amendment with no conditions.

COMMON PLAT AMENDMENT

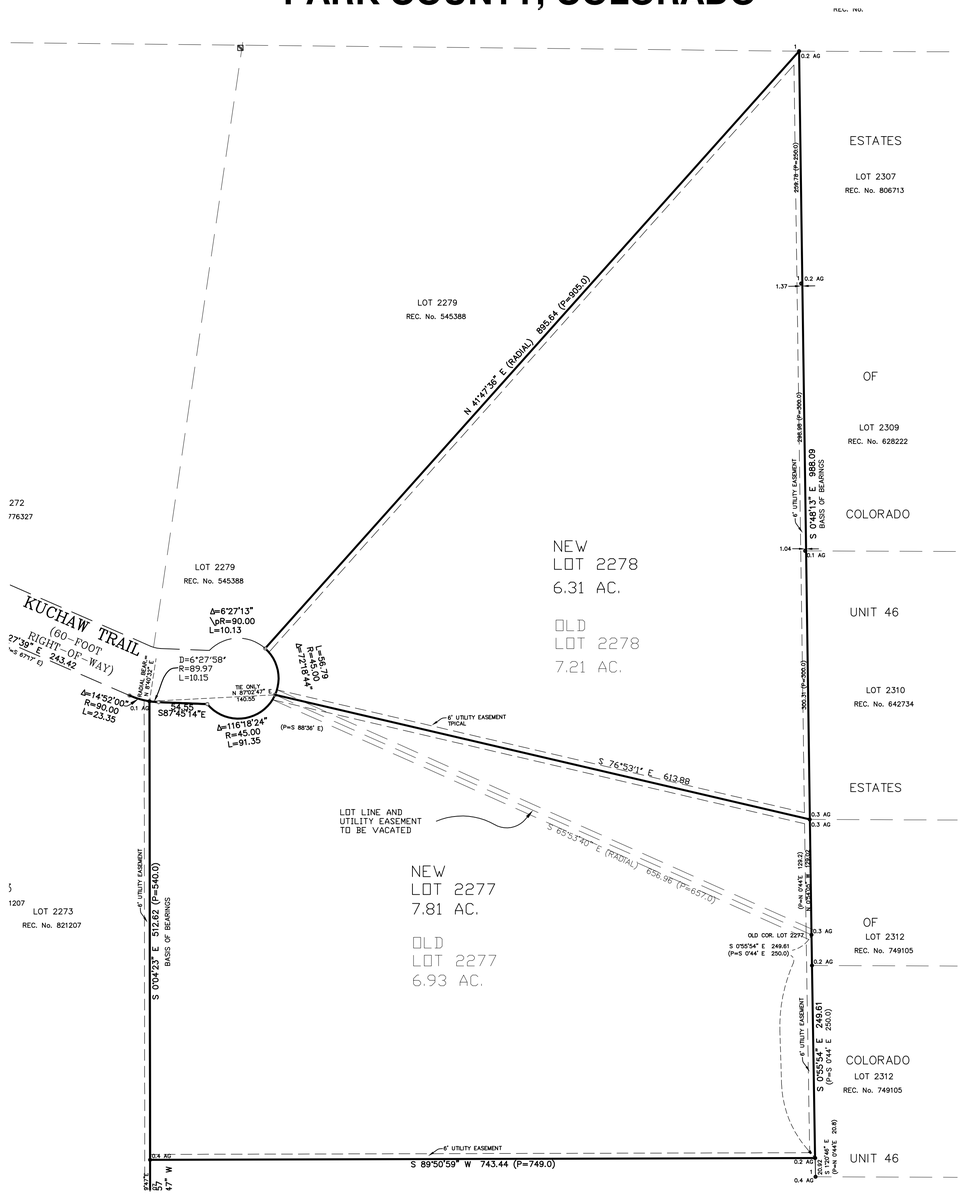
LOTS 2277 & 2278
ESTATES OF COLORADO, UNIT 44
(AS RECORDED JUNE , 1960 AT REC. NO. 153606)
LOCATED IN SECTION 5, TOWNSHIP 14 SOUTH, RANGE 75 WEST OF THE 6th P.M., PARK COUNTY, COLORADO

LEGEND

- ● INDICATES FOUND NO. 5 REBAR AND ALUM. OR YELLOW PLASTIC CAP, LS 11944 OR AS SHOWN
- ■ INDICATES SET #5 REBAR 1 1/2" 18" LONG, YELLOW PLASTIC CAP, LS 11944
- ( ) INDICATES FIELD MEASUREMENTS UNLESS OTHERWISE NOTED.
- —X—X— INDICATES EXISTING FENCE
- AG INDICATES ABOVE GROUND
- ALL TIES ARE PERPENDICULAR TO PROPERTY LINES



VICINITY MAP



SCALE

80 0 40 80 160

SCALE: 1"= 80'

LEGAL DESCRIPTION AND CERTIFICATE OF OWNERSHIP

Know all men of these present that KPCO HOLDINGS LLC, is (are) the owner(s) of certain lands in Park County, Colorado, described as follows:

ESTATES OF COLORADO, UNIT 44, LOTS 2277 & 2278

Containing 14.12 AC., more or less.

In Witness Whereof, we do hereunto set our hands and seals this __day of _____, 20__.
KPCO HOLDINGS LLC

_____
BY: KEITH PARKER

(if by corporation, president signs, secretary attests and corporate seal is affixed)

STATE OF_____)
) ss
COUNTY OF _____)

Acknowledged before me this _____ day of _____, 20__,
by _____.

Witness my hand and official seal.
My commission expires: _____

_____
Notary Public

NOTES:

1) THE BASIS OF BEARING IS A CALCULATED BEARING OF THE LINE BETWEEN THE SW COR. OF LOT 2277 AND THE NW COR. OF LOT 2277 AS BEING N00°04'23"W, WITH BOTH CORNERS BEING FOUND MONUMENTS AS SHOWN.
2) CLIENT DID NOT WANT RIGHT-OF-WAYS AND EASEMENTS RESEARCHED AND SHOWN.
3) THE PURPOSE OF THIS SURVEY IS TO CHANGE THE COMMON LINE BETWEEN LOTS 2277 AND 2278, AND RENAME THE LOTS TO BE NEW LOT 2277 AND NEW LOT 2278.
4) MEASUREMENTS SHOWN IN PARENTHESIS ARE FIELD MEASUREMENTS, UNLESS OTHERWISE NOTED.
5) CERTIFICATION NOT VALID WITHOUT ORIGINAL SEAL AND SIGNATURE, THIS SURVEY AND ALL RELATED DOCUMENTS ARE FOR THE SOLE USE OF THE CLIENT AT THE DATE OF CERTIFICATION, AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITY WITHOUT AN EXPRESSED RESTATEMENT BY THE SURVEYOR NAMING SAID PERSON OR ENTITY.
6) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
7) ALL DIMENSIONS ARE IN U.S. SURVEY FEET
8) LEGAL DESCRIPTION FROM DEED FOR THIS PROPERTY IS RECORDED AT REC. NO. 776232.
9) THIS SURVEY IS BASED ON A PREVIOUS SURVEY PERFORMED BY COMPASS SURVEYING AND MAPPING, LLC.

LIMITATIONS OF ACTIONS AGAINST LAND SURVEYORS

ALL ACTIONS AGAINST ANY LAND SURVEYOR BROUGHT TO RECOVER DAMAGES RESULTING FROM ANY ALLEGED NEGLIGENT OR DEFECTIVE LAND SURVEY SHALL BE BROUGHT WITHIN THREE YEARS AFTER THE PERSON BRINGING THE ACTION EITHER DISCOVERED, OR IN THE EXERCISE OF REASONABLE DILIGENCE AND CONCERN, SHOULD HAVE DISCOVERED THE NEGLIGENCE OR DEFECT WHICH GAVE RISE TO SUCH ACTION, AND NOT THEREAFTER, BUT IN NO CASE SHALL SUCH AN ACTION BE BROUGHT MORE THAT TEN YEARS AFTER THE COMPLETION OF THE SURVEY UPON WHICH SUCH ACTION IS BASED.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT , THE RECORD INFORMATION, WHICH IS REFERENCED HEREON, IS THE RESULT OF RESEARCH PERFORMED BY BURNETT LAND SURVEYING, INC., AND IS NOT NECESSARILY COMPLETE OR CONCLUSIVE.

SURVEYOR'S CERTIFICATE

I hereby certify that the survey and the plat of the real property shown and described hereon were made by or under my direct responsibility, supervision, and checking, in strict compliance with Colorado statutes, and both survey and plat are true, accurate and complete.

_____
Thomas L. Burnett
Colorado License No. 11944

Date_____

APPROVAL BY BOARD OF COUNTY COMMISSIONERS:

APPROVED by the Park County Board of County Commissioners, this _____ day of _____, 20__ subject to the provision that the County shall not undertake the maintenance of dedicated public streets, roads, and thoroughfares until satisfactory construction thereof by the subdivider. Said public streets, roads, and thoroughfares will be accepted by resolution at a regular county Commissioners' meeting after completion, inspection, by Park County, and certification of construction in accordance with County standards.

ATTEST:

_____ _____
Park County Clerk and Recorder Chairperson

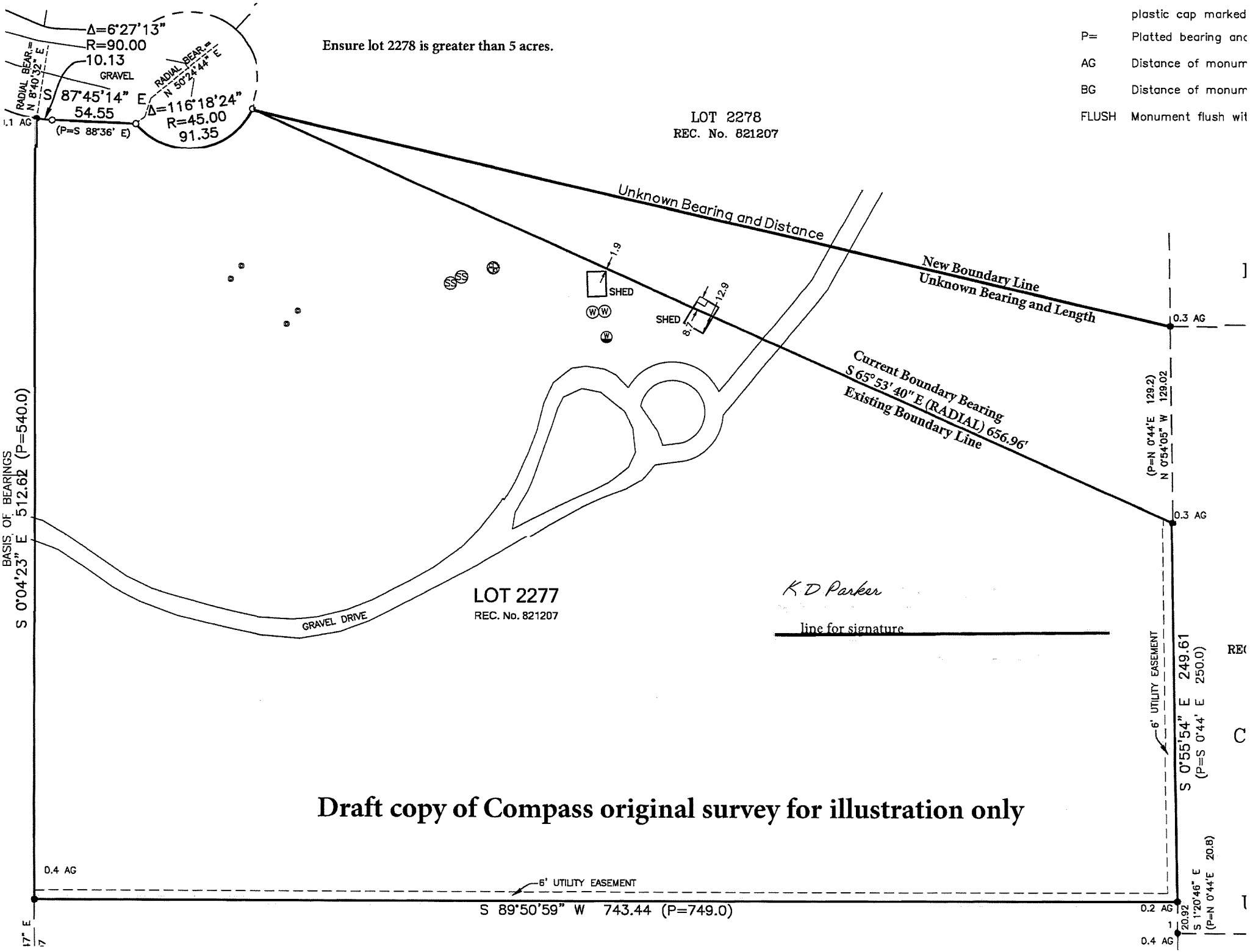
RECORDER'S CERTIFICATE

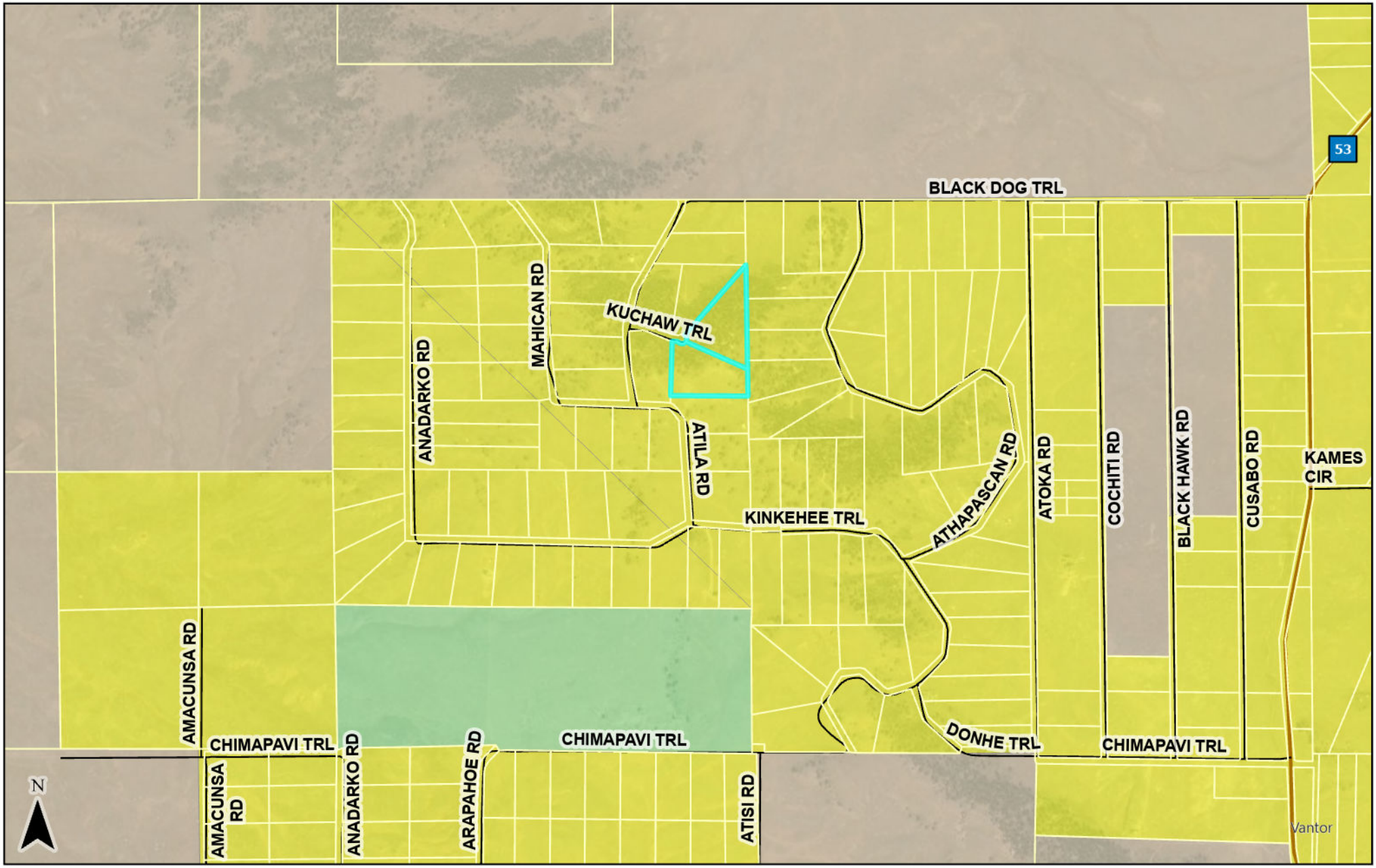
This Plat was filed for record in the office of the County Clerk and Recorder of Park County, at _____M. on ___the day of _____, A.D. 20__, and duly filed at Reception No._____

_____
Park County Clerk and Recorder

N O T I C E : ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BE COMMENCED MORE THAT TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

COMMON PLAT AMENDMENT		
LOTS 2277 AND 2278, ESTATES OF COLORADO UNIT #44 PARK COUNTY, COLORADO		
SEC. 5 T.14S R.75W. 6th P.M.	ADDRESS: 4254 ATILA RD	
BURNETT LAND SURVEYING, INC. P.O. BOX 1953, 351 HWY 285, STE 104 FAIRPLAY, COLORADO 80440 (719) 836-1425	DATE: DECEMBER 30, 2025 SCALE: 1"= 80' DRAWN BY: TLB JOB NO. 2025-411	PREPARED FOR: KPCO HOLDINGS LLC


Ensure lot 2278 is greater than 5 acres.
plastic cap marked
P= Platted bearing and
AG Distance of monum
BG Distance of monum
FLUSH Monument flush wit
Δ=6°27'13"
R=90.00
10.13
GRAVEL
RADIAL BEAR.= N 8°40'32" E
S 87°45'14" E
54.55
(P=S 88°36' E)
RADIAL BEAR.= N 50°24'44" E
Δ=116°18'24"
R=45.00
91.35
LOT 2278
REC. No. 821207
Unknown Bearing and Distance
New Boundary Line
Unknown Bearing and Length
Current Boundary Bearing
S 65°53'40" E (RADIAL) 656.96'
Existing Boundary Line
SHED
1.9
SHED
12.9
8.7
0.3 AG
(P=N 0°44'E 129.2)
N 0°54'05" W 129.02
0.3 AG
BASIS OF BEARINGS
S 0°04'23" E 512.62 (P=540.0)
LOT 2277
REC. No. 821207
GRAVEL DRIVE
KD Parker
line for signature
6' UTILITY EASEMENT
S 0°55'54" E 249.61
(P=S 0°44' E 250.0)
Draft copy of Compass original survey for illustration only
0.4 AG
6' UTILITY EASEMENT
S 89°50'59" W 743.44 (P=749.0)
0.2 AG
S 1°20'46" E 20.92
(P=N 0°44'E 20.8)
0.4 AG



Park County Planning & Zoning

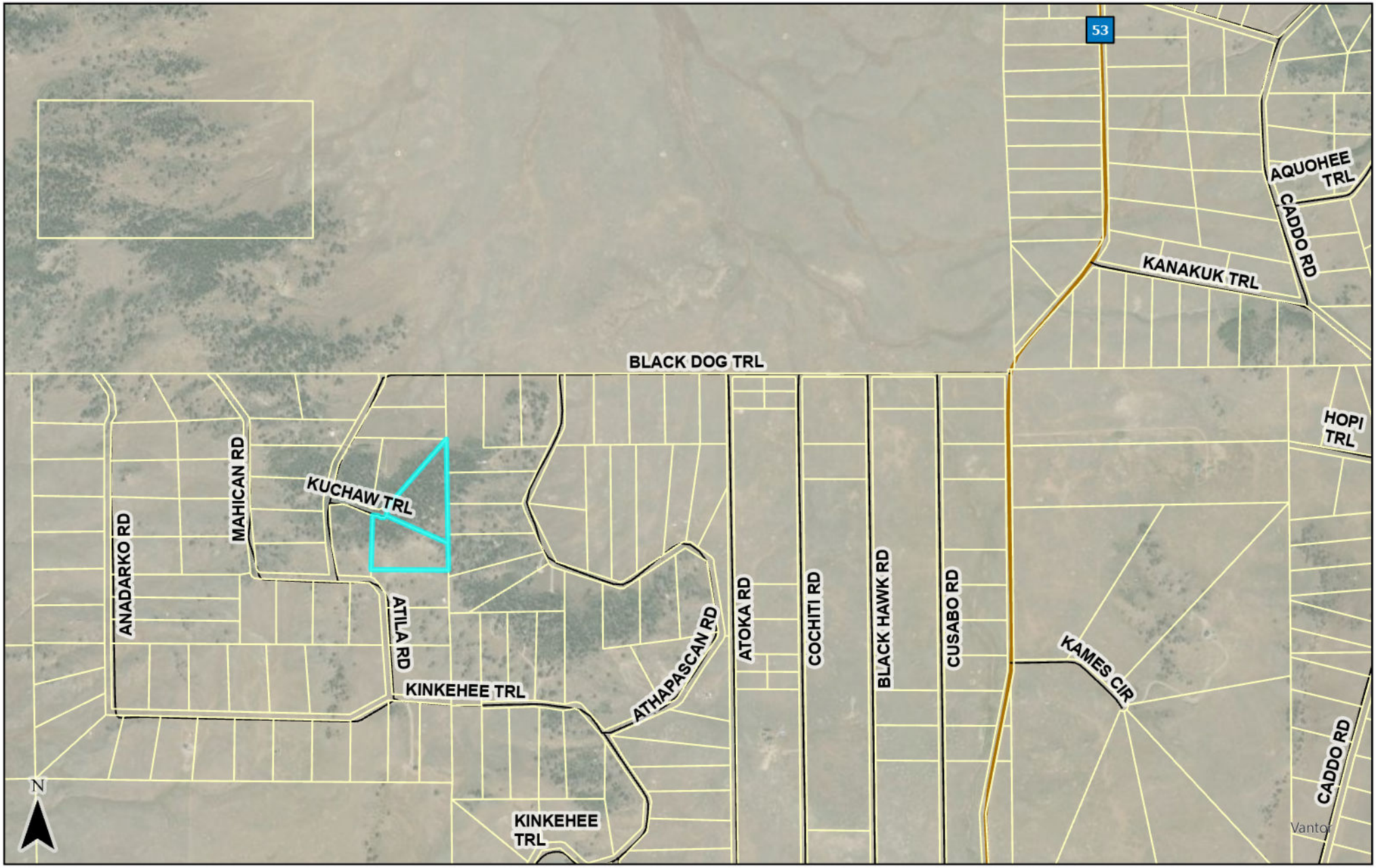
This map and the data displayed are not survey quality and should not be used for any legal purpose(s)

ParcelsLayout
County Rd
Local Rd
Private Rd
State Hwy
US Hwy

Agricultural
Commercial
Conservation/Recreation
Industrial
Mining
Mobile Home Park

Rural Center Mixed
Planned Unit Development
Residential
Recreational Vehicle Park

0 550 1,100 2,200 3,300 4,400 Feet

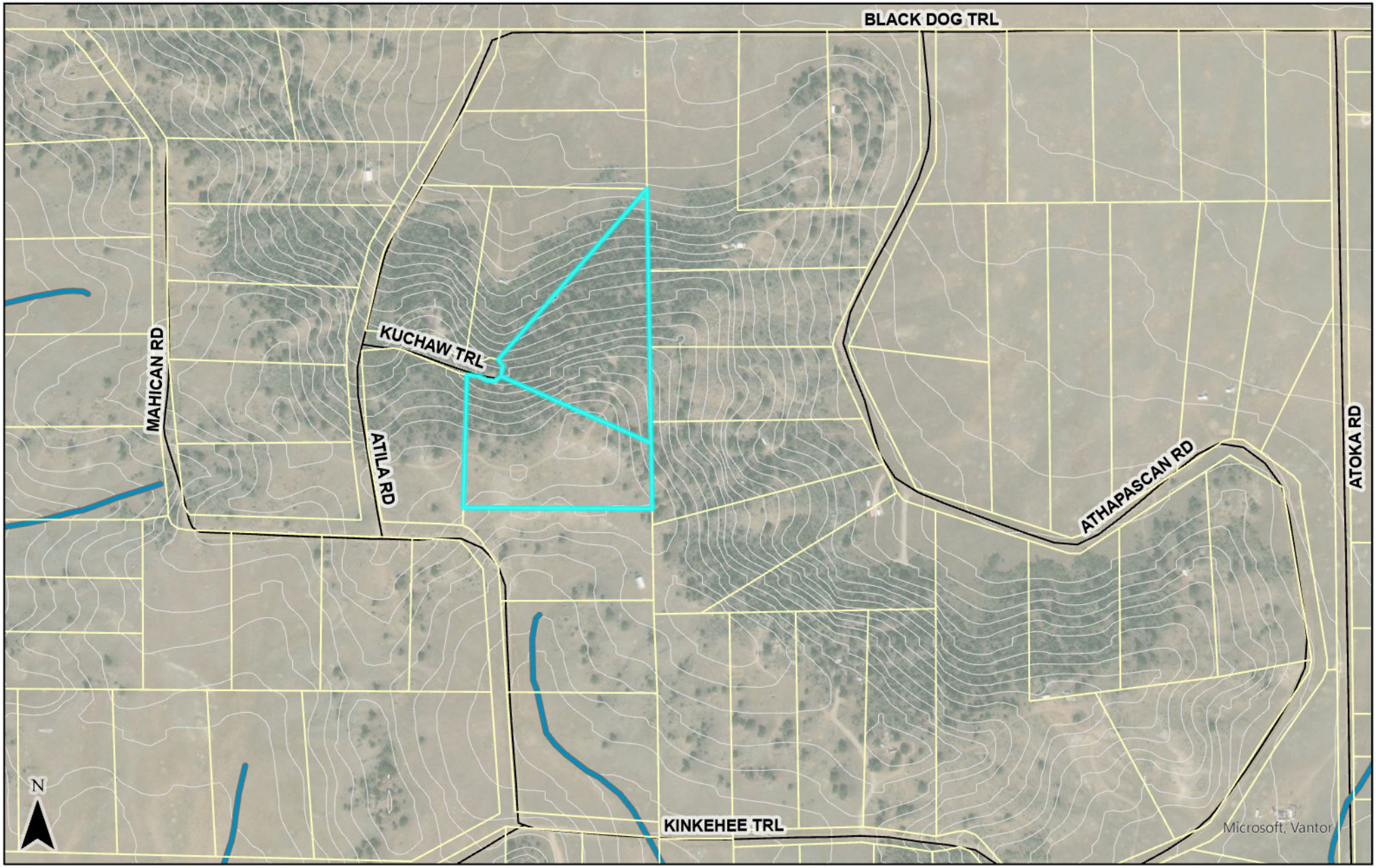


Park County Planning & Zoning

This map and the data displayed are not survey quality and should not be used for any legal purpose(s)

ParcelsLayout
County Rd
Local Rd
Private Rd
State Hwy
US Hwy

0 550 1,100 2,200 3,300 4,400 Feet



Park County Planning & Zoning

This map and the data displayed are not survey quality and should not be used for any legal purpose(s)

0 225 450 900 1,350 1,800 Feet

- ParcelsLayout
- Freshwater Emergent Wetland
- Freshwater Forested/ Shrub Wetland
- Freshwater Pond
- Riverine
- County Rd
- Local Rd
- Private Rd
- State Hwy
- US Hwy
- 10ftContour



Park County Planning & Zoning

This map and the data displayed are not survey quality and should not be used for any legal purpose(s)

ParcelsLayout
County Rd
Local Rd
Private Rd
State Hwy
US Hwy

0 90 180 360 540 720
Feet

A25-0113

PARK COUNTY APPLICATION FOR COMMON PLAT AMENDMENT NON-REFUNDABLE APPLICATION FEE: $1700

All applicants must submit one complete application and attend a pre-application conference with the Park County Planning Department Staff seven (7) to ten (10) working days prior to the application submittal deadline. Following the acceptance of the complete application the applicant must submit **one paper copy or electronic media as requested** to the Park County Planning Department on or before the application submittal date.

If you have questions regarding this form please contact the Planning Department by phone at (719) 836-4292 or e-mail planning.zoning@parkcountyco.gov.

A. APPLICANT AND OWNERSHIP INFORMATION

Applicant's Name: KPCO Holdings LLC -by Keith Parker Member
Mailing Address: 1649 S. Deframe St
City: Lakewood State: CO Zip: 80228-6007
Telephone (cell) [redacted] (home)
Email: [redacted]
Owner's Name: KPCO Holdings LLC -by Keith Parker Member
Mailing Address: 1649 S. Deframe St
City: Lakewood State: CO Zip: 80228-6007
Telephone (cell) [redacted] (home)
Email: [redacted]

B. PROPERTY INFORMATION

Complete Legal Description of Property Proposed for the Common Plat Amendment (attach additional page, if necessary):
Estates of Colorado Unit 44 Lots 2277 and 2278
Parcel # 15254 11498
Street Address of Property: 4251 Atila Road Hartsel, CO 80449
Property's Total Acreage: 13.62 acres
Current Zone District of Property: Residential

For County Use Only
Planning Department Confirmation of Current Zone District:
District: Residential
Print Full Name

Requirements for a Common Plat Amendment
Article VI, Division 5, Section 6-503

C. APPLICATION REQUIREMENTS

For County Use Only: Initial Receipt of the Required Information	
(1.)	60
(2.)	60
(3.)	60
(4.)	
(5.)	60
(6.)	60
(6a.)	
(6b.)	
(6c.)	
(6d.)	
(6e.)	
(6f.)	

1. Application Fee. An application fee in the amount of $1700 must be paid at the time of submission of the application. Make the check or money order payable to: Park County Planning Department. The fee pays for the typical cost to the County to process the application. Any additional costs that may occur are the applicant's responsibility.

2. Tax receipt-showing payment of current taxes. This can be obtained at the Park County Treasurer's office.

3. Proof of ownership in the form of a recorded Warranty Deed. This can be obtained at the Park County Clerk and Recorders office.

4. A legal description of the property proposed for the plat amendment prepared by a licensed Colorado land surveyor.

5. A list of names and mailing addresses of all owners of adjacent property to the property subject to the proposed plat amendment, this information is at the Park County Assessor's Office.

6. *For a Common Plat Amendment that relocates or reconfigures one or more lot lines within the subdivision*, a Plat illustrating the amendment. The Plat shall be drafted at a commonly used engineering scale by the use of permanent ink on a stable reproducible drafting medium with outer dimensions of twenty-four inches by thirty-six inch (24" x 36"). Where the required data cannot be clearly shown on one plan sheet, additional plan sheets of the same size may be used with easily identifiable match lines. The Plat shall contain:
   a. A title that prominently identifies the name of the recorded subdivision, together with the phrase "Plat Amendment." If the property described in the recorded plat is zoned as a Planned Unit Development (PUD), the title shall include the phrase "Planned Unit Development";
   b. Date of preparation, map scale, and north arrow;
   c. Name, address and telephone number of the Applicant, land owner(s), planner, engineer, and surveyor;
   d. A general vicinity map illustrating the location of the property subject to the proposed amendment;
   e. Total acreage and surveyed description of the lots and area subject to the proposed amendment;
   f. A clear illustration or description of the amendment proposed, using shading, crosshatching, highlighting, or other techniques to accurately illustrate the proposed amendment;

g. Approval certification and plat language Forms A-1, A-2, A-3, A-4, and A-5, and A-6 if applicable as identified in Appendix A of the Land Use Regulations. The Board of County Commissioners may modify the form of certification and plat language upon the advice of the County Attorney.

7. *For a Common Plat Amendment that modifies, amends, adds, or deletes a restriction, limitation, condition, or other obligation, right, or duty stated on the recorded plat*, a written description clearly stating the proposed amendment in a form suitable for recordation with the office of the Park County Clerk and Recorder. The written description shall be subject to approval of the County Attorney and, at a minimum, the written amendment shall also include:
   a. A title that prominently identifies the name of the recorded subdivision together with the phrase "Plat Amendment." If the property described in the recorded plat is zoned as a Planned Unit Development (PUD), the title shall include the phrase "Planned Unit Development";
   b. Date of preparation, name, address, and telephone number of the Applicant, land owner(s), and any professionals (planners, engineers, surveyors) assisting in the plat amendment;
   c. As appropriate for the scope and extent of the proposed Common Plat Amendment, approval certification and plat language forms A-1, A-2, A-3, A-4, and A-5 as identified in Appendix A of the Land Use Regulations. The Board of County Commissioners may modify the form of certification and plat language.

8. Letters of consent to alter or vacate utility easements from all public utilities serving the site, if applicable.

9. The property must be clearly identified with the address and posted according to the Park County address requirements (attached).

10. A $43.00 check made out to the Park County Clerk and Recorder to record the surveyors Mylar.

Note: A Mylar as described in #6 will be required after final approval for recording.
Note: Refer to Park County Land Use Regulations Article VI Standards for Approval of a Common Plat Amendment.

For County Use Only: Initial Receipt of the Required Information
(6g.) SG
(7.) n/a
(7a.) n/a
(7b.) n/a
(7c.) n/a
(8.) SG
(9.) SG
(10.)

D. APPLICANT AND LANDOWNER SIGNATURES:

The undersigned applicant and landowner hereby verify and affirm that the information contained in this application is complete and accurate. The undersigned applicant and landowner understands and acknowledges that the submission of inaccurate and incorrect information may result in the denial or rejection of the application and/or result in the invalidation of any approvals issued by Park County, Colorado.

Applicant: Signed: K A Parker

Print name: Keith D. PARKER

If company, state Title/Position: _____

E. VERIFICATION OF DATE OF DELIVERY OF APPLICATION

This application was submitted to the Park County Planning Department on the following date and time:

December 19, 2025
Month Day Year

For County Use Only:
Verification of Date of Delivery and County Receipt of Application
Date: 12.19.25
Print Name: SJ

Payment of the Applicant Fee was made by:

____	Personal Check # ____	Amount $ ____
____	Cash	Amount $ ____
X	Other VISA	Amount $ 1700 — 12/29/25

APPLICANT MUST ATTEND TWO PUBLIC HEARINGS. IF A REPRESENTATIVE ATTENDS THE HEARING ON BEHALF OF THE APPLICANT, A NOTARIZED LETTER OF CONSENT MUST ACCOMPANY THE APPLICATION.

ALL PLANNING COMMISSION HEARINGS WILL BE SCHEDULED FOR THE SECOND WEDNESDAY OF EVERY MONTH. IF A QUORUM IS NOT AVAILABLE, THE HEARING WILL BE SCHEDULED THE NEXT AVAILABLE DATE.

Letter of Consent

I, Keith Parker, member of KPCO Holdings LLC give consent to Darwin G Babcock and/or Cindy Babcock to be representatives to attend hearings on my behalf if I am not able to attend.

Applicant Name: KPCO Holdings LLC – by Keith Parker Member

Mailing Address: 1649 S. Deframe Street, Lakewood, CO 80228

Property Address: 4254 Atila Road, Hartsel, CO 80449

KP

Signature of Applicant

Keith Parker
Print Name

STATE OF: Colorado }
}ss.
COUNTY OF: Jefferson }

The foregoing instrument was acknowledged before me on 19 December 2025 *by*

Keith Parker Member of KPCO Holdings LLC

Witness my hand and official seal
My commission expires:
01/13/2029

M FLOOR
Notary Public

MICHELLE FLOOR
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20254001269
MY COMMISSION EXPIRES 01/13/2029

776233 2/24/2021 3:45 PM Debra A Green
1 of 1 R$13.00 D$0.00 Park County Clerk

WHEN RECORDED RETURN TO:
Keith D. Parker
1649 S Deframe St
Lakewood, CO 80228

STATEMENT OF AUTHORITY

1. This Statement of Authority relates to an entity named KPCO Holdings LLC a Colorado limited liability company.
2. The type of entity is a

☐ Corporation
☐ General Partnership
☐ Limited Partnership Association
☐ Registered Limited Liability Limited Partnership
☐ Government, Governmental Subdivision or Agency
☐ Trust
☐

☐ Non-Profit Corporation
☐ Limited Partnership
☐ Registered Limited Liability Partnership
☐ Unincorporated Non-Profit Association
☒ Limited Liability Company
☐ Business Trust

3. The entity is formed under the laws of Colorado .
4. The mailing address for the entity is 1649 S Deframe St, Lakewood, CO 80228.
5. The name and position of each person authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity is Keith D. Parker as Managing Member .
6. *(Optional)* The authority of the foregoing person(s) to bind the entity [x] is not limited [] is limited as follows:
7. *(Optional)* Other matters concerning the manner in which the entity deals with interests in real property:
8. This Statement of Authority is executed on behalf of the entity pursuant to the provisions of Section 38-30-172, C.R.S.

Executed this 11th day of February , 2021.

By: **Keith D. Parker**

State of **Colorado**

County of **Jefferson**

The foregoing instrument was acknowledged to before me this 02/11/2021 by Keith D. Parker, Managing Member of KPCO HOldings LLC a Colorado limited liability company .

Witness my hand and official seal.
My commission expires:

LISA A COMITO
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19934008285
MY COMMISSION EXPIRES MAY 20, 2021

Notary Public

DOC-Statement of Authority

The Energy to Thrive™

CORE ELECTRIC COOPERATIVE

December 12, 2025

KPCO Holdings, LLC
Attn: Keith D. Parker
1649 S Deframe St
Lakewood, CO 80228

Re: Request Lot Line Adjustment Lot 2273, Lot 2277 and Lot 2278; Estates of Colorado – Unit 44; County of Park; State of Colorado; T14S, R75W, Section 5 in the 6th P.M.

Dear Mr. Parker;

CORE Electric Cooperative ("CORE") hereby grants its consent to the proposed lot line adjustment involving the subject properties. This consent is provided solely for the purpose of facilitating the lot line adjustment process and shall not be construed as a waiver, release, or relinquishment of any existing or recorded utility easements held by CORE, whether express or implied.

CORE expressly reserves all rights associated with said easements, including but not limited to access, maintenance, operation, and future expansion of its electric distribution facilities. The property owner(s) and any successors or assigns shall remain subject to the terms and conditions of these easements.

This letter shall be incorporated into any documentation related to the lot line adjustment and shall survive the approval and recording of any associated plats or legal instruments.
Should you have any questions or require further clarification, please contact the undersigned.

Sincerely,

Brooks Kaufman
Lands and Rights of Way Manager

CORE Electric Cooperative
5496 N. U.S. Highway 85
Sedalia, CO 80135
(800) 332-9540
www.core.coop

Park County Treasurer Tax Receipt

Account	Parcel Number	Receipt Date	Receipt Number
R0011498	11498	Mar 13, 2025	2025-03-13-Amy -184180

KPCO HOLDINGS LLC
1649 S DEFRAME ST
LAKEWOOD, CO 80228-6007

Situs Address	Payor
HARTSEL 804490000	ipay

Legal Description

T15 R75 S05 NE4 ESTATES OF COLORADO UNIT 44 LOT 2278

Property Code	Actual	Assessed	Year	Area	Mill Levy
RESIDENTIAL VACANT LOTS - 0100	41,500	11,580	2024	0019	42.1407
0700 - 0700	8,915	2,490	2024	0019	42.1407

Payments Received

iPayment - CC — Multi-Account Payment
Bank Account 1997

Payments Applied

Year	Charges	Billed	Prior Payments	New Payments	Balance
2024	Tax	$592.92	$0.00	$592.92	$0.00
				$592.92	$0.00
			Balance Due as of Mar 13, 2025		**$0.00**

Thank you for your payment.

Park County Treasurer Tax Receipt

Account	Parcel Number	Receipt Date	Receipt Number
R0015254	15254	Apr 16, 2025	2025-04-16-Amy -186961

KPCO HOLDINGS LLC
1649 S DEFRAME ST
LAKEWOOD, CO 80228-6007

Situs Address	Payor
4254 ATILLA RD HARTSEL 80449	ipay

Legal Description

T14 R75 S05 NE4 ESTATES OF COLORADO UNIT 44 LOT 2277

Property Code	Actual	Assessed	Year	Area	Mill Levy
RESIDENTIAL VACANT LOTS - 0100	36,984	10,320	2024	0019	42.1407

Payments Received

iPayment - CC — Multi-Account Payment
Bank Account 1997

Payments Applied

Year	Charges	Billed	Prior Payments	New Payments	Balance
2024	Tax	$434.90	$0.00	$434.90	$0.00
				$434.90	$0.00
			Balance Due as of Apr 16, 2025		**$0.00**

Thank you for your payment.

NO DECLARATION 776232 2/24/2021 3:43 PM Debra A Green
1 of 3 R$23.00 D$0.00 Park County Clerk

WHEN RECORDED RETURN TO:

File Number:

QUIT CLAIM DEED

THIS DEED , Made this 02/11/2021, between Keith D. Parker of the County of Jefferson and State of Colorado, grantor and **KPCO Holdings LLC a Colorado limited liability company** whose legal address is 1649 So Depew ST Lkwd CO 80228 the County of Jefferson and State of Colorado, grantee:

WITNESSETH, that the grantor, for and in consideration of the sum of **TEN AND NO/100** DOLLARS ($10.00), the receipt and sufficiency of which is hereby acknowledged, has remised, released, sold, conveyed and QUIT CLAIMED, and by these presents does remise, release, sell, convey and QUIT CLAIM unto the grantee, his heirs, successors and assigns, forever, In Severalty all the right, title, interest, claim and demand which the grantor has in and to the real property, together with improvements, if any, situate, lying and being in the County of Park and State of Colorado, described as follows:

See attached for legal Description

also known by street and number as: **57 Kuchow Trail , Harsel, CO 80449**

TO HAVE AND TO HOLD the same, together with all and singular hereditaments and appurtenances thereto belonging, or in anywise thereunto appertaining and the reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, to the only proper use, benefit and behalf of the Grantee, his heirs and assigns forever except general taxes for the current year and subsequent years, and except easements, covenants, reservations, restrictions, and right of way, if any, of record.

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Doc Fee: $_____

IN WITNESS WHEREOF, The grantor has executed this deed on the date set forth above.

Keith D. Parker

State of **Colorado**)
)ss
County of **Jefferson**)

The foregoing instrument was acknowledged to before me this 11th day of February , 2021 by **Keith D. Parker** , the of .

Witness my hand and official seal.
My commission expires: 5-20-2021

Notary Public

LISA A COMITO
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19934003285
MY COMMISSION EXPIRES MAY 20, 2021

ATTACHED EXHIBIT A

Parcel I:
Lot 2273,
ESTATES OF COLORADO - Unit 44,
County of Park
State of Colorado

Parcel II:
Lot 2278,
ESTATES OF COLORADO - Unit 44,
County of Park
State of Colorado

Parcel III:
Lot 2277,
ESTATES OF COLORADO - Unit 44,
County of Park
County of Colorado

Adjacent Property Owners 11498/15254

6244

Andrew Wildeman
7986 Marshall Cir
Arvada, CO 80003

11603

John Hohman
2423 Droxford Dr
Houston, TX 77008

7200

Michael & Vivian Sabin
10544 W 106th Way
Westminster, CO 80021

10631

Douglas Kamicar
Po Box 16254
Golden, CO 80402

32278

Roger Kamicar
305 Lake Doe Blvd
Apopka, FL 32703

6257

Ronald & Carrie Queen
5235 E 138th Ave
Thornton, CO 80602

4374

Steven & Renae Phelps
Cheryl Arledge
4020 S Redbud Ave
Broken Arrow, OK 74011

10765

Kpco Holdings LLC
1649 S Deframe St
Lakewood, CO 80228

PARK COUNTY APPLICATION FOR MINOR SUBDIVISION
NON-REFUNDABLE APPLICATION FEE: $1700

All applicants must submit one complete application and attend a pre-application conference with the Park County Planning Department Staff (7) seven to (10) ten working days prior to the application submittal deadline.

If you have questions regarding this form please contact the Planning Department by phone at (719) 836-4254, or e-mail planning.zoning@parkcountyco.gov. fax (719) 836-4351, or write to us at P.O. Box 1598 Fairplay, CO 80440.

A. APPLICANT AND OWNERSHIP INFORMATION

Applicant's Name: Bailey Water and Sanitation District

Mailing Address: P.O. Box 422

City: Bailey State: Colorado Zip: 80421

Telephone: District's Attorney Anita L. Marchant [redacted]

District's Administrator Cami Wienhold [redacted]

District's Engineer, Will Raatz, [redacted]

Owner's Name: Salzamar Properties, LLC (John Bezzant, Member/Manager)

Mailing Address: 3380 County Road 64A, Bailey, Colorado 80421

Telephone No.: c/o Carrie Bernstein, Attorney for Salzamar Properties, LLC

Phone: [redacted] Email: [redacted]

B. PROPERTY INFORMATION

Complete Legal Description of Property Proposed for the Minor Subdivision Plat (attach additional page, if necessary):

See attached (Survey: Flatirons)

Street Address of Property: TBD Hwy 285, Bailey, Colorado 80421
Property's Total Acreage: Approx. New parcel will be approximately 0.22 of the of the larger Salzamar property consisting of approx.. 30 acres

Current Zone District of Property: Residential

For County Use Only
Planning Department Confirmation of Current Zone District:

District:_____

_____
Print Full Name

Requirements for a Minor Subdivision Plat
Article VI, Division 3, Section 6-301

For County Use Only: Initial Receipt of the Required Information	
(1.)	JE
(2.)	JE
(3.)	JE
(4.)	JE
(5.)	JE
(6.)	JE
(7a.)	JE
(7b.)	JE
(7c.)	To be provided

C. APPLICATION REQUIREMENTS

1. Application Fee. An application fee in the amount of $1700 ($2550 if combined with rezoning) must be paid at the time of submission of the application. Make the check or money order payable to: Park County Planning Department. The fee pays for the typical cost to the County to process the application. Any additional costs that may occur are the applicant's responsibility.

2. Tax receipt showing payment of current taxes for the property proposed for subdivision. This can be obtained at the Park County Treasurer's office.

3. Evidence of ownership and Encumbrances as defined in Article IV of the Land Use Regulations.

4. A legal description of the property proposed for subdivision prepared by a licensed Colorado land surveyor

5. A signed and notarized certification from the Applicant that proper notice has been provided to the mineral estate owner pursuant to and in accordance with C.R.S. § 24-65.5-103, or a certification that such notice is not required because the surface estate has not been separated from the mineral estate for the property described in the application. A form of certification is provided in Appendix B (attached).

6. A list of names and mailing addresses of all adjacent property owners to the property proposed for subdivision, this information is at the Park County Assessor's Office.

7. A Minor Subdivision Plat. The Minor Subdivision Plat shall be drafted at a commonly used engineering scale by the use of permanent ink on stable reproducible drafting medium with outer dimensions of twenty-four by thirty-six inches (24" x 36"). Where the required data cannot be clearly shown on one plan sheet, additional plan sheets of the same size may be used with easily identifiable match lines. The Minor Subdivision Plat must also be submitted in a digital format that will allow the Mapping Department to accurately reference it into the County's Geographic Information System. At a minimum, the Minor Subdivision Plat shall contain:
   a. A title that prominently identifies the proposed name of the subdivision together with the phrase "Minor Subdivision Plat";
   b. Date of preparation, map scale, and north arrow;
   c. Name, address and telephone number of the Applicant, land owner(s), planner, engineer, and surveyor;

For County Use Only: Initial Receipt of the Required Information	
(7d.)	JE
(7e.)	JE
(7f.)	JE
(7g.)	JE
(7h.)	JE
(7i.)	JE
(7j.)	JE
(7k.)	n/a
(7l.)	JE
(7m.)	JE
(7n.)	JE
(7o.)	JE
(8.)	JE
	n/a

d. A general vicinity map illustrating the location of the property proposed for subdivision;
e. Total acreage and surveyed legal description of the area;
f. Primary boundary survey control points with monument descriptions; all parcel and right-of-way lines dimensioned with lengths; curve data including chord lengths and bearings; basis of bearings and relation to true meridian. All required boundary monuments shall be placed in the field before the Minor Subdivision Plat is recorded;
g. Tract boundary lines, road right-of-way lines, easements and other sites with accurate bearings and dimensions including chord lengths and bearings, central angles, arc lengths and radii of all curves;
h. Name and right-of-way width of each road. Right-of-way widths are to be shown at each leg of an intersection, at points of curvature and tangency, at dead-ends, and at angle points;
i. Location, dimensions, and purposes of all existing or proposed easements;
j. Number or letter to identify each Lot and Outlot. Lots shall be numbered. Outlots shall be lettered. The Plat shall include sufficient information to designate and restrict the use of any outlot to the Outlot's intended purpose
k. An identification of the easements, rights-of way, and any other public facilities shown on the plat to be dedicated to public use, subject to acceptance by the Board of County Commissioners. No areas within the Minor Subdivision Plat may be designated as areas of conditional, planned, or future public acquisition. Dedications of public property not made on the Minor Subdivision Plat shall be made only by General Warranty Deed recorded contemporaneously with the Minor Subdivision Plat unless otherwise approved by the Board of County Commissioners;
l. Names of all adjoining subdivisions with dotted lines of abutting lots. If the adjoining land is unplatted, it should be shown as such with the owner's names;
m. Signature and seal of the licensed land surveyor;
n. A delineation of the extent of the one hundred (100) year flood plain and any wetlands, if applicable according to the Planning Director or Designee;
o. Approval certifications and plat language Forms A-1, A-2, A-3, A-4, A-5 and A-6 as identified in Appendix A of these Land Use Regulations. The Board of County Commissioners may modify the form of certification upon the advice of the County Attorney.

8. A copy of any agreements, conveyances, restrictions, or covenants that currently govern or are proposed for recordation to govern the use and maintenance of the subdivision and any common open space or subdivision amenity.

9. A report and descriptive plan identifying the means by which water and wastewater services will be provided to each proposed lot within the property proposed for minor

For County Use Only: Initial Receipt of the Required Information

subdivision. Such report or descriptive plan shall include evidence that a water supply that is sufficient in terms of quality, quantity and dependability will be available to ensure an adequate supply of water for the type of subdivision proposed and shall meet the requirements of Article VII, Divisions 7 and 8 of these Land Use Regulations. All subdivisions proposing the use of five (5) or more individual wells shall submit to the County an analysis prepared by a professional deemed qualified by the County to evaluate water delivery systems that compares the efficiency, cost effectiveness, and adverse impacts upon other wells of the proposed individual wells to the efficiency, cost effectiveness, and adverse impacts of a common or community water delivery system(s).

(9.) n/a

10. A drainage, erosion, and sedimentation plan as described in Article VII, Division 6 of these Land Use Regulations.

(10.) JE

11. If deemed applicable by the Planning Director/County Designee, either a wildfire hazard mitigation plan approved by the local fire protection district or a letter from the local fire protection district saying that no such plan is necessary.

(11.) TBD

12. *Only where* Public Improvements are proposed to serve the subdivision, the Applicant shall also deliver:
    a. Preliminary engineering plans and specifications for all Public Improvements in a form sufficient to enable final engineering and construction plans to be prepared within thirty (30) days following the Minor Subdivision Plat approval. Substantive changes between the preliminary and final plans will require Board of County Commissioners approval and will be subject to the Standards for Approval in Section 6-303.

(12a.) n/a

    b. A written description of arrangements and financial institution commitments for providing financial guarantees and sureties for the timely completion of all Public Improvements. For example, a letter of commitment from a financial institution to issue an irrevocable letter of credit upon approval of the Minor Subdivision Plat.

(12b.) n/a

    c. A preliminary or draft Subdivision Improvements Agreement (SIA) in the general form provided by Appendix J of these Subdivision Regulations. In order to ensure timely processing of the application, Applicants are strongly encouraged to first submit a draft form of SIA to the County Attorney for review and revision prior to submitting the application for the Minor Subdivision. The Board of County Commissioners shall revise the SIA into a form capable of finalizing upon the conclusion of the public hearing and approval or conditional approval of the Minor Subdivision Plat.

(12c.) n/a

13. The Planning Director may require 1041 Permits if the development warrants any such permits.

(13.) JE

For County Use Only: Initial Receipt of the Required Information	
(14.)	n/a
(15.)	n/a
(16.)	To be provided
(17a.)	n/a
(17b.)	
(17c.)	
(17d.)	
(17e.)	
(17f.)	
(17g.)	

14. Applicants are strongly encouraged to submit with the application additional documentation and information to demonstrate that the proposed subdivision will satisfy the Standards for Approval contained in Section 6-303.

15. The Planning Director, Planning Commission and/or Board of County Commissioners may require the Applicant's submission of other studies and reports prepared by a qualified professional at the Applicant's cost to address issues such as, but not limited to: drainage, grading, traffic, soils and geology, utilities services, and radiation or environmental hazards. Any decision of the Planning Director pursuant to this paragraph may be appealed to the Board of County Commissioners in accordance with Article III, Division 2 of these Land Use Regulations.

16. An $13.00 check made out to the Park County Clerk and Recorder to record the surveyors Mylar.

The following is necessary if the proposed subdivision includes an application for rezoning:

17. One or more maps showing the following:
    a. The current zone district(s) of the property to be rezoned and the adjacent properties
    b. A description of the existing uses on the property and on adjacent properties
    c. Topography of the property shown in elevation contours of not greater than ten (10) foot increments, or any other increment deemed appropriate by the Planning Director,
    d. Points of access to the property, internal roads and trails including widths and approximate grades, illustrating how such access is obtained,
    e. Where any access to the property subject to rezoning is obtained from a private road, trail easement, driveway, or other private access, the applicant shall provide evidence of permanent legal right of access.
    f. Natural features of the property, wetlands, floodplain, riparian areas, water bodies, rock outcroppings, significant vegetation and slopes greater than 25%
    g. Utility systems including existing and proposed wells, septic and electric services.

Note: Refer to Park County Land Use Regulations Article VI, Standards for Approval of a Minor Subdivision.

Note: A Mylar as described in #8 will be required after final approval for recording.

D. APPLICANT AND LANDOWNER SIGNATURES:

The undersigned applicant and landowner hereby verifies and affirms that the information contained in this application is complete and accurate. The undersigned applicant and landowner understands and acknowledges that the submission of inaccurate and incorrect information may result in the denial or rejection of the application and/or result in the invalidation of any approvals issued by Park County, Colorado.

Applicant; Signed: _____

Print name: James "Chip" Thomas, II, President of the Board of Directors

If company, state Title/Position: President, Board of Directors of the Bailey Water and Sanitation District,

ATTEST:

_____

DARRELL EVIG, Board SECRETARY

E. VERIFICATION OF DATE OF DELIVERY OF APPLICATION

This application was submitted to the Park County Planning Department on the following date and time:

_____ ____, 20____

Month Day Year

For County Use Only:
Verification of Date of Delivery and County Receipt of Application
Date:_____

Print Name:_____

Payment of the Applicant Fee was made by:

_____	Personal Check #_____	Amount $ _____
_____	Cash	Amount $ _____
_____	Other_____	Amount $ _____

APPLICANT MUST ATTEND THE HEARING. IF A REPRESENTATIVE ATTENDS THE HEARING ON BEHALF OF THE APPLICANT, A NOTARIZED LETTER OF CONSENT MUST ACCOMPANY THE APPLICATION.

ALL PLANNING COMMISSION HEARINGS WILL BE SCHEDULED FOR THE SECOND WEDNESDAY OF EVERY MONTH. IF A QUORUM IS NOT AVAILABLE, THE HEARING WILL BE SCHEDULED THE NEXT AVAILABLE DATE

Description of Proposed Facility From District Engineer

Bailey Water and Sanitation District is replacing their aging water treatment facility located on the west end of the Town of Bailey and roughly across Highway 285 from the Park County offices. The facility was constructed in the late 1960s and needs to be replaced to meet new treatment requirements and design criteria, incorporate redundancy for critical processes, and provide adequate space for operations and maintenance (O&M).

The new facility will have design capacity of 40 gallons per minute, and with typical downtime for backwash, filter replacements, and other O&M work, it will be capable of producing the same volume of water on a daily basis as the existing facility. The new facility will include the following components. The new treatment facility will be housed in a 30’ x 50’ building.

The land immediately adjacent to the existing facility is encumbered by highway right of way, easements, flood zones, and a stormwater culvert, requiring the building location to be approximately 200’ west of that existing facility.

The single infiltration gallery under the North Fork of the South Platte River will be replaced and a redundant infiltration gallery will be added to ensure adequate raw water supply. The treatment processes will include removal of sediment, copper, zinc, and microorganisms, and also stabilization and disinfection (chlorination) the water. Copper and zinc removal are being added to the treatment processes as the North Fork of the South Platte River is impacted by these metals and they must be removed in order to meet the discharge permit at the District’s wastewater treatment facility. The drinking water is also being stabilized with calcite and sodium hydroxide to prevent leaching of copper (and lead) from household plumbing.

The project has been in the planning stages for over 5 years as the District has pursued disadvantaged community status through the Colorado Department of Public Health and Environment, pursued purchase of the land required, and obtained funding to proceed with design. The project is currently under design, which will finish by November 2025. Construction of the new facility is planned to begin in April 2026.

WILLIAM A. RAATZ, P.E.
PRINCIPAL
W2 ENGINEERS, LLC
19255 WEST 84TH PLACE
ARVADA, COLORADO 80007
720.331.2332

StatementOfTaxesDue

Account Number R0016845
Parcel 16845

Assessed To
SALZAMAR PROPERTIES LLC
3380 COUNTY ROAD 72
BAILEY, CO 80421-2133

Legal Description
T07 R72 S30 SW4 TRACT A AND B IN SW4 AND SE4 AS DESC ON SURVEY R738408 30-7-72

Situs Address
19 CO RD 64A BAILEY 80421

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2024	$3,391.22	$0.00	$0.00	($3,391.22)	$0.00
Total Tax Charge					$0.00
Grand Total Due as of 10/17/2025					**$0.00**

Tax Billed at 2024 Rates for Tax Area 0005 - Platte Canyon Fire

Authority	Mill Levy	Amount
PARK COUNTY	13.8177000*	$792.17
PARK COUNTY ROAD AND BRIDGE	0.5140000	$29.47
SCHOOL DISTRICT RE-1	24.9290000	$1,429.18
RE-1 BOND	4.5060000	$258.33
UPPER SOUTH PLATTE WATER	0.0920000*	$5.27
CENTER OF COLO WTR CON DIST	1.0000000	$57.33
PLATTE CANYON FIRE	14.2940000	$819.47
Taxes Billed 2024	59.1527000	$3,391.22

* Credit Levy

Values	Actual	Assessed
SINGLE FAMILY LAND	$803,571	$53,840
SINGLE FAMILY IMP	$107,030	$7,170
Total	$910,601	$61,010

AMOUNTS SHOWN ARE CORRECT AT THE TIME OF PRINTING.
ALL TAX LIEN SALE AMOUNTS ARE SUBJECT TO CHANGE DUE TO ENDORSEMENT OF CURRENT TAXES BY THE LIENHOLDER OR TO ADVERTISING AND DISTRAINT WARRANT FEES. CHANGES MAY OCCUR AND THE TREASURER'S OFFICE WILL NEED TO BE CONTACTED PRIOR TO REMITTANCE AFTER AUGUST 1.
TAX LIEN PAYMENTS:
1. MUST BE PAID BY CASH, CASHIERS CHECK, MONEY ORDER OR ONLINE AT WWW.PARKCO.US/TREASURER.
2. PLEASE PUT "ATTN:TAX LIEN" ON THE OUTSIDE OF THE ENVELOPE.
3. MUST BE RECEIVED IN THE OFFICE BY THE ABOVE DUE DATE. POSTMARKS NOT ACCEPTED.
4. PAYMENTS WILL ONLY BE ACCEPTED FROM THE OWNER, HIS AGENT OR ANY OTHER PERSON HAVING A LEGAL OR EQUITABLE CLAIM AGAINST THE PROPERTY PER STATUTE CRS 39-12-103

Park County Treasurer
P.O. Box 638, Fairplay CO 80440
(719)-836-4334

Fidelity National Title

288 Main Street, Suite 1, PO Box 331
Bailey, CO 80421
Phone: (303)838-4417 / Fax: (303)838-5537

Date: June 12, 2025
File No.: 360-F07237-25
Buyer(s)/Borrower(s): Bailey Water & Sanitation District
Owner(s): Salzamar Properties LLC, a Colorado Limited Liability Company
Property: TBD County Road 64, Bailey, CO 80421
Mutual Access Easement, Bailey, CO 80421
Pipeline Easement, Bailey, CO 80421
Temporary Easement, Bailey, CO 80421
Assessor Parcel No.: R0016845 and R0016845

PLEASE TAKE NOTE OF THE FOLLOWING REVISED TERMS CONTAINED HEREIN:

Click here for Tax Cert

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

To: Fidelity National Title Company
288 Main Street, Suite 1
PO Box 331
Bailey, CO 80421

Attn: Crystal Brown
Phone: [redacted]
Fax:
Email:
Attn: Kristine Wille
Phone: [redacted]
Fax:
Email:

To: Bailey Water & Sanitation District

Attn: James Thomas, II
David Evig
sent via email

To: Salzamar Properties LLC, a Colorado Limited Liability Company

Attn: John Bezzant
sent via email

To: Foothills Legal Solutions, LLC
18475 W. Colfax Ave. Suite 132-210
Golden, CO 80401

Attn: Anita Marchant
Phone:
Fax:
Email: [redacted]

To: Alderman Bernstein
101 University Boulevard, Suite 350
Denver, CO 80206

Attn: Katie Fox
Phone:
Fax:
Email: [redacted]

To:	Alderman Bernstein 101 University Boulevard, Suite 350 Denver, CO 80206	**Attn:** **Phone:** **Fax:** **Email:**	Carrie Bernstein [redacted]

To:	Wz Engineers, LLC 19255 West 84th Place Arvada, CO 80007	**Attn:** **Phone:** **Fax:** **Email:**	Will Raatz (720)331-2332 [redacted]

END OF TRANSMITTAL

ALTA COMMITMENT FOR TITLE INSURANCE

issued by:

Fidelity National Title Insurance Company

Commitment Number:

360-F07237-25

NOTICE

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

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

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

COMMITMENT TO ISSUE POLICY

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

If all of the Schedule B, Part I-Requirements have not been met within one hundred eighty (180) days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Fidelity National Title Insurance Company

By:

Michael J. Nolan, President

Attest:

Marjorie Nemzura, Secretary

Countersigned By:

Joseph A. Belongia
Authorized Officer or Agent

This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

ISSUING OFFICE:	FOR SETTLEMENT INQUIRIES, CONTACT:
Fidelity National Title Company 288 Main Street, Suite 1, PO Box 331 Bailey, CO 80421 Main Phone: [redacted] Email: [redacted]	Escrow Officer: Crystal Brown Fidelity National Title Company 288 Main Street, Suite 1, PO Box 331 Bailey, CO 80421 Phone: [redacted] Main Phone: [redacted] Main Fax: [redacted] Email: [redacted]

Order Number: **360-F07237-25**

Property Address: **TBD County Road 64, Bailey, CO 80421**
Mutual Access Easement, Bailey, CO 80421
Pipeline Easement, Bailey, CO 80421
Temporary Easement, Bailey, CO 80421

SCHEDULE A

1. Commitment Date: May 22, 2025 at 08:00 AM
2. Policy to be issued:
   (a) ALTA Owner's Policy 2021
   Proposed Insured: Bailey Water & Sanitation District
   Proposed Amount of Insurance: $88,500.00
3. The estate or interest in the Land at the Commitment Date is:
   Fee Simple
4. The Title is, at the Commitment Date, vested in:
   Salzamar Properties, LLC, a Colorado limited liability company
5. The Land is described as follows:
   SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

PREMIUMS:

Owner's Policy Premium	$934.00
CO 110.1-06	$95.00
Tax Certificate	$13.50

END OF SCHEDULE A

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EXHIBIT "A"
Legal Description

A portion of the following described real estate, subject to Requirements as set forth:

Parcels A and B of Land Survey Plat recorded August 21, 2017 at Reception Number 738408,

TOGETHER WITH Parcel C of Land Survey Plat recorded August 21, 2017, at Reception Number 738408, a non-exclusive right of way and easement for ingress and egress over, across and upon, the existing driveway. This easement and right of way shall run with the land in Deed recorded June 15, 1993 at Reception Number 413821.

County of Park, State of Colorado.

A MUTUAL ACCESS EASEMENT, subject to Requirements as set forth, described as follows:

A parcel of land located in the Southeast Quarter of Section 30, Township 7 South, Range 72 West of the 6th P.M., being more particularly described as follows:

Considering the East-West Centerline line of Section 30 to bear South 88*13'21" West, a distance of 3545.59 feed between a found 3.25 inch Brass Cap on a 2.5 inch iron pipe stamped "T7S R72W 1/4 S30 S29 1958 U.S. Cadastral Survey Bureau of Land Management" at the East Quarter corner of Section 30 and a found BLM 3.25 inch Brass Cap on a 2.5 inch iron pipe stamped "T7S R73W R72W 1/4 S25 S30 1958 U.S. Cadastral Survey Bureau of Land Management" at the West Quarter corner of Section 30, with all bearings contained herein relative thereto.

Commencing at the East Quarter corner of Section 30, thence South 77*23'04" West, a distance of 2405.46 feet to the Point of Beginning, also being a point on the Southern Right-of-Way line for Colorado Highway 285;
Thence along said Right-of-Way line, South 89*43'03" East, a distance of 120.08 feet; thence South 78*00'09" East, a distance of 10.43 feet;
Thence departing said Right-of-Way line the following four (4) courses:
1. Thence South 00*00'07" West, a distance of 23.47 feet to a point of curvature;
2. Thence 78.54 feet along the arc of a curve to the right having a radius of 50.00 feet, an included angle of 90*00'00" and subtended by a chord bearing South 45*12'39" West, a distance of 70.71 feet;
3. Thence North 89*46'34" West, a distance of 80.30 feet;
4. Thence North 00*16'15" East, a distance of 82.02 feet, more or less, to the Southern Right-of-Way line of Colorado Highway 285 and the Point of Beginning.

A TEMPORARY ACCESS EASEMENT, subject to Requirements as set forth, described as follows:

A parcel of land located in the Southeast Quarter of Section 30, Township 7 South, Range 72 West of the 6th P.M., being more particularly described as follows:

Considering the East-West Centerline line of Section 30 to bear South 88*13'21" West, a distance of 3545.59 feed between a found 3.25 inch Brass Cap on a 2.5 inch iron pipe stamped "T7S R72W 1/4 S30 S29 1958 U.S. Cadastral Survey Bureau of Land Management" at the East Quarter corner of Section 30 and a found BLM 3.25 inch Brass Cap on a 2.5 inch iron pipe stamped "T7S R73W R72W 1/4 S25 S30 1958 U.S. Cadastral Survey Bureau of Land Management" at the West Quarter corner of Section 30, with all bearings contained herein relative thereto.

Commencing at the East Quarter corner of Section 30, thence South 76*10'50" West, a distance of 2258.69 feet to the Point of Beginning, also being a point on the Southern Right-of-Way line for Colorado Highway 285;
Thence along said Right-of-Way line, South 78*00'09" East, a distance of 103.67 feet;
Thence South 12*01'00" West, a distance of 19.19 feet;
Thence North 74*20'34" East, a distance of 39.46 feet to the South line of the Parcel of land as described in the records of

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EXHIBIT "A"

Legal Description

Park County at Reception Number 177240 recorded March 24, 1969;
Thence along said South line, South 81*04'51" East, a distance of 21.54 feet;
Thence departing said South line, South 01*01'51" East, a distance of 108.46 feet to the Southerly line of the DMWW Right-of-Way as described in the Records of Park County at Book 228 Page 337;
Thence along said Southerly Right-of-Way line, North 87*57'46" West, a distance of 82.22 feet;
Thence North 78*05'31" West, a distance of 18.16 feet;
Thence South 51*06'59" West, a distance of 47.45 feet;
Thence departing said Southerly line, North 38*39'00" West, a distance of 102.06 feet to a point of curvature;
Thence 82.79 feet along the arc of a curve to the left having a radius of 74.00 feet, an included angle of 64*06'17" and subtended by a chord bearing North 32*15'37" East, a distance of 78.54 feet;
Thence North 00*12'39" East, a distance of 18.44 feet, more or less, to the Southern Right-of-Way line of Colorado Highway 285 and the Point of Beginning.

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SCHEDULE B, PART I - Requirements

All of the following Requirements must be met:

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

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

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

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

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

   Party(s): Salzamar Properties, LLC, a Colorado limited liability company

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

6. Recordation of Statement of Authority for Salzamar Properties, LLC, a Colorado limited liability company pursuant to Colorado Revised Statutes evidencing the existence of the entity and authority of the person(s) authorized to execute and deliver instruments affecting title to real property on behalf of the entity and containing other information required by Colorado Revised Statutes.

   NOTE: Statement of Authority for Salzamar Properties, LLC, a Colorado limited liability company recorded December 27, 2021 at Reception No. 788149 discloses the following person(s) authorized to sign on behalf of the entity, pursuant to Colorado Revised Statutes:

   John Elroy Bezzant and Sheri Lynn Bezzant as managing members

7. The search did not disclose any open mortgages or deeds of trust of record, therefore the Company reserves the right to require further evidence to confirm that the property is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence.

8. The Company will require, for its review, an insurable legal description for the Land the subject of this transaction. If a survey is being furnished, the survey must be prepared by a licensed State of Colorado registered land surveyor.

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

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SCHEDULE B, PART I - Requirements
(continued)

9. Information in the possession of the Company indicates that a division of land has occurred or is contemplated in the current transaction involving the Land described in this report. Such contemplated division of land appears to fall within the guidelines necessitating approval by the City, County or other applicable government agency. As a prerequisite to the issuance of any title insurance under this application, at least one of the following requirements must be accomplished to the Company's satisfaction:

   A Final Map has been recorded in compliance with Park County related ordinances/requirements.

   Evidence of compliance or waiver from the County

   Other evidence, satisfactory to the Company, indicating compliance or non-violation must be furnished.

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

10. Furnish to the Company a current Improvement Survey Plat of subject property. The survey must show both the historical legal description of the property and the newly created divided legal descriptions. A full-size, blue line copy of said Improvement Survey Plat must be provided prior to closing for review. Upon review, additional requirements and/or exceptions may be necessary.

    The Company is not responsible for ordering of said Improvement Survey Plat

11. Furnish for recordation a deed as set forth below:

    Type of deed: Special Warranty Deed
    Grantor(s): Salzamar Properties, LLC, a Colorado limited liability company
    Grantee(s): Bailey Water and Sanitation District, a quasi-municipal corporation and political subdivision of the State of Colorado

12. Furnish for recordation a deed as set forth below:

    Type of deed: Mutual Access Easement and Maintenance Agreement

    By and between: Salzamar Properties, LLC, a Colorado limited liability company; and
    Bailey Water and Sanitation District, a quasi-municipal corporation and political subdivision of the State of Colorado

13. Furnish for recordation a deed as set forth below:

    Type of deed: Grant of Perpetual Non-Exclusive Underground Pipeline Easement
    Grantor(s): Salzamar Properties, LLC, a Colorado limited liability company
    Grantee(s): Bailey Water and Sanitation District, a quasi-municipal corporation and political subdivision of the State of Colorado

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SCHEDULE B, PART I - Requirements
(continued)

The Company will require, for its review, an insurable legal description for the Land the subject of this transaction. If a survey is being furnished, the survey must be prepared by a licensed State of Colorado registered land surveyor.

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

14. Furnish for recordation a deed as set forth below:

Type of deed: Grant of Temporary Access and Construction Easement
Grantor(s): Salzamar Properties, LLC, a Colorado limited liability company
Grantee(s): Bailey Water and Sanitation District, a quasi-municipal corporation and political subdivision of the State of Colorado

15. Furnish for recordation a deed as set forth below:

Type of deed: Right of First Refusal Agreement
Grantor(s): Bailey Water and Sanitation District, a quasi-municipal corporation and political subdivision of State of Colorado
Grantee(s): Salzamar Properties, LLC, a Colorado limited liability company

NOTE: Exception(s) number(ed) 1-4 will not appear on the Lender's Policy, subject to satisfaction of requirements and as applicable.

NOTE: Exception number 5 will be removed from the Owner's and/or Lender's Policy provided the Company conducts the closing.

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

NOTE: Effective May 24th, 2023, the Company and its policy issuing agents are required by Federal law to collect additional information about certain transactions in specified geographic areas in accordance with the Bank Secrecy Act. If this transaction is required to be reported under a Geographic Targeting Order issued by FinCEN, the Company or its policy issuing agent must be supplied with a completed ALTA Information Collection Form ("ICF") prior to closing the transaction contemplated herein. This affects the following counties, Adams, Arapahoe, Clear Creek, Denver, Douglas, Eagle, Elbert, El Paso, Fremont, Jefferson, Mesa, Pitkin, Pueblo, and Summit.

NOTE: Endorsement Form 110.1, deleting exception(s) 1-4 will be issued with the Owner's Policy, subject to satisfaction of requirements and as applicable.

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SCHEDULE B, PART I - Requirements
(continued)

24 MONTH CHAIN OF TITLE, FOR INFORMATIONAL PURPOSES ONLY:

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

There are no conveyances affecting said land recorded within 24 months of the date of this report

END OF SCHEDULE B, PART I

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SCHEDULE B, PART II - Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

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

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

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

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

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

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

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

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

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

8. Reservations contained in the Patent

   From: The United States of America
   To: Elizabeth L Entikin
   Recording Date: January 4, 1890
   Recording No: Book 25 Page 45

   Which among other things recites as follows:

   Subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by local customs, laws and decisions of the courts; and also subject to the right of the proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises hereby granted, as provided by law.

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SCHEDULE B, PART II - Exceptions
(continued)

9. Terms, conditions, provisions, agreements and obligations contained in the Right of Way as set forth below:

   Recording Date: July 27, 1904
   Recording No: Book 69 Page 178

10. Terms, conditions, provisions, agreements and obligations contained in the Right of Way as set forth below:

    Recording Date: July 27, 1939
    Recording No: Book 126 Page 3

11. Terms, conditions, provisions, agreements and obligations contained in the Flowage Easement Agreement as set forth below:

    Recording Date: June 26, 1973
    Recording No: Book 227 Page 967

12. Terms, conditions, provisions, agreements and obligations contained in the Flowage Easement Agreement as set forth below:

    Recording Date: July 12, 1973
    Recording No: Book 228 Page 337

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

    Recording Date: October 21, 1985
    Recording No: Book 387 Page 919

14. Terms, conditions, provisions, agreements and obligations contained in the Quit Claim Deed as set forth below:

    Recording Date: June 15, 1993
    Recording No: 413821

15. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

    Granted to: Department of Transportation, State of Colorado
    Purpose: maintenance of drainage structure
    Recording Date: December 10, 2007
    Recording No: 647683

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SCHEDULE B, PART II - Exceptions
(continued)

16. Terms, conditions, provisions, agreements and obligations contained in the Special District Public Disclosure Document as set forth below:

Recording Date:January 21, 2015
Recording No: 712641

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

Recording Date:August 21, 2017
Recording No: 738408

18. Terms, conditions, provisions, agreements and obligations contained in the Resolution 2021-24 as set forth below:

Recording Date:June 22, 2021
Recording No: 780903

19. Any rights, interest or easements in favor of the United States, the State of Colorado or the Public, which exists or are claimed to exist in and over the present and past bed, banks or waters of North Fork of the South Platte River.

Water boundaries necessarily are subject to change due to erosion or accretion by tidal action or the flow of rivers and streams. A realignment of water bodies may also occur due to many reasons such as deliberate cutting and filling of bordering lands or by avulsion. Recorded surveys of natural water boundaries are not relied upon by title insurers for location of title.

END OF SCHEDULE B, PART II

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COMMITMENT CONDITIONS

1. DEFINITIONS

a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.

b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.

c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.

d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.

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

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

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

h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.

i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.

j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

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

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

a. the Notice;

b. the Commitment to Issue Policy;

c. the Commitment Conditions;

d. Schedule A;

e. Schedule B, Part I-Requirements;

f. Schedule B, Part II-Exceptions; and

g. a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

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

5. LIMITATIONS OF LIABILITY

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

i. comply with the Schedule B, Part I-Requirements;

ii. eliminate, with the Company's written consent, any Schedule B, Part II-Exceptions; or

iii. acquire the Title or create the Mortgage covered by this Commitment.

b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.

c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.

d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.

e. The Company is not liable for the content of the Transaction Identification Data, if any.

This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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(continued)

f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I-Requirements have been met to the satisfaction of the Company.

g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.

b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.

c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.

d. The deletion or modification of any Schedule B, Part II-Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.

e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.

f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

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

9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is Two Million And No/100 Dollars ($2,000,000.00) or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at http://www.alta.org/arbitration.

END OF CONDITIONS

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DISCLOSURE STATEMENT

- Pursuant to Section 38-35-125 of Colorado Revised Statutes and Colorado Division of Insurance Regulation 8-1-2 (Section 5), if the parties to the subject transaction request us to provide escrow-settlement and disbursement services to facilitate the closing of the transaction, then all funds submitted for disbursement must be available for immediate withdrawal.
- Colorado Division of Insurance Regulation 8-1-2, Section 5, Paragraph H, requires that "Every title insurance company shall be responsible to the proposed insured(s) subject to the terms and conditions of the title insurance commitment, other than the effective date of the title insurance commitment, for all matters which appear of record prior to the time of recording whenever the title insurance company, or its agent, conducts the closing and settlement service that is in conjunction with its issuance of an owners policy of title insurance and is responsible for the recording and filing of legal documents resulting from the transaction which was closed". Provided that Fidelity National Title Company conducts the closing of the insured transaction and is responsible for recording the legal documents from the transaction, exception No. 5 in Schedule B-2 will not appear in the Owner's Title Policy and Lender's Title Policy when issued.
- Colorado Division of Insurance Regulation 8-1-2, Paragraph M of Section 5, requires that prospective insured(s) of a single family residence be notified in writing that the standard exception from coverage for unfiled Mechanics or Materialmans Liens may or may not be deleted upon the satisfaction of the requirement(s) pertinent to the transaction. These requirements will be addressed upon receipt of a written request to provide said coverage, or if the Purchase and Sale Agreement/Contract is provided to the Company then the necessary requirements will be reflected on the commitment.
- Colorado Division of Insurance Regulation 8-1-3, Paragraph C. 11.f. of Section 5 - requires a title insurance company to make the following notice to the consumer: "A closing protection letter is available to be issued to lenders, buyers and sellers."
- The Company will deposit and hold Escrow Funds in an escrow account, together with similar funds from other transactions, at a FDIC-insured trust company, bank, savings bank, savings association, or other financial services entity. Unless specified otherwise, any interest earned, or other financial benefits received, on such account(s) shall be retained by the Company. Upon request, deposits made to the Company may be invested on behalf of any party or parties hereto; provided that any direction to the Company for such investment shall be expressed in writing and the Company shall receive at the time of such request the taxpayer's identification number and requisite investment forms. The Company shall charge a fee, not to exceed $75.00, to invest funds in an interest bearing account.
- If the sales price of the subject property exceeds $100,000.00 the seller shall be required to comply with the Disclosure of Withholding Provisions of C.R.S. 39-22-604.5 (Nonresident Withholding).
- Section 39-14-102 of Colorado Revised Statutes requires that a Real Property Transfer Declaration accompany any conveyance document presented for recordation in the State of Colorado. Said Declaration shall be completed and signed by either the grantor or grantee.
- Recording statutes contained in Section 30-10-406(3)(a) of the Colorado Revised Statutes require that all documents received for recording or filing in the clerk and recorder's office shall contain a top margin of at least one inch and a left, right, and bottom margin of at least one-half of an inch. The clerk and recorder may refuse to record or file a document that does not conform to requirements of this paragraph.
- Section 38-35-109 (2) of the Colorado Revised Statutes, requires that a notation of the purchasers legal address, (not necessarily the same as the property address) be included on the face of the deed to be recorded.
- Regulations of County Clerk and Recorder's offices require that all documents submitted for recording must contain a return address on the front page of every document being recorded.

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- Pursuant to Section 10-11-122 of the Colorado Revised Statutes, the Company is required to disclose the following information:
  - The subject property may be located in a special taxing district.
  - A Certificate of Taxes Due listing each taxing jurisdiction shall be obtained from the County Treasurer or the County Treasurer's authorized agent.
  - Information regarding special districts and the boundaries of such districts may be obtained from the Board of County Commissioners, the County Clerk and Recorder or the County Assessor.
- Pursuant to Section 10-11-123 of the Colorado Revised Statutes, when it is determined that a mineral estate has been severed from the surface estate, the Company is required to disclose the following information: that there is recorded evidence that a mineral estate has been severed, leased, or otherwise conveyed from the surface estate and that there is a substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property; and that such mineral estate may include the right to enter and use the property without the surface owner's permission.

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

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WIRE FRAUD ALERT

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

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

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

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

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

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

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

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FIDELITY NATIONAL FINANCIAL
PRIVACY NOTICE

Effective January 1, 2025

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

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

Collection of Personal Information

FNF may collect the following categories of Personal Information:

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

We may collect Personal Information about you from:

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

Collection of Browsing Information

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

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

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

Other Online Specifics

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

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

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

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

Use of Personal Information

FNF uses Personal Information for these main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To prevent and detect fraud;
- To maintain the security of our systems, tools, accounts, and applications;
- To verify and authenticate identities and credentials;
- To communicate with you about our, our affiliates', and others' products and services, jointly or independently.
- To provide reviews and testimonials about our services, with your consent.

When Information Is Disclosed

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

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to affiliated or nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to affiliated or nonaffiliated third parties with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law.

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

Security of Your Information

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

Choices With Your Information

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

State-Specific Consumer Privacy Information:

For additional information about your state-specific consumer privacy rights, to make a consumer privacy request, or to appeal a previous privacy request, please follow the link Privacy Request, or email privacy@fnf.com or call (888) 714-2710.

Certain state privacy laws require that FNF disclose the categories of third parties to which FNF may disclose the Personal Information and Browsing Information listed above. Those categories are:

- FNF affiliates and subsidiaries;
- Non-affiliated third parties, with your consent;
- Business in connection with the sale or other disposition of all or part of the FNF business and/or assets;
- Service providers;
- Law endorsement or authorities in connection with an investigation, or in response to a subpoena or court order.

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

For Nevada Residents: We are providing this notice pursuant to state law. You may be placed on our internal Do Not Call List by calling FNF Privacy at (888) 714-2710 or by contacting us via the information set forth at the end of this Privacy Notice. For further information concerning Nevada's telephone solicitation law, you may contact: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: aginquiries@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes. For additional information about your Oregon consumer privacy rights, or to make a consumer privacy request, or appeal a previous privacy request, please email privacy@fnf.com or call (888) 714-2710

FNF is the controller of the following businesses registered with the Secretary of State in Oregon:
Chicago Title Company of Oregon, Fidelity National Title Company of Oregon, Lawyers Title of Oregon, LoanCare, Ticor, Title Company of Oregon, Western Title & Escrow Company, Chicago Title Company, Chicago Title Insurance Company, Commonwealth Land Title Insurance Company, Fidelity National Title Insurance Company, Liberty Title & Escrow, Novare National Settlement Service, Ticor Title Company of California, Exos Valuations, Fidelity & Guaranty Life, Insurance Agency, Fidelity National Home Warranty Company, Fidelity National Management Services, Fidelity Residential Solutions, FNF Insurance Services, FNTG National Record Centers, IPEX, Mission Servicing Residential, National Residential Nominee Services, National Safe Harbor Exchanges, National Title Insurance of New York, NationalLink Valuations, NexAce Corp., ServiceLink Auction, ServiceLink Management Company, ServiceLink Services, ServiceLink Title Company of Oregon, ServiceLink Valuation Solutions, Western Title & Escrow Company

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

Information From Children

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

International Users

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

FNF Website Services for Mortgage Loans

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

Your Consent To This Privacy Notice; Notice Changes

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The Privacy Notice's effective date will show the last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice.

Accessing and Correcting Information; Contact Us

If you have questions or would like to correct your Personal Information, visit FNF's Privacy Request website or contact us by phone at [redacted], by email at [redacted], or by mail to:

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

Fidelity National Title

DISCLOSURE RELATED TO ESCROWED FUNDS

Fidelity National Title Company is providing title insurance and closing services in connection with a real estate transaction that you are a party to as a buyer or seller. As part of the transaction, it is intended that funds will be held by Fidelity National Title Company in trust ("Escrow Funds") until disbursement is authorized.

Fidelity National Title Company will deposit and hold Escrow Funds in an escrow account, together with similar funds from other transactions, at a FDIC-insured trust company, bank, savings bank, savings association, or other financial services entity.

Unless specified otherwise, it is understood and the parties hereby consent to Fidelity National Title Company depositing or transferring Escrow Funds into an interest-bearing escrow account, and that any interest earned, or other financial benefits received, on such account(s) shall be retained by Fidelity National Title Company.

Upon request, deposits made to Fidelity National Title Company may be invested on behalf of any party or parties hereto; provided that any direction to Fidelity National Title Company for such investment shall be expressed in writing and contain the consent of all parties to this escrow, and also provided that Fidelity National Title Company is in receipt of the taxpayer's identification number and investment forms it requires. Fidelity National Title Company will furnish information concerning its procedures and fee schedules for investment, not to exceed Seventy-Five And No/100 Dollars ($75.00).

By signing this disclosure, you, as buyer or seller, are acknowledging your consent to the deposit of Escrow Funds into an escrow account upon which interest and/or other financial benefits earned will be paid to and retained by Fidelity National Title Company.

735357 5/11/2017 10:39 AM Debra A Green
1 of 5 R$33.00 D$70.50 Park County Clerk

WARRANTY DEED

THIS DEED, Made this 10th day of May, 2017 between

Allene L. Sutton

, grantor, and

Salzamar Properties, LLC, a Colorado limited liability company

whose legal address is 338 CR 72, Bailey, Co 80421

, grantees:

WITNESS, That the grantor, for and in consideration of the sum of Seven Hundred Five Thousand Dollars and No/100's (**$705,000.00**), the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantees, their heirs and assigns forever, not in tenancy in common but in **joint tenancy**, all the real property together with improvements, if any, situate, lying and being in the County of Park, and State of COLORADO, described as follows:

See Exhibit A attached hereto and made a part hereof.

Doc Fee
$ 70.50

also known by street and number as 19 County Road 64A, Bailey, CO

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantees, their heirs and assigns forever. And the grantor, for himself, his heirs and personal representatives, does covenant, grant, bargain and agree to and with the grantees, their heirs and assigns, that at the time of the ensealing and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except all taxes and assessments for the current year, a lien but not yet due or payable, and those specific Exceptions described by reference to recorded documents as reflected into the Title Documents accepted by Buyer in accordance with section 8.1 "Title Review", of the contract dated **March 27, 2017**, between the parties.

The grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantees, their heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

SELLER:

Allene L Sutton

Allene L. Sutton

STATE OF }ss:
COUNTY OF
The foregoing instrument was acknowledged before me this _____ day of **May, 2017** by **Allene L. Sutton**

See Attached

Notary Public
Witness my hand and official seal.
My Commission expires:

California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Diego s.s.

On 05/09/2017 before me, David Jess Rodriguez JR Notary Public,

personally appeared Allene L. Sutton

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

DAVID JESS RODRIGUEZ JR.
Commission No. 2146232
NOTARY PUBLIC - CALIFORNIA
SAN DIEGO COUNTY
Commission Expires March 14, 2020

Signature of Notary Public

See

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a

document titled/for the purpose of _____

_____

_____

containing _____ pages, and dated _____/_____/20_____

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EXHIBIT "A"

PARCEL A:

A PARCEL OF LAND DESCRIBED ON EXEMPTION PLAT RECORDED AT BOOK 387, PAGE 919, IN THE PARK COUNTY CLERK AND RECORDER'S OFFICE, LOCATED IN THE NORTH HALF OF THE SOUTH HALF OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 72 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 30, WHENCE THE SOUTH ONE-SIXTEENTH CORNER OF SAID SECTION 30 BEARS SOUTH 00°36'02" EAST A DISTANCE OF 1337.29 FEET, SAID LINE FORMING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE SOUTH 00°36'02" EAST ALONG THE WESTERLY LINE OF SAID NORTH HALF OF THE SOUTH HALF OF SECTION 30 A DISTANCE OF 660.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00°36'02" EAST CONTINUING ALONG SAID WESTERLY LINE A DISTANCE OF 677.29 FEET TO THE SOUTH ONE-SIXTEENTH CORNER OF SAID SECTION 30;
THENCE NORTH 88°58'49" EAST ALONG THE SOUTHERLY LINE OF SAID NORTH HALF OF THE SOUTH HALF OF SECTION 30 A DISTANCE OF 865.43 FEET TO THE CENTER SOUTH ONE-SIXTEENTH CORNER OF SAID SECTION 30;
THENCE NORTH 87°27'12" EAST CONTINUING ALONG SAID SOUTHERLY LINE OF A DISTANCE OF 776.99 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF A COUNTY ROAD; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF A COUNTY ROAD THE FOLLOWING TWO (2) COURSES:

1. NORTH 17°15'00" EAST A DISTANCE OF 146.14 FEET TO A POINT OF CURVE;
2. THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 43°36'04", A RADIUS OF 418.42 FEET, AN ARC DISTANCE OF 318.41 FEET AND A CHORD BEARING NORTH 39°02'59 EAST A DISTANCE OF 310.78 FEET;

THENCE NORTH 37°20'50" WEST A DISTANCE OF 9.04 FEET;
THENCE NORTH 09°59'30" EAST A DISTANCE OF 94.21 FEET TO A POINT ON THE SOUTH BANK OF THE NORTH FORK OF THE SOUTH PLATTE RIVER;
THENCE NORTH 50°02'08" WEST A DISTANCE OF 211.61 FEET TO A POINT IN THE APPROXIMATE CENTER OF SAID NORTH FORK OF THE SOUTH PLATTE RIVER;
THENCE ALONG SAID APPROXIMATE CENTER OF THE NORTH FORK OF THE SOUTH PLATTE RIVER THE FOLLOWING EIGHT (8) COURSES:

1. NORTH 24°15'00" WEST A DISTANCE OF 150.00 FEET;
2. THENCE NORTH 72°30'00" WEST A DISTANCE OF 90.00 FEET;
3. THENCE SOUTH 88°20'00" WEST A DISTANCE OF 180.00 FEET;
4. THENCE SOUTH 48°35'00" WEST A DISTANCE OF 290.00 FEET;
5. THENCE NORTH 82°15'00" WEST A DISTANCE OF 150.00 FEET;
6. THENCE NORTH 54°05'00" WEST A DISTANCE OF 180.00 FEET;
7. THENCE NORTH 04°19'57" WEST A DISTANCE OF 100.00 FEET TO A POINT ON A CURVE AND THE SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY 285;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY 285 THE FOLLOWING TWO (2) COURSES:

1. ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 02°16'39", A RADIUS OF 1031.50 FEET, ANARC DISTANCE OF 41.00 FEET AND A CHORD BEARING NORTH 79°33'27" WEST A DISTANCE OF 41.00 FEET;
2. THENCE NORTH 60°44'57" WEST A DISTANCE OF 215.33 FEET TO A POINT ON THE

WEST BANK OF THE NORTH FORK OF THE SOUTH PLATTE RIVER;
THENCE SOUTH 56°46'12" WEST A DISTANCE OF 315.40 FEET TO A POINT ON THE SOUTH BANK OF SAID NORTH FORK OF THE SOUTH PLATTE RIVER;
THENCE SOUTH 00°01'26" WEST A DISTANCE OF 137.68 FEET
THENCE NORTH 87°40'48" WEST A DISTANCE OF 397.86 FEET TO THE POINT OF BEGINNING;

PARCEL B:

A PARCEL OF LAND DESCRIBED ON EXEMPTION PLAT RECORDED AT BOOK 387, PAGE 919, IN THE PARK COUNTY CLERK AND RECORDER'S OFFICE, LOCATED IN THE NORTH HALF OF THE SOUTH HALF OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 72 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 30, WHENCE THE SOUTH ONE-SIXTEENTH CORNER OF SAID SECTION 30 BEARS SOUTH 00°36'02" EAST A DISTANCE OF 1337.29 FEET, SAID LINE FORMING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;
THENCE SOUTH 72°05'29" EAST A DISTANCE OF 1840.24 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 40°34'02" WEST A DISTANCE OF 105.47 FEET;
THENCE NORTH 74°33'46" WEST A DISTANCE OF 76.33 FEET;
THENCE NORTH 81°33'24" WEST A DISTANCE OF 122.57 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY 285;
THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY 285 THE FOLLOWING SIX (6) COURSES:

1. SOUTH 72°57'03" WEST A DISTANCE OF 37.92 FEET;
2. THENCE NORTH 11°30'03" EAST A DISTANCE OF 19.00 FEET;
3. THENCE NORTH 78°29'57" WEST A DISTANCE OF 139.11 FEET;
4. THENCE NORTH 87°14'57" WEST A DISTANCE OF 321.11 FEET TO A POINT OF CURVE;
5. THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 14°00'28, A RADIUS OF 941.50 FEET, AN ARC DISTANCE OF 230.18 FEET AND CHORD BEARING NORTH 80°02'13 WEST A DISTANCE OF 229.61 FEET;
6. THENCE SOUTH 11°28'38" WEST A DISTANCE OF 24.80 FEET TO A POINT IN THE APPROXIMATE CENTER OF SAID NORTH FORK OF THE SOUTH PLATTE RIVER;

THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY 285 AND SAID APPROXIMATE CENTER OF SAID NORTH FORK OF THE SOUTH PLATTE RIVER THE FOLLOWING THREE (3) COURSES;

1. SOUTH 87°19'57" EAST A DISTANCE OF 45.00 FEET;
2. THENCE SOUTH 48°19'57" EAST A DISTANCE OF 111.00 FEET;
3. THENCE SOUTH 04°19'57" EAST A DISTANCE OF 21.00 FEET;

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY 285 AND CONTINUING ALONG THE APPROXIMATE CENTER OF SAID NORTH FORK OF THE SOUTH PLATTE RIVER THE FOLLOWING SEVEN (7) COURSES;

1. CONTINUING SOUTH 04°19'57" EAST A DISTANCE OF 100.00 FEET;
2. THENCE SOUTH 54°05'00" EAST A DISTANCE OF 180.00 FEET;
3. THENCE SOUTH 82°15'00" EAST A DISTANCE OF 150.00 FEET;
4. THENCE NORTH 48°35'00" EAST A DISTANCE OF 290.00 FEET;
5. THENCE NORTH 88°20'00" EAST A DISTANCE OF 180.00 FEET;
6. THENCE SOUTH 72°30'00" EAST A DISTANCE OF 90.00 FEET;
7. THENCE SOUTH 24°15'00" EAST A DISTANCE OF 32.34 FEET;

THENCE SOUTH 87°16'02" EAST A DISTANCE OF 56.14 FEET TO THE POINT OF BEGINNING.

PARCEL C

Together with a non-exclusive right of way and easement for ingress and egress over, across, and upon , the existing driveway. This easement and right of way shall run with the land in deed recorded June 15, 1993 at Reception No. 413821.

Also known by street address as: **19 County Road 64A Bailey, CO**

A.P.N. # 16845

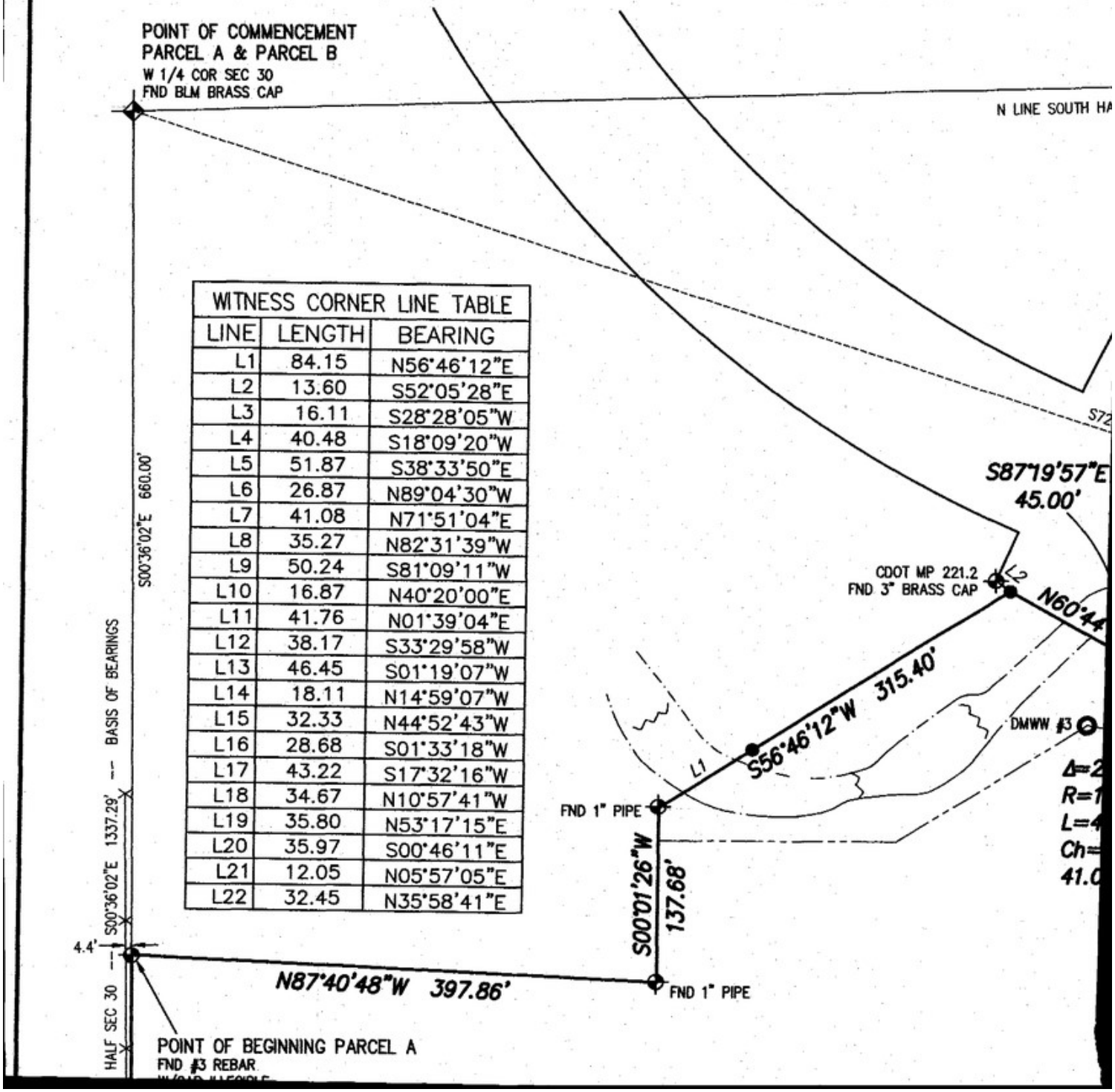
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738408
1 of 8

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R$48.00 D$0.00

Debra A Green
Park County Clerk

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



WITNESS CORNER LINE TABLE		
LINE	LENGTH	BEARING
L1	84.15	N56°46'12"E
L2	13.60	S52°05'28"E
L3	16.11	S28°28'05"W
L4	40.48	S18°09'20"W
L5	51.87	S38°33'50"E
L6	26.87	N89°04'30"W
L7	41.08	N71°51'04"E
L8	35.27	N82°31'39"W
L9	50.24	S81°09'11"W
L10	16.87	N40°20'00"E
L11	41.76	N01°39'04"E
L12	38.17	S33°29'58"W
L13	46.45	S01°19'07"W
L14	18.11	N14°59'07"W
L15	32.33	N44°52'43"W
L16	28.68	S01°33'18"W
L17	43.22	S17°32'16"W
L18	34.67	N10°57'41"W
L19	35.80	N53°17'15"E
L20	35.97	S00°46'11"E
L21	12.05	N05°57'05"E
L22	32.45	N35°58'41"E

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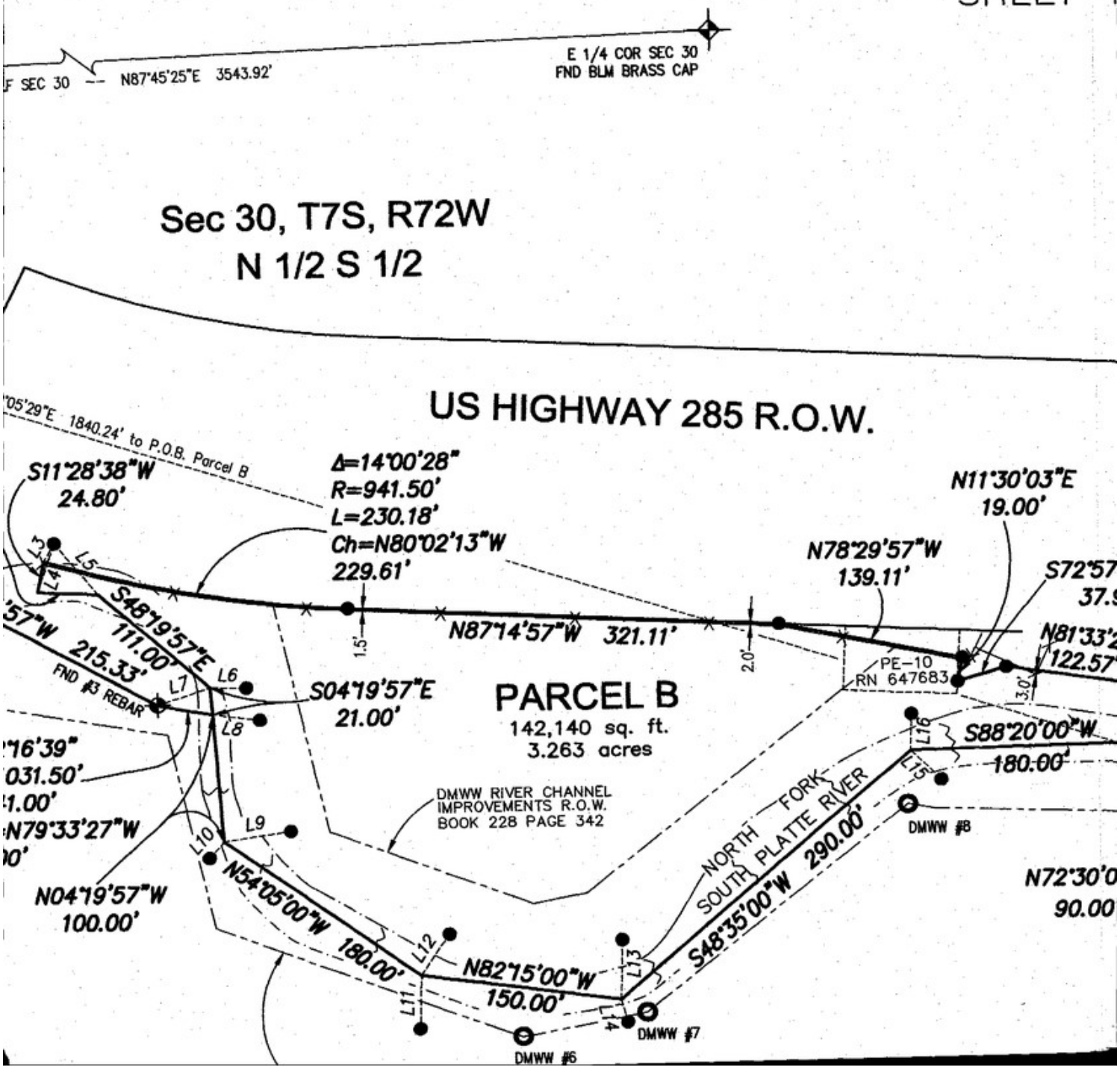
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2 of 8

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R$48.00 D$0.00

Debra A Green
Park County Clerk

LAND SUR

A TRACT OF LAND LOCATED IN N
TOWNSHIP 7 SOUTH, RANGE
COUNTY OF PARK, S
ADDRESS: 19 PARK
SHEET 1



738408

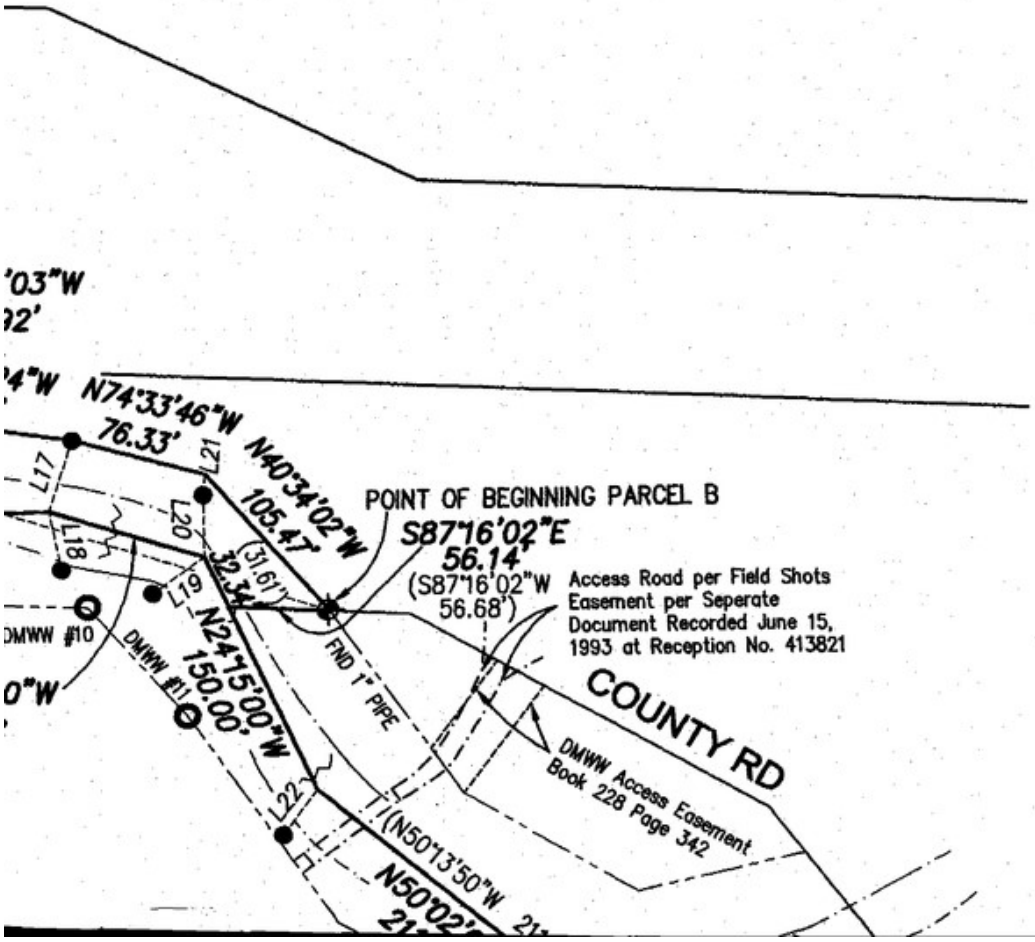
738408
3 of 8

8/21/2017 8:47 AM
R$48.00 D$0.00

Debra A Green
Park County Clerk

VEY PLAT

1/2 OF S 1/2 OF SECTION 30,
72 WEST OF THE 6th P.M.,
TATE OF COLORADO
COUNTY ROAD 64A
OF 1



LEGAL DESCRIPTI

A PARCEL OF LAND DESCRIBED
THE NORTH HALF OF THE SOUT
DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUA
00°36'02" EAST A DISTANCE OF
THENCE SOUTH 00°36'02" EAST
POINT OF BEGINNING;

THENCE SOUTH 00°36'02" EAST
SECTION 30;;
THENCE NORTH 88°58'49" EAST
THE CENTER SOUTH ONE-SIXTE
THENCE NORTH 87°27'12" EAST
COUNTY ROAD;
THENCE ALONG SAID WESTERLY
1. NORTH 17°15'00" EAST
2. THENCE ALONG THE A
DISTANCE OF 318.41 FEE
THENCE NORTH 37°20'50" WEST
THENCE NORTH 09°59'30" EAST
THENCE NORTH 50°02'08" WEST
THENCE ALONG SAID APPROXIM
1. NORTH 24°15'00" WEST
2. THENCE NORTH 72°30'
3. THENCE SOUTH 88°20'
4. THENCE SOUTH 48°35'
5. THENCE NORTH 82°15'
6. THENCE NORTH 54°05'
7. THENCE NORTH 04°19'
US HIGHWAY 285;
THENCE ALONG SAID SOUTHERL
1. ALONG THE ARC OF S
ARC DISTANCE OF 41.00
2. THENCE NORTH 60°44'
TENCE SOUTH 56°46'12" WEST
THENCE SOUTH 00°01'26" WEST
THENCE NORTH 87°40'48" WEST

SAID PARCEL CONTAINS 1,319,8

LEGAL DESCRIPT

A PARCEL OF LAND DESCRIBED
THE NORTH HALF OF THE SOUT
DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QU
00°36'02" EAST A DISTANCE O
THENCE SOUTH 72°05'29" EAS

THENCE NORTH 40°34'02" WES
THENCE NORTH 74°33'46" WES
THENCE NORTH 81°33'24" WES
THENCE ALONG SAID SOUTHERL

ON PARCEL A:

ON EXEMPTION PLAT RECORDED AT BOOK 387, PAGE 919, IN THE PARK COUNTY CLERK AND RECORDER'S OFFICE, LOCATED IN
H HALF OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 72 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY

RTER CORNER OF SAID SECTION 30, WHENCE THE SOUTH ONE-SIXTEENTH CORNER OF SAID SECTION 30 BEARS SOUTH
1337.29 FEET, SAID LINE FORMING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;
ALONG THE WESTERLY LINE OF SAID NORTH HALF OF THE SOUTH HALF OF SECTION 30 A DISTANCE OF 660.00 FEET TO THE

CONTINUEING ALONG SAID WESTERLY LINE A DISTANCE OF 677.29 FEET TO THE SOUTH ONE-SIXTEENTH CORNER OF SAID

ALONG THE SOUTHERLY LINE OF SAID NORTH HALF OF THE SOUTH HALF OF SECTION 30 A DISTANCE OF 865.43 FEET TO
ENTH CORNER OF SAID SECTION 30;
CONTINUING ALONG SAID SOUTHERLY LINE OF A DISTANCE OF 776.99 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF A

RIGHT-OF-WAY LINE OF A COUNTY ROAD THE FOLLOWING TWO (2) COURSES:
A DISTANCE OF 146.14 FEET TO A POINT OF CURVE;
RC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 43°36'04", A RADIUS OF 418.42 FEET, AN ARC
T AND A CHORD BEARING NORTH 39°02'59 EAST A DISTANCE OF 310.78 FEET;
A DISTANCE OF 9.04 FEET;
A DISTANCE OF 94.21 FEET TO A POINT ON THE SOUTH BANK OF THE NORTH FORK OF THE SOUTH PLATTE RIVER;
A DISTANCE OF 211.61 FEET TO A POINT IN THE APPROXIMATE CENTER OF SAID NORTH FORK OF THE SOUTH PLATTE RIVER;
ATE CENTER OF THE NORTH FORK OF THE SOUTH PLATTE RIVER THE FOLLOWING EIGHT (8) COURSES:
A DISTANCE OF 150.00 FEET;
00" WEST A DISTANCE OF 90.00 FEET;
00" WEST A DISTANCE OF 180.00 FEET;
00" WEST A DISTANCE OF 290.00 FEET;
00" WEST A DISTANCE OF 150.00 FEET;
00" WEST A DISTANCE OF 180.00 FEET;
57" WEST A DISTANCE OF 100.00 FEET TO A POINT ON A CURVE AND THE SOUTHERLY RIGHT-OF-WAY LINE OF

Y RIGHT-OF-WAY LINE OF US HIGHWAY 285 THE FOLLOWING TWO (2) COURSES:
AID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 02°16'39", A RADIUS OF 1031.50 FEET, AN
FEET AND A CHORD BEARING NORTH 79°33'27" WEST A DISTANCE OF 41.00 FEET;
57" WEST A DISTANCE OF 215.33 FEET TO A POINT ON THE WEST BANK OF THE NORTH FORK OF THE SOUTH PLATTE RIVER;
A DISTANCE OF 315.40 FEET TO A POINT ON THE SOUTH BANK OF SAID NORTH FORK OF THE SOUTH PLATTE RIVER;
A DISTANCE OF 137.68 FEET
A DISTANCE OF 397.86 FEET TO THE POINT OF BEGINNING;

50 SQ. FT. OR 30.300 ACRES.

ON PARCEL B:

ON EXEMPTION PLAT RECORDED AT BOOK 387, PAGE 919, IN THE PARK COUNTY CLERK AND RECORDER'S OFFICE, LOCATED IN
H HALF OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 72 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY

RTER CORNER OF SAID SECTION 30, WHENCE THE SOUTH ONE-SIXTEENTH CORNER OF SAID SECTION 30 BEARS SOUTH
1337.29 FEET, SAID LINE FORMING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;
A DISTANCE OF 1840.24 FEET TO THE POINT OF BEGINNING;

A DISTANCE OF 105.47 FEET;
A DISTANCE OF 76.33 FEET;
A DISTANCE OF 122.57 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY 285;
Y RIGHT-OF-WAY LINE OF US HIGHWAY 285 THE FOLLOWING SIX (6) COURSES:

738408
738408 8/21/2017 8:47 AM Debra A Green
5 of 8 R$48.00 D$0.00 Park County Clerk

W LINE SOUTH

S00°36'02"E 677.29'

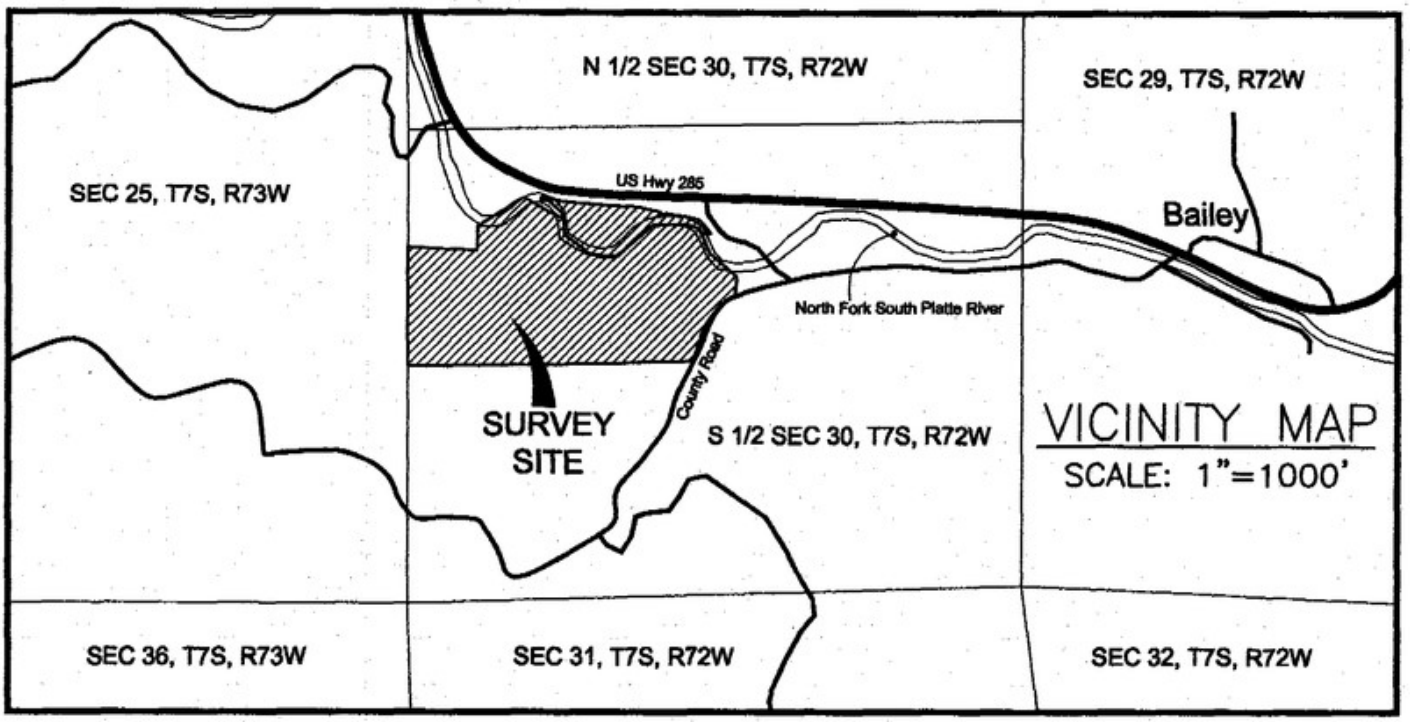
7.7'

N88°58'49"E 865.43'

3.3'

S 1/16 COR SEC 25|30
FND BLM BRASS CAP

S 1/2



DMWW RIVER CHANNEL
IMPROVEMENTS R.O.W.
BOOK 228 PAGE 342

738408

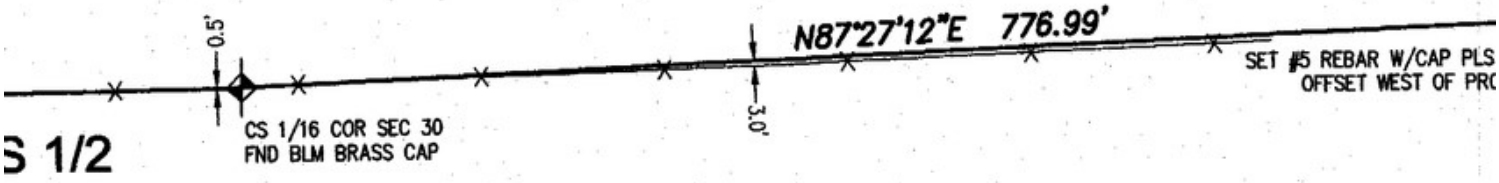
738408
6 of 8

8/21/2017 8:47 AM
R$48.00 D$0.00

Debra A Green
Park County Clerk

PARCEL A

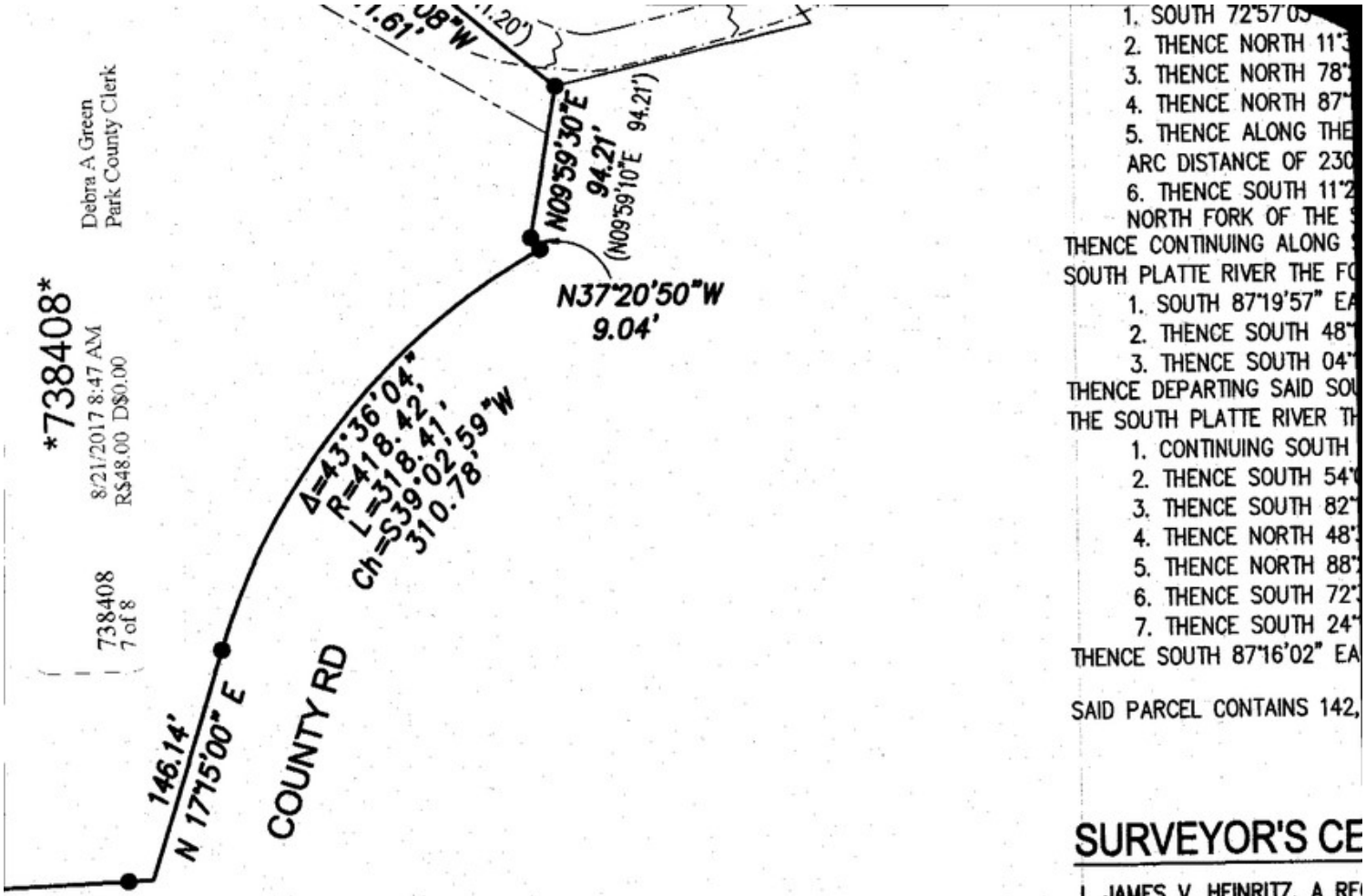
1,319,850 sq. ft.
30.300 acres



S 1/2

NOTES:

1. THE WORD "CERTIFY" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SUREY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
2. DATE OF FIELD WORK: APRIL 12th, 2017. ALL BEARINGS AND DISTANCES ARE BASED ON THE EXEMPTION PLAT RECORDED AT BOOK 387, PAGE 919.
3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY JVH CONSULTING, INC. TO DETERMINE OWNERSHIP AND EASEMENTS OF RECORD.
4. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAYS, TITLE OF RECORD AND PROPERTY LINES WE RELIED UPON INFORMATION SUPPLIED TO US BY FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 598-F0574814-360-KWF, AMENDMENT NO. 1, EFFECTIVE MARCH 23, 2017 AT 7:00 A.M.
5. BASIS OF BEARINGS FOR THIS SURVEY IS THE WESTERLY LINE OF THE NORTH HALF OF THE SOUTH HALF OF SAID SECTION 30 AS MARKED BY A 3" BLM BRASS CAP AT THE WEST QUARTE CORNER AND AT THE SOUTH ONE-SIXTEENTH CORNER AND BEARS SOUTH 00°36'02" EAST A DISTANCE OF 1337.06 FEET.
6. 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 THA TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.



1. SOUTH 72°57'05
2. THENCE NORTH 11°3
3. THENCE NORTH 78°
4. THENCE NORTH 87°
5. THENCE ALONG THE
ARC DISTANCE OF 230
6. THENCE SOUTH 11°2
NORTH FORK OF THE
THENCE CONTINUING ALONG
SOUTH PLATTE RIVER THE FO
1. SOUTH 87°19'57" EA
2. THENCE SOUTH 48°
3. THENCE SOUTH 04°
THENCE DEPARTING SAID SOU
THE SOUTH PLATTE RIVER TH
1. CONTINUING SOUTH
2. THENCE SOUTH 54°
3. THENCE SOUTH 82°
4. THENCE NORTH 48°
5. THENCE NORTH 88°
6. THENCE SOUTH 72°
7. THENCE SOUTH 24°
THENCE SOUTH 87°16'02" EA

SAID PARCEL CONTAINS 142,

SURVEYOR'S CE

I, JAMES V. HEINRITZ, A RE
BEZZANT AND FIDELITY NAT
MADE BY ME ON APRIL 12t
THEREOF.

COLORADO
JAMES V.
PROFESSIONAL
249

JAMES V. HEINRITZ, PLS 2
FOR AND ON BEHALF OF

LEGEND

S88°15'04"W 777.35'
(N87°27'12"E 776.99')

DENOTES THE BEARING & DISTANCE AS MEASURED IN THE FIELD BETWEEN THE FOUND/SET MONUMENTS

DENOTES THE BEARING & DISTANCE AS SHOWN ON EXEMPTION PLAT RECORDED AT BOOK 387 PAGE 919

DENOTES FOUND CADASTRAL SURVEY MONUMENT AS NOTED

DENOTES FOUND PROPERTY CORNER MONUMENT AS NOTED

DENOTES SET #5 REBAR WITH CAP PLS 24958

DENOTES FOUND DMWW BRASS CAP SURVEY MONUMENT AS NOTED

2.0' DENOTES DISTANCE FROM FENCE TO BOUNDARY, THE SIDE WITH NUMBER IS THE SIDE OF THE BOUNDARY WITH THE FENCE

North

South

100 50

SCALE: 1

:ST A DISTANCE OF 37.92 FEET;
0'03" EAST A DISTANCE OF 19.00 FEET;
:9'57" WEST A DISTANCE OF 139.11 FEET;
4'57" WEST A DISTANCE OF 321.11 FEET TO A POINT OF CURVE;
ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 14°00'28, A RADIUS OF 941.50 FEET, AN
.18 FEET AND CHORD BEARING NORTH 80°02'13 WEST A DISTANCE OF 229.61 FEET;
8'38" WEST A DISTANCE OF 24.80 FEET TO A POINT IN THE APPROXIMATE CENTER OF SAID
SOUTH PLATTE RIVER;
SAID SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY 285 AND SAID APPROXIMATE CENTER OF SAID NORTH FORK OF THE
LLOWING THREE (3) COURSES;
ST A DISTANCE OF 45.00 FEET;
9'57" EAST A DISTANCE OF 111.00 FEET;
9'57" EAST A DISTANCE OF 21.00 FEET;
JTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY 285 AND CONTINUING ALONG THE APPROXIMATE CENTER OF SAID NORTH FORK OF
HE FOLLOWING SEVEN (7) COURSES;
04°19'57" EAST A DISTANCE OF 100.00 FEET;
05'00" EAST A DISTANCE OF 180.00 FEET;
15'00" EAST A DISTANCE OF 150.00 FEET;
35'00" EAST A DISTANCE OF 290.00 FEET;
20'00" EAST A DISTANCE OF 180.00 FEET;
30'00" EAST A DISTANCE OF 90.00 FEET;
15'00" EAST A DISTANCE OF 32.34 FEET;
ST A DISTANCE OF 56.14 FEET TO THE POINT OF BEGINNING.

140 SQ. FT. OR 3.263 ACRES

ERTIFICATION:

GISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY TO JOHN BEZZANT & SHERI
ONAL TITLE COMPANY THAT A FIELD SURVEY OF THE ABOVE DESCRIBED PARCEL, AND AS SHOWN ON THIS PLAT, WAS
, 2017, AND THAT THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID PARCEL AND THE SURVEY

LICENSED
58
CONSULTING, INC.

FILING CERTIFICATION:

DEPOSITED THIS _____ DAY OF _____, 20____, AT _____ __.M

IN BOOK _____ OF THE COUNTY SURVEYOR'S LAND SURVEY / RIGHT-OF-WAY

SURVEYS AT PAGE _____, RECEPTION NUMBER _____ .

100

= 100'

JVH Consulting, Inc.
2114 W Kimber Ln
Riverton, UT 84065
303-725-6005

738408

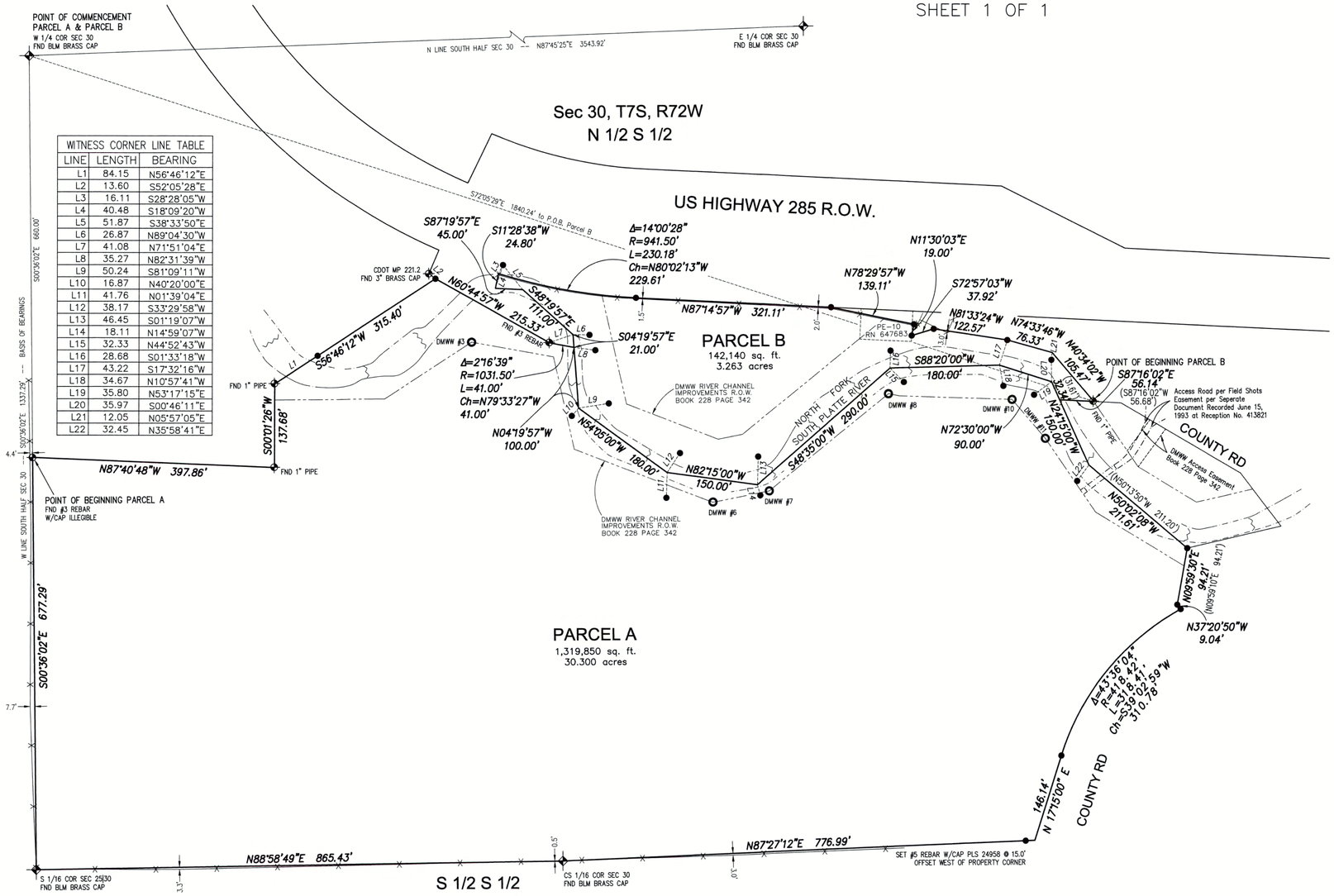
738408
8 of 8

8/21/2017 8:47 AM
R$48.00 D$0.00

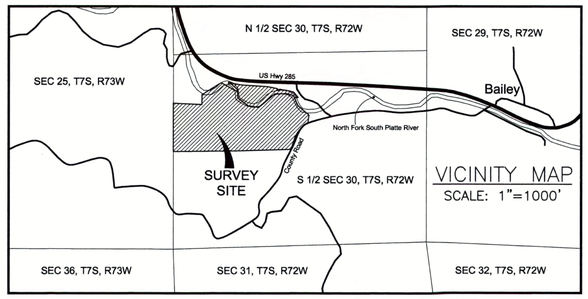
Debra A Green
Park County Clerk

LAND SURVEY PLAT

A TRACT OF LAND LOCATED IN N 1/2 OF S 1/2 OF SECTION 30,
TOWNSHIP 7 SOUTH, RANGE 72 WEST OF THE 6th P.M.,
COUNTY OF PARK, STATE OF COLORADO
ADDRESS: 19 PARK COUNTY ROAD 64A
SHEET 1 OF 1



WITNESS CORNER LINE TABLE		
LINE	LENGTH	BEARING
L1	84.15	N56°46'12"E
L2	13.60	S52°05'28"E
L3	16.11	S28°28'05"W
L4	40.48	S18°09'20"W
L5	51.87	S38°33'50"E
L6	26.87	N89°04'30"W
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L10	16.87	N40°20'00"E
L11	41.76	N01°39'04"E
L12	38.17	S33°29'58"W
L13	46.45	S01°19'07"W
L14	18.11	N14°59'07"W
L15	32.33	N44°52'43"W
L16	28.68	S01°33'18"W
L17	43.22	S17°32'16"W
L18	34.67	N10°57'41"W
L19	35.80	N53°17'15"E
L20	35.97	S00°46'11"E
L21	12.05	N05°57'05"E
L22	32.45	N35°58'41"E



NOTES:

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3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY JVH CONSULTING, INC. TO DETERMINE OWNERSHIP AND EASEMENTS OF RECORD.
4. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAYS, TITLE OF RECORD AND PROPERTY LINES WE RELIED UPON INFORMATION SUPPLIED TO US BY FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 598-F057814-360-KWF, AMENDMENT NO. 1, EFFECTIVE MARCH 23, 2017 AT 7:00 A.M.
5. BASIS OF BEARINGS FOR THIS SURVEY IS THE WESTERLY LINE OF THE NORTH HALF OF THE SOUTH HALF OF SAID SECTION 30 AS MARKED BY A 3" BLM BRASS CAP AT THE WEST QUARTER CORNER AND AT THE SOUTH ONE-SIXTEENTH CORNER AND BEARS SOUTH 00°36'02" EAST A DISTANCE OF 1337.06 FEET.
6. ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

LEGEND

S88°15'04"W 777.35' (N87°27'12"E 776.99') — DENOTES THE BEARING & DISTANCE AS MEASURED IN THE FIELD BETWEEN THE FOUND/SET MONUMENTS; DENOTES THE BEARING & DISTANCE AS SHOWN ON EXEMPTION PLAT RECORDED AT BOOK 387 PAGE 919

- DENOTES FOUND CADASTRAL SURVEY MONUMENT AS NOTED
- DENOTES FOUND PROPERTY CORNER MONUMENT AS NOTED
- DENOTES SET #5 REBAR WITH CAP PLS 24958
- DENOTES FOUND DMWW BRASS CAP SURVEY MONUMENT AS NOTED
- 2.0' — DENOTES DISTANCE FROM FENCE TO BOUNDARY, THE SIDE WITH NUMBER IS THE SIDE OF THE BOUNDARY WITH THE FENCE

North (J) — South (H)

100 50 0 100
SCALE: 1" = 100'

LEGAL DESCRIPTION PARCEL A:

A PARCEL OF LAND DESCRIBED ON EXEMPTION PLAT RECORDED AT BOOK 387, PAGE 919, IN THE PARK COUNTY CLERK AND RECORDER'S OFFICE, LOCATED IN THE NORTH HALF OF THE SOUTH HALF OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 72 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 30, WHENCE THE SOUTH ONE-SIXTEENTH CORNER OF SAID SECTION 30 BEARS SOUTH 00°36'02" EAST A DISTANCE OF 1337.29 FEET, SAID LINE FORMING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;
THENCE SOUTH 00°36'02" EAST ALONG THE WESTERLY LINE OF SAID NORTH HALF OF THE SOUTH HALF OF SECTION 30 A DISTANCE OF 660.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00°36'02" EAST CONTINUEING ALONG SAID WESTERLY LINE A DISTANCE OF 677.29 FEET TO THE SOUTH ONE-SIXTEENTH CORNER OF SAID SECTION 30;;
THENCE NORTH 88°58'49" EAST ALONG THE SOUTHERLY LINE OF SAID NORTH HALF OF THE SOUTH HALF OF SECTION 30 A DISTANCE OF 865.43 FEET TO THE CENTER SOUTH ONE-SIXTEENTH CORNER OF SAID SECTION 30;
THENCE NORTH 87°27'12" EAST CONTINUING ALONG SAID SOUTHERLY LINE OF A DISTANCE OF 776.99 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF A COUNTY ROAD;
THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF A COUNTY ROAD THE FOLLOWING TWO (2) COURSES:
1. NORTH 17°15'00" EAST A DISTANCE OF 146.14 FEET TO A POINT OF CURVE;
2. THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 43°36'04", A RADIUS OF 418.42 FEET, AN ARC DISTANCE OF 318.41 FEET AND A CHORD BEARING NORTH 39°02'59 EAST A DISTANCE OF 310.78 FEET;

THENCE NORTH 37°20'50" WEST A DISTANCE OF 9.04 FEET;
THENCE NORTH 09°59'30" EAST A DISTANCE OF 94.21 FEET TO A POINT ON THE SOUTH BANK OF THE NORTH FORK OF THE SOUTH PLATTE RIVER;
THENCE NORTH 50°02'08" WEST A DISTANCE OF 211.61 FEET TO A POINT IN THE APPROXIMATE CENTER OF SAID NORTH FORK OF THE SOUTH PLATTE RIVER;
THENCE ALONG SAID APPROXIMATE CENTER OF THE NORTH FORK OF THE SOUTH PLATTE RIVER THE FOLLOWING EIGHT (8) COURSES:
1. NORTH 24°15'00" WEST A DISTANCE OF 150.00 FEET;
2. THENCE NORTH 72°30'00" WEST A DISTANCE OF 90.00 FEET;
3. THENCE SOUTH 88°20'00" WEST A DISTANCE OF 180.00 FEET;
4. THENCE SOUTH 48°35'00" WEST A DISTANCE OF 290.00 FEET;
5. THENCE NORTH 82°15'00" WEST A DISTANCE OF 150.00 FEET;
6. THENCE NORTH 54°05'00" WEST A DISTANCE OF 180.00 FEET;
7. THENCE NORTH 04°19'57" WEST A DISTANCE OF 100.00 FEET TO A POINT ON A CURVE AND THE SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY 285;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY 285 THE FOLLOWING TWO (2) COURSES:
1. ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 02°16'39", A RADIUS OF 1031.50 FEET, AN ARC DISTANCE OF 41.00 FEET AND A CHORD BEARING NORTH 79°33'27" WEST A DISTANCE OF 41.00 FEET;
2. THENCE NORTH 60°44'57" WEST A DISTANCE OF 215.33 FEET TO A POINT ON THE WEST BANK OF THE NORTH FORK OF THE SOUTH PLATTE RIVER;

TENCE SOUTH 56°46'12" WEST A DISTANCE OF 315.40 FEET TO A POINT ON THE SOUTH BANK OF SAID NORTH FORK OF THE SOUTH PLATTE RIVER;
THENCE SOUTH 00°01'26" WEST A DISTANCE OF 137.68 FEET
THENCE NORTH 87°40'48" WEST A DISTANCE OF 397.86 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 1,319,850 SQ. FT. OR 30.300 ACRES.

LEGAL DESCRIPTION PARCEL B:

A PARCEL OF LAND DESCRIBED ON EXEMPTION PLAT RECORDED AT BOOK 387, PAGE 919, IN THE PARK COUNTY CLERK AND RECORDER'S OFFICE, LOCATED IN THE NORTH HALF OF THE SOUTH HALF OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 72 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 30, WHENCE THE SOUTH ONE-SIXTEENTH CORNER OF SAID SECTION 30 BEARS SOUTH 00°36'02" EAST A DISTANCE OF 1337.29 FEET, SAID LINE FORMING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;
THENCE SOUTH 72°05'29" EAST A DISTANCE OF 1840.24 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 40°34'02" WEST A DISTANCE OF 105.47 FEET;
THENCE NORTH 74°33'46" WEST A DISTANCE OF 76.33 FEET;
THENCE NORTH 81°33'24" WEST A DISTANCE OF 122.57 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY 285;
THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY 285 THE FOLLOWING SIX (6) COURSES:
1. SOUTH 72°57'03" WEST A DISTANCE OF 37.92 FEET;
2. THENCE NORTH 11°30'03" EAST A DISTANCE OF 19.00 FEET;
3. THENCE NORTH 78°29'57" WEST A DISTANCE OF 139.11 FEET;
4. THENCE NORTH 87°14'57" WEST A DISTANCE OF 321.11 FEET TO A POINT OF CURVE;
5. THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 14°00'28, A RADIUS OF 941.50 FEET, AN ARC DISTANCE OF 230.18 FEET AND CHORD BEARING NORTH 80°02'13 WEST A DISTANCE OF 229.61 FEET;
6. THENCE SOUTH 11°28'38" WEST A DISTANCE OF 24.80 FEET TO A POINT IN THE APPROXIMATE CENTER OF SAID NORTH FORK OF THE SOUTH PLATTE RIVER;

THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY 285 AND SAID APPROXIMATE CENTER OF SAID NORTH FORK OF THE SOUTH PLATTE RIVER THE FOLLOWING THREE (3) COURSES;
1. SOUTH 87°19'57" EAST A DISTANCE OF 45.00 FEET;
2. THENCE SOUTH 48°19'57" EAST A DISTANCE OF 111.00 FEET;
3. THENCE SOUTH 04°19'57" EAST A DISTANCE OF 21.00 FEET;

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY 285 AND CONTINUING ALONG THE APPROXIMATE CENTER OF SAID NORTH FORK OF THE SOUTH PLATTE RIVER THE FOLLOWING SEVEN (7) COURSES;
1. CONTINUING SOUTH 04°19'57" EAST A DISTANCE OF 100.00 FEET;
2. THENCE SOUTH 54°05'00" EAST A DISTANCE OF 180.00 FEET;
3. THENCE SOUTH 82°15'00" EAST A DISTANCE OF 150.00 FEET;
4. THENCE NORTH 48°35'00" EAST A DISTANCE OF 290.00 FEET;
5. THENCE NORTH 88°20'00" EAST A DISTANCE OF 180.00 FEET;
6. THENCE SOUTH 72°30'00" EAST A DISTANCE OF 90.00 FEET;
7. THENCE SOUTH 24°15'00" EAST A DISTANCE OF 32.34 FEET;

THENCE SOUTH 87°16'02" EAST A DISTANCE OF 56.14 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 142,140 SQ. FT. OR 3.263 ACRES

SURVEYOR'S CERTIFICATION:

I, JAMES V. HEINRITZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY TO JOHN BEZZANT & SHERI BEZZANT AND FIDELITY NATIONAL TITLE COMPANY THAT A FIELD SURVEY OF THE ABOVE DESCRIBED PARCEL, AND AS SHOWN ON THIS PLAT, WAS MADE BY ME ON APRIL 12th, 2017, AND THAT THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID PARCEL AND THE SURVEY THEREOF.

COLORADO LICENSED JAMES V. HEINRITZ 24958 PROFESSIONAL LAND SURVEYOR

4-28-17

JAMES V. HEINRITZ, PLS 24958
FOR AND ON BEHALF OF: JVH CONSULTING, INC.

FILING CERTIFICATION:

DEPOSITED THIS _____ DAY OF _____, 20____, AT _____ __M

IN BOOK _____ OF THE COUNTY SURVEYOR'S LAND SURVEY / RIGHT-OF-WAY

SURVEYS AT PAGE _____, RECEPTION NUMBER _____ .

DATE: 04/28/17
DRFT: JVH

JVH Consulting, Inc.
2114 W Kimber Ln
Riverton, UT 84065
303-725-6005

APPENDIX B

APPLICANT CERTIFICATION REGARDING NOTICE TO MINERAL ESTATE OWNER

I, Bailey Water & Sanitation Dist., submitted an application for land use approval from Park County generally described as:

X Conditional Use Permit

___ Determination of Location and Extent of Public Facilities Use

___ Planned Unit Development with Rezoning

___ Special Use Permit; (Telecommunications, Wetlands)

X Subdivision; (Major Preliminary Plan, Major Final Plat, Minor, Sketch, Combined)

I understand that state law, found at CRS 24-65.5-101 through 24-65.5-104, imposes specific legal requirements involving my providing written notice to the mineral estate owner of my application. (★)

I HEREBY CERTIFY that I have complied with the notice requirements imposed upon me by CRS 24-65.5-101 through 24-65.5-104.

(★) No mineral estate owner(s) indicated in Assessor's records or title commitments.

Signature of Applicant

Miguel Garcia, Board V.P

Print Name

For County Use Only

Application Name/Case Number:_____

Attest:

Darrell Evig, Board Secretary

ANITA LYNN MARCHANT
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20064031531
MY COMMISSION EXPIRES AUGUST 10, 2026

State of Colorado
County of Park

Acknowledged before me this 28th day of January, 2020 by Miguel Garcia, V.P. of Dist. Board & Darrell Evig, Secretary of the Board

Notary Public

Anita Marchant

From: Raechelle Yarbrough <Shelli.Yarbrough@parkcountyco.gov>
Sent: Monday, October 20, 2025 3:06 PM
To: Anita Marchant
Subject: Parcel 16845 - adjacent property owners

Hello, Anita,

Below are the adjacent property owners and addresses as requested for parcel number 16845.

Parcel 18777
Two Bridges Lodge LLC
3380 County Road 72
Bailey, CO 80421

Parcel 18809
Tbjp 52 LLC
3380 County Road 72
Bailey, CO 80421

Parcel 43926
Wellington Cleon G Jr & Cynthia Anne Revocable Trust
676 Madeira Dr
Traverse City, MI 49696

Parcel 18794
Renee Mulvaney
110 Co Rd 64
Bailey, CO 80421

Parcel 18782
Marc Rohloff
Sara Rohloff
Cabel Rohloff
1713 Yucca Ct
Fort Collins, CO 80525

Parcel 18792
Falkner Patrick And Debra Trust
57 County Road 64a
Bailey, CO 80421

Parcel 18844
Snt Enterprises Llp
60006 Us Hwy 285
Bailey, CO 80421

The following own their home but are on leased land:
Joe & Cynthia Foreman
1460 Lone Scout Lookout
Monument, CO 80132

Jeffrey & Christina Larsen
8350 W Virginia Ave
Lakewood, CO 80226

Thank you,
Shelli

Shelli Yarbrough
Planner I
Park County Planning Department
856 Castello Ave.
Po Box 1598
Fairplay, CO 80440
719-836-4261

Offices open M-Thr 7 AM-5 PM

December 30, 2025

Floodplain Administrator
Park County
856 Castello Ave.
Fairplay, CO 80440

Subject **Bailey Water and Sanitation District Water Treatment Improvements**
Element Job No: 0107.0002

Dear Park County Floodplain Administrator:

Element Engineering (Element) and the Bailey Water and Sanitation District (District) are in the process of performing an environmental review pursuant to the National Environmental Policy Act to assess the environmental impacts of water treatment improvements in Park County, Colorado. The project shall be funded through the Colorado Department of Public Health and Environment (CDPHE) with state dollars through CDPHE's State Revolving Fund program. This letter is submitted to request a review of our project by the Park County Floodplain Administrator, to determine the need for a Floodplain Development Permit (FDP).

PROJECT NEED AND BACKGROUND

The Bailey Water and Sanitation District owns and operates a community water system under Public Water System Identification Number CO-0147010. The existing water system consists of a raw surface water source, a surface water treatment plant (WTP), three (3) water storage tanks (WST), and distribution system piping. The existing WTP processes include coagulant/polymer chemical feed, multi-media filter, two-stage bag filtration, ultraviolet (UV) disinfection, liquid chlorine injection, and contact time. While the existing WTP consistently operates in compliance with Regulation 11, there are several deficiencies of the system that need to be addressed including their raw water intake, a means to remove metals from raw water, aged and deteriorated process equipment, and stabilization of water quality in the distribution system. Of particular concern are the levels of copper and zinc present in the drinking water system, that need to be reduced to assist the District's Wastewater Treatment Plant (WWTP) with meeting effluent limits that recently came into effect in November 2024.

PROPOSED PROJECT

The District's proposed Water Treatment Plant Improvements project will include rehabilitation and improvements to the raw water intake system; the complete replacement of the existing WTP; and the addition of treatment processes to reduce copper and zinc originating from raw water and the distribution system. A new WTP process building will be necessary to house the proposed equipment rated for an increased capacity from 30 gallons per minute (gpm) to 40 gpm to make better use of the proposed infiltration gallery and ensure service area demands can be met beyond the anticipated population growth over the next twenty years.

The proposed water treatment plant (WTP) will be constructed at a new site approximately 200 feet to the west of the existing WTP and raw water intake infrastructure. The property for the proposed WTP was recently purchased by the District to complete the proposed project, across the street from the Park

County administrative building and offices. Access to the proposed WTP site is provided directly from US Highway 285. The District's existing infiltration gallery within the Middle Fork of the South Platte River will be in-kind replaced to restore hydraulic capacity, and a secondary adjacent backup infiltration gallery will be installed. Only one (1) of the two (2) infiltration galleries will be in operation at any given point in time. The infiltration galleries will divert raw water from the river to an existing 4-foot diameter subgrade concrete well with two (2) submersible well pumps that will be replaced as part of this project. Raw water from the existing well will be pumped through a 4-inch pressure pipe network over to the proposed WTP building site. Finished water piping and sanitary waste piping will also be installed to tie-in with existing distribution and sanitary collection system piping in front of the existing WTP property. All yard piping tie-ins will be installed within US 285 CDOT ROW, adjacent to paved surfaces.

FLOODPLAIN DETERMINATION

The floodplain of the North Fork of the South Platte River in the vicinity of the District's existing WTP and proposed WTP is shown on FEMA Flood Insurance Rate Map panel 08093C0275C. While parts of the existing WTP are shown to be mapped within the 100-year floodplain, the location for the proposed WTP building and associated equipment are located outside the mapped floodplain; however, the southeastern corner of the proposed access driveway is shown within the mapped floodplain.

As a conservative mitigation measure during a flooding event, we propose to elevate the proposed WTP building site by 3-ft from the nearest estimated base floodplain elevation (BFE). The proposed driveway within the mapped floodplain is proposed to be returned to existing grade, to maintain the existing floodway. During a major flooding event, the proposed WTP building and processes will be unaffected. The proposed WTP will also be accessible from the northeastern gate, which will be located outside of the mapped floodplain.

At the existing WTP site, the infiltration galleries will be unaffected, and the existing wet well will be equipped with replacement submersible pumps that will not be affected during a flooding event. A new electrical panel will be installed for the submersible pumps and located north of the mapped floodplain area and on Unistrut to mitigate any damage during a flooding event.

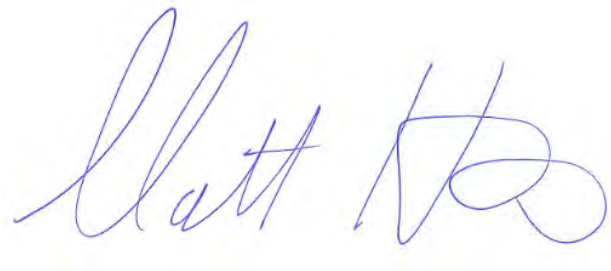
ANTICIPATED IMPACT TO FLOODPLAIN

No impact on floodplains is expected, and an FDP is not anticipated to be required, because all proposed structures are to be located outside of mapped floodplains. The existing raw water intake infrastructure that exists within the floodplain will remain, and the new electrical control panel for the replacement pumps will be located outside as well as include mitigation by elevation on Unistrut. Enclosed are exhibits of the proposed project in relation to the floodplain extents shown on the FEMA FIRM. A copy of the relevant FEMA FIRM is also included for reference.

Enclosed are a US Geological Survey topographical map, a vicinity map, a FEMA FIRMette of the project area, and a Proposed Improvement Exhibit that depict the project's area of potential effect as well as the boundaries of the FEMA FIRM 100-year floodplain. Element and the Bailey Water and Sanitation District request that your office review the proposed project to identify the need for an FDP through Park County.

We would appreciate a response within 30 days of your receipt of this request to Matthew Hess, 720-484-0504, matt.hess@bowman.com. If you need any further information or wish to discuss the project, please contact me at 720-484-0504 or by email at matt.hess@bowman.com.

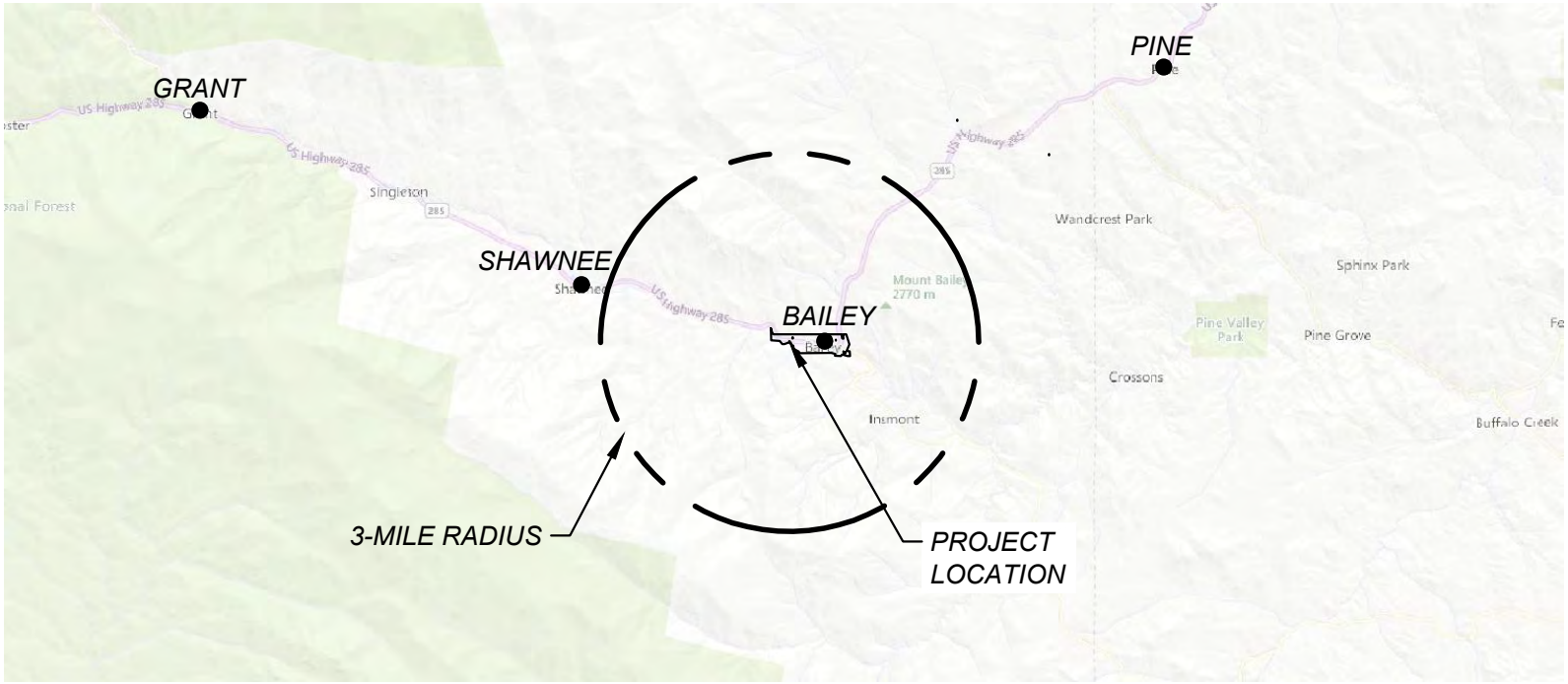
Sincerely,



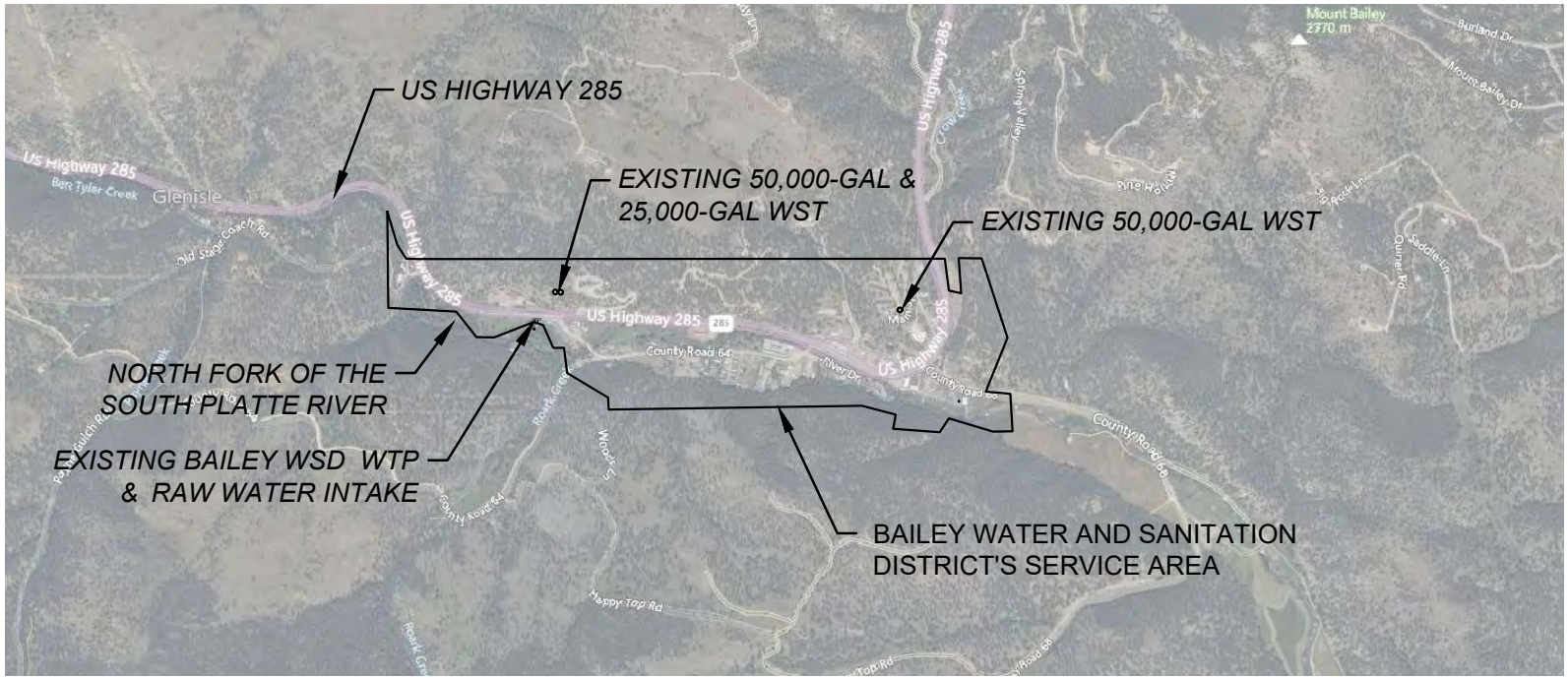
Matthew A. Hess, PE
Project Engineer

Attachments

USGS Topo Map
Vicinity Map
FEMA FIRMette
Proposed Improvement Exhibit



N



N

BAILEY WSD - WATER SERVICE AREA

DATE
AUGUST 2024

JOB NUMBER
0107.0002

SCALE
NTS

ELEMENT ENGINEERING LLC
12687 W. CEDAR DRIVE, SUITE 300
LAKEWOOD, CO 80228
720.749.4165
WWW.ELEMENTENGINEERING.NET

National Flood Hazard Layer FIRMette

FEMA

105°29'40"W 39°24'39"N



105°29'3"W 39°24'11"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

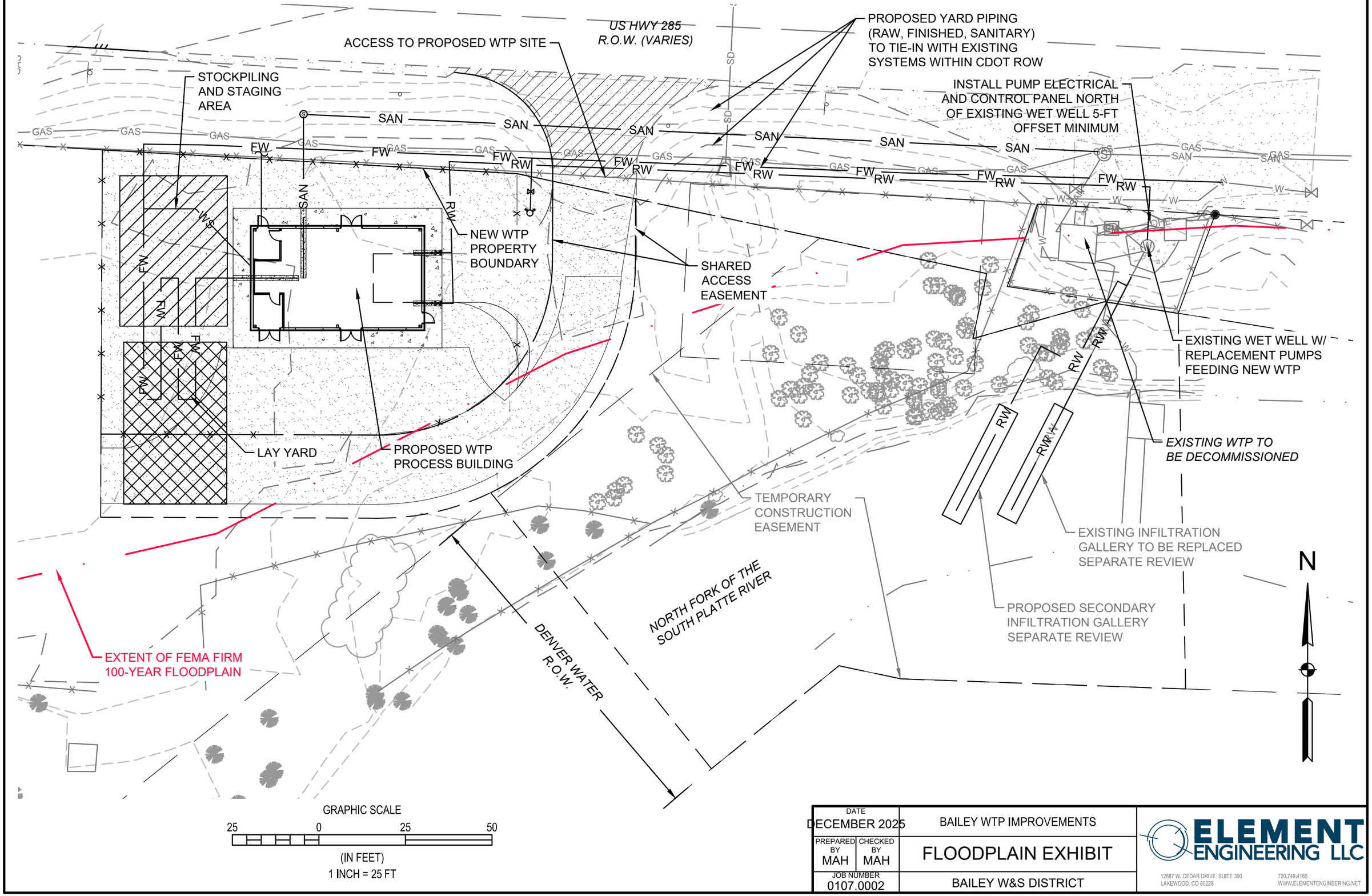
N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/13/2025 at 6:40 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



Q:\CO-LAKE-EE\SHARED_PROJECTS\0107 - W2 ENGINEERS, LLC\0002 - BAILEY W\SD WTP IMPROVEMENTS\CAD\DWG\CD'S\03_SITE PLAN BAILEY WTP.DWG

DATE: DECEMBER 2025	BAILEY WTP IMPROVEMENTS	ELEMENT ENGINEERING LLC
PREPARED BY: MAH / CHECKED BY: MAH	FLOODPLAIN EXHIBIT	12687 W. CEDAR DRIVE, SUITE 300, LAKEWOOD, CO 80228 — 720.749.4165 — WWW.ELEMENTENGINEERING.NET
JOB NUMBER: 0107.0002	BAILEY W&S DISTRICT	

SALZAMAR MINOR SUBDIVISION

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 72 WEST OF THE 6TH P.M., COUNTY OF PARK, STATE OF COLORADO

SHEET 1 OF 3

TOTAL AREA = 1,462,646 SQ. FT., OR 33.58 ACRES, MORE OR LESS

Legal Description

SALZAMAR PROPERTIES, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE REAL PROPERTY OF 33.58 ACRES LOCATED IN PARK COUNTY, COLORADO DESCRIBED AS FOLLOWS:

PARCEL A, PARCEL B, AND PARCEL C PER WARRANTY DEED RECORDED MAY 11, 2017 AT RECEPTION NO. 735357, BEING A PART OF THE NORTH HALF OF THE SOUTH HALF OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 72 WEST OF THE 6TH P.M., COUNTY OF PARK, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE WEST LINE OF THE NW1/4 SW1/4 OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 72 WEST OF THE 6TH P.M. TO BEAR SOUTH 00°08'39" EAST BETWEEN A FOUND 2 1/2" IRON PIPE WITH 3 1/4" BRASS CAP, "US CADASTRAL SURVEY BLM T7S R73W R72W 1/4 S25 S30 1958" AT THE WEST QUARTER CORNER OF SAID SECTION 30 AND A FOUND 2 1/2" IRON PIPE WITH 3 1/4" BRASS CAP, "US CADASTRAL SURVEY BLM T7S R73W R72W S1/16 S25 S30 1958" AT THE SOUTH SIXTEENTH CORNER COMMON TO SAID SECTION 30 AND SECTION 25, TOWNSHIP 7 SOUTH, RANGE 73 WEST OF THE 6TH P.M. WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO:

BEGINNING AT SAID SOUTH SIXTEENTH CORNER;
THENCE NORTH 89°25'15" EAST, ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTH HALF OF SECTION 30, A DISTANCE OF 865.70 FEET TO THE CENTER-SOUTH SIXTEENTH CORNER OF SECTION 30;
THENCE CONTINUING ALONG SAID SOUTH LINE, NORTH 87°53'13" EAST, A DISTANCE OF 776.75 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 64;
THENCE ALONG SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

1. NORTH 17°52'54" EAST, A DISTANCE OF 146.14 FEET TO A POINT OF NON-TANGENT CURVATURE;
2. THENCE 318.71 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 418.42 FEET, AN INCLUDED ANGLE OF 43°38'30" AND SUBTENDED BY A CHORD BEARING NORTH 39°26'04" EAST, A DISTANCE OF 311.06 FEET;

THENCE NORTH 36°52'47" WEST, A DISTANCE OF 9.04 FEET;
THENCE NORTH 10°27'34" EAST, A DISTANCE OF 94.30 FEET TO A POINT ON THE SOUTH BANK OF THE NORTH FORK OF THE SOUTH PLATTE RIVER;
THENCE NORTH 49°38'55" WEST, A DISTANCE OF 211.29 FEET TO A POINT IN THE APPROXIMATE CENTER OF SAID NORTH FORK OF THE SOUTH PLATTE RIVER;
THENCE CONTINUING IN SAID APPROXIMATE CENTER, NORTH 23°51'47" WEST, A DISTANCE OF 117.48 FEET;
THENCE SOUTH 88°23'36" EAST, A DISTANCE OF 56.33 FEET;
THENCE NORTH 40°34'02" WEST, A DISTANCE OF 105.24 FEET;
THENCE NORTH 74°33'46" WEST, A DISTANCE OF 76.16 FEET;
THENCE NORTH 81°04'51" WEST, A DISTANCE OF 120.80 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 285;
THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING SIX (6) COURSES:

1. SOUTH 74°20'34" WEST, A DISTANCE OF 39.46 FEET;
2. THENCE NORTH 12°01'00" EAST, A DISTANCE OF 19.19 FEET;
3. THENCE NORTH 78°00'09" WEST, A DISTANCE OF 138.71 FEET;
4. THENCE NORTH 86°43'03" WEST, A DISTANCE OF 319.81 FEET TO A POINT OF NON-TANGENT CURVATURE;
5. THENCE 231.48 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 941.50 FEET, AN INCLUDED ANGLE OF 14°05'12" AND SUBTENDED BY A CHORD BEARING NORTH 79°54'30" WEST, A DISTANCE OF 230.89 FEET
6. THENCE SOUTH 11°53'06" WEST, A DISTANCE OF 24.80 FEET TO A POINT IN THE APPROXIMATE CENTER OF THE NORTH FORK OF THE SOUTH PLATTE RIVER;

THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 285 AND SAID APPROXIMATE CENTER OF THE NORTH FORK OF THE SOUTH PLATTE RIVER, THE FOLLOWING THREE (3) COURSES:

1. SOUTH 86°55'29" EAST, A DISTANCE OF 45.00 FEET;
2. THENCE SOUTH 47°55'29" EAST, A DISTANCE OF 111.00 FEET;
3. THENCE SOUTH 03°55'29"E, A DISTANCE OF 21.00 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE DEPARTING SAID APPROXIMATE CENTER OF THE NORTH FORK OF THE SOUTH PLATTE RIVER AND CONTINUING ON SAID SOUTH RIGHT-OF WAY LINE OF U.S. HIGHWAY 285 THE FOLLOWING TWO (2) COURSES:

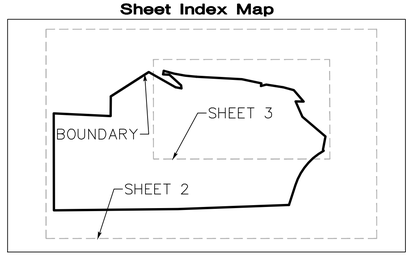
1. 41.00 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1031.50 FEET, AN INCLUDED ANGLE OF 2°16'39" AND SUBTENDED BY A CHORD BEARING NORTH 79°08'59" WEST, A DISTANCE OF 41.00 FEET;
2. THENCE NORTH 60°26'43" WEST, A DISTANCE OF 215.92 FEET TO A POINT ON THE WEST BANK OF SAID NORTH FORK OF THE SOUTH PLATTE RIVER;

THENCE SOUTH 57°18'58" WEST, A DISTANCE OF 314.38 FEET TO A POINT ON THE SOUTH BANK OF SAID NORTH FORK OF THE SOUTH PLATTE RIVER;
THENCE SOUTH 00°35'25" WEST, A DISTANCE OF 137.80 FEET;
THENCE NORTH 87°17'57" WEST, A DISTANCE OF 397.99 FEET TO A POINT ON SAID WEST LINE OF THE NW1/4 SW1/4 OF OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 72 WEST OF THE 6TH P.M.;
THENCE SOUTH 00°08'39" EAST, ALONG SAID WEST LINE, A DISTANCE OF 677.42 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 1,462,646 SQ. FT. OR 33.58 ACRES, MORE OR LESS.

TOGETHER WITH A NON-EXCLUSIVE RIGHT-OF-WAY AND EASEMENT FOR INGRESS AND EGRESS OVER, ACROSS, AND UPON, THE EXISTING DRIVEWAY. THIS EASEMENT AND RIGHT-OF-WAY SHALL RUN WITH THE LAND IN DEED RECORDED JUNE 15, 1993 AT RECEPTION NO. 413821.

Sheet Index Map



Dedication

KNOWN ALL MEN BY THESE PRESENTS THAT THE OWNER OF THE LAND DESCRIBED ABOVE HAVE CAUSED THE LAND TO BE LAID OUT AND PLATTED UNDER THE NAME SALZAMAR MINOR SUBDIVISION.

IN WITNESS WHEREOF, WE DO HEREUNTO SET OUR HANDS AND SEALS THIS _____ DAY OF _____, 2026.

OWNER:
SALZAMAR PROPERTIES, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____
NAME: _____
TITLE: _____

STATE OF COLORADO)
)SS
COUNTY OF PARK)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2026

WITNESS MY HAND AND SEAL

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

Mortgage Consent to Dedication

THE UNDERSIGNED HOLDERS OF MORTGAGE INTERESTS AND LIENS AGAINST THE PROPERTY OFFERED FOR DEDICATION AND FOR TRANSFER TO THE PUBLIC AND TO PARK COUNTY CONSENTS AND APPROVES OF SUCH DEDICATION AND TRANSFER AND SUBORDINATES AND RELEASES ITS INTERESTS TO SUCH DEDICATED AND TRANSFERRED PROPERTY

IN WITNESS WHEREOF, WE DO HEREUNTO SET OUR HANDS AND SEALS THIS _____ DAY OF _____, 2026.

_____
REPRESENTATIVE

STATE OF COLORADO)
)SS
COUNTY OF PARK)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2026

WITNESS MY HAND AND SEAL

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

Title Certificate

FIRST AMERICAN TITLE INSURANCE COMPANY HEREBY CERTIFIES THAT TITLE TO THE ABOVE-DESCRIBED PROPERTY IS VESTED IN THE OWNER.

DATE: _____

_____
[SIGNATURE OF AUTHORIZED AGENT

Approval by Board of County Commissioners

APPROVED AS A MINOR SUBDIVISION BY THE PARK COUNTY BOARD OF COMMISSIONERS THIS _____ DAY OF _____, 2026, SUBJECT TO ALL APPLICABLE PROVISIONS OF THE 2009 PARK COUNTY LAND USE REGULATIONS, AS AMENDED.

_____ _____ ATTEST: _____
BOCC CHAIRPERSON PARK COUNTY CLERK AND RECORDER

Applicant Information

NAME: _____

ADDRESS: _____

TELEPHONE NUMBER: _____

Land Owner Information

NAME: _____

ADDRESS: _____

TELEPHONE NUMBER: _____

Planner Information

NAME: _____

ADDRESS: _____

TELEPHONE NUMBER: _____

Engineer Information

NAME: _____

ADDRESS: _____

TELEPHONE NUMBER: _____

Notes

1. BASIS OF BEARINGS: GPS DERIVED BEARINGS BASED ON A BEARING OF SOUTH 00°08'39" EAST, ALONG THE WEST LINE OF THE NW1/4 SW1/4 OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 72 WEST OF THE 6TH P.M. BETWEEN A FOUND 2-1/2" IRON PIPE WITH 3-1/4" BRASS CAP, "US CADASTRAL SURVEY BLM T7S R73W R72W 1/4 S25 S30 1958" AT THE WEST QUARTER CORNER OF SAID SECTION 30 AND A FOUND 2-1/2" IRON PIPE WITH 3-1/4" BRASS CAP, "US CADASTRAL SURVEY BLM T7S R73W R72W S1/16 S25 S30 1958" AT THE SOUTH SIXTEENTH CORNER COMMON TO SAID SECTION 30 AND SECTION 25, TOWNSHIP 7 SOUTH, RANGE 73 WEST OF THE 6TH P.M, AS SHOWN HEREON. COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983 (NAD83). ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
2. FIRST AMERICAN TITLE INSURANCE COMPANY NUMBER 5509-4013858, DATED OCTOBER 31, 2022 AT 8:00 A.M., WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND DESCRIBED HEREON IS ALL OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.
3. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
4. THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT.
5. FLOOD INFORMATION: THE SUBJECT PROPERTY IS LOCATED IN ZONE X UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND ZONE A, SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, NO BASE FLOOD ELEVATIONS DETERMINED ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP; COMMUNITY-PANEL NO. 08093C-0275 C, DATED DECEMBER 18, 2009. FLOOD INFORMATION IS SUBJECT TO CHANGE.
6. THE WORD "CERTIFY" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
7. MONUMENTS NOT ACCEPTED WERE FOUND TO BE OUTSIDE OF A REASONABLE ERROR ELLIPSE BASED ON OTHER LOCALLY FOUND MONUMENTS. THEY WERE NOT ACCEPTED AS ORIGINAL, UNDISTURBED MONUMENTS.
8. THE FOLLOWING DOCUMENTS ARE MENTIONED IN THE ABOVE REFERENCED TITLE DOCUMENT AND ARE SHOWN GRAPHICALLY HEREON. THE FOLLOWING LIST CONTAINS THE TITLE DOCUMENT EXCEPTION NUMBER, DATE RECORDED, RECEPTION NUMBER AND/OR BOOK AND PAGE.

#12	NO DATE	BOOK 228, PAGE 342	DMWW RIVER CHANNEL IMPROVEMENTS R.O.W.
#13	FEB. 14, 1986	REC. NO. 348292	GRANT OF EASEMENT
#14	DEC. 10, 2007	REC. NO. 647683	PERMANENT EASEMENT
#16	AUG. 21, 2017	REC. NO. 738408	LAND SURVEY PLAT

9. THE FOLLOWING DOCUMENTS ARE MENTIONED IN THE ABOVE REFERENCED TITLE DOCUMENT AND APPEAR TO AFFECT THE SUBJECT PROPERTY BUT CANNOT BE SHOWN GRAPHICALLY. THE FOLLOWING LIST CONTAINS THE TITLE DOCUMENT EXCEPTION NUMBER, DATE RECORDED, RECEPTION NUMBER AND/OR BOOK AND PAGE.

#9	JAN. 04, 1890	BOOK 25, PAGE 45	U.S. PATENT
#10	JUL. 27, 1904	BOOK 69, PAGE 178	MOUNTAIN STATES TELEPHONE & TELEGRAPH R.O.W. (BLANKET IN NATURE)
#11	JUL. 27, 1939	BOOK 126, PAGE 3	MOUNTAIN STATES TELEPHONE & TELEGRAPH R.O.W (BLANKET IN NATURE)
#15	MAY 13, 2010	REC. NO. 670958	RESOLUTION NO. 30-2010
#17	JUN. 22, 2021	REC. NO. 780903	RESOLUTION NO. 2021-24



Vicinity Map
NO SCALE

Boundary Closure Report

COURSE:	N89°25'15"E	LENGTH:	865.70'
COURSE:	N87°53'13"E	LENGTH:	776.75'
COURSE:	N17°52'54"E	LENGTH:	146.14'
LENGTH:	318.71'	RADIUS:	418.42'
DELTA:	043°38'30"		
CHORD:	311.06'	COURSE:	N39°26'04"E
COURSE:	N36°52'47"W	LENGTH:	9.04'
COURSE:	N10°27'34"E	LENGTH:	94.30'
COURSE:	N49°38'55"W	LENGTH:	211.29'
COURSE:	N23°51'47"W	LENGTH:	117.48'
COURSE:	S88°23'36"E	LENGTH:	56.33'
COURSE:	N40°34'02"W	LENGTH:	105.24'
COURSE:	N74°33'46"W	LENGTH:	76.16'
COURSE:	N81°04'51"W	LENGTH:	120.80'
COURSE:	S74°20'34"W	LENGTH:	39.46'
COURSE:	N12°01'00"E	LENGTH:	19.19'
COURSE:	N78°00'09"W	LENGTH:	138.71'
COURSE:	N86°43'03"W	LENGTH:	319.81'
LENGTH:	231.48'	RADIUS:	941.50'
DELTA:	014°05'12"		
CHORD:	230.89'	COURSE:	N79°54'30"W
COURSE:	S11°53'06"W	LENGTH:	24.80'
COURSE:	S86°55'29"E	LENGTH:	45.00'
COURSE:	S47°55'29"E	LENGTH:	111.00'
COURSE:	S03°55'29"E	LENGTH:	21.00'
LENGTH:	41.00'	RADIUS:	1031.50'
DELTA:	002°16'39"		
CHORD:	41.00'	COURSE:	N79°08'59"W
COURSE:	N60°26'43"W	LENGTH:	215.92'
COURSE:	S57°18'58"W	LENGTH:	314.38'
COURSE:	S00°35'25"W	LENGTH:	137.80'
COURSE:	N87°17'57"W	LENGTH:	397.99'
COURSE:	S00°08'39"E	LENGTH:	677.42'

AREA: 1462646 SQ. FT.
ERROR CLOSURE: 0.006 COURSE: S57°45'02"E
ERROR NORTH: -0.0033 EAST: 0.0053

PRECISION 1: 938817

Surveyor Certificate

I HEREBY CERTIFY THAT THE SURVEY AND PLAT OF THAT REAL PROPERTY SHOWN AND DESCRIBED HEREON WERE MADE BY ME OR UNDER MY DIRECT RESPONSIBILITY, SUPERVISION, AND CHECKING, IN STRICT COMPLIANCE WITH COLORADO STATUTES, AND THAT BOTH SURVEY AND PLAT ARE TRUE, ACCURATE AND COMPLETE. THIS CERTIFICATION IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

_____
DAVID A. WILSON COLORADO LICENSE NO. 38280
REGISTERED LAND SURVEYOR

DATE: _____

Recorder's Certificate

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF PARK COUNTY, ON THE _____ DAY OF _____, 2026, AND DULY FILED AT RECEPTION NO. _____

_____
PARK COUNTY CLERK AND RECORDER

DATE
REVISION
1 2 3 4 5 6 7 8 9

SALZAMAR
MINOR SUBDIVISION

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Flatirons, Inc.
Land Surveying Services
www.FlatironsInc.com
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655 FOURTH AVE, LONGMONT, CO 80501 (303) 776-1733
7000 N. BROADWAY, SUITE 209, DENVER, CO 80221 (303) 936-6997

DRAFT
WORKING COPY ONLY
ONLY FINAL VERSION WILL HAVE STAMP AND SIGNATURE
(SEAL)

JOB NUMBER: 25-83,315
DATE: 01-27-2026
DRAWN BY: R. SLAGLE
CHECKED BY: JJK/DAW

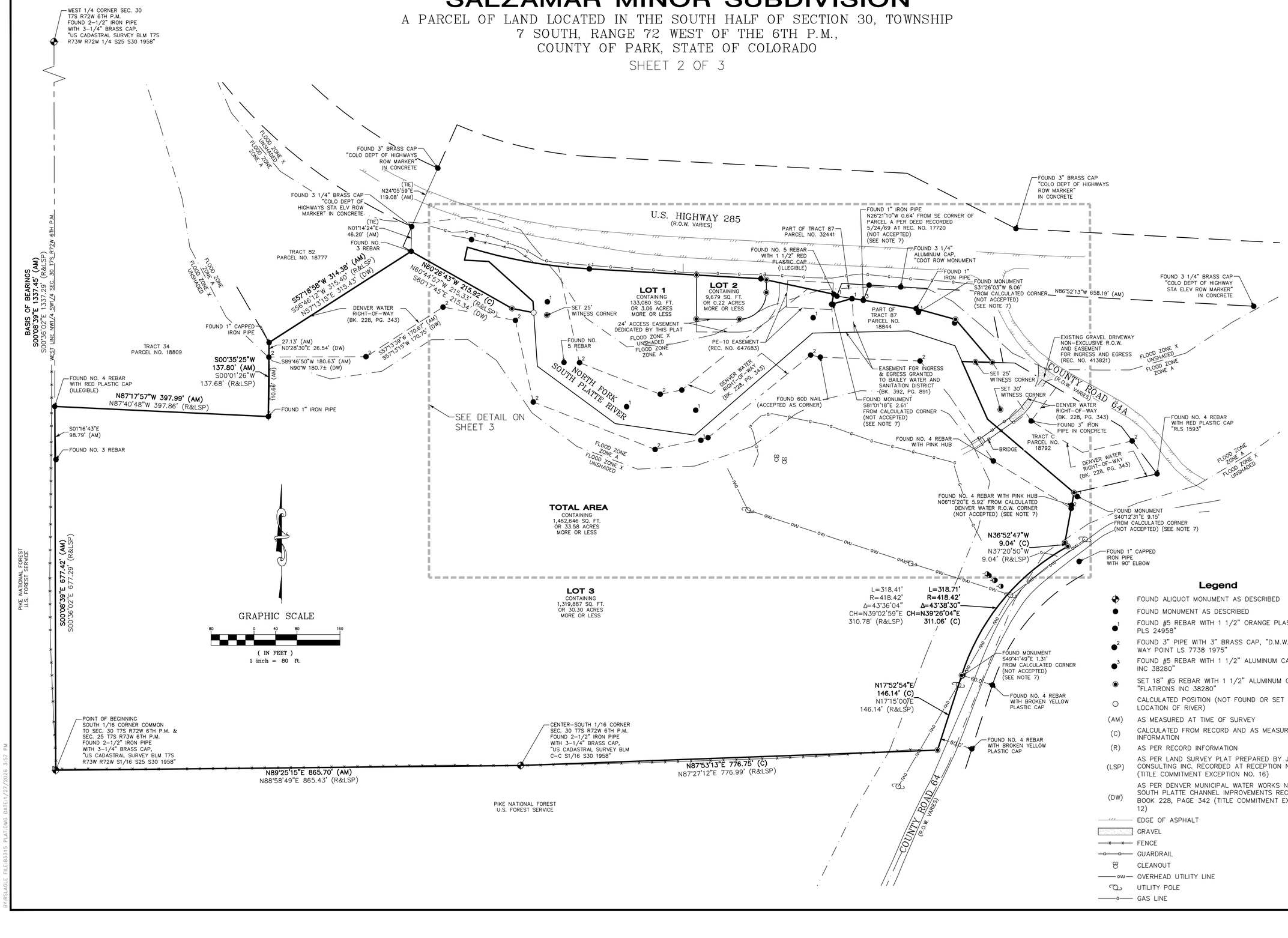
SHEET 1 OF 3

BY:RSLAGLE FILE:83315 PLAT.DWG DATE:1/27/2026 3:56 PM

SALZAMAR MINOR SUBDIVISION

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 72 WEST OF THE 6TH P.M., COUNTY OF PARK, STATE OF COLORADO

SHEET 2 OF 3



Legend

- FOUND ALIQUOT MONUMENT AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- FOUND #5 REBAR WITH 1 1/2" ORANGE PLASTIC CAP, "JVH PLS 24958"
- FOUND 3" PIPE WITH 3" BRASS CAP, "D.M.W.W. RIGHT OF WAY POINT LS 7738 1975"
- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, "FLATIRONS INC 38280"
- SET 18" #5 REBAR WITH 1 1/2" ALUMINUM CAP, "FLATIRONS INC 38280"
- CALCULATED POSITION (NOT FOUND OR SET DUE TO LOCATION OF RIVER)
- (AM) AS MEASURED AT TIME OF SURVEY
- (C) CALCULATED FROM RECORD AND AS MEASURED INFORMATION
- (R) AS PER RECORD INFORMATION
- (LSP) AS PER LAND SURVEY PLAT PREPARED BY JVH CONSULTING INC. RECORDED AT RECEPTION NO. 738408 (TITLE COMMITMENT EXCEPTION NO. 16)
- (DW) AS PER DENVER MUNICIPAL WATER WORKS NORTH FORK SOUTH PLATTE CHANNEL IMPROVEMENTS RECORDED IN BOOK 228, PAGE 342 (TITLE COMMITMENT EXCEPTION NO. 12)
- EDGE OF ASPHALT
- GRAVEL
- FENCE
- GUARDRAIL
- CLEANOUT
- OVERHEAD UTILITY LINE
- UTILITY POLE
- GAS LINE

DATE	REVISION
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6	
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8	

SALZAMAR MINOR SUBDIVISION

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CHECKED BY:	JJK/DAW

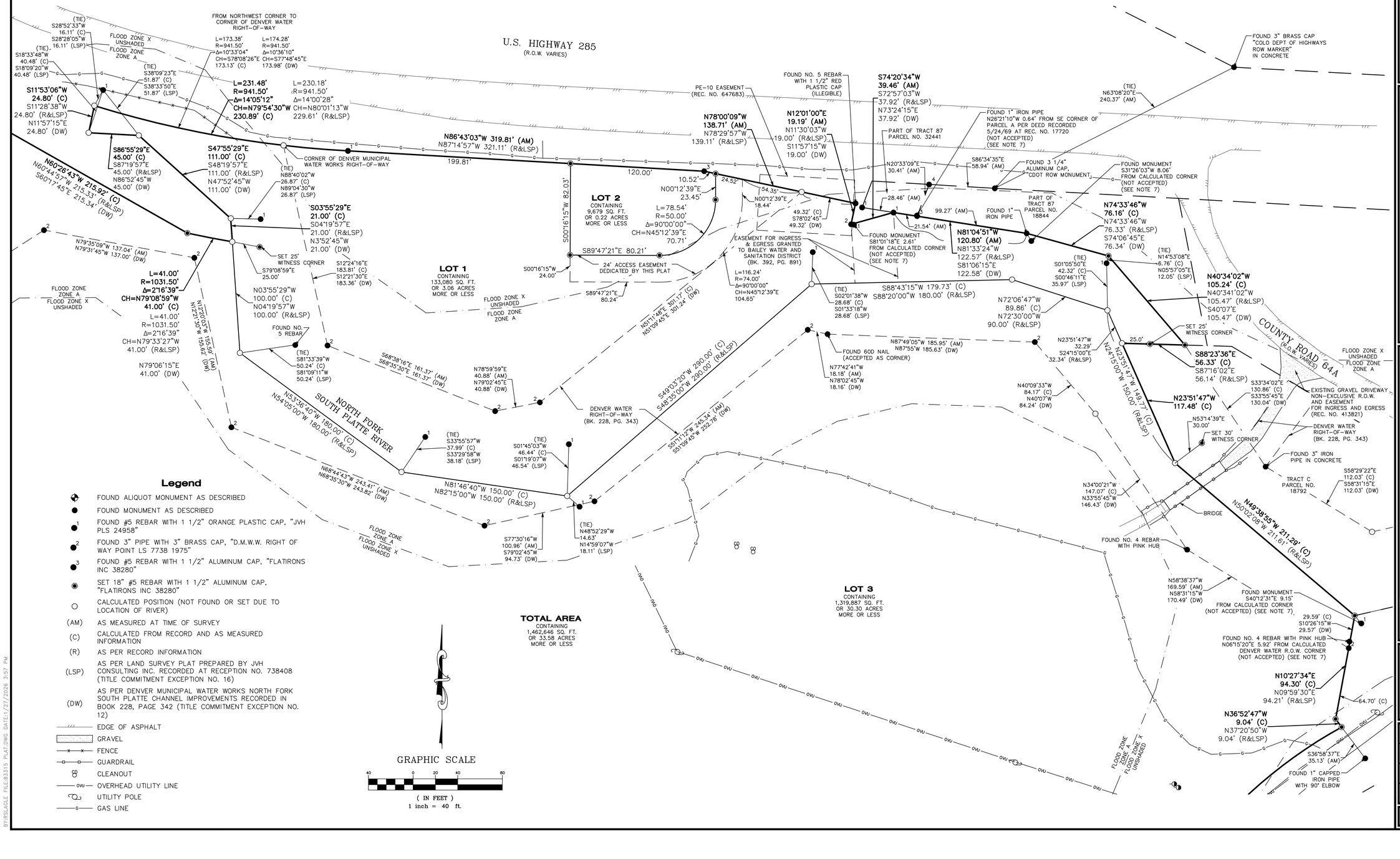
SHEET 2 OF 3

BY:RSLAGLE FILE:83315 PLAT.DWG DATE:1/27/2026 3:57 PM

SALZAMAR MINOR SUBDIVISION

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 72 WEST OF THE 6TH P.M., COUNTY OF PARK, STATE OF COLORADO

SHEET 3 OF 3



DATE	REVISION
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WORKING COPY ONLY. NOT FINAL VERSION. WILL HAVE STAMP AND SIGNATURE
(SEAL)

JOB NUMBER:	25-83,315
DATE:	01-27-2026
DRAWN BY:	R. SLAGLE
CHECKED BY:	JJK/DAW

SHEET 3 OF 3

BY:SLAGLE FILE:83315 PLAT.DWG DATE:1/27/2026 3:57 PM

PURCHASE AND SALE AGREEMENT

THIS PURCHASE AND SALE AGREEMENT is made and entered into this **28th day of May 2025** (the "Agreement"), by and between **Salzamar Properties, LLC**, a Colorado limited liability company, and its successors, with a mailing address of, 3380 County Road 72, Bailey, Colorado 80421 (the "Landowner"), and the **Bailey Water & Sanitation District**, a quasi-municipal corporation and political subdivision of the State of Colorado with a mailing address PO Box 422, Bailey, Colorado 80421 (the "District") (collectively, the District and Landowner are referred to as the "Parties").

RECITALS

A. The District is undertaking construction of a new water treatment facility and additional intake facilities on the North Fork of the South Platte River (the "Project").

B. Landowner owns real property in the vicinity of the Project with a mailing address of 19 County Road 64A, Bailey, Colorado ("Landowner Property").

C. In order to construct and maintain the Project, the District needs to acquire portions of Landowner Property from Landowner in the form of a fee simple interest, a mutual access easement, a pipeline easement, and a temporary construction easement, the forms of which are attached hereto and incorporated by reference as ***Exhibit 1*** (the "Special Warranty Deed"), ***Exhibit 2*** (the "Mutual Access Easement), ***Exhibit 3*** ("Pipeline Easement") and ***Exhibit 4*** (the "Temporary Easement")(collectively "Property Interests"). The Access Easement, Pipeline Easement and Temporary Easement shall collectively be referred to as the "Easements."

D. The District has created the legal descriptions for the fee simple interest ("Fee Parcel"), the Mutual Access Easement and the Temporary Easement, and those are attached to Exhibits 1, 2 and 4, respectively.

E. The District has not created the legal description for the Pipeline Easement, but the Parties agree to wait to create the legal description until after the execution of this Agreement, but prior to the Closing provided for in Paragraph 7 below.

D. The District and Landowner agree to enter into a Right of First Refusal Agreement regarding the Fee Parcel, the form of which is attached hereto and incorporated by reference as ***Exhibit 5***.

F. The District has threatened to use its power of eminent domain to acquire the Property Interests, such that the District's acquisition of the Property Interests may be eligible for a 1033 Exchange.

NOW THEREFORE, in consideration of the promises and conditions contained in this Agreement, the Parties agree as follows:

1. **Purchase Price and Disbursement.** The purchase price for the Fee Parcel is $63,000.00. The purchase price for the Easements is $25,500.00. Thus, the total purchase price for the Property Interests is $88,500 (the "Purchase Price"). The Purchase Price shall be tendered by the District to Landowner in readily available funds at the Closing provided for in Paragraph 7.

2. **Escrow.** Promptly following the Effective Date hereof, the District shall establish an interest-bearing escrow account (the "Escrow") with the Title Company. The District shall deposit into Escrow in immediately available funds the sum of Ten Thousand and 00/100 Dollars ($10,000.00) (the "Deposit").

3. **Attorney Fees.** In addition to the Purchase Price, the District shall be responsible for Landowner's attorney fees associated with this transaction, including those fees incurred by Landowner in response to the District's threat of condemnation, subsequent negotiations, document preparation, and closing of this transaction (the "Attorney Fees"). Attorney Fees shall be paid to Landowner through Escrow at the time of Closing. Attorney Fees will not exceed $35,000.00.

4. **Title.**

A. Within fifteen (15) days of the mutual execution of this Agreement, the District will obtain and review a title commitment (the "Title Commitment") for Landowner Property issued by Fidelity National Title Colorado Bailey Office (the "Title Company").

B. Within seven (7) days of receiving the Title Commitment, the District will determine whether the record title of Landowner Property as of the date of this Agreement is acceptable, provided that as of the date of closing of this Agreement no additional liens or encumbrances are placed of record against the Property Interests. (The matters of record currently affecting Landowner Property as disclosed in Schedule B-2 of the Title Commitment are referred to as the "Permitted Exceptions").

5. **Entitlement Period.** Prior to Closing, the District shall obtain the necessary approvals from Park County to legally subdivide the Fee Parcel from Landowner Property, no later than April 30, 2026, so Landowner can legally convey the Fee Parcel to the District at Closing. The District agrees to pay for, process, and record with Park County a completed subdivision map during the entitlement period. Landowner will cooperate with the District's subdivision process and shall have the right to approve the final parcel and access road configuration. Any such subdivision map shall ensure that the remaining Landowner Property to the west of the Fee Parcel and north of the South Platte River ("Landowner Remainder Property") has legal access from the Hwy 285, via the Mutual Access Easement, to Landowner Remainder Property. The District shall provide a written status report to Landowner regarding this entitlement process bimonthly until complete.

6. **Pre-Closing Conditions.** The following must occur prior to Closing:

A. Deposit submitted into Escrow pursuant to Paragraph 2.

B. Completion of title examination pursuant to Paragraph 4.

C. Completion of the subdivision of the Fee Parcel from the Landowner Property, as set forth in Paragraph 5.

D. Preparation of the legal description for the Pipeline Easement property, as set forth in Paragraph 7.

7. **Closing**. Closing through the Title Company shall occur within 30 days of the completion of the Pre-Closing conditions set forth in Paragraph 6 or no later than December 31, 2026, whichever is sooner (the "Closing. Prior to Closing, the District shall prepare a legal description for the Pipeline Easement property. At the Closing, Landowner shall tender to the Title Company, the executed Exhibits 1-4, and all customary or required documents of the Title Company. At Closing, the District shall tender the Purchase Price (less the Deposit), the Attorney Fees and all costs and charges imposed by the Title Company in connection with the Closing, including all Title Company and document recordation fees.

8. **The District hereby agrees to the following post-closing conditions. These conditions shall expressly survive the Closing, shall not be merged into the deed or other conveyance instruments, shall be enforceable obligations of the District, and shall apply to the Parties' successors and assigns.**

A. **Fee Parcel.**

i. The District agrees to install a fence around the Fee Parcel and install a gate to its parking on the south side of the building. Chain link or wrought iron fencing will be acceptable; wood or barbed wire will not be acceptable. Razor or barbed wire on top of the fence is prohibited, unless required by applicable state or federal laws or regulations. The District will be responsible for all future maintenance of the fence.

ii. The District agrees that the structure to be built on the Fee Parcel shall be limited to an approximately 30' X 50' one-story building (maximum building area of 1,500 square feet). The building will be built to current code and of metal, wood, or masonry materials in a neutral color palette, subject to Landowner's approval, not to be unreasonably withheld or delayed, of the final architectural design.

iii. The District agrees to limit parking on the Fee Parcel to that area south of the building.

iv. No public water sales may take place on or from the Fee Parcel or the building on the Fee Parcel.

v. The District agrees to give the Landowner, its successors and assigns a right of first refusal in accordance with the agreement outlined in ***Exhibit***

5.. If Landowner, its successors or assigns exercise its first right of refusal pursuant to the executed Right of First Refusal Agreement, the Parties may terminate the Mutual Access Easement.

B. **Shared Access Road**.

i. The District agrees to construct the shared access driveway described by the Mutual Access Easement ("Shared Access Driveway"), at its sole cost, such that it connects to Hwy 285 in compliance with CDOT and Park County standards for a shared access driveway and make any drainage or other improvements required by Park County or CDOT.

ii. Should the existing CDOT state highway access permit (CDOT Access Permit No. 222097) require amendments as a result of the District's construction of the Shared Access Driveway or its use/improvements within the Fee Parcel, the District shall obtain any modifications or amendments from CDOT prior to commencing construction of the Shared Access Road. Landowner shall cooperate in such an effort, if required. The District shall pay any costs associated with such modifications or amendments, if any.

C. If the District does not complete the Project within ten (10) years of the effective date of this Agreement ("Incomplete Date"), the District agrees to (1) convey the Fee Parcel back to the Landowner for the Purchase Price and (2) terminate the Mutual Access Easement. Landowner shall have 180 days from the Incomplete Date to submit a purchase and sale agreement to the District to buy back the Fee Parcel at the Purchase Price.

D. **Other Jurisdictional Approvals**. The District, prior to commencing construction of the Project, shall obtain approval and/or permits for its Project, including the construction of the Shared Access Driveway, including but not limited to the following entities: Denver Water, CDOT, Park County, US Army Corps of Engineers, US Fish and Wildlife Service, and Colorado Department of Natural Resources. If the District fails to obtain any of the necessary approval(s) and/or permit(s) for its Project, the District shall indemnify Landowner from any and all liability, costs or expenses that may incur as a result of the District's failure to proceed properly with any such required approvals.

E. **Enforcement**. In addition to other rights and remedies permitted under this Agreement, Landowner retains all remedies provided at law and in equity to enforce the District's obligations under this Paragraph 8, including but not limited to the right to seek specific performance, injunctive relief, declaratory relief, and/or damages. All remedies provided herein at law and in equity shall be cumulative and non-exclusive.

9. **District's Obligations Regarding the Easements**. To the extent permitted by law, the District shall indemnify Landowner from any and all liability, costs or expenses incurred as a result of the District's use of the Easements under its easement rights. The District shall obtain and keep in full force and effect commercial general liability insurance covering its actions and activities permitted under the Easements in an amount at least equivalent to Grantee's liability under the Colorado Governmental Immunity Act. This indemnification shall not constitute a waiver or release by the District of any immunity or limitation on liability under the Governmental Immunity Act.

10. **District's Right of Entry to Property Interests before Closing**. Commencing upon payment of the Deposit described in Paragraph 2, the District and its contractors shall have the right to enter the Fee Parcel via the Mutual Access Easement to survey, inspect, test, and perform other reasonable due diligence on the Property Interests ("Pre-Closing Right of Entry"). Such Pre-Closing Right of Entry shall be non-exclusive; Landowner will continue to have unrestricted use and access to the Fee Parcel and Mutual Access Easement during the Pre-Closing Right of Entry. The District is responsible for payment for all surveys, tests, engineering reports, or other reports performed at the District's request ("Work") and must pay for any damage that occurs to the Property Interests as a result of such Work. The District, at the District's sole cost, shall replace and restore the Property Interests after completion of the Work to the same condition as existed prior to the commencement of the Work. If the District fails to restore the Property Interests, as set forth herein, Landowner may, but is not obligated to, restore the Easement Property, and the District shall reimburse Landowner the reasonable cost thereof upon submission of an invoice for such Work. The District must not permit claims or liens of any kind against the Property Interests for Work performed on the Property Interests. The District agrees to indemnify, protect and hold Landowner harmless from and against any liability, damage, cost or expense incurred by Landowner and caused by any such Work, claim, or lien. This indemnity includes the Landowner's right to recover all costs and expenses incurred by Landowner to defend against any such liability, damage, cost or expense, or to enforce this paragraph, including Landowner's reasonable attorney fees, legal fees and expenses. The provisions of this paragraph survive the termination of this Agreement. The District shall provide notice pursuant to Paragraph 14 to Landowner twenty-four (24) hours prior to entering the Property Interests for any such Work.

11. **Landowner's Representations**. Except for the representations and warranties of Landowner expressly set forth below and in the Special Warranty Deed, the District acknowledges and agrees that it is acquiring the Property Interests in their AS-IS condition, and the District assumes the risks associated with the condition of the Property. Landowner represents to the District as follows:

A. Authority. Landowner is the sole owner of the Property Interests and is duly authorized to execute and deliver this Agreement.

B. Environmental. Landowner represents that they have not received any written notice alleging the Property Interests are in violation of applicable federal, state and local laws, ordinances and regulations relating to hazardous waste or materials, industrial hygiene or the environmental conditions on, under or about the Property Interests.

C. Pending Litigation. Landowner has no written notice of any pending litigation that relates to the Property Interests.

D. No Further Encumbrance. Landowner shall not cause or suffer any liens or encumbrances to be recorded against the title to the Property Interests, nor shall Landowner contract to sell or convey to any third party any portion of Landowner Property, without notifying the District.

12. Time of Essence; Remedies. Time is of the essence hereof. In the event a Party alleges a default of this Agreement, it shall give notice of default to the other Party. In that event, the defaulting Party shall have sixty (60) calendar days to cure such default. If a timely cure of the default is not effected, the non-defaulting Party shall have the following remedies:

A. If Landowner is in default, the District may elect to treat this Agreement as being in full force and effect and shall have the right to specific performance. Alternatively, the District may elect to treat this Agreement as terminated.

B. If the District is in default, Landowner may elect to treat this Agreement as being in full force and effect and shall have the right to specific performance. Alternatively, Landowner may elect to treat this Agreement as terminated and retain the Deposit.

13. Binding Effect. This Agreement shall inure to the benefit of, and be binding upon, the Parties, their respective legal representatives, successors and assigns; provided, however, that nothing in this paragraph shall be construed to permit the assignment of this Agreement by one Party without the prior written consent of the other Party.

14. Notices. Any notices required to be sent pursuant to this Agreement shall be sent by registered mail to the address of the District and Landowner as set forth below:

District:
Bailey Water & Sanitation District
PO Box 422
Bailey, CO 80421

Landowner:
Salzamar Properties, LLC
Attn: John Bezzant
3380 County Road 72
Bailey, CO 80421

And

Carrie Bernstein (attorney for Landowner)
Alderman Bernstein LLC
101 University Blvd., Suite 350
Denver, CO 80206

A copy of any Notices shall also be emailed to:

[redacted]

15. **Paragraph Captions**. The captions of the paragraphs are set forth only for convenience and reference, and are not intended in any way to define, limit or describe the scope or intent of this Agreement.

16. **Additional Documents or Action**. The Parties agree to execute any additional documents and to take any additional action necessary to carry out this Agreement.

17. **Governing Law; Venue**. This Agreement shall be governed by the laws of the State of Colorado, and any legal action concerning the provisions hereof shall be brought in the County of Park, State of Colorado.

18. **Entire Agreement**. This Agreement supersedes all prior agreements and understandings and sets forth the entire agreement between Landowner and the District with respect to the subject matter hereof. Any modification, amendment or extension must be in writing signed by both Landowner and the District.

[Signature pages to follow]

This Agreement is effective as of the date of mutual execution by the Parties.

LANDOWNER:

Salzamar Properties, LLC

John Bezzant
John Bezzant (Jun 3, 2025 17:08 MDT)

John Bezzant, as managing member

03/06/25

DATE

DISTRICT:

Bailey Water & Sanitation District

James Thomas, II, Board President — **DATE** 5-28-25

ATTEST:

Darrell Evig, Board Secretary — **DATE** 5/28/25

Salzamar - BWSD - PSA only - BWSD executed

Final Audit Report 2025-06-03

Created:	2025-06-03
By:	Katie Fox [redacted]
Status:	Signed
Transaction ID:	CBJCHBCAABAAYtXx9T-TuJseABoqo8ShdeaSraUYL-pD

"Salzamar - BWSD - PSA only - BWSD executed" History

Document created by Katie Fox ([redacted])
2025-06-03 - 10:44:01 PM GMT

Document emailed to John Bezzant [redacted] for signature
2025-06-03 - 10:44:09 PM GMT

Email viewed by John Bezzant [redacted]
2025-06-03 - 11:05:40 PM GMT

Document e-signed by John Bezzant [redacted]
Signature Date: 2025-06-03 - 11:08:12 PM GMT - Time Source: server

Agreement completed.
2025-06-03 - 11:08:12 PM GMT

EXHIBIT 1
SPECIAL WARRANTY DEED w/Exhibits

SPECIAL WARRANTY DEED

THIS DEED, dated this _____ day of _____, 2025, between, **Salzamar Properties, LLC**, a Colorado limited liability company, whose legal address is 3380 CR 72, Bailey, CO 80421, hereinafter referred to as "Grantor", and **Bailey Water and Sanitation District**, a quasi-municipal corporation and political subdivision of the State of Colorado, hereinafter referred to as "Grantee", whose legal address is PO Box 422, Bailey, CO 80421.

WITNESS, that the Grantor(s), for and in consideration of the sum of Sixty Three Thousand **Dollars AND No/100 Dollars, ($63,000.00)** the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the Grantee, its heirs, successors and assigns forever, a fee simple interest in all the real property, together with improvements, if any, situate, lying and being in the County of Park and State of Colorado, described on **Exhibit A**, attached hereto and incorporated herein, excepting and reserving to Grantor a right of first refusal, as more fully described and set forth in the Right of First Refusal Agreement, recorded in the official records of Park County, Colorado, under instrument number _____ recorded on _____.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the Grantee, its successors and assigns forever. The Grantor, for itself, its successors and assigns, does covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of the Grantee, its successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, by, through, or under the Grantor, subject to the matters set forth on **Exhibit B** attached hereto and made a part hereof.

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[SIGNATURE APPEARING ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.

GRANTOR:
Salzamar Properties, LLC

_____
By: John Bezzant, as managing member

State of _____)
) *ss*
County of _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by John Bezzant, as managing member of Salzamar Properties, LLC, a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: _____

_____
Notary Public

EXHIBIT A

LEGAL DESCRIPTION

EXHIBIT B

Subject to Permitted exceptions from title

EXHIBIT 2
MUTUAL ACCESS EASEMENT w/Exhibits

MUTUAL ACCESS EASEMENT AND MAINTENANCE AGREEMENT

This MUTUAL ACCESS EASEMENT AND MAINTENANCE AGREEMENT (the "Agreement") is made this _____day of _____ 20___ (the "Effective Date") by and between Salzamar Properties, LLC, a Colorado limited liability company, whose mailing address is 3380 CR 72, Bailey, CO 80421 ("Grantor"), and Bailey Water and Sanitation District, a quasi-municipal corporation and political subdivision of the State of Colorado, whose mailing address is PO Box 422, Bailey, CO 80421 ("Grantee"). Grantor and Grantee may sometimes singularly be referred to as a "Party" or collectively be referred to as the "Parties." Grantor's Property and Grantee's Property (each as defined below) may sometimes singularly be referred to as a "Property" or collectively be referred to as the "Properties."

RECITALS

A. Grantor is the owner of real property legally described on **Exhibit A** attached hereto and incorporated herein ("Grantor's Property").

B. Grantee is the owner of real property legally described on **Exhibit B** attached hereto and incorporated herein ("Grantee's Property").

C. The Parties desire to enter into an agreement whereby Grantor grants a perpetual, nonexclusive access easement across Grantor's Property as more particularly described on the attached **Exhibit C** for mutual ingress to and egress from the Properties at the CDOT ROW Access Point ("Access Easement") and to provide for the use and maintenance of the improvements within the Access Easement (the "Access Improvements").

D. Grantor's Property and Grantee's Property are adjacent to each other in Park County, Colorado. CDOT Permit No. 222097 ('CDOT Permit") requires access to Grantor's Property from Highway 285 as generally depicted on **Exhibit C** ("CDOT ROW Access Point").

NOW THEREFORE, in consideration of ten dollars, the Recitals, the mutual obligations herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and subject to the terms and conditions hereof, the Parties agree as follows:

1. The foregoing Recitals are incorporated herein as though fully set forth and shall constitute material terms of this Agreement.

2. Mutual Access Easement. Grantor conveys, grants, establishes and creates for the benefit of Grantee and for the mutual use of the Parties and the use of the Parties' agents, contractors, employees, customers, tenants, licensees, guests and invitees, a perpetual, nonexclusive easement, in, on, over, under, across, and through the Access Easement for ingress to and egress from the Properties subject to the terms and conditions contained herein.

3. Restrictions on Use. Use of the Access Easement shall be for motor vehicle and pedestrian access by each party to its respective property and for installation, construction, operation, use, maintenance, repair, and replacement of a road within the Access Easement. The Parties shall have the right to remove any trees, shrubs, vegetation, and landscaping improvements within the Access Easement that interfere with the use, provided that no other reasonable alternatives exist. Use of the Access Easement shall be limited to accessing the Properties for public utility, recreational, and commercial uses. Grantee shall have no right of access to Grantor's Property pursuant to the Access Easement, including, without limitation, access to the river or land for fishing, recreation, or any other use.

4. Construction of Road. The intent of the Parties is to allow the Parties to access their respective Properties using the same curb cut, driveway apron and roadway, which will be constructed and maintained by Grantee within the Access Easement and/or the CDOT ROW Access Point. Grantee, at Grantee's sole cost and expense, must construct the Access Improvements within the Access Easement to comply with (1) CDOT's requirements, contained within CDOT's regulations and the CDOT Permit, and (2) Park County driveway construction standards. Any spoils, waste, debris, or other material generated during construction of the Access Improvements shall be removed from Grantor's Property.

5. Maintenance and Repair of Access Easement and the Access Improvements. Grantee shall be responsible for maintaining and repairing the Access Easement and Access Improvements in a reasonably good condition and in a manner that allows reasonable and safe access to and from US Highway 285 for pedestrians, passenger cars and trucks, commercial vehicles, and commercial and construction equipment.

    a. The costs and expenses associated with maintenance and repair of the Access Easement and the Access Improvements shall be borne solely by Grantee until such time as Grantor or its successors develop a commercial use on Grantor's Property. Upon granting of a Certificate of Occupancy for any commercial improvement on Grantor's Property, Grantor or its successors shall share the cost of maintenance and repair equally with Grantee.

    b. The maintenance and repair obligations of Grantee within the Access Easement and the Access Improvements shall include but are not limited to the following:

        i. maintaining the surface in a clean and good condition;

        ii. plowing snow and removing other debris and trash, including adjacent areas within the US Highway 285 right-of-way as necessary;

        iii. repairing, replacing, grading, and resurfacing the road base as reasonably necessary;

iv. repairing and replacing culverts and any cuts and fills that may be damaged by erosion or otherwise as reasonably necessary;

v. obtaining permit fees associated with any maintenance, if required; and

vi. pave or otherwise improve the road surface, as deemed necessary by Grantee or as required by any governmental authority. Except that, in the event improvements by Grantor or its successors on Grantor's Property trigger a requirement for paving, expansion, or reconstruction of the roadway to serve the new commercial development, such costs shall be borne exclusively by Grantor or its successors.

c. During the period when it is Grantee's sole responsibility to maintain and repair the Access Easement or the Access Improvements, if Grantee fails to commence and thereafter diligently complete any reasonably necessary maintenance or repair of the Access Easement or the Access Improvements, within sixty (60) days after receipt of written notice thereof from Grantor, Grantor may, but shall not be obligated to, cause the maintenance and/or repair of the Access Easement and/or the Access Improvements and charge Grantee for its reasonable expenses incurred, provided that Grantor provides to Grantee written notice of the completion of the work and an accounting of the expenditure for the work. Grantee shall pay Grantor within thirty (30) days after receipt of the notice of completion.

d. During the period when the Parties share the maintenance and repair obligations, Grantor will charge Grantee for its reasonable expenses incurred for such maintenance and repair of the Access Easement or the Access Improvements, provided that Grantor provides to Grantee written notice of the completion of the work and an accounting of the expenditure for the work. Grantee shall pay Grantor its 50% share within sixty (60) days after receipt of the notice of completion

6. Insurance and Indemnity. As consideration for Grantor allowing the Grantee and its officers, agents, employees, designees, contractors, guests, and invitees, and all those acting by or on behalf of the Grantee to enter onto the Access Easement for the Project, the Grantee shall cause both the Grantee, and the Grantee's contractors and any subcontractors (each or collectively "Contractor" as the context may require), to: (1) obtain and maintain insurance coverage in such amounts as may be commercially reasonable, but in any event not less than one million dollars per occurrence, and one million dollars aggregate, which coverage shall remain in effect until completion of such Contractor's work in the Access Easement ("Insurance Coverage"); and (2) indemnify, defend and hold harmless Grantor and its successors and assigns from and against all claims, actions, demands, losses, liability, costs and expenses (including, without limitation, reasonable attorney fees) to the extent arising out of or related to the Grantee's or Contractor's agents, employees, and subcontractors' construction of the Access Improvements or use of the Easement Areas ("Indemnification"). Entry onto the Access Easement by a Contractor shall be deemed such

party's agreement to provide Insurance Coverage and Indemnification. Any contract between the Grantee and a Contractor shall contain provisions requiring Insurance Coverage and Indemnification, and Grantor is a third-party beneficiary to any such contract with respect to Insurance Coverage and Indemnification. Such insurance shall name Grantor as an additional insured thereunder and require thirty (30) days' notice before cancellation or substantial amendment of said insurance. On or prior to the Commencement Date, the Grantee and/or a Contractor shall provide Grantor with evidence of such insurance in the form of a certificate(s) of insurance and a copy of the additional insured endorsement. Notwithstanding the foregoing, or any other provisions contained in this Agreement to the contrary, the Grantee neither waives nor intends to waive the limitations on liability that are provided to it under the Colorado Governmental Immunity Act, Section 24-10-101 et seq., C.R.S. or any other applicable law.

7. Snow Storage. The Parties agree that any snow plowed from the Access Easement may be stored on either Grantor's Property or Grantee's Property, whichever is most expedient.

8. Gates. The existing gate across the Access Easement shall be retained or replaced by Grantee with one of similar or better quality (the "Primary Access Gate"). The Primary Access Gate shall always be locked by the Parties, other than when the Parties are on their respective properties. Each Party shall maintain their own lock on the gate and each shall be able to access the property independently at any time. At no time will the Primary Access Gate be left open or made available for public access so long as Grantor's Property is undeveloped. Grantee may erect on Grantee's Property a private, exclusive gate for access to Grantee's Property. When Grantor's Property is developed, Grantor or its successors may elect, in its sole and absolute discretion, to remove the Primary Access Gate.

9. Exercise of Rights. Grantee shall exercise any right granted herein in a manner which shall not unreasonably hinder, impede, or impose upon Grantor's use of its Property.

10. Enforcement. In addition to other rights and remedies awarded to the Parties, the violation or breach of any covenant, agreement or other term of this Agreement by either Party shall give to the other Party the right to seek injunctive relief from any court of competent jurisdiction to enjoin or compel the cessation of such violation or breach, and to seek damages therefore. All remedies provided herein at law and in equity shall be cumulative and non-exclusive.

11. Attorney Fees. If any action is commenced between the Parties concerning this Agreement or for the enforcement of rights and duties of any Party pursuant to this Agreement, the court shall award the substantially prevailing Party in the action its reasonable attorney fees in addition to any other relief that may be granted.

12. Mechanic's Liens. Grantee shall not suffer or permit any mechanic's lien, or other lien, to be filed against the Access Easement, or any part thereof, by reason of work, labor,

services, or materials supplied, or claimed to have been supplied, to Grantee and/or its contractors or agents, or anyone claiming by, through or under Grantee and/or its contractors or agents.

13. Liability Termination. Whenever ownership of Grantor's Property or Grantee's Property is transferred, the transferor shall have no further liability under this Agreement for any breach of this Agreement occurring after such transfer.

14. Termination/Modification. Neither this Agreement, nor any provision or term of this Agreement, may be terminated, amended, modified, revoked, supplemented, waived, or otherwise changed except by a written instrument duly executed by the Parties hereto or such others as may from time to time own an interest in the respective Properties.

15. Entire Agreement. This Agreement constitutes and incorporates the entire agreement among the Parties hereto concerning the subject matter of this Agreement and supersedes any prior agreements concerning the subject matter hereof.

16. Severability. If any provision of this Agreement shall be held invalid, illegal, or unenforceable in any jurisdiction, the validity, legality, and enforceability of the remaining provisions of this Agreement shall not be impaired thereby.

17. Successors and Assigns/Covenants Run With Land. The terms and conditions of this Agreement bind and inure to the benefit of the Parties, and their respective successors, assigns and personal representatives. The Access Easement granted herein shall constitute a covenant running with the land and shall bind Grantor's Property described herein and inure to the benefit of and be binding upon the Parties, their grantees, and respective successors and assigns, and any persons claiming by, through or under them.

18. No Waiver. No provision of this Agreement may be waived except by written instrument signed by the Party to be charged with such waiver. Waiver by any Party of any agreement, condition, or provision contained in this Agreement will not be deemed to be a waiver of any subsequent breach of the same or any other agreement, condition, or provision contained in this Agreement.

19. No Public Dedication. Nothing contained herein shall be deemed to be a gift or dedication of the Access Easement or any portion thereof to the general public, or for any public use or purposes whatsoever.

20. No Third-Party Beneficiaries. Except as specifically provided herein, no right, privileges or immunities of any Party shall inure to the benefit of any third party, nor shall any third party be deemed to be a beneficiary of any of the provisions contained herein.

21. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Colorado, without reference to its conflicts of laws principles.

22. Authorization. Each Party is authorized and empowered to execute this Agreement and all necessary action has been taken to authorize execution of this Agreement.

23. Execution. The Parties shall execute and deliver such further documents as may be reasonably required in order to effectuate the intent of this Agreement.

24. Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed to constitute an original and all of which, when taken together, shall constitute one and the same instrument.

25. Notices: Any notices required to be sent pursuant to this Agreement shall be sent by registered mail to the address of the Grantor and Grantee as set forth below:

Grantee:

Bailey Water & Sanitation District
PO Box 422
Bailey, CO 80421

Grantor:

Salzamar Properties, LLC
Attn: John Bezzant
3380 County Road 72
Bailey, CO 80421

And

Carrie Bernstein (attorney for Grantor)
Alderman Bernstein LLC
101 University Blvd., Suite 350
Denver, CO 80206

A copy of any Notices shall also be emailed to:
csb@ablawcolorado.com;
john@twobridgeslodge.com;
baileywater@aol.com; and
anita@foothillslegasolutions.com

Notice shall also be provided to such other addresses and/or email addresses, as may be designated in writing by any Party or available from a document recorded in the chain of title to the Property. Any periods of time within which action is to be taken hereunder shall commence on the date notice thereof is received.

[Signature Pages Follow]

IN WITNESS WHEREOF, the undersigned have executed and delivered this Agreement as of the Effective Date and shall record this Agreement in the records of the Office of the Park County Clerk and Recorder upon the Properties.

GRANTOR:
Salzamar Properties, LLC,
a Colorado limited liability company

_____
By: John Bezzant, as member

STATE OF COLORADO)
) ss.
COUNTY OF PARK)

The foregoing instrument was signed and acknowledged before me this _____ day of _____ 202____, by John Bezzant, as member of Salzamar Properties, LLC, a Colorado limited liability company.

Witness my hand and official seal.

My commission expires _____.

_____
Notary Public

GRANTEE:
Bailey Water and Sanitation District,
a quasi-municipal corporation and political subdivision of the State of Colorado

_____
By: James Thomas, II, President

STATE OF COLORADO)
) ss.
COUNTY OF PARK)

The foregoing instrument was signed and acknowledged before me this _____ day of _____ 202____, by James Thomas, II, as Board President of Bailey Water and Sanitation District, a quasi-municipal corporation and political subdivision of the State of Colorado.

Witness my hand and official seal.

My commission expires _____.

_____
Notary Public

EXHIBIT A

735357 5/11/2017 10:39 AM Debra A Green
3 of 5 R$33.00 D$70.50 Park County Clerk

EXHIBIT A
to Mutual Access Easement and Maintenance Agreement
(Grantor's Property Legal Description)

PARCEL A:

A PARCEL OF LAND DESCRIBED ON EXEMPTION PLAT RECORDED AT BOOK 387, PAGE 919, IN THE PARK COUNTY CLERK AND RECORDER'S OFFICE, LOCATED IN THE NORTH HALF OF THE SOUTH HALF OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 72 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 30, WHENCE THE SOUTH ONE-SIXTEENTH CORNER OF SAID SECTION 30 BEARS SOUTH 00°36'02" EAST A DISTANCE OF 1337.29 FEET, SAID LINE FORMING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE SOUTH 00°36'02" EAST ALONG THE WESTERLY LINE OF SAID NORTH HALF OF THE SOUTH HALF OF SECTION 30 A DISTANCE OF 660.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00°36'02" EAST CONTINUING ALONG SAID WESTERLY LINE A DISTANCE OF 677.29 FEET TO THE SOUTH ONE-SIXTEENTH CORNER OF SAID SECTION 30;
THENCE NORTH 88°58'49" EAST ALONG THE SOUTHERLY LINE OF SAID NORTH HALF OF THE SOUTH HALF OF SECTION 30 A DISTANCE OF 865.43 FEET TO THE CENTER SOUTH ONE-SIXTEENTH CORNER OF SAID SECTION 30;
THENCE NORTH 87°27'12" EAST CONTINUING ALONG SAID SOUTHERLY LINE OF A DISTANCE OF 776.99 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF A COUNTY ROAD; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF A COUNTY ROAD THE FOLLOWING TWO (2) COURSES:

1. NORTH 17°15'00" EAST A DISTANCE OF 146.14 FEET TO A POINT OF CURVE;
2. THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 43°36'04", A RADIUS OF 418.42 FEET, AN ARC DISTANCE OF 318.41 FEET AND A CHORD BEARING NORTH 39°02'59 EAST A DISTANCE OF 310.78 FEET;

THENCE NORTH 37°20'50" WEST A DISTANCE OF 9.04 FEET;
THENCE NORTH 09°59'30" EAST A DISTANCE OF 94.21 FEET TO A POINT ON THE SOUTH BANK OF THE NORTH FORK OF THE SOUTH PLATTE RIVER;
THENCE NORTH 50°02'08" WEST A DISTANCE OF 211.61 FEET TO A POINT IN THE APPROXIMATE CENTER OF SAID NORTH FORK OF THE SOUTH PLATTE RIVER;
THENCE ALONG SAID APPROXIMATE CENTER OF THE NORTH FORK OF THE SOUTH PLATTE RIVER THE FOLLOWING EIGHT (8) COURSES:

1. NORTH 24°15'00" WEST A DISTANCE OF 150.00 FEET;
2. THENCE NORTH 72°30'00" WEST A DISTANCE OF 90.00 FEET;
3. THENCE SOUTH 88°20'00" WEST A DISTANCE OF 180.00 FEET;
4. THENCE SOUTH 48°35'00" WEST A DISTANCE OF 290.00 FEET;
5. THENCE NORTH 82°15'00" WEST A DISTANCE OF 150.00 FEET;
6. THENCE NORTH 54°05'00" WEST A DISTANCE OF 180.00 FEET;
7. THENCE NORTH 04°19'57" WEST A DISTANCE OF 100.00 FEET TO A POINT ON A CURVE AND THE SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY 285;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY 285 THE FOLLOWING TWO (2) COURSES:

1. ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 02°16'39", A RADIUS OF 1031.50 FEET, ANARC DISTANCE OF 41.00 FEET AND A CHORD BEARING NORTH 79°33'27" WEST A DISTANCE OF 41.00 FEET;
2. THENCE NORTH 60°44'57" WEST A DISTANCE OF 215.33 FEET TO A POINT ON THE

WEST BANK OF THE NORTH FORK OF THE SOUTH PLATTE RIVER;
THENCE SOUTH 56°46'12" WEST A DISTANCE OF 315.40 FEET TO A POINT ON THE SOUTH BANK OF SAID NORTH FORK OF THE SOUTH PLATTE RIVER;
THENCE SOUTH 00°01'26" WEST A DISTANCE OF 137.68 FEET
THENCE NORTH 87°40'48" WEST A DISTANCE OF 397.86 FEET TO THE POINT OF BEGINNING;

PARCEL B:

A PARCEL OF LAND DESCRIBED ON EXEMPTION PLAT RECORDED AT BOOK 387, PAGE 919, IN THE PARK COUNTY CLERK AND RECORDER'S OFFICE, LOCATED IN THE NORTH HALF OF THE SOUTH HALF OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 72 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 30, WHENCE THE SOUTH ONE-SIXTEENTH CORNER OF SAID SECTION 30 BEARS SOUTH 00°36'02" EAST A DISTANCE OF 1337.29 FEET, SAID LINE FORMING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;
THENCE SOUTH 72°05'29" EAST A DISTANCE OF 1840.24 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 40°34'02" WEST A DISTANCE OF 105.47 FEET;
THENCE NORTH 74°33'46" WEST A DISTANCE OF 76.33 FEET;
THENCE NORTH 81°33'24" WEST A DISTANCE OF 122.57 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY 285;
THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY 285 THE FOLLOWING SIX (6) COURSES:

1. SOUTH 72°57'03" WEST A DISTANCE OF 37.92 FEET;
2. THENCE NORTH 11°30'03" EAST A DISTANCE OF 19.00 FEET;
3. THENCE NORTH 78°29'57" WEST A DISTANCE OF 139.11 FEET;
4. THENCE NORTH 87°14'57" WEST A DISTANCE OF 321.11 FEET TO A POINT OF CURVE;
5. THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 14°00'28, A RADIUS OF 941.50 FEET, AN ARC DISTANCE OF 230.18 FEET AND CHORD BEARING NORTH 80°02'13 WEST A DISTANCE OF 229.61 FEET;
6. THENCE SOUTH 11°28'38" WEST A DISTANCE OF 24.80 FEET TO A POINT IN THE APPROXIMATE CENTER OF SAID NORTH FORK OF THE SOUTH PLATTE RIVER;

THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY 285 AND SAID APPROXIMATE CENTER OF SAID NORTH FORK OF THE SOUTH PLATTE RIVER THE FOLLOWING THREE (3) COURSES;

1. SOUTH 87°19'57" EAST A DISTANCE OF 45.00 FEET;
2. THENCE SOUTH 48°19'57" EAST A DISTANCE OF 111.00 FEET;
3. THENCE SOUTH 04°19'57" EAST A DISTANCE OF 21.00 FEET;

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY 285 AND CONTINUING ALONG THE APPROXIMATE CENTER OF SAID NORTH FORK OF THE SOUTH PLATTE RIVER THE FOLLOWING SEVEN (7) COURSES;

1. CONTINUING SOUTH 04°19'57" EAST A DISTANCE OF 100.00 FEET;
2. THENCE SOUTH 54°05'00" EAST A DISTANCE OF 180.00 FEET;
3. THENCE SOUTH 82°15'00" EAST A DISTANCE OF 150.00 FEET;
4. THENCE NORTH 48°35'00" EAST A DISTANCE OF 290.00 FEET;
5. THENCE NORTH 88°20'00" EAST A DISTANCE OF 180.00 FEET;
6. THENCE SOUTH 72°30'00" EAST A DISTANCE OF 90.00 FEET;
7. THENCE SOUTH 24°15'00" EAST A DISTANCE OF 32.34 FEET;

THENCE SOUTH 87°16'02" EAST A DISTANCE OF 56.14 FEET TO THE POINT OF BEGINNING.

735357 5/11/2017 10:39 AM Debra A Green
5 of 5 R$33.00 D$70.50 Park County Clerk

PARCEL C

Together with a non-exclusive right of way and easement for ingress and egress over, across, and upon , the existing driveway. This easement and right of way shall run with the land in deed recorded June 15, 1993 at Reception No. 413821.

Also known by street address as: 19 County Road 64A Bailey, CO

A.P.N. # 16845

EXHIBIT B

EXHIBIT B
to Mutual Access Easement and Maintenance Agreement
(Grantee's Property Legal Description)

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 7 SOUTH,
RANGE 72 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF BAILEY, COUNTY OF PARK, STATE OF COLORADO
SHEET 1 OF 2

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 72 WEST OF THE 6TH P.M., TOWN OF BAILEY, COUNTY OF PARK, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST–WEST CENTERLINE LINE OF SECTION 30 TO BEAR SOUTH 88°13'21" WEST, A DISTANCE OF 3545.59 FEET BETWEEN A FOUND 3.25 INCH BRASS CAP ON A 2.5 INCH IRON PIPE STAMPED "T7S R72W ¼ S30 S29 1958 U.S. CADASTRAL SURVEY BUREAU OF LAND MANAGEMENT" AT THE EAST QUARTER CORNER OF SECTION 30 AND A FOUND BLM 3.25 INCH BRASS CAP ON A 2.5 INCH IRON PIPE STAMPED "T7S R73W R72W ¼ S25 S30 1958 U.S. CADASTRAL SURVEY BUREAU OF LAND MANAGEMENT" AT THE WEST QUARTER CORNER OF SECTION 30, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 30, THENCE SOUTH 77°23'04" WEST, A DISTANCE OF 2405.46 FEET TO THE POINT OF BEGINNING, ALSO BEING A POINT ON THE SOUTHERN RIGHT–OF–WAY LINE FOR COLORADO HIGHWAY 285;
THENCE ALONG SAID RIGHT–OF–WAY LINE, SOUTH 86°43'03" EAST, A DISTANCE OF 120.08 FEET; THENCE SOUTH 78°00'09" EAST, A DISTANCE OF 10.43 FEET;
THENCE DEPARTING SAID RIGHT–OF–WAY LINE THE FOLLOWING FOUR (4) COURSES:

1. THENCE SOUTH 00°00'07" WEST, A DISTANCE OF 23.47 FEET TO A POINT OF CURVATURE;
2. THENCE 78.54 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, AN INCLUDED ANGLE OF 90°00'00" AND SUBTENDED BY A CHORD BEARING SOUTH 45°12'39" WEST, A DISTANCE OF 70.71 FEET;
3. THENCE NORTH 89°46'34" WEST, A DISTANCE OF 80.30 FEET;
4. THENCE NORTH 00°16'15" EAST, A DISTANCE OF 82.02 FEET, MORE OR LESS, TO THE SOUTHERN RIGHT–OF–WAY LINE OF COLORADO HIGHWAY 285 AND THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 9,684 SQUARE FEET OR 0.22 ACRES, MORE OR LESS.

Digitally signed by David Wilson
DN: cn=David Wilson, o=Flatirons Inc., ou, email=Dwilson@flatironsinc.com, c=US
Date: 2025.01.13 15:52:31 -07'00'

I, DAVID WILSON, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT THIS PARCEL DESCRIPTION AND ATTACHED EXHIBIT, BEING MADE A PART THEREOF, WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, ARE ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND ARE NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED. SAID PARCEL DESCRIPTION AND EXHIBIT WERE PREPARED AT THE REQUEST OF THE CLIENT AND ARE NOT INTENDED TO REPRESENT A MONUMENTED LAND SURVEY OR SUBDIVIDE LAND IN VIOLATION OF STATE STATUTE.

COLORADO LICENSED DAVID A. WILSON 38280 PROFESSIONAL LAND SURVEYOR 1/13/25

DAVID A. WILSON
COLORADO P.L.S. #38280
FLATIRONS, INC.

JOB NUMBER: 23–79060
DRAWN BY: D.WILSON/TDH
DATE: 01/13/2025

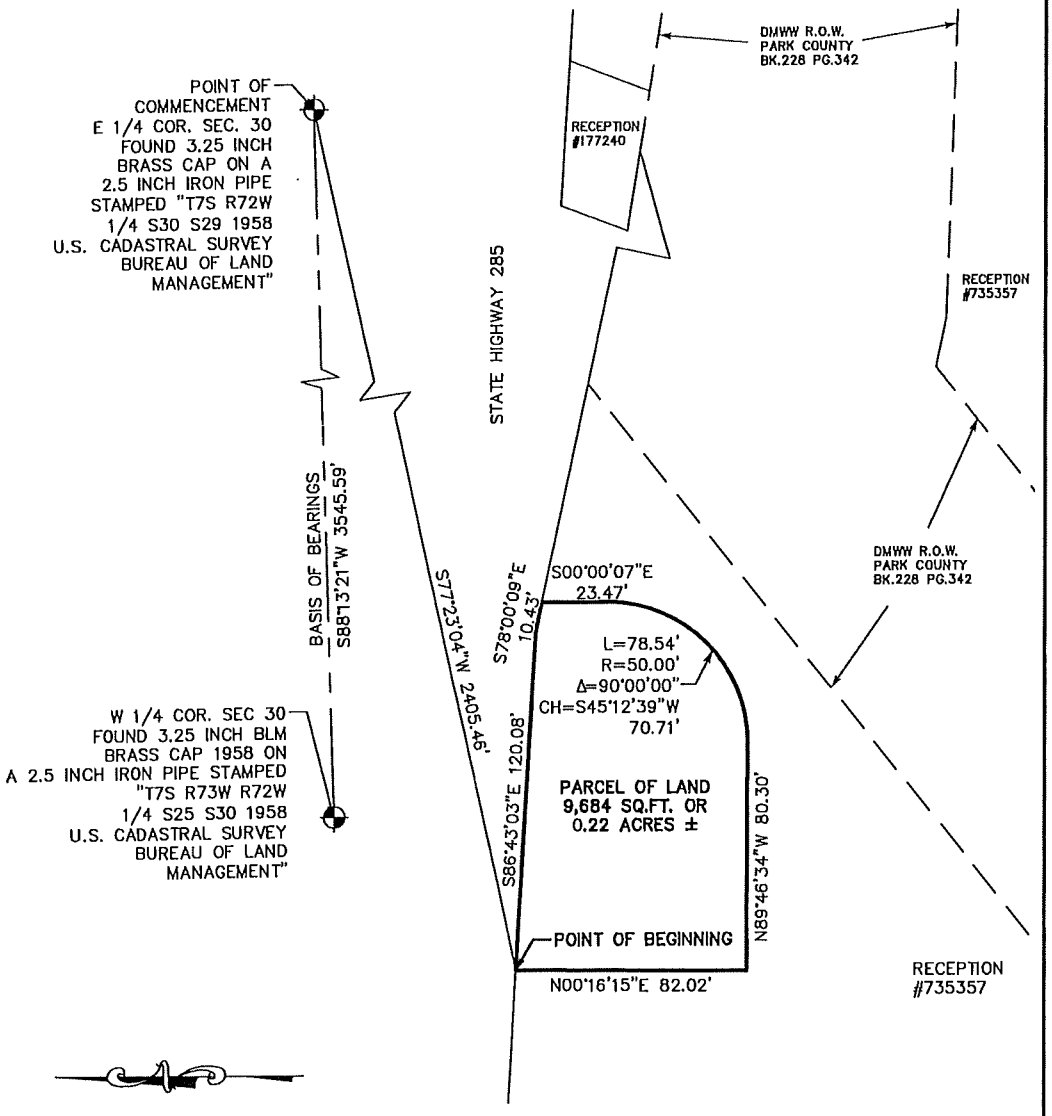
THIS IS NOT A "LAND SURVEY PLAT" OR "IMPROVEMENT SURVEY PLAT" AND THIS EXHIBIT IS NOT INTENDED FOR PURPOSES OF TRANSFER OF TITLE OR SUBDIVISIONS OF LAND. RECORD INFORMATION SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY CLIENT.

Flatirons, Inc.
Land Surveying Services
655 FOURTH AVE
LONGMONT, CO 80501
PH: (303) 776–1733
FAX: (303) 776–4355
www.FlatironsInc.com

BY:DWILSON FILE:79060–LSP–C21 LEGAL PROPOSED LOT–ESMT.DWG DATE:1/13/2025 3:50 PM

EXHIBIT "A"

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 7 SOUTH,
RANGE 72 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF BAILEY, COUNTY OF PARK, STATE OF COLORADO
SHEET 2 OF 2



GRAPHIC SCALE

50 0 25 50

(IN FEET)
1 inch = 50 ft.

COLORADO LICENSED
DAVID T. WILSON
38280
1/13/25
PROFESSIONAL LAND SURVEYOR

JOB NUMBER: 23-79060
DRAWN BY: D.WILSON/TDH
DATE: 01/13/2025

THIS IS NOT A "LAND SURVEY PLAT" OR "IMPROVEMENT SURVEY PLAT" AND THIS EXHIBIT IS NOT INTENDED FOR PURPOSES OF TRANSFER OF TITLE OR SUBDIVISIONS OF LAND. RECORD INFORMATION SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY CLIENT.

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LONGMONT, CO 80501
PH: (303) 776-1733
FAX: (303) 776-4355
www.FlatironsInc.com

BY:DWILSON FILE:79060-LSP-C21 LEGAL PROPOSED LOT-ESMT.DWG DATE:1/13/2025 3:49 PM

EXHIBIT C

EXHIBIT C

to Mutual Access Easement and Maintenance Agreement

(Access Easement Legal Description)

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 7 SOUTH,
RANGE 72 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF BAILEY, COUNTY OF PARK, STATE OF COLORADO

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 72 WEST OF THE 6TH P.M., TOWN OF BAILEY, COUNTY OF PARK, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST–WEST CENTERLINE LINE OF SECTION 30 TO BEAR SOUTH 88°13'21" WEST, A DISTANCE OF 3545.59 FEET BETWEEN A FOUND 3.25 INCH BRASS CAP ON A 2.5 INCH IRON PIPE STAMPED "T7S R72W ¼ S30 S29 1958 U.S. CADASTRAL SURVEY BUREAU OF LAND MANAGEMENT" AT THE EAST QUARTER CORNER OF SECTION 30 AND A FOUND BLM 3.25 INCH BRASS CAP ON A 2.5 INCH IRON PIPE STAMPED "T7S R73W R72W ¼ S25 S30 1958 U.S. CADASTRAL SURVEY BUREAU OF LAND MANAGEMENT" AT THE WEST QUARTER CORNER OF SECTION 30, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 30, THENCE SOUTH 76°26'56" WEST, A DISTANCE OF 2280.79 FEET TO THE POINT OF BEGINNING, ALSO BEING A POINT ON THE SOUTHERN RIGHT–OF–WAY LINE FOR COLORADO HIGHWAY 285;
THENCE ALONG SAID RIGHT–OF–WAY LINE, SOUTH 78°00'09" EAST, A DISTANCE OF 24.52 FEET;
THENCE DEPARTING SAID RIGHT–OF–WAY LINE THE FOLLOWING SEVEN (7) COURSES:

1. THENCE SOUTH 00°12'39" WEST, A DISTANCE OF 18.44 FEET TO A POINT OF CURVATURE;
2. THENCE 116.24 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 74.00 FEET, AN INCLUDED ANGLE OF 90°00'10" AND SUBTENDED BY A CHORD BEARING SOUTH 45°12'34" WEST, A DISTANCE OF 104.65 FEET;
3. THENCE NORTH 89°47'21" WEST, A DISTANCE OF 80.21 FEET;
4. THENCE NORTH 00°12'39" EAST, A DISTANCE OF 24.00 FEET;
5. THENCE SOUTH 89°47'21" EAST, A DISTANCE OF 80.21 FEET;
6. THENCE 78.54 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET, AN INCLUDED ANGLE OF 90°00'00" AND SUBTENDED BY A CHORD BEARING NORTH 45°12'39" EAST, A DISTANCE OF 70.71 FEET;
7. THENCE NORTH 00°12'39" EAST, A DISTANCE OF 23.45 FEET, MORE OR LESS, TO THE SOUTHERN RIGHT–OF–WAY LINE OF COLORADO HIGHWAY 285 AND THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 4,765 SQUARE FEET OR 0.11 ACRES, MORE OR LESS.

Digitally signed by David Wilson
DN: cn=David Wilson, o=Flatirons Inc., ou, email=Dwilson@flatironsinc.com, c=US
Date: 2025.01.13 15:42:11 -07'00'

I, DAVID WILSON, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT THIS PARCEL DESCRIPTION AND ATTACHED EXHIBIT, BEING MADE A PART THEREOF, WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, ARE ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND ARE NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED. SAID PARCEL DESCRIPTION AND EXHIBIT WERE PREPARED AT THE REQUEST OF THE CLIENT AND ARE NOT INTENDED TO REPRESENT A MONUMENTED LAND SURVEY OR SUBDIVIDE LAND IN VIOLATION OF STATE STATUTE.

COLORADO LICENSED DAVID A. WILSON 38280 PROFESSIONAL LAND SURVEYOR 1/13/25

DAVID A. WILSON
COLORADO P.L.S. #38280
FLATIRONS, INC.

JOB NUMBER: 23–79060
DRAWN BY: D.WILSON/TDH
DATE: 01/13/2025

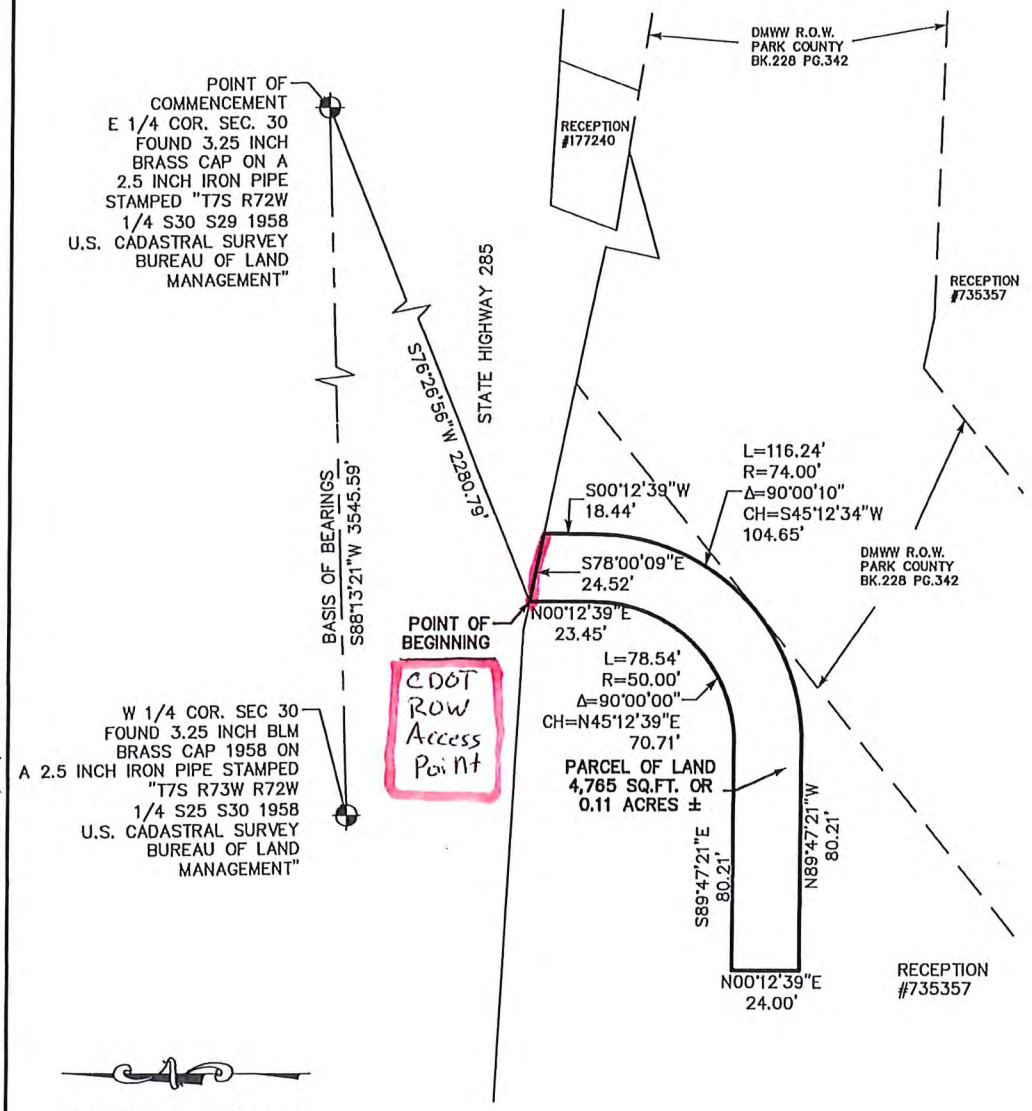
THIS IS NOT A "LAND SURVEY PLAT" OR "IMPROVEMENT SURVEY PLAT" AND THIS EXHIBIT IS NOT INTENDED FOR PURPOSES OF TRANSFER OF TITLE OR SUBDIVISIONS OF LAND. RECORD INFORMATION SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY CLIENT.

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Land Surveying Services
655 FOURTH AVE
LONGMONT, CO 80501
PH: (303) 776–1733
FAX: (303) 776–4355
www.FlatironsInc.com

BY:DWILSON FILE:79060–LSP–C2: LEGAL PROPOSED LOT–ESMT.DWG DATE:1/13/2025 3:19 PM

EXHIBIT "A"

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 7 SOUTH,
RANGE 72 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF BAILEY, COUNTY OF PARK, STATE OF COLORADO
SHEET 2 OF 2



GRAPHIC SCALE

50 0 25 50

(IN FEET)
1 inch = 50 ft.

COLORADO LICENSED
DAVID J. WILSON
38280
1/13/25
PROFESSIONAL LAND SURVEYOR

JOB NUMBER: 23-79060
DRAWN BY: D.WILSON/TDH
DATE: 01/13/2025

THIS IS NOT A "LAND SURVEY PLAT" OR "IMPROVEMENT SURVEY PLAT" AND THIS EXHIBIT IS NOT INTENDED FOR PURPOSES OF TRANSFER OF TITLE OR SUBDIVISIONS OF LAND. RECORD INFORMATION SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY CLIENT.

Flatirons, Inc.
Land Surveying Services
655 FOURTH AVE
LONGMONT, CO 80501
PH: (303) 776-1733
FAX: (303) 776-4355
www.FlatironsInc.com

BY:DWILSON FILE:79060-LSP-C21 LEGAL PROPOSED LOT-ESMT.DWG DATE:1/13/2025 3:35 PM

EXHIBIT 3
GRANT OF PIPELINE EASEMENT w/Exhibits

GRANT OF PERPETUAL NON-EXCLUSIVE UNDERGROUND PIPELINE EASEMENT

Salzamar Properties, LLC, a Colorado limited liability company, ("Grantor"), whose address is 3380 County Road 72, Bailey, Colorado 80421, does hereby grant, bargain, sell and convey to **Bailey Water and Sanitation District**, a quasi-municipal corporation and political subdivision of the State of Colorado (the "District"), whose address is PO Box 422, Bailey, Colorado 80421, a perpetual non-exclusive underground pipeline easement ("Easement") under and through the property owned by Grantor as described and depicted in **Exhibit A**, attached hereto and incorporated herein by reference (the "Easement Property").

RECITALS

A. The District for many years has placed and operated one (1) water infiltration gallery under the surface of the South Platte River ("River") and one (1) pipeline from this gallery to the District's adjoining property within property owned by Grantor without a recorded written easement.

B. The District may need to install one (1) additional water infiltration gallery and one (1) additional pipeline.

C. The Parties desire to enter into an agreement whereby Grantor grants a perpetual, non-exclusive underground pipeline easement under and through the same approximate area where the District's current improvements presently exist.

D. The Parties acknowledge that the Easement Property is already encumbered by a Denver Water easement, pursuant to that certain Flowage Easement Agreement recorded in the Park County real estate records at Reception No. 199560 and in Book 228 at Page 337 ("Denver Water Easement").

NOW THEREFORE, in consideration of ten dollars, the Recitals, the mutual obligations herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and subject to the terms and conditions hereof, the Parties agree as follows:

1. The foregoing Recitals are incorporated herein as though fully set forth and shall constitute material terms of this Easement.

2. The District and its officers, agents, employees, designees, contractors, guests, and invitees, and all those acting by or on behalf of the District, and its successors and assigns, shall have the following rights:

    a. The right to access, install, construct, enlarge, use, operate, maintain, replace, repair, reconstruct, improve, relocate, inspect, survey, test, and

remove two (2) water infiltration galleries under the surface of the River and two (2) underground pipelines from these galleries to the District's adjoining property (the "Improvements"), together with rights and privileges as are necessary or incidental to the reasonable and proper use of such Easement.

b. The right to improve and maintain a suitable slope or grade as necessary to access, install, construct, enlarge, use, operate, maintain, replace, repair, reconstruct, improve, relocate, inspect, survey, test, and remove the Improvements.

c. The right of ingress and egress to facilitate the construction or maintenance of the Improvements shall only come from the District's adjoining property to the north. Access shall not be permitted from any adjacent public roads or rights of way. The District's use of the Easement shall be limited to accessing the Easement Property for public utility purposes only. The District shall have no right of access to or through to gain access to the river or land for fishing, recreation, or any other use.

d. The right to mark the location of the Easement Property by suitable markers set in or on the ground; provided that permanent markers shall be placed in locations that do not interfere with Grantor's reasonable use of the Easement Property.

e. The right, after providing written notice to Grantor and a reasonable opportunity to cure, to remove anything prohibited in Paragraph 2 that is placed on, over, under, or in the Easement Property. The District shall also have the right to cut, trim, control and remove trees, brush, and other obstructions within the Easement Property that injure or interfere with the District's use and enjoyment of the Easement.

f. The right, in the event of an emergency which prevents normal operations, to install a surface water withdrawal system. If such emergency surface water withdrawal is employed, the equipment necessary for such emergency withdrawal will only be in place during use and will be removed after normal operations are restored, at which time the District will remove all equipment used for the emergency water intake and restore the area. Any such temporary surface water withdrawal system shall not continue more than a ninety (90) day period of time for each emergency occurrence.

3. The District's rights granted herein are subject to Denver Water's rights under the Denver Water Easement and shall not interfere with Denver Water's right pursuant to the Denver Water Easement. To the extent necessary, the District shall obtain written approval and agreement from Denver Water prior to exercising its right under this Easement.

4. Subject to the requirements of this Paragraph, Grantor retains the right to use and occupy the Easement Property for all lawful purposes which do not impair or interfere with the District's rights and privileges under this Easement.

    a. Grantor shall not itself or through other persons or entities, erect or construct any building or other structure, except those explicitly permitted in Paragraph 4.c., without obtaining the specific written permission of the District, which may not be unreasonably withheld.

    b. Grantor shall not itself or through other persons or entities, take any action that would impair or in any way decrease or increase the ground level, or lateral or subjacent support for the Improvements within the Easement Property without the prior written permission of the District, which may not be unreasonably withheld.

    c. Grantor shall be permitted to install landscaping, pavement, curbs, gutters, sidewalks, trails, paths, parking areas or any associated curb cuts, driveways, fences, irrigation or sprinkler systems, posts, poles, or walls within the Easement Property ("Grantor's Permitted Improvements") without obtaining the specific written permission of the of District, so long as Grantor's Permitted Improvements do not impair or interfere with the District's Improvements. The District's Improvements must be buried to a sufficient depth to withstand Grantor's Permitted Improvements.

5. The District, at the District's sole cost, shall replace and restore the surface of the Easement Property, the subsurface area of the river, and the rip rap/shoring on the bank of the river to the same condition as existed prior to such use by the District except that District shall remove all current surface improvements it has installed on the Easement Property or Grantor's adjacent property. If the District fails to restore the Easement Property, as set forth herein, Grantor may, but is not obligated to, restore the Easement Property, and the District shall reimburse Grantor the reasonable cost thereof upon submission of an invoice for such work.

6. Nothing contained herein shall be deemed to be a gift or dedication of the Easement Property or any portion thereof to the general public, or for any public use or purposes whatsoever.

7. As consideration for Grantor allowing the District and its officers, agents, employees, designees, contractors, guests, and invitees, and all those acting by or on behalf of the District to enter onto the Easement Property for the Project, the District shall cause both the District, and the District's contractors and any subcontractors (each or collectively "Contractor" as the context may require), to: (1) obtain and maintain insurance coverage in such amounts as may be commercially reasonable, but in any event not less than one million dollars per occurrence, and one million dollars aggregate, which coverage shall remain in effect until completion of such Contractor's work in the Easement Property

("Insurance Coverage"); and (2) indemnify, defend and hold harmless Grantor and its successors and assigns from and against all claims, actions, demands, losses, liability, costs and expenses (including, without limitation, reasonable attorney fees) to the extent arising out of or related to the District's or Contractor's agents, employees, and subcontractors' construction of the Improvements or use of the Easement Property ("Indemnification"). Entry onto the Easement Property by a Contractor shall be deemed such party's agreement to provide Insurance Coverage and Indemnification. Any contract between the District and a Contractor shall contain provisions requiring Insurance Coverage and Indemnification, and Grantor is a third-party beneficiary to any such contract with respect to Insurance Coverage and Indemnification. Such insurance shall name Grantor as an additional insured thereunder and require thirty (30) days' notice before cancellation or substantial amendment of said insurance. On or prior to the Commencement Date, the District and/or a Contractor shall provide Grantor with evidence of such insurance in the form of a certificate(s) of insurance and a copy of the additional insured endorsement. Notwithstanding the foregoing, or any other provisions contained in this Agreement to the contrary, the District neither waives nor intends to waive the limitations on liability that are provided to it under the Colorado Governmental Immunity Act, Section 24-10-101 et seq., C.R.S. or any other applicable law.

8. The Easement shall burden the Easement Property and the successors and assigns thereof and run with and be appurtenant thereto with the effect that any person or entity which acquires an interest therein shall be entitled to such benefits and be bound by such burdens.

9. This Easement shall be construed in all respects in accordance with, and governed by, the laws of the State of Colorado, without giving effect to its conflicts of laws principles.

10. This Easement shall be recorded, at the District's sole cost, in the office of the Park County Clerk and Recorder's Office.

11. Notices: Any notices required to be sent pursuant to this Easement shall be sent by registered mail to the address of the District and Grantor as set forth below:

District:
Bailey Water & Sanitation District
PO Box 422
Bailey, CO 80421

Grantor:
Salzamar Properties, LLC
Attn: John Bezzant
3380 County Road 72
Bailey, CO 80421

And

Carrie Bernstein (attorney for Landowner)
Alderman Bernstein LLC
101 University Blvd., Suite 350
Denver, CO 80206

A copy of any Notices shall also be emailed to:
csb@ablawcolorado.com ;
john@twobridgeslodge.com ;
baileywater@aol.com ; and
anita@foothillslegalsolutions.com

Notice shall also be provided to such other addresses and/or email addresses as may be designated in writing by any Party or available from a document recorded in the chain of title to the Property. Any periods of time within which action is to be taken hereunder shall commence on the date notice thereof is received.

IN WITNESS WHEREOF, Grantor has caused this instrument to be duly executed as of this _____ day of _____, 20__.

GRANTOR:
Salzamar Properties, LLC, a Colorado limited liability company

_____
By: John Bezzant
Title: _____

STATE OF COLORADO)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 20__, by John Bezzant as _____ _____ of Salzamar Properties, LLC, Grantor.

Witness my hand and official seal.

_____
Notary Public

My Commission Expires: _____

DISTRICT:
Bailey Water and Sanitation District,
a quasi-municipal corporation and political subdivision of the State of Colorado

By: _____
James Tomas, II, ,
President of the District

Attest:

By: _____
Darrel Evig,
District Secretary

STATE OF COLORADO)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 20__, by James Thomas, IIas President of the Bailey Water and Sanitation District.

Witness my hand and official seal.

_____
Notary Public

My Commission Expires: _____

EXHIBIT A

EXHIBIT 4
GRANT OF TEMPORARY EASEMENT w/Exhibits

GRANT OF TEMPORARY ACCESS AND CONSTRUCTION EASEMENT

Salzamar Properties, LLC, a Colorado limited liability company, whose address is 3380 CR 72, Bailey, Colorado 80421, ("Grantor") does hereby grant, bargain, sell and convey to **Bailey Water and Sanitation District**, a quasi-municipal corporation and political subdivision of the State of Colorado (the "District), whose address is PO Box 422, Bailey, Colorado 80421, and its officers, agents, employees, designees, contractors, guests, and invitees, and all those acting by or on behalf of the District, a non-exclusive Temporary Access and Construction Easement ("Temporary Easement") for ingress and egress through, to, in, on, over, across and along property owned by Grantor, as described and depicted in **Exhibit A**, attached hereto and incorporated herein by this reference ("TCE Property"), for the purpose of construction and installation on adjacent property of a shared access road and utilities, including all improvements and appurtenances related thereto ("Improvements"), in consideration of ten dollars, the mutual obligations herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and subject to the terms and conditions hereof. This Temporary Easement further includes the District's right to use the TCE Property for the storage of equipment and materials during construction, under and subject to the following conditions.

1. The Temporary Easement shall commence thirty (30) days after the District, or its agent, gives written notice to Grantor at the address set forth above, of the District's intent to commence construction ("Commencement Date") and shall continue for a term of twelve (12) months from Commencement Date ("Term").

2. During the Term, Grantor shall not erect or construct, or allow to be erected or constructed, any building or other structure, which may interfere with the District's full enjoyment of the rights hereunder.

3. Grantor and its officers, agents, employees, designees, contractors, guests, and invitees retain the right to use and occupy the TCE Property for all lawful purposes which do not impair or interfere with the District's rights and privileges under this Temporary Easement, including for access to the South Platte River and to Grantor's adjacent property.

4. The District, at the District's sole cost, shall replace and restore the surface of the TCE Property to the same condition as existed prior to such use by the District, including hydroseeding of all disturbed ground with "meadow mix" seed upon project completion. If the District fails to replace and restore the TCE Property, as set forth herein, Grantor may, but is not obligated to, restore the TCE Property, and the District shall reimburse Grantor the reasonable cost thereof upon submission of an invoice for such work.

5. As consideration for Grantor allowing the District and its officers, agents, employees, designees, contractors, guests, and invitees, and all those acting by or on behalf of the District to enter onto the TCE Property for the Project, the District shall cause both the District, and the District's contractors and any subcontractors (each or collectively "Contractor" as the context may require), to: (1) obtain and maintain

insurance coverage in such amounts as may be commercially reasonable, but in any event not less than one million dollars per occurrence, and one million dollars aggregate, which coverage shall remain in effect until completion of such Contractor's work in the TCE Property ("Insurance Coverage"); and (2) indemnify, defend and hold harmless Grantor and its successors and assigns from and against all claims, actions, demands, losses, liability, costs and expenses (including, without limitation, reasonable attorney fees) to the extent arising out of or related to the District's or Contractor's agents, employees, and subcontractors' use of the Easement Areas ("Indemnification"). Entry onto the TCE Property by a Contractor shall be deemed such party's agreement to provide Insurance Coverage and Indemnification. Any contract between the District and a Contractor shall contain provisions requiring Insurance Coverage and Indemnification, and Grantor is a third-party beneficiary to any such contract with respect to Insurance Coverage and Indemnification. Such insurance shall name Grantor as an additional insured thereunder and require thirty (30) days' notice before cancellation or substantial amendment of said insurance. On or prior to the Commencement Date, the District and/or a Contractor shall provide Grantor with evidence of such insurance in the form of a certificate(s) of insurance and a copy of the additional insured endorsement. Notwithstanding the foregoing, or any other provisions contained in this Agreement to the contrary, the District neither waives nor intends to waive the limitations on liability that are provided to it under the Colorado Governmental Immunity Act, Section 24-10-101 et seq., C.R.S. or any other applicable law.

6. The Temporary Easement and the rights, benefits, and obligations created herein shall constitute a burden upon the TCE Property and the estate of Grantor in the underlying land and shall run with the land and be binding upon the Grantor and its successors representatives, lessees, agents, assigns, heirs, and all other successors to it in interest.

7. The Temporary Easement shall be governed and construed in accordance with the laws of the State of Colorado, without giving effect to its conflicts of laws principles.

8. This Temporary Easement shall not be recorded in the Park County Clerk & Recorders Office.

9. Notices: Any notices required to be sent pursuant to this Temporary Easement shall be sent by registered mail to the address of the Grantor and District and as set forth below:

District:	Bailey Water & Sanitation District PO Box 422 Bailey, CO 80421
Grantor:	Salzamar Properties, LLC Attn: John Bezzant

3380 County Road 72
Bailey, CO 80421

And

Carrie Bernstein (attorney for Landowner)
Alderman Bernstein LLC
101 University Blvd., Suite 350
Denver, CO 80206

A copy of any Notices shall also be emailed to:
csb@ablawcolorado.com ;
john@twobridgeslodge.com ;
baileywater@aol.com ; and
anita@foothillslegasolutions.com

Notice shall also be provided to such other addresses and/or email addresses as may be designated in writing by any Party or available from a document recorded in the chain of title to the Property. Any periods of time within which action is to be taken hereunder shall commence on the date notice thereof is received.

Signed and delivered this ___ day of _____, 20___.

GRANTOR:
Salzamar Properties, LLC, a Colorado limited liability company

_____
By: John Bezzant
Title _____

STATE OF COLORADO)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 20___, by _____, as _____ of Salzamar Properties, LLC, a Colorado limited liability company.

Witness my hand and official seal.

My commission expires:_____

_____
Notary Public

DISTRICT:
Bailey Water and Sanitation District,
a quasi-municipal corporation and political subdivision of the State of Colorado

By: _____
James Thomas, II
Board President

ATTEST:

By: _____
Darrell Evig
District Secretary

STATE OF COLORADO)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 20__, by James Thomas, II, as President of Bailey Water and Sanitation District Board of Directors.

Witness my hand and official seal.

_____
Notary Public

My Commission Expires: _____

EXHIBIT A
LEGAL DESCRIPTION

EXHIBIT A
to Temporary Construction Easement
(Legal Description of Easement Area)

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 72 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF BAILEY, COUNTY OF PARK, STATE OF COLORADO

SHEET 1 OF 2

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 72 WEST OF THE 6TH P.M., TOWN OF BAILEY, COUNTY OF PARK, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST–WEST CENTERLINE LINE OF SECTION 30 TO BEAR SOUTH 88°13'21" WEST, A DISTANCE OF 3545.59 FEET BETWEEN A FOUND 3.25 INCH BRASS CAP ON A 2.5 INCH IRON PIPE STAMPED "T7S R72W ¼ S30 S29 1958 U.S. CADASTRAL SURVEY BUREAU OF LAND MANAGEMENT" AT THE EAST QUARTER CORNER OF SECTION 30 AND A FOUND BLM 3.25 INCH BRASS CAP ON A 2.5 INCH IRON PIPE STAMPED "T7S R73W R72W ¼ S25 S30 1958 U.S. CADASTRAL SURVEY BUREAU OF LAND MANAGEMENT" AT THE WEST QUARTER CORNER OF SECTION 30, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 30, THENCE SOUTH 76°10'50" WEST, A DISTANCE OF 2258.69 FEET TO THE POINT OF BEGINNING, ALSO BEING A POINT ON THE SOUTHERN RIGHT–OF–WAY LINE FOR COLORADO HIGHWAY 285;
THENCE ALONG SAID RIGHT–OF–WAY LINE, SOUTH 78°00'09" EAST, A DISTANCE OF 103.67 FEET;
THENCE SOUTH 12°01'00" WEST, A DISTANCE OF 19.19 FEET;
THENCE NORTH 74°20'34" EAST, A DISTANCE OF 39.46 FEET TO THE SOUTH LINE OF THE PARCEL OF LAND AS DESCRIBED IN THE RECORDS OF PARK COUNTY AT RECEPTION NO. 177240 RECORDED MARCH 24, 1969;
THENCE ALONG SAID SOUTH LINE, SOUTH 81°04'51" EAST, A DISTANCE OF 21.54 FEET;
THENCE DEPARTING SAID SOUTH LINE, SOUTH 01°01'51" EAST, A DISTANCE OF 108.46 FEET TO THE SOUTHERLY LINE OF THE D.M.W.W. RIGHT–OF–WAY AS DESCRIBED IN THE RECORDS OF PARK COUNTY IN BOOK 228 ON PAGE 343;
THENCE ALONG SAID SOUTHERLY RIGHT–OF–WAY LINE, NORTH 87°57'46" WEST, A DISTANCE OF 82.22 FEET;
THENCE NORTH 78°05'31" WEST, A DISTANCE OF 18.16 FEET;
THENCE SOUTH 51°06'59" WEST, A DISTANCE OF 47.45 FEET;
THENCE DEPARTING SAID SOUTHERLY LINE, NORTH 38°39'00" WEST, A DISTANCE OF 102.06 FEET TO A POINT OF CURVATURE;
THENCE 82.79 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 74.00 FEET, AN INCLUDED ANGLE OF 64°06'17" AND SUBTENDED BY A CHORD BEARING NORTH 32°15'37" EAST, A DISTANCE OF 78.54 FEET;
THENCE NORTH 00°12'39" EAST, A DISTANCE OF 18.44 FEET, MORE OR LESS, TO THE SOUTHERN RIGHT–OF–WAY LINE OF COLORADO HIGHWAY 285 AND THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 21,508 SQUARE FEET OR 0.49 ACRES, MORE OR LESS.

Digitally signed by David Wilson
DN: cn=David Wilson, o=Flatirons Inc., ou, email=Dwilson@flatironsinc.com, c=US
Date: 2025.01.27 13:59:07 -07'00'

I, DAVID WILSON, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT THIS PARCEL DESCRIPTION AND ATTACHED EXHIBIT, BEING MADE A PART THEREOF, WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, ARE ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND ARE NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED. SAID PARCEL DESCRIPTION AND EXHIBIT WERE PREPARED AT THE REQUEST OF THE CLIENT AND ARE NOT INTENDED TO REPRESENT A MONUMENTED LAND SURVEY OR SUBDIVIDE LAND IN VIOLATION OF STATE STATUTE.

COLORADO LICENSED DAVID A. WILSON 38280 PROFESSIONAL LAND SURVEYOR 1/27/25

DAVID A. WILSON
COLORADO P.L.S. #38280
FLATIRONS, INC.

JOB NUMBER: 23–79060
DRAWN BY: D.WILSON/TDH
DATE: 01/27/2025

THIS IS NOT A "LAND SURVEY PLAT" OR "IMPROVEMENT SURVEY PLAT" AND THIS EXHIBIT IS NOT INTENDED FOR PURPOSES OF TRANSFER OF TITLE OR SUBDIVISIONS OF LAND. RECORD INFORMATION SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY CLIENT.

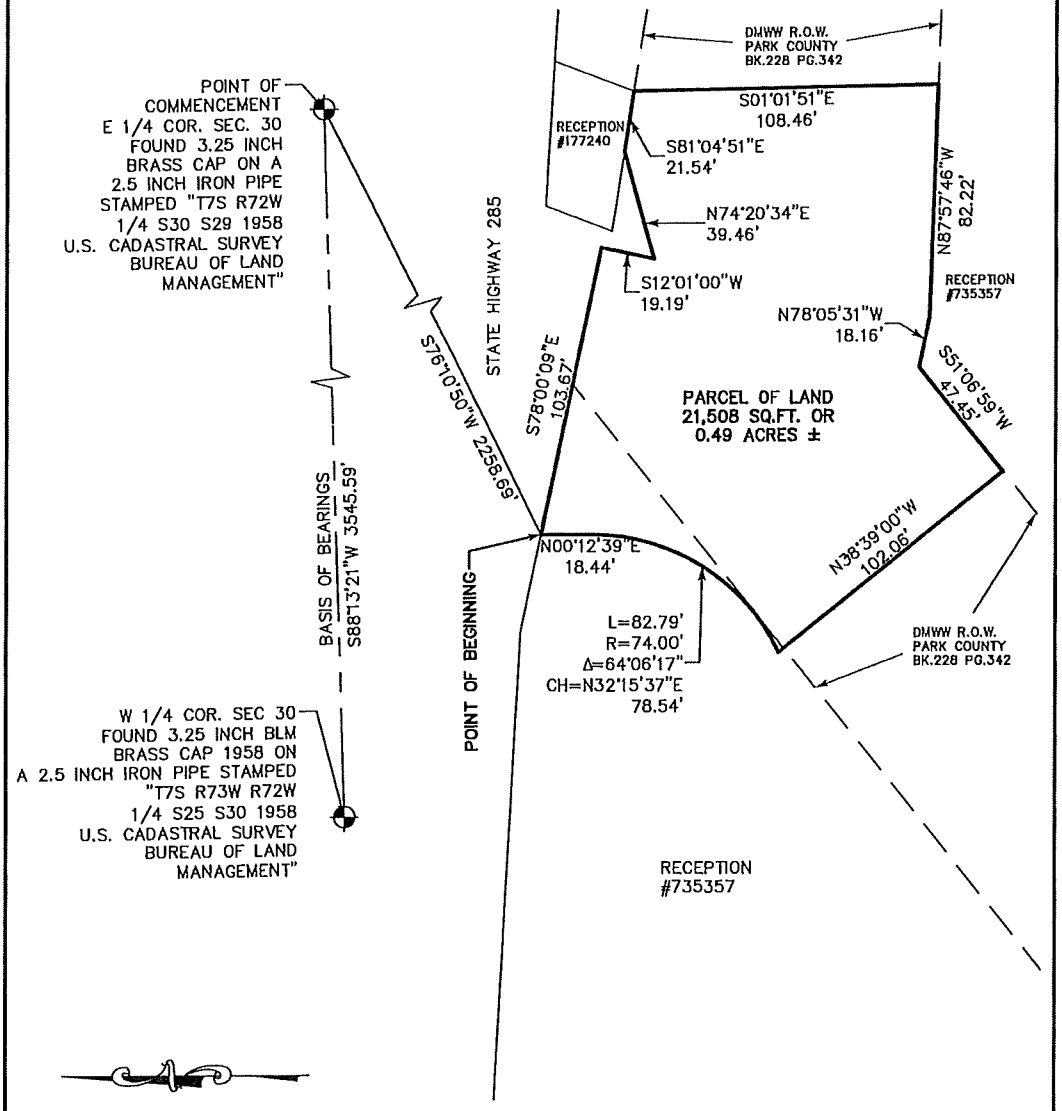
Flatirons, Inc.
Land Surveying Services
655 FOURTH AVE
LONGMONT, CO 80501
PH: (303) 776–1733
FAX: (303) 776–4355
www.FlatironsInc.com

BY:THENDERSON FILE:79060–TEMP COST–ESMT:23.25.DWG DATE:1/27/2025 12:02 PM

EXHIBIT "A"

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 7 SOUTH,
RANGE 72 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF BAILEY, COUNTY OF PARK, STATE OF COLORADO

SHEET 2 OF 2



GRAPHIC SCALE

50 0 25 50

(IN FEET)
1 inch = 60 ft.

COLORADO LICENSED
DAVID J. WILSON
38280
1/27/25
PROFESSIONAL LAND SURVEYOR

JOB NUMBER: 23-79060
DRAWN BY: D.WILSON/TDH
DATE: 01/27/2025

THIS IS NOT A "LAND SURVEY PLAT" OR "IMPROVEMENT SURVEY PLAT" AND THIS EXHIBIT IS NOT INTENDED FOR PURPOSES OF TRANSFER OF TITLE OR SUBDIVISIONS OF LAND. RECORD INFORMATION SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY CLIENT.

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655 FOURTH AVE
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PH: (303) 776-1733
FAX: (303) 776-4355
www.FlatironsInc.com

BY:THENDERSON FILE:79060-TEMP COST-ESMT1.23.25.DWG DATE:1/27/2025 12:02 PM

EXHIBIT 5
RIGHT OF FIRST REFUSAL AGREEMENT

RIGHT OF FIRST REFUSAL AGREEMENT

This RIGHT OF FIRST REFUSAL AGREEMENT ("Agreement") is entered into as of the ____ day of _____, 2025, ("Effective Date"), by and between **Bailey Water and Sanitation District**, a quasi-municipal corporation and political subdivision of the State of Colorado ("Grantor") and **Salzamar Properties, LLC**, a Colorado limited liability company ("Grantee"). Grantor and Grantee are sometimes collectively referred to below as the "Parties" or individually as a "Party."

WHEREAS, Grantor, by Special Warranty Deed ("Deed") dated _____, and recorded on _____, at Reception No. _____, in the real property records in the Office of the Clerk and Recorder of Park County, Colorado purchased that certain tract of land containing approximately ___ acres located in Park County, Colorado, which is the subject of this Agreement, and which the Grantor owns in fee simple, as more particularly described in **Exhibit A** attached hereto and incorporated herein ("Property);

WHEREAS, Grantee sold the Property to Grantor conditioned upon Grantor granting to Grantee a right of first refusal to purchase the Property, or any portion thereof, upon the terms and conditions herein set forth; and

WHEREAS, this Agreement is intended to memorialize and give effect to the above-described condition and agreement.

NOW, THEREFORE, in consideration of the sale and conveyance by Grantee to Grantor of the Property described in the Deed, and for the further consideration of Ten Dollars and 00/100 ($10.00), and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. Right of First Refusal: Grantor hereby agrees that, it will not sell the Property, or any part thereof, without first offering same to Grantee for purchase. This Agreement creates in Grantee a right of first refusal to purchase the Property, or any part thereof, according to the terms and conditions herein.

    a. The right of first refusal shall be honored by Grantor and exercised in the following manner:

        i. If, at any time, Grantor receives a bona fide third-party offer to purchase or otherwise acquire title to the Property, or any part thereof, any contract which may be entered into between Grantor and such bona fide purchaser shall specifically provide that the transaction shall be subject to the right of first refusal set forth in this document.

        ii. In the event that Grantor enters into such contract with a bona fide third-party purchaser, Grantee shall have the prior right to purchase and acquire title to the Property, or the portion thereof described in such contract, upon

the same terms and conditions as therein provided or, at Grantee's option, for cash.

iii. Grantor shall submit to Grantee a duplicate original of an executed contract with the bona fide purchaser, together with duplicate originals executed by Grantor of a contract between Grantor and Grantee, containing the same terms and conditions as the purchase and sale contract with the third-party bona fide purchaser. If, after the receipt of such documents, Grantee shall fail to exercise its right of first refusal by signing and returning it to Grantor, within thirty (30) days of receipt, a signed copy of said contract, together with the earnest money payment therein provided, Grantor shall have the right to conclude the proposed sale and conveyance on the same terms and conditions, and no other, as in the contract with the bona fide third-party purchaser.

iv. Grantee's failure to exercise its right of first refusal, or Grantee's written disclaimer of such right, shall be deemed a waiver and cancellation of such right of first refusal if the proposed sale and conveyance to the same bona fide third-party purchaser is consummated. If the proposed sale and conveyance to the same bona fide third-party purchaser is not consummated, the right of first refusal herein set forth shall not be deemed waived or cancelled but shall remain in full force and effect. Grantee's failure to exercise, or Grantee's disclaimer of, such right with respect to any transfer of less than all of the Property shall not be deemed a waiver of such right with respect to that part of the Property owned by Grantor after such transfer.

b. If any offer made in accordance with the terms and conditions herein is rejected or is allowed to expire without acceptance by Grantee, Grantee agrees, within 10 days after receiving a written request from Grantor, to provide Grantor, or to any third person Grantor shall designate, a written statement properly signed and acknowledged in recordable form that indicates:

i. an offer has been made by Grantor in accordance with the terms and conditions of this Agreement, together with disclosure of the offering price and the terms and conditions of a proposed sale;

ii. said offer has been rejected by Grantee, or has been allowed to expire; and

iii. Grantor, or any designated third person, may rely upon such statement by Grantee as evidence of the submission and rejection or expiration of a valid offer made to Grantee pursuant to and in accordance with this Agreement.

c. This right of first refusal shall apply to all transactions involving a conveyance of title to the Property, or any portion thereof, including, but not limited to a purchase,

an exchange, or any other transfer of an interest in the Property for consideration, other than a lease for the exclusive use of the Property as a water treatment facility.

2. Term of Existence: This Agreement shall terminate upon the earlier of: (i) completion and commissioning of Grantor's water intake facilities on the Property; or (ii) ten (10) years after the Effective Date hereof. If Grantor has not completed its facilities within ten (10) years from the Effective Date hereof, Grantee's repurchase right pursuant to the initial purchase and sale agreement shall thereafter be operative. The Parties do not intend that there shall be any violation of the Rule Against Perpetuities, the Rule Against Unreasonable Restraints on the Alienation of Property, or any similar rule. Accordingly, the right of first refusal under this Agreement to acquire the Property must be exercised, if at all, so as to vest such interest within time periods permitted by Colorado law. If, however, any such violation should inadvertently occur, the Parties hereby agree that a court shall reform that provision in such a way as to approximate most closely the intent of the Parties within the limits permissible under such rules; except that the same shall be extinguished by the occurrence of any one or more of the following events:

   a. A sale of the entire Property to Grantee pursuant to the exercise of the right of first refusal, as herein provided, and upon compliance by Grantor with all of the terms and conditions of this Agreement; or

   b. A sale of the entire Property to any person other than Grantee or those entities described in Paragraph 1 above pursuant to and upon compliance by Grantor with all of the terms and conditions of this Agreement.

3. Notices: All offers, acceptances, and any other notices or statements contemplated or required by this Agreement shall be sent by certified or registered United States mail, return receipt requested, to the intended recipient thereof at the following addresses:

Grantor:
Bailey Water & Sanitation District
PO Box 422
Bailey, CO 80421

Grantee:
Salzamar Properties, LLC
Attn: John Bezzant
3380 County Road 72
Bailey, CO 80421

And

Carrie Bernstein (attorney for Grantee)
Alderman Bernstein LLC
101 University Blvd., Suite 350
Denver, CO 80206

A copy of any Notices shall also be emailed to:

[redacted]

Notice shall also be provided to such other addresses and/or email addresses as may be designated in writing by any Party or available from a document recorded in the chain of title to the Property. Any periods of time within which action is to be taken hereunder shall commence on the date notice thereof is received.

4. Binding Effect: Subject to the limitation expressed in Paragraph 3 above, this Agreement shall be binding upon and shall inure to the benefit of the successors and assigns of the Parties hereto.

5. Governing Law: This Agreement shall be governed by and construed in accordance with the laws of the State of Colorado, without reference to its conflicts of laws principles.

6. Entire Agreement: This Agreement constitutes the entire agreement between the Parties and can be modified only by a written instrument signed by the Parties hereto.

7. Attorney's Fees and Costs: If either Party incurs attorney's fees or costs to enforce any provision of this Agreement, the prevailing party shall be entitled to recover such attorney's fees and costs from the other party.

[Signature Pages Follow]

IN WITNESS WHEREOF, the undersigned have executed and delivered this Agreement as of the Effective Date and shall record a memorandum of this Agreement in the real property records of the Office of the Park County Clerk and Recorder.

GRANTOR:
Bailey Water and Sanitation District,
a quasi-municipal corporation and political subdivision of the State of Colorado

_____
By: James Thomas, II, President

STATE OF COLORADO)
) ss.
COUNTY OF PARK)

The foregoing instrument was signed and acknowledged before me this _____ day of _____ 202____, by James Thomas, II as Board President of Bailey Water and Sanitation District, a quasi-municipal corporation and political subdivision of the State of Colorado.

Witness my hand and official seal.
My commission expires _____.

_____
Notary Public

GRANTEE:
Salzamar Properties, LLC,
a Colorado limited liability company

_____
By: John Bezzant, as managing member

STATE OF COLORADO)
) ss.
COUNTY OF PARK)

The foregoing instrument was signed and acknowledged before me this _____ day of _____ 202____, by John Bezzant, as managing member of Salzamar Properties, LLC, a Colorado limited liability company.

Witness my hand and official seal.

My commission expires _____.

_____
Notary Public

Exhibit A
To
Right of First Refusal Agreement

Legal Description of the Property

SALZAMAR MINOR SUBDIVISION

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 72 WEST OF THE 6TH P.M., COUNTY OF PARK, STATE OF COLORADO

SHEET 1 OF 3

TOTAL AREA = 1,462,646 SQ. FT., OR 33.58 ACRES, MORE OR LESS

Legal Description

SALZAMAR PROPERTIES, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE REAL PROPERTY OF 33.58 ACRES LOCATED IN PARK COUNTY, COLORADO DESCRIBED AS FOLLOWS:

PARCEL A, PARCEL B, AND PARCEL C PER WARRANTY DEED RECORDED MAY 11, 2017 AT RECEPTION NO. 735357, BEING A PART OF THE NORTH HALF OF THE SOUTH HALF OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 72 WEST OF THE 6TH P.M., COUNTY OF PARK, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE WEST LINE OF THE NW1/4 SW1/4 OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 72 WEST OF THE 6TH P.M. TO BEAR SOUTH 00°08'39" EAST BETWEEN A FOUND 2 1/2" IRON PIPE WITH 3 1/4" BRASS CAP, "US CADASTRAL SURVEY BLM T7S R73W R72W 1/4 S25 S30 1958" AT THE WEST QUARTER CORNER OF SAID SECTION 30 AND A FOUND 2 1/2" IRON PIPE WITH 3 1/4" BRASS CAP, "US CADASTRAL SURVEY BLM T7S R73W R72W S1/16 S25 S30 1958" AT THE SOUTH SIXTEENTH CORNER COMMON TO SAID SECTION 30 AND SECTION 25, TOWNSHIP 7 SOUTH, RANGE 73 WEST OF THE 6TH P.M. WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO:

BEGINNING AT SAID SOUTH SIXTEENTH CORNER;
THENCE NORTH 89°25'15" EAST, ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTH HALF OF SECTION 30, A DISTANCE OF 865.70 FEET TO THE CENTER-SOUTH SIXTEENTH CORNER OF SECTION 30;
THENCE CONTINUING ALONG SAID SOUTH LINE, NORTH 87°53'13" EAST, A DISTANCE OF 776.75 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 64;
THENCE ALONG SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

1. NORTH 17°52'54" EAST, A DISTANCE OF 146.14 FEET TO A POINT OF NON-TANGENT CURVATURE;
2. THENCE 318.71 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 418.42 FEET, AN INCLUDED ANGLE OF 43°38'30" AND SUBTENDED BY A CHORD BEARING NORTH 39°26'04" EAST, A DISTANCE OF 311.06 FEET;

THENCE NORTH 36°52'47" WEST, A DISTANCE OF 9.04 FEET;
THENCE NORTH 10°27'34" EAST, A DISTANCE OF 94.30 FEET TO A POINT ON THE SOUTH BANK OF THE NORTH FORK OF THE SOUTH PLATTE RIVER;
THENCE NORTH 49°38'55" WEST, A DISTANCE OF 211.29 FEET TO A POINT IN THE APPROXIMATE CENTER OF SAID NORTH FORK OF THE SOUTH PLATTE RIVER;
THENCE CONTINUING IN SAID APPROXIMATE CENTER, NORTH 23°51'47" WEST, A DISTANCE OF 117.48 FEET;
THENCE SOUTH 88°23'38" EAST, A DISTANCE OF 56.33 FEET;
THENCE NORTH 40°34'02" WEST, A DISTANCE OF 105.24 FEET;
THENCE NORTH 74°33'46" WEST, A DISTANCE OF 76.16 FEET;
THENCE NORTH 81°04'51" WEST, A DISTANCE OF 120.80 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 285;
THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING SIX (6) COURSES:

1. SOUTH 74°20'34" WEST, A DISTANCE OF 39.46 FEET;
2. THENCE NORTH 12°01'00" EAST, A DISTANCE OF 19.19 FEET;
3. THENCE NORTH 78°00'09" WEST, A DISTANCE OF 138.71 FEET;
4. THENCE NORTH 86°43'03" WEST, A DISTANCE OF 319.81 FEET TO A POINT OF NON-TANGENT CURVATURE;
5. THENCE 231.48 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 941.50 FEET, AN INCLUDED ANGLE OF 14°05'12" AND SUBTENDED BY A CHORD BEARING NORTH 79°54'30" WEST, A DISTANCE OF 230.89 FEET
6. THENCE SOUTH 11°53'06" WEST, A DISTANCE OF 24.80 FEET TO A POINT IN THE APPROXIMATE CENTER OF THE NORTH FORK OF THE SOUTH PLATTE RIVER;

THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 285 AND SAID APPROXIMATE CENTER OF THE NORTH FORK OF THE SOUTH PLATTE RIVER, THE FOLLOWING THREE (3) COURSES:

1. SOUTH 86°55'29" EAST, A DISTANCE OF 45.00 FEET;
2. THENCE SOUTH 47°55'29" EAST, A DISTANCE OF 111.00 FEET;
3. THENCE SOUTH 03°55'29"E, A DISTANCE OF 21.00 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE DEPARTING SAID APPROXIMATE CENTER OF THE NORTH FORK OF THE SOUTH PLATTE RIVER AND CONTINUING ON SAID SOUTH RIGHT-OF WAY LINE OF U.S. HIGHWAY 285 THE FOLLOWING TWO (2) COURSES:

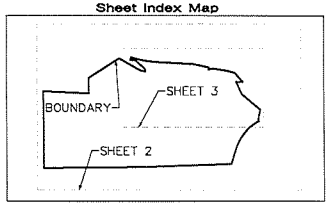
1. 41.00 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1031.50 FEET, AN INCLUDED ANGLE OF 2°16'39" AND SUBTENDED BY A CHORD BEARING NORTH 79°08'59" WEST, A DISTANCE OF 41.00 FEET;
2. THENCE NORTH 60°26'43" WEST, A DISTANCE OF 215.92 FEET TO A POINT ON THE WEST BANK OF SAID NORTH FORK OF THE SOUTH PLATTE RIVER;

THENCE SOUTH 57°18'58" WEST, A DISTANCE OF 314.38 FEET TO A POINT ON THE SOUTH BANK OF SAID NORTH FORK OF THE SOUTH PLATTE RIVER;
THENCE SOUTH 00°35'25" WEST, A DISTANCE OF 137.80 FEET;
THENCE NORTH 87°17'57" WEST, A DISTANCE OF 397.99 FEET TO A POINT ON SAID WEST LINE OF THE NW1/4 SW1/4 OF OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 72 WEST OF THE 6TH P.M.;
THENCE SOUTH 00°08'39" EAST, ALONG SAID WEST LINE, A DISTANCE OF 877.42 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 1,462,646 SQ. FT. OR 33.58 ACRES, MORE OR LESS.

TOGETHER WITH A NON-EXCLUSIVE RIGHT-OF-WAY AND EASEMENT FOR INGRESS AND EGRESS OVER, ACROSS, AND UPON, THE EXISTING DRIVEWAY. THIS EASEMENT AND RIGHT-OF-WAY SHALL RUN WITH THE LAND IN DEED RECORDED JUNE 15, 1993 AT RECEPTION NO. 413821.

Sheet Index Map



Dedication

KNOWN ALL MEN BY THESE PRESENTS THAT THE OWNER OF THE LAND DESCRIBED ABOVE HAVE CAUSED THE LAND TO BE LAID OUT AND PLATTED UNDER THE NAME SALZAMAR MINOR SUBDIVISION.

IN WITNESS WHEREOF, WE OD HEREUNTO SET OUR HANDS AND SEALS THIS ____ DAY OF _____ 2026.

OWNER:
SALZAMAR PROPERTIES, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____
NAME: _____
TITLE: _____

STATE OF COLORADO)
)SS
COUNTY OF PARK)

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____ 2026

WITNESS MY HAND AND SEAL

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

Mortgage Consent to Dedication

THE UNDERSIGNED HOLDERS OF MORTGAGE INTERESTS AND LIENS AGAINST THE PROPERTY OFFERED FOR DEDICATION AND FOR TRANSFER TO THE PUBLIC AND TO PARK COUNTY CONSENTS AND APPROVES OF SUCH DEDICATION AND TRANSFER AND SUBORDINATES AND RELEASES ITS INTERESTS TO SUCH DEDICATED AND TRANSFERRED PROPERTY

IN WITNESS WHEREOF, WE OD HEREUNTO SET OUR HANDS AND SEALS THIS ____ DAY OF _____ 2026.

_____
REPRESENTATIVE

STATE OF COLORADO)
)SS
COUNTY OF PARK)

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____ 2026

WITNESS MY HAND AND SEAL

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

Title Certificate

FIRST AMERICAN TITLE INSURANCE COMPANY HEREBY CERTIFIES THAT TITLE TO THE ABOVE-DESCRIBED PROPERTY IS VESTED IN THE OWNER.

DATE: _____

_____
[SIGNATURE OF AUTHORIZED AGENT

Approval by Board of County Commissioners

APPROVED AS A MINOR SUBDIVISION BY THE PARK COUNTY BOARD OF COMMISSIONERS THIS _____ DAY OF _____, 2026, SUBJECT TO ALL APPLICABLE PROVISIONS OF THE 2009 PARK COUNTY LAND USE REGULATIONS, AS AMENDED.

_____ ATTEST: _____
BOCC CHAIRPERSON PARK COUNTY CLERK AND RECORDER

Applicant Information

NAME: _____

ADDRESS: _____

TELEPHONE NUMBER: _____

Land Owner Information

NAME: _____

ADDRESS: _____

TELEPHONE NUMBER: _____

Planner Information

NAME: _____

ADDRESS: _____

TELEPHONE NUMBER: _____

Engineer Information

NAME: _____

ADDRESS: _____

TELEPHONE NUMBER: _____

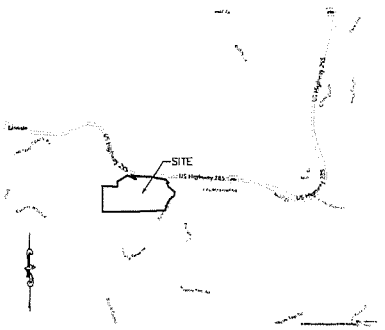
Notes

1. BASIS OF BEARINGS: GPS DERIVED BEARINGS BASED ON A BEARING OF SOUTH 00°08'39" EAST, ALONG THE WEST LINE OF THE NW1/4 SW1/4 OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 72 WEST OF THE 6TH P.M, BETWEEN A FOUND 2-1/2" IRON PIPE WITH 3-1/4" BRASS CAP, "US CADASTRAL SURVEY BLM T7S R73W R72W 1/4 S25 S30 1958" AT THE WEST QUARTER CORNER OF SAID SECTION 30 AND A FOUND 2-1/2" IRON PIPE WITH 3-1/4" BRASS CAP, "US CADASTRAL SURVEY BLM T7S R73W R72W S1/16 S25 S30 1958" AT THE SOUTH SIXTEENTH CORNER COMMON TO SAID SECTION 30 AND SECTION 25, TOWNSHIP 7 SOUTH, RANGE 73 WEST OF THE 6TH P.M, AS SHOWN HEREON. COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983 (NAD83). ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
2. FIRST AMERICAN TITLE INSURANCE COMPANY NUMBER 5509-4013858, DATED OCTOBER 31, 2022 AT 8:00 A.M., WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND DESCRIBED HEREON IS ALL OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.
3. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
4. THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT.
5. FLOOD INFORMATION: THE SUBJECT PROPERTY IS LOCATED IN ZONE X UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND ZONE A, SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, NO BASE FLOOD ELEVATIONS DETERMINED ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP; COMMUNITY-PANEL NO. 08093C-0275 C, DATED DECEMBER 18, 2008. FLOOD INFORMATION IS SUBJECT TO CHANGE.
6. THE WORD "CERTIFY" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
7. MONUMENTS NOT ACCEPTED WERE FOUND TO BE OUTSIDE OF A REASONABLE ERROR ELLIPSE BASED ON OTHER LOCALLY FOUND MONUMENTS. THEY WERE NOT ACCEPTED AS ORIGINAL, UNDISTURBED MONUMENTS.
8. THE FOLLOWING DOCUMENTS ARE MENTIONED IN THE ABOVE REFERENCED TITLE DOCUMENT AND ARE SHOWN GRAPHICALLY HEREON. THE FOLLOWING LIST CONTAINS THE TITLE DOCUMENT EXCEPTION NUMBER, DATE RECORDED, RECEPTION NUMBER AND/OR BOOK AND PAGE.

#12	NO DATE	BOOK 228, PAGE 342	DMNW RIVER CHANNEL IMPROVEMENTS R.O.W.
#13	FEB. 14, 1986	REC. NO. 348292	GRANT OF EASEMENT
#14	DEC. 10, 2007	REC. NO. 647683	PERMANENT EASEMENT
#16	AUG. 21, 2017	REC. NO. 738408	LAND SURVEY PLAT

9. THE FOLLOWING DOCUMENTS ARE MENTIONED IN THE ABOVE REFERENCED TITLE DOCUMENT AND APPEAR TO AFFECT THE SUBJECT PROPERTY BUT CANNOT BE SHOWN GRAPHICALLY. THE FOLLOWING LIST CONTAINS THE TITLE DOCUMENT EXCEPTION NUMBER, DATE RECORDED, RECEPTION NUMBER AND/OR BOOK AND PAGE.

#9	JAN. 04, 1890	BOOK 25, PAGE 45	U.S. PATENT
#10	JUL. 27, 1904	BOOK 89, PAGE 178	MOUNTAIN STATES TELEPHONE & TELEGRAPH R.O.W. (BLANKET IN NATURE)
#11	JUL. 27, 1939	BOOK 126, PAGE 3	MOUNTAIN STATES TELEPHONE & TELEGRAPH R.O.W (BLANKET IN NATURE)
#15	MAY 13, 2010	REC. NO. 870958	RESOLUTION NO. 30-2010
#17	JUN. 22, 2021	REC. NO. 780903	RESOLUTION NO. 2021-24



Vicinity Map
NO SCALE

Boundary Closure Report

COURSE:	N89°25'15"E	LENGTH:	865.70'
COURSE:	N87°53'13"E	LENGTH:	776.75'
COURSE:	N17°52'54"E	LENGTH:	146.14'
LENGTH:	318.71'	RADIUS:	418.42'
DELTA:	043°38'30"		
CHORD:	311.06'	COURSE:	N39°26'04"E
COURSE:	N36°52'47"W	LENGTH:	9.04'
COURSE:	N10°27'34"E	LENGTH:	94.30'
COURSE:	N49°38'55"W	LENGTH:	211.29'
COURSE:	N23°51'47"W	LENGTH:	117.48'
COURSE:	S88°23'38"E	LENGTH:	56.33'
COURSE:	N40°34'02"W	LENGTH:	105.24'
COURSE:	N74°33'46"W	LENGTH:	76.16'
COURSE:	N81°04'51"W	LENGTH:	120.80'
COURSE:	S74°20'34"W	LENGTH:	39.46'
COURSE:	N12°01'00"E	LENGTH:	19.19'
COURSE:	N78°00'09"W	LENGTH:	138.71'
COURSE:	N86°43'03"W	LENGTH:	319.81'
LENGTH:	231.48'	RADIUS:	941.50'
DELTA:	014°05'12"		
CHORD:	230.89'	COURSE:	N79°54'30"W
COURSE:	S11°53'06"W	LENGTH:	24.80'
COURSE:	S86°55'29"E	LENGTH:	45.00'
COURSE:	S47°55'29"E	LENGTH:	111.00'
COURSE:	S03°55'29"E	LENGTH:	21.00'
LENGTH:	41.00'	RADIUS:	1031.50'
DELTA:	002°16'39"		
CHORD:	41.00'	COURSE:	N79°08'59"W
COURSE:	N60°26'43"W	LENGTH:	215.92'
COURSE:	S57°18'58"W	LENGTH:	314.38'
COURSE:	S00°35'25"W	LENGTH:	137.80'
COURSE:	N87°17'57"W	LENGTH:	397.99'
COURSE:	S00°08'39"E	LENGTH:	877.42'

AREA: 1462646 SQ. FT.
ERROR CLOSURE: 0.008 COURSE: S37°45'02"E
ERROR NORTH: -0.0033 EAST: 0.0053

PRECISION 1: 938817

Surveyor Certificate

I HEREBY CERTIFY THAT THE SURVEY AND PLAT OF THAT REAL PROPERTY SHOWN AND DESCRIBED HEREON WERE MADE BY ME OR UNDER MY DIRECT RESPONSIBILITY, SUPERVISION, AND CHECKING, IN STRICT COMPLIANCE WITH COLORADO STATUTES, AND THAT BOTH SURVEY AND PLAT ARE TRUE, ACCURATE AND COMPLETE. THIS CERTIFICATION IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

_____
DAVID A. WILSON COLORADO LICENSE NO. 38280
REGISTERED LAND SURVEYOR

DATE: _____

Recorder's Certificate

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF PARK COUNTY, ON THE _____ DAY OF _____, 2026, AND DULY FILED AT RECEPTION NO. _____

_____
PARK COUNTY CLERK AND RECORDER

REVISION	DATE
1	
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6	
7	
8	
9	

SALZAMAR
MINOR SUBDIVISION

COPYRIGHT 2026 FLATIRONS, INC.

Flatirons, Inc.
Land Surveying Services
www.FlatironsInc.com
3825 IRIS AVE, SUITE 395, BOULDER, CO 80301 (303) 443-7001
655 FOURTH AVE, LONGMONT, CO 80501 (303) 776-1733
7600 N. BROADWAY, SUITE 209, DENVER, CO 80221 (303) 936-6997

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ONLY FINAL VERSION WILL HAVE STAMP AND SIGNATURE

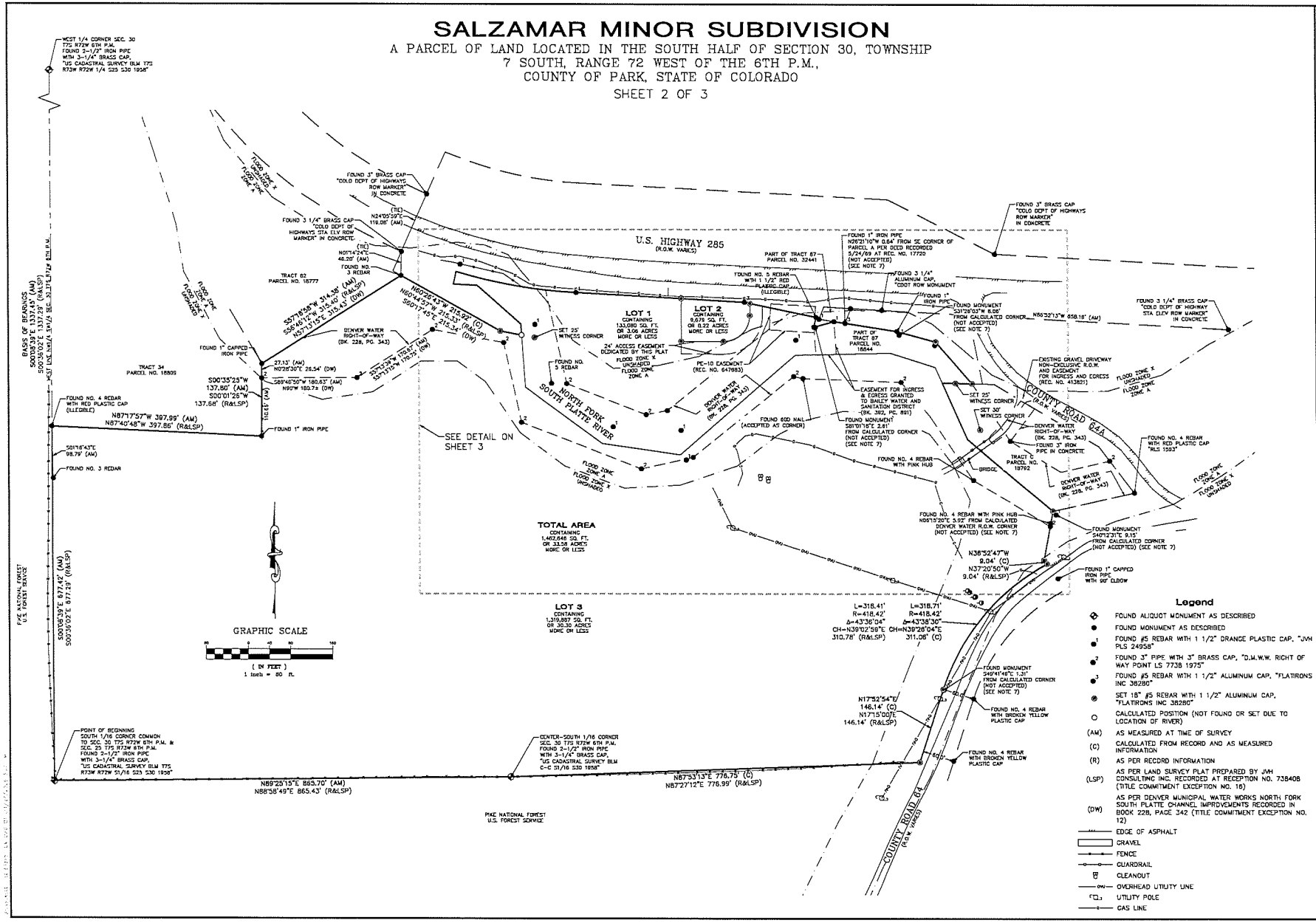
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DATE:	01-27-2026
DRAWN BY:	R. SLAGLE
CHECKED BY:	JJK/DAW

SHEET 1 OF 3

SALZAMAR MINOR SUBDIVISION

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 72 WEST OF THE 6TH P.M., COUNTY OF PARK, STATE OF COLORADO

SHEET 2 OF 3



REVISION	DATE
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11	

SALZAMAR
MINOR SUBDIVISION

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655 FOURTH AVE, LONGMONT, CO 80501, (303) 776-1733
7000 N. BROADWAY, SUITE 209, DENVER, CO 80221, (303) 916-6297

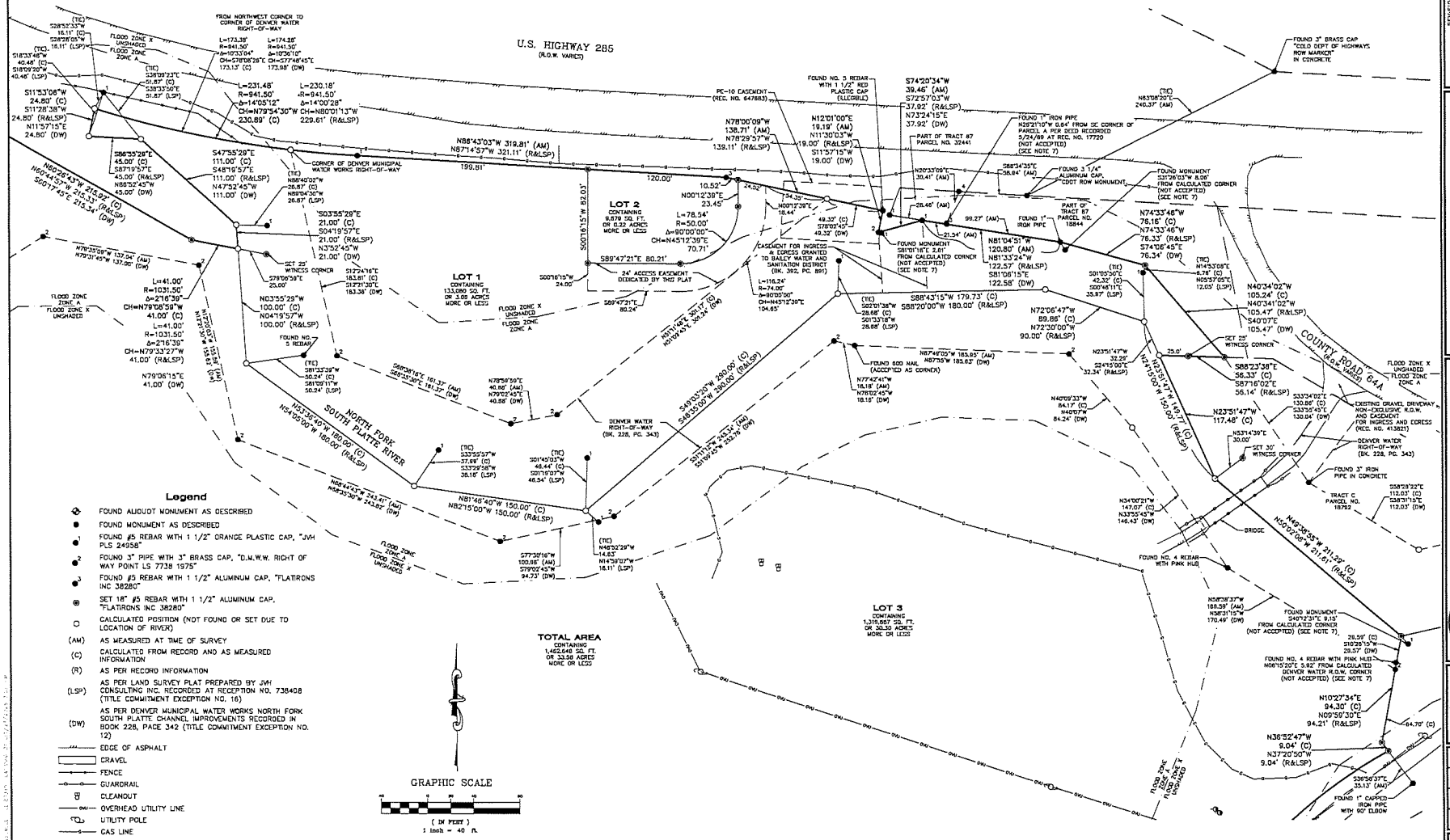
DRAFT
WORKING COPY ONLY
STILL NEEDS REVIEW
WILL HAVE STAMP
AND SIGNATURE

JOB NUMBER:	25-83.315
DATE:	01-27-2026
DRAWN BY:	R. SLAGLE
CHECKED BY:	JJK/DAW
	SHEET 2 OF 3

SALZAMAR MINOR SUBDIVISION

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 72 WEST OF THE 6TH P.M., COUNTY OF PARK, STATE OF COLORADO

SHEET 3 OF 3


U.S. HIGHWAY 285
(R.O.W. VARIES)
LOT 1
CONTAINING 133,080 SQ. FT. OR 3.09 ACRES MORE OR LESS
LOT 2
CONTAINING 9,879 SQ. FT. OR 0.22 ACRES MORE OR LESS
LOT 3
CONTAINING 1,319,867 SQ. FT. OR 30.30 ACRES MORE OR LESS
TOTAL AREA
CONTAINING 1,462,546 SQ. FT. OR 33.58 ACRES MORE OR LESS
NORTH FORK SOUTH PLATTE RIVER
COUNTY ROAD 64A
(16.04' WIDTH)
DENVER WATER RIGHT-OF-WAY (BK. 228, PG. 343)
EASEMENT FOR INGRESS & EGRESS GRANTED TO BAILEY WATER AND SANITATION DISTRICT (BK. 392, PG. 891)
24' ACCESS EASEMENT DEDICATED BY THIS PLAT
EXISTING GRAVEL DRIVEWAY & NON-EXCLUSIVE R.O.W. AND EASEMENT FOR INGRESS AND EGRESS (REC. NO. 413821)
PC-10 EASEMENT (REC. NO. 647883)
FOUND 3" BRASS CAP "COLO DEPT OF HIGHWAYS ROW MARKER" IN CONCRETE
FOUND NO. 5 REBAR WITH 1 1/2" RED PLASTIC CAP (ILLEGIBLE)
FOUND 1" IRON PIPE N28°21'10"W 0.64' FROM SE CORNER OF PARCEL A PER DEED RECORDED 5/24/89 AT REC. NO. 17720 (NOT ACCEPTED) (SEE NOTE 7)
FOUND 3 1/4" ALUMINUM CAP, CDOT ROW MONUMENT
FOUND MONUMENT S31°26'03"W 8.06' FROM CALCULATED CORNER (NOT ACCEPTED) (SEE NOTE 7)
FOUND MONUMENT S81°01'16"E 2.01' FROM CALCULATED CORNER (NOT ACCEPTED) (SEE NOTE 7)
FOUND 1" IRON PIPE
PART OF TRACT B7 PARCEL NO. 18844
PART OF TRACT B7 PARCEL NO. 32441
FOUND 600 NAIL (ACCEPTED AS CORNER)
FOUND NO. 4 REBAR WITH PINK HUB
FOUND MONUMENT S40°12'39"E 8.15' FROM CALCULATED CORNER (NOT ACCEPTED) (SEE NOTE 7)
FOUND NO. 4 REBAR WITH PINK HUB N08°15'20"E 5.82' FROM CALCULATED DENVER WATER R.O.W. CORNER (NOT ACCEPTED) (SEE NOTE 7)
FOUND 1" CAPPED IRON PIPE WITH 90° ELBOW
SET 25' WITNESS CORNER
SET 30' WITNESS CORNER
SET 18" #5 REBAR WITH 1 1/2" ALUMINUM CAP, "FLATIRONS INC 38280"
FOUND 3" IRON PIPE IN CONCRETE
TRACT C PARCEL NO. 18792
BRIDGE
FLOOD ZONE X UNSHADED
FLOOD ZONE A
FLOOD ZONE X UNSHADED FLOOD ZONE ZONE A
FLOOD ZONE X UNSHADED FLOOD ZONE ZONE A
FLOOD ZONE X UNSHADED FLOOD ZONE ZONE A
FLOOD ZONE A FLOOD ZONE X UNSHADED
FLOOD ZONE X UNSHADED FLOOD ZONE ZONE A

90% DESIGN CMAR PLANS

BAILEY WATER AND SANITATION DISTRICT

WATER TREATMENT PLANT IMPROVEMENTS

PWSID: CO-0147010, PARK COUNTY, CO

SECTION 30, TOWNSHIP 7 SOUTH, RANGE 72 WEST OF THE NEW MEXICO P.M.

OCTOBER 2025

TOWN OF BAILEY
59856 HIGHWAY 285
BAILEY, CO 80421
303.816.5920

DISTRICT ENGINEER
W2 ENGINEERING
WILL RAATZ

CIVIL ENGINEERING

ELEMENT ENGINEERING
MATTHEW A. HESS, P.E. #61634
NICHOLAUS P. MARCOTTE, P.E. #47164
ALICE M. ARSENAULT, P.E. #53350
7245 W. ALASKA DR., SUITE 210
LAKEWOOD, CO 80226
720.749.4165

CONTRACTOR

GLACIER CONSTRUCTION CO.
ABRAM KARRAKER

ARCHITECTURAL

EVSTUDIOS
JEFFERY SCOTT, NCARB, ARC NO. 406544
5335 W 48TH AVENUE, STE 300
DENVER, CO 80212
303.670.7242

MECHANICAL | PLUMBING ENGINEERING

EVSTUDIOS
JONATHAN ANDERSON, P.E. #49641
5335 W 48TH AVENUE, STE 300
DENVER, CO 80212
303.670.7242

ELECTRICAL ENGINEERING

EVSTUDIOS
ERIC REITAN, P.E.
5335 W 48TH AVENUE, STE 300
DENVER, CO 80212
303.670.7242

STRUCTURAL ENGINEERING

EVSTUDIOS
KATELYN WAGER, P.E. #54327
5335 W 48TH AVENUE, STE 300
DENVER, CO 80212
303.670.7242

UTILITIES

WATER & SEWER

BAILEY WATER AND SANITATION DISTRICT
PO BOX 422
BAILEY, CO 80421
303.838.8184

PHONE | INTERNET

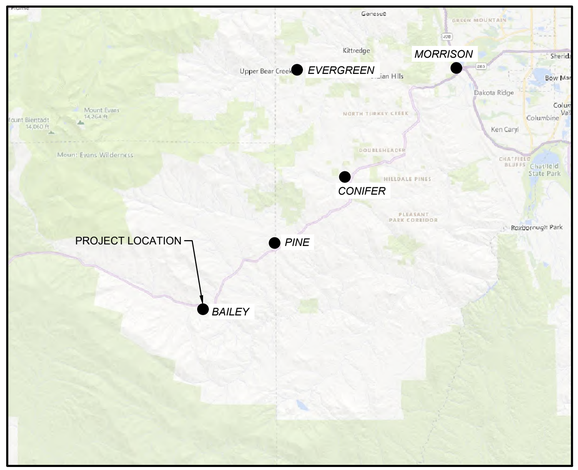
CENTURY LINK

ELECTRIC

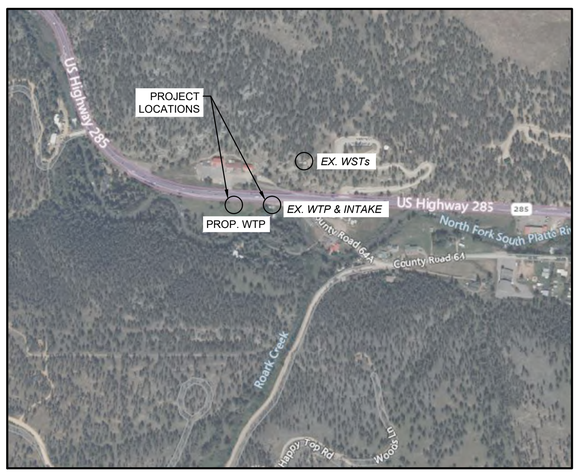
CORE ELECTRIC COOPERATIVE

GAS

COLORADO NATURAL GAS



LOCATION MAP
1" = 5 MI.



VICINITY MAP
1" = 500'

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ELEMENT ENGINEERING LLC
12687 W. CEDAR DRIVE, SUITE 300
LAKEWOOD, CO 80228
720.749.4165
WWW.ELEMENTENGINEERING.NET

REVISIONS

NO.	DESCRIPTION	DATE	BY

WATER TREATMENT PLANT IMPROVEMENTS

COVER

BAILEY WATER AND SANITATION DISTRICT
PO BOX 422
BAILEY, CO 80421

PREPARED UNDER THE DIRECT SUPERVISION OF

FOR AND ON BEHALF OF ELEMENT ENGINEERING, LLC

DESIGNED BY	CHECKED BY
MAH	AMA

DATE: OCTOBER 2025

JOB NUMBER: 0107.0002

EDITION: 90% CMAR

SHEET: C1 OF C37

Q:\CO-LAKE-EE\SHARED_PROJECTS\0107 - W2 ENGINEERS, LLC\0002 - BAILEY WSD WTP IMPROVEMENTS\CAD\DWG\CD'S\01_BAILEY WTP COVER AND NOTES.DWG

GENERAL CIVIL CONSTRUCTION NOTES:

1. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.

2. THE CONTRACTOR SHALL PROVIDE ALL BONDS AND INSURANCE REQUIRED BY THE CONTRACT DOCUMENTS.

3. UNLESS OTHERWISE APPROVED BY THE ENGINEER AND OWNER CONSTRUCTION SHALL BE LIMITED TO HOURS BETWEEN 7:00 AM AND 5:00 PM, MONDAY THROUGH FRIDAY. IF THE CONTRACTOR WISHES TO WORK ON SATURDAY OR SUNDAY THE ENGINEER MUST BE NOTIFIED BY WEDNESDAY NOON PRIOR TO THAT WEEKEND FOR APPROVAL.

4. THE CONTRACTOR IS TO PROVIDE A DETAILED CONSTRUCTION SCHEDULE DELINEATING CONSTRUCTION MILESTONES AND THE NATURE OF WORK BEING PERFORMED. THE SCHEDULE SHALL DETAIL ACTIVITIES FROM THE START OF CONSTRUCTION THROUGH STARTUP. THIS SCHEDULE SHALL BE PROVIDED TO THE ENGINEER TWO (2) WEEKS PRIOR TO CONSTRUCTION AND UPDATED WEEKLY.

5. THE CONTRACTOR SHALL PERFORM ALL WORK NECESSARY TO COMPLETE THE PROJECT IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DRAWINGS INCLUDING SUCH INCIDENTALS AS MAY BE NECESSARY TO MEET APPLICABLE AGENCY REQUIREMENTS AND PROVIDE A COMPLETED PROJECT.

6. THE CONTRACTOR SHALL FURNISH ALL MATERIALS, LABOR AND EQUIPMENT AND PERFORM WORK SHOWN OR IMPLIED AS NECESSARY FOR THE COMPLETED TREATMENT, PUMPING, AND DISTRIBUTION SYSTEM, READY FOR USE.

7. THE ENGINEER HAS ATTEMPTED TO LOCATE EXISTING SUBSURFACE UTILITIES, HOWEVER, SOME MAY EXIST THAT ARE NOT SHOWN. THE CONTRACTOR SHALL POTHOLE AS NECESSARY AND EXERCISE CARE IN HIS WORK SO AS TO AVOID DAMAGE TO ANY UTILITIES. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE CONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR SHALL CONSIDER EXPLORATORY POTHOLING AS NECESSARY TO LOCATE ALL EXISTING UTILITIES AS NECESSARY TO COMPLETE THE WORK. THIS IS INCIDENTAL TO THE PROJECT AND IS NOT CONSIDERED A SEPARATE PAY ITEM.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION STAKING. ALL DIMENSIONS, ELEVATIONS, AND LOCATIONS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO BEGINNING THE WORK.

9. ANY SUBSURFACE CONDITIONS ENCOUNTERED THAT ARE UNUSUAL OR DIFFERENT THAN THOSE INDICATED BY THE ENGINEER SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER.

10. CONTRACTOR SHALL OBTAIN, AT HIS OWN EXPENSE, ALL PERMITS REQUIRED OF THIS WORK AND SHALL FAITHFULLY ADHERE TO THE ALL PERMIT REQUIREMENTS.

11. TEMPORARY AND PERMANENT EROSION CONTROL STRUCTURE METHODS SHALL BE IN ACCORDANCE WITH PARK COUNTY REGULATIONS AND ARE TO BE UTILIZED DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A PARK COUNTY AND CDPHE SWMP/PERMIT, AND SHALL COMPLY WITH ALL REQUIREMENTS OF THESE PERMITS.

12. ALL EROSION CONTROL STRUCTURES SHOWN OR AS REQUIRED DURING CONSTRUCTION SHALL BE CONTINUOUSLY MAINTAINED THROUGH WARRANTY PERIOD AND UNTIL RE-VEGETATION TAKES HOLD. CONTRACTOR IS NOT REQUIRED TO MAINTAIN THE SITE AFTER RE-VEGETATION HAS TAKEN HOLD.

13. CONTRACTOR SHALL CLEAN UP, SEED, AND RESTORE DISTURBED AREAS IMMEDIATELY UPON COMPLETION OF THE WORK IN THE AFFECTED AREA.

14. ALL EXISTING FACILITIES SHALL BE MAINTAINED IN-PLACE BY THE CONTRACTOR UNLESS OTHERWISE SHOWN OR DIRECTED. CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO SUPPORT, MAINTAIN, OR OTHERWISE PROTECT EXISTING UTILITIES AND OTHER FACILITIES AT ALL TIMES DURING CONSTRUCTION. CONTRACTOR TO LEAVE EXISTING FACILITIES IN AN EQUAL OR BETTER-THAN-ORIGINAL CONDITION.

15. THE CONTRACTOR SHALL ERECT AND MAINTAIN BARRICADES, WARNING SIGNS, CONES IN ACCORDANCE WITH STATE, LOCAL AND FEDERAL GUIDELINES TO ENSURE THE SAFETY OF WORKERS AND THE PUBLIC. ALL BARRICADES, SIGNS SHALL BE IN PLACE PRIOR TO THE BEGINNING OF ANY CONSTRUCTION ACTIVITY.

16. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN APPROVAL FOR A TRAFFIC CONTROL PLAN. THE TRAFFIC CONTROL PLAN MUST BE SUBMITTED AND APPROVED BY PARK COUNTY, CDOT, AND THE OWNER'S REPRESENTATIVE.

17. UNLESS OTHERWISE GRANTED PERMISSION BY THE OWNER IN WRITING, THE CONTRACTOR MUST ALLOW ACCESS TO ALL PROPERTIES FOR BOTH RESIDENTS AND EMERGENCY VEHICLES.

18. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE CLEANLINESS AND SAFETY OF ALL ROADWAYS ADJACENT TO THE PROJECT SITE. IF AT ANY TIME, THESE ROADWAYS ARE FOUND TO BE DANGEROUS OR NOT PASSABLE DUE TO DEBRIS OR MUD, THE COUNTY MAY SHUT THE PROJECT DOWN.

19. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ENGINEER OF ANY PROBLEM IN CONFORMING TO THE APPROVED PLANS FOR ANY ELEMENT OF THE PROPOSED IMPROVEMENTS PRIOR TO ITS CONSTRUCTION.

20. THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO AND THE FACILITY OPERATOR FOR LOCATION OF UNDERGROUND UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION, AS WELL AS ANY INDEPENDENT LOCATOR FOR PRIVATE LINES.

21. THE CONTRACTOR SHALL NOTIFY THE INSPECTOR AT LEAST 48 HOURS PRIOR TO ANY DESIRED INSPECTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER 48 HOURS PRIOR TO THE START OF CONSTRUCTION.

22. SERVICE TRENCHES AND UTILITY MAIN TRENCHES SHALL BE COMPACTED THROUGHOUT THE DEPTH OF THE TRENCH PER THE SPECIFICATIONS.

23. THE CONTRACTOR SHALL MAINTAIN ONE COMPLETE SET OF APPROVED DRAWINGS ON THE CONSTRUCTION SITE AT ALL TIMES WHEREON HE WILL RECORD ANY APPROVED DEVIATIONS IN THE CONSTRUCTION FROM THE APPROVED DRAWINGS AS WELL AS THE LOCATIONS AND DEPTHS OF ALL EXISTING UTILITIES. THESE FIELD RECORD DRAWINGS SHALL BE KEPT UP TO DATE AT ALL TIMES AND SHALL BE AVAILABLE FOR INSPECTION BY THE OWNER'S REPRESENTATIVE UPON REQUEST.

24. UPON COMPLETION OF CONSTRUCTION AND PRIOR TO INITIAL ACCEPTANCE OF THE WORK, THE CONTRACTOR SHALL SUBMIT A CLEAN SET OF FIELD RECORD DRAWINGS CONTAINING ALL AS-BUILT INFORMATION TO THE ENGINEER. ALL INFORMATION SHOWN ON THE CONTRACTOR'S FIELD RECORD DRAWINGS SHALL BE SUBJECT TO VERIFICATION BY THE ENGINEER. IF SIGNIFICANT ERRORS OR DEVIATIONS ARE NOTED BY THE ENGINEER, AN AS-BUILT SURVEY PREPARED AND STAMPED BY A REGISTERED PROFESSIONAL LAND SURVEYOR SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE.

25. ALL SUBMITTAL RECORDS ARE TO BE KEPT ONSITE AS WELL AS ALL DAILY INSPECTION REPORTS, INCLUDING, BUT NOT LIMITED TO, COMPACTION TESTS, CONCRETE TESTS, ETC.

26. ALL EQUIPMENT AND MATERIAL IS TO BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS AND REQUIREMENTS. ALL EQUIPMENT STARTUP SHALL BE PROVIDED BY A MANUFACTURER APPROVED FIELD REPRESENTATIVE. MANUFACTURER FIELD TRAINING FOR THE OPERATIONS STAFF SHALL ALSO BE PROVIDED AT EITHER THE TIME OF STARTUP OR AT ANOTHER TIME AS APPROVED BY THE OPERATOR.

27. MANHOLE VAULT/EXTERIOR JOINTS SHALL BE WRAPPED IN 12" WIDE CONSEAL CS 2012 OR APPROVED EQUAL.

28. MEGALUGS AND CONCRETE THRUST BLOCKS WILL BE REQUIRED FOR ALL MAIN LINES. TRACER WIRE IS REQUIRED ON ALL PIPES. TRACER WIRE SHALL BE 12 GAUGE DIRECT BURY SOLID SINGLE STRAND COPPER WIRE WITH TEST STATIONS AT TERMINATIONS OF PROPOSED PIPE.

29. PIPE BEDDING SHALL BE SQUEEGEE 6" BELOW THE BOTTOM OF THE PIPE AND 12" ABOVE THE PIPE.

30. ALL BURIED DUCTILE IRON PIPE, FITTINGS, VALVES AND OTHER APPURTENANCES SHALL BE WRAPPED WITH POLYETHYLENE SHEETING.

31. FOR ALL VALVES TO BE ABANDONED: CLOSE VALVE, REMOVE AND DISPOSE OF VALVE BOX AND COVER, FILL HOLE WITH APPROVED MATERIAL AND RESTORE SITE.

32. FOR ALL PIPE TO BE ABANDONED: AT A MINIMUM, UNLESS OTHERWISE NOTED ON THE PLANS, ALL ENDS ARE TO BE CAPPED WITH CONCRETE. ABANDONED WATERLINES ABOVE OR BELOW THE NEW WATERLINE ADN/OR CONFLICTS WITH CLEARANCES SHALL BE REMOVED (18" BEYOND O.D.) AND CAPPED WITH CONCRETE. ACTIVE WATERLINES WILL REQUIRE PLUGS/CI CAPS AND THRUST BLOCKS. THE COST FOR THIS WILL BE INCLUDED IN THE INSTALLATION OF THE WATERLINE.

33. NO TEMPORARY OR PERMANENT THRUST BLOCKS ALLOWED AGAINST NEW OR EXISTING PIPE. TEMPORARY THRUST BLOCKS (4X4 AGAINST TRENCH WALL) WILL BE ALLOWED.

34. ALL BOLTS FOR ABOVE GRADE FITTINGS SHALL BE ASTM 316 STAINLESS STEEL.

35. CONTRACTOR SHALL FIELD VERIFY INVERTS PRIOR TO COMPLETING CONNECTIONS TO EXISTING STRUCTURES. IF ANY DISCREPANCIES ARE FOUND THE ENGINEER SHALL BE CONTACTED IMMEDIATELY.

36. ALL YARD VALVES SHALL HAVE EXTENSIONS THAT TERMINATE 7-FOOT BELOW THE TOP OF THE VALVE BOX.

37. CONTRACTOR SHALL HAUL OFF AND DISPOSE OF ANY EXCESS SPOIL MATERIAL, ANY MISCELLANEOUS DEBRIS, AND ANY STRUCTURES, PIPING OR OTHER DEBRIS CALLED OUT TO BE DEMOLISHED AT HIS OWN EXPENSE. ALL MATERIAL MUST BE DISPOSED OF IN AN APPROVED OFFSITE LOCATION.

38. PIPE, FITTINGS, AND ACCESSORIES SHALL BE HANDLED IN SUCH A MANNER THAT WILL ENSURE INSTALLATION IN SOUND, UNDAMAGED CONDITION. EQUIPMENT, TOOLS, AND METHODS USED IN HANDLING AND INSTALLING PIPE AND FITTINGS SHALL NOT DAMAGE THE PIPE AND FITTINGS.

39. THE INTERIOR OF ALL PIPE AND FITTINGS SHALL BE THOROUGHLY CLEANED OF ALL FOREIGN MATTER PRIOR TO INSTALLATION. BEFORE JOINTING, ALL JOINT CONTACT SURFACES SHALL BE WIRE BRUSHED IF NECESSARY, WIPED CLEAN, AND KEPT CLEAN UNTIL JOINTING IS COMPLETED.

40. PRECAUTIONS SHALL BE TAKEN TO PREVENT FOREIGN MATERIAL FROM ENTERING THE PIPE DURING INSTALLATION. DEBRIS, TOOLS, CLOTHING, OR OTHER OBJECTS SHALL NOT BE PLACED IN OR ALLOWED TO ENTER THE PIPE. END OF LINES TO BE PLUGGED TO PREVENT DEBRIS OR ANIMALS FROM ENTERING PIPE.

41. CUTTING SHALL BE DONE IN A NEAT MANNER, WITHOUT DAMAGE TO THE PIPE OR THE LINING. CUTS SHALL BE SMOOTH, STRAIGHT, AND AT RIGHT ANGLES TO THE PIPE AXIS. AFTER CUTTING, THE ENDS OF THE PIPE SHALL BE DRESSED WITH A FILE OR POWER GRINDER TO REMOVE ALL ROUGHNESS AND SHARP EDGES. THE CUT ENDS OF PUSH-ON JOINT PIPE SHALL BE SUITABLY BEVELED.

42. NO DEFLECTION SHALL BE PERMITTED ON INTERIOR PIPE AND FITTINGS.

43. DIAMETRICALLY OPPOSITE NUTS SHALL BE TIGHTENED PROGRESSIVELY AND EVENLY. FINAL TIGHTENING SHALL BE DONE WITH A TORQUE LIMITING WRENCH SET FOR THE TORQUE RECOMMENDED BY THE MANUFACTURER FOR ALL FITTINGS AND SERVICE SADDLES.

44. BEFORE THE JOINT IS ASSEMBLED, THE FLANGE FACES SHALL BE THOROUGHLY CLEANED OF ALL FOREIGN MATERIAL WITH A POWER WIRE BRUSH. THE GASKET SHALL BE CENTERED AND THE CONNECTING FLANGES DRAWN UP WATERTIGHT WITHOUT UNNECESSARY STRESSING OF THE FLANGES. ALL BOLTS SHALL BE TIGHTENED IN A PROGRESSIVE DIAMETRICALLY OPPOSITE SEQUENCE USING TORQUE WRENCHES AT SETTINGS RECOMMENDED BY THE MANUFACTURER. WHERE DISSIMILAR METAL FLANGES ARE CONNECTED, AN INSULATING CONNECTION SHALL BE PROVIDED.

45. ALL JOINTS SHALL BE WATERTIGHT AND FREE FROM LEAKS. EACH LEAK WHICH IS DISCOVERED WITHIN THE CORRECTION PERIOD STIPULATED IN THE GENERAL PROVISIONS SHALL BE REPAIRED BY AND AT THE EXPENSE OF THE CONTRACTOR.

46. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY PUMPING EQUIPMENT; PIPING CONNECTIONS BETWEEN THE PIPING AND THE NEAREST AVAILABLE SOURCE OF TEST WATER; PRESSURE GAUGES; AND OTHER EQUIPMENT, MATERIALS, AND FACILITIES NECESSARY FOR THE TESTS.

47. ALL CONTRACTOR INSTALLED PIPE, FITTINGS, VALVES, PIPE JOINTS, AND OTHER MATERIALS WHICH ARE FOUND TO BE DEFECTIVE SHALL BE REMOVED AND REPLACED WITH NEW AND ACCEPTABLE MATERIALS, AND THE AFFECTED PORTION OF THE PIPING RETESTED BY AND AT THE EXPENSE OF THE CONTRACTOR.

48. FLEXIBLE COUPLINGS AND FLANGE ADAPTERS SHALL BE DESIGNED TO RELIVE STRESS IN PIPELINES DUE TO THERMAL EXPANSION/CONTRACTION, DIFFERENTIAL SETTLEMENT OR MISALIGNMENT AND MECHANICAL VIBRATION. FLEXIBLE COUPLINGS SHALL CONSIST OF A SLEEVE WHICH SHALL FIT OVER THE ENDS OF THE TWO PIPE SECTIONS TO BE JOINED. THE COUPLING SHALL FORM A WATER TIGHT SEAL BY COMPRESSING RESILIENT WEDGE-SHAPED GASKETS BETWEEN THE ENDS OF THE SLEEVE AND THE PIPE SECTIONS. THE GASKETS SHALL BE COMPRESSED BY TWO RETAINER RINGS BOLTED TO ONE ANOTHER ON THE OUTSIDE OF THE COUPLING SLEEVE. FLANGE ADAPTERS SHALL BE EQUIVALENT TO FLEXIBLE COUPLINGS EXCEPT THAT ONE RETAINER RING AND GASKET SHALL BE REPLACED WITH A FLANGED CONNECTION ON THE COUPLING SLEEVE.

49. ALL VALVES SHALL HAVE THE MANUFACTURER AND SIZE OF THE VALVE VISIBLY CAST ON THE BODY OR ON A PLATE ATTACHED TO THE BODY OF THE VALVE. VALVES AND REQUIRED OPERATING APPURTENANCES SHALL BE THE PRODUCT OF THE SAME MANUFACTURER. VALVE SEALS SHALL BE ABLE TO PROVIDE TIGHT CLOSURE AND PREVENT METAL-TO-METAL CONTACT. VALVES SHALL OPEN LEFT. ALL VALVES OVER 6-FEET HIGH NEED CHAINS.

50. VALVE COMPONENTS SHALL WITHSTAND THE ENVIRONMENTAL CONDITIONS AND PROVIDE CONTINUOUS TROUBLE-FREE SERVICE.

51. ANY MATERIAL TO BE IN CONTACT WITH POTABLE WATER SHALL BE NSF 61 CERTIFIED.

52. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING, AT THE CONTRACTORS EXPENSE, APPLICABLE LICENSES, PERMITS, BONDS, ETC.

53. CONTRACTOR SHALL CONTACT ELECTRIC COMPANY TWO WEEKS IN ADVANCE OF ANY EXCAVATION WITHIN 10 FEET OF A UTILITY POLE.

54. THE CONTRACTOR SHALL SUBMIT, FOR RECORD, PRODUCT INFORMATION AND LAYOUTS FOR THE FOLLOWING ASSEMBLIES. THE SELECTION, SIZING, AND LAYOUT OF THESE ASSEMBLIES IS THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL MEET THE SPECIFICATION AND MANUFACTURER'S REQUIREMENTS. THESE SUBMITTALS SHALL CLEARLY INDICATE THE BASIS OF DESIGN, LOCATION OF ATTACHMENT POINTS TO THE STRUCTURE, AND MAGNITUDE OF THE LOADS IMPOSED ON THE STRUCTURAL SYSTEM.

54.1. PIPE SUPPORTS AND PIPE HANGERS
54.2. INTERIOR PROCESS PIPING

TESTING AND INSPECTION NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL REQUIRED OR NECESSARY INSPECTIONS ARE COMPLETED BY AUTHORIZED INSPECTORS PRIOR TO PROCEEDING WITH THE SUBSEQUENT WORK WHICH COVERS OR THAT IS DEPENDENT ON THE WORK TO BE INSPECTED. FAILURE TO OBTAIN NECESSARY INSPECTION(S) AND APPROVAL(S) SHALL RESULT IN THE CONTRACTOR BEING FULLY RESPONSIBLE FOR ANY ISSUES ARISING FROM UN-INSPECTED WORK.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RETAINING AND PAYING FOR THE SERVICES OF A MATERIALS TESTING FIRM AND INSPECTOR FOR COMPACTION, MATERIALS, AND CONCRETE TESTING. QUALIFICATIONS OF THE PROPOSED TESTING FIRM MUST BE SUBMITTED AND APPROVED BY OWNER AND ENGINEER PRIOR TO BEGINNING WORK.

3. NEWLY INSTALLED WATER MAINS SHALL BE HYDROSTATICALLY TESTED IN ACCORDANCE WITH THE SPECIFICATIONS.

4. NEWLY INSTALLED WATER MAINS, PIPING, EQUIPMENT, ETC. MUST BE DISINFECTED PER AWWA STANDARD C651 (LATEST EDITION). THE WATER STORAGE TANK SHALL BE DISINFECTED PER AWWA STANDARD C652 (LATEST EDITION). THE PREFERRED METHOD FOR CHLORINATION OF WATER MAINS IS TO USE SUFFICIENT CHLORINE TABLETS TO PRODUCE A 25 MG/L SOLUTION. TABLETS SHOULD BE ATTACHED TO THE TOP OF THE PIPE WITH AN APPROVED ADHESIVE CERTIFIED TO NSF STANDARD 61, PRIOR TO THE PIPE INSTALLATION IN THE TRENCH. CHLORINATION OF ANY FINISHED PIPELINE SHALL BE COMPLETED PRIOR TO HYDROSTATIC TESTING.

5. CONTRACTOR IS REQUIRED TO PERFORM CLEAR WATER SAMPLING. ENGINEER MUST SEE PASSING LAB RESULTS PRIOR TO CONNECTING SERVICE LINES TO ALL TEMPORARY AND NEW LINES.

6. THE WATER QUALITY CONTROL DIVISION OF THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT (CDPHE) REQUIRES ALL WATER LINE CONTRACTORS POSSESS A CURRENT DISCHARGE PERMIT FOR THE DISCHARGES OF CHLORINATED AND PROCESS WATERS ASSOCIATED WITH THE INSTALLATION OF NEW MAINS, TANKS, ETC.

BACKFILLING AND COMPACTION NOTES:

A. ALL TRENCHES SHALL BE BACKFILLED AFTER PIPE, FITTINGS AND APPURTENANCES HAVE BEEN INSTALLED, INSPECTED AND APPROVED BY THE DISTRICT ENGINEER.

B. WHENEVER A COMPACTION REQUIREMENT VALUE IS SPECIFIED HEREIN, THE OPTIMUM MOISTURE CONTENT AND STANDARD PROCTOR DENSITY SHALL BE DETERMINED IN ACCORDANCE WITH ASSHTO T-99 FOR NINETY-FIVE PERCENT (95%).

DENSITY REQUIREMENTS IN TRENCH - THE CONTRACTOR SHALL OBTAIN A STANDARD PROCTOR DENSITY OF NINETY-FIVE (95%) STANDARD PROCTOR FOR THE TOTAL DEPTH OF ALL TRENCHES IN OPEN FIELDS AND IN DEDICATED ROWS. BACKFILLING SHALL BE DONE WITH GOOD SOUND EARTH, SAND OR GRAVEL, AND NO BITUMINOUS PAVEMENT, CONCRETE, ROCK OR OTHER LUMPY MATERIAL SHALL BE USED IN THE BACKFILL UNLESS THESE MATERIALS ARE SCATTERED AND DO NOT EXCEED SIX INCHES (6") IN ANY DIMENSION AND NOT PLACED WITHIN ONE FOOT OF THE 2-1/2' LIMIT. MATERIAL OF PERISHABLE, SPONGY OR OTHERWISE IMPROPER NATURE SHALL NOT BE USED IN BACKFILLING AND NO MATERIAL GREATER THAN TWO INCHES (2") IN ANY DIMENSION SHALL BE PLACED WITHIN ONE FOOT (1') OF ANY PIPE OR ROADWAY SURFACE, MANHOLE OR STRUCTURE. BACKFILLING SHALL BE ACCOMPLISHED IN THE ZONE IN LAYERS NOT TO EXCEED TWO FEET (2') OR AS RECOMMENDED BY TESTER. ALL BACKFILL MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE ENGINEER.

COMPACTED FILL - COMPACTION SHALL BE DONE BY THE USE OF VIBRATORY EQUIPMENT, TAMPING ROLLERS, PNEUMATIC TIRE ROLLERS OR OTHER MECHANICAL TAMPERS OF THE TYPE AND SIZE APPROVED THE OWNERS. HAND TAMPERS SHALL BE USED AROUND ALL MANHOLES, VALVE BOXES, AND ANY SURFACE STRUCTURE. THE BACKFILL SHALL BE PLACED IN HORIZONTAL LAYERS OF SUCH DEPTHS AS ARE CONSIDERED PROPER FOR THE TYPE OF COMPACTING EQUIPMENT BEING USED IN RELATION TO THE BACKFILL MATERIAL BEING PLACED. EACH LAYER SHALL BE EVENLY SPREAD, PROPERLY MOISTENED AND COMPACTED. ANY DAMAGE TO THE PIPE AS A RESULT OF CONTRACTOR'S OPERATION SHALL BE REPAIRED AND/OR REPLACED.

PROCEDURE AT STREET ZONE - THE TOP TWO AND ONE-HALF-FOOT (2-1/2') FROM FINISH STREET GRADE OR GROUND SURFACE, AS THE CASE MAY BE, SHALL BE COMPACTED IN HORIZONTAL LAYERS NOT EXCEEDING EIGHT INCHES (8") IN THICKNESS, USING APPROVED HAND PNEUMATIC OR MECHANICAL TYPE TAMPERS TO OBTAIN A STANDARD PROCTOR DENSITY OF NINETY-FIVE PERCENT (95%) FLOODING AND JETTING ARE NOT PERMITTED.

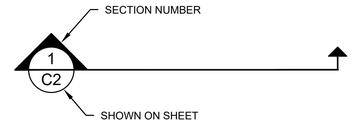
COMPACTION TESTS - COMPACTION TESTS WILL BE TAKEN BY AN APPROVED TESTING LABORATORY AT LOCATIONS DESIGNATED BY THE ENGINEER. ALL EXPENSES INVOLVED IN THESE TESTS WILL BE BORNE BY THE CONTRACTOR. RESULTS OF THE TESTS WILL BE MADE AVAILABLE TO THE OWNERS ENGINEER IMMEDIATELY AND COPIES OF TEST RESULTS WILL BE SUPPLIED TO THE OWNERS ENGINEER ONCE PER WEEK. A FINAL TYPED BOUND COPY OF FINAL TEST RESULTS MUST BE SUBMITTED TO THE TOWN ENGINEER AT THE END OF THE PROJECT. IN ALL CASES WHERE THE TESTS INDICATE COMPACTION LESS THAN THAT REQUIRED IN THESE STANDARDS, ADDITIONAL COMPACTION AND TESTS WILL BE REQUIRED UNTIL THESE SPECIFICATIONS ARE MET. PROBATIONARY ACCEPTANCE OF THE LINES BY THE DISTRICT WILL BE CONTINGENT UPON SATISFACTORY COMPACTION RESULTS. NO HYDROSTATIC TESTING OF THE FORCE MAIN WILL BE ALLOWED UNTIL SATISFACTORY COMPACTION IS OBTAINED FREQUENCY OF TESTING WILL BE AS FOLLOWS:

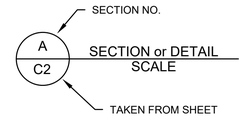
A. ONE (1) TEST AT EVERY ABOVE GROUND APPURTENANCE (I.E. VALVE BOX, MANHOLE) AT TWO-FOOT (2.0') INCREMENTS.
B. ONE (1) TEST EVERY TWO-HUNDRED (200) LF OF MAINLINE AND 1 TEST PER SERVICE LINE TRENCHES AT TWO-FOOT (2.0') INCREMENTS BEGINNING TWO FEET (2') ABOVE SQUEEGE TO FINAL GRADE AND ONE TEST AT FINAL GRADE.

ABBREVIATIONS

3WV	THREE-WAY VALVE
AN	ANALYZER
ARV	AIR RELEASE VALVE
AT	ANALYZER TRANSMITTER / CONTROLLER
BV	BALL VALVE
CA	CALCITE
CF	CUBIC FEET
CFE	COMBINED FILTER EFFLUENT
CI	CHEMICAL INJECTION
CL	CENTER LINE
CV	CHECK VALVE
CY	CUBIC YARDS
DIA, Ø	DIAMETER
DI, DIP	DUCTILE IRON PIPE
EBV	ELECTRIC ACTUATED BALL VALVE
EP	ENTRY POINT
EX	EXISTING
F	FILTER
FCV	FLOW CONTROL VALVE
FFE	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE
FIT	FLOW INDICATING TRANSMITTER
FLG	FLANGE
FM	FLOW METER
FT, '	FEET
FW	FINISHED WATER
GPM	GALLONS PER MINUTE
GV	GATE VALVE
H	HEIGHT
HGL	HYDRAULIC GRADE LINE
HMRG	HEAVY METAL REMOVAL GRANULES
I	INFILTRATION GALLERY
IN, "	INCHES
INV	INVERT
L	LONG
LI	LEVEL INDICATOR
LIT	LEVEL INDICATING TRANSMITTER
MBV	PROPORTIONAL BALL VALVE
MH	MANHOLE
MJ	MECHANICAL JOINT
MXR	TANK MIXER
P	PUMP
PC	PUMP CONTROLLER
PCP	PLANT CONTROL PANEL
PFD	PROCESS FLOW DIAGRAM
PG	PRESSURE GAUGE
PRRV	PRES. RELIEF RETURN VALVE
PSI	POUNDS PER SQUARE INCH
PVC	POLYVINYL CHLORIDE PIPE
PT	PRESSURE TRANSMITTER
RW	RAW WATER
SAMV	SAMPLE VALVE
SAN	SANITARY
SF	SQUARE FEET
SM	STATIC MIXER
STA	STATION
SV	SOLENOID VALVE
TK	TANK
TYP	TYPICAL
UV	ULTRAVIOLET REACTOR
VFD	VARIABLE FREQUENCY DRIVE

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REVISIONS

NO.	DESCRIPTION	DATE	BY

WATER TREATMENT PLANT IMPROVEMENTS

GENERAL NOTES

BAILEY WATER AND SANITATION DISTRICT
PO BOX 422
BAILEY, CO 80421

PREPARED UNDER THE DIRECT SUPERVISION OF

FOR AND ON BEHALF OF ELEMENT ENGINEERING, LLC

DESIGNED BY	CHECKED BY
MAH	AMA

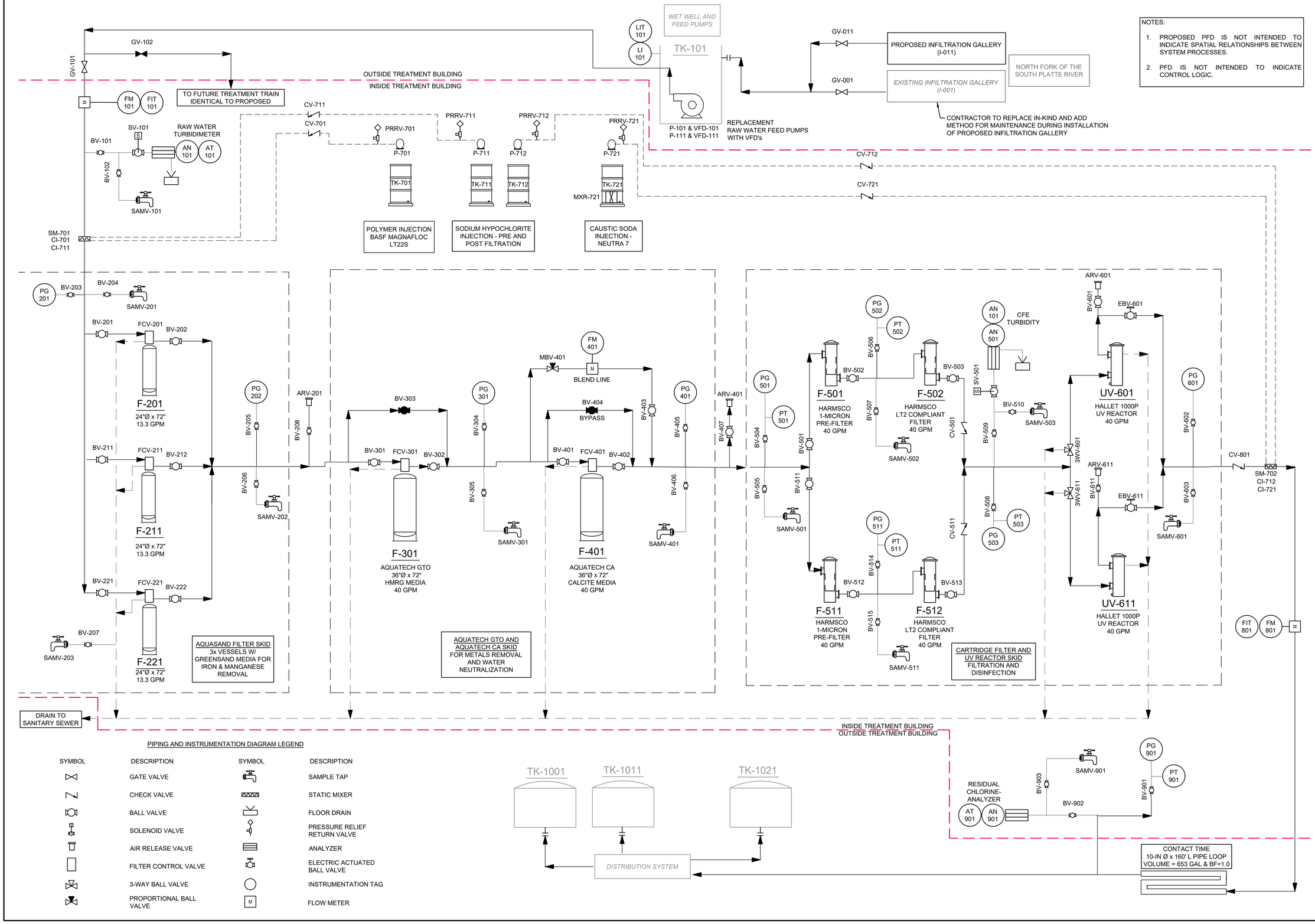
DATE: OCTOBER 2025

JOB NUMBER: 0107.0002

EDITION: 90% CMAR

SHEET: C2 OF C37

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REVISIONS

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WATER TREATMENT PLANT IMPROVEMENTS

PROCESS & INSTRUMENTATION DIAGRAM

BAILEY WATER AND SANITATION DISTRICT
PO BOX 422
BAILEY, CO 80421

PREPARED UNDER THE DIRECT SUPERVISION OF

FOR AND ON BEHALF OF ELEMENT ENGINEERING, LLC

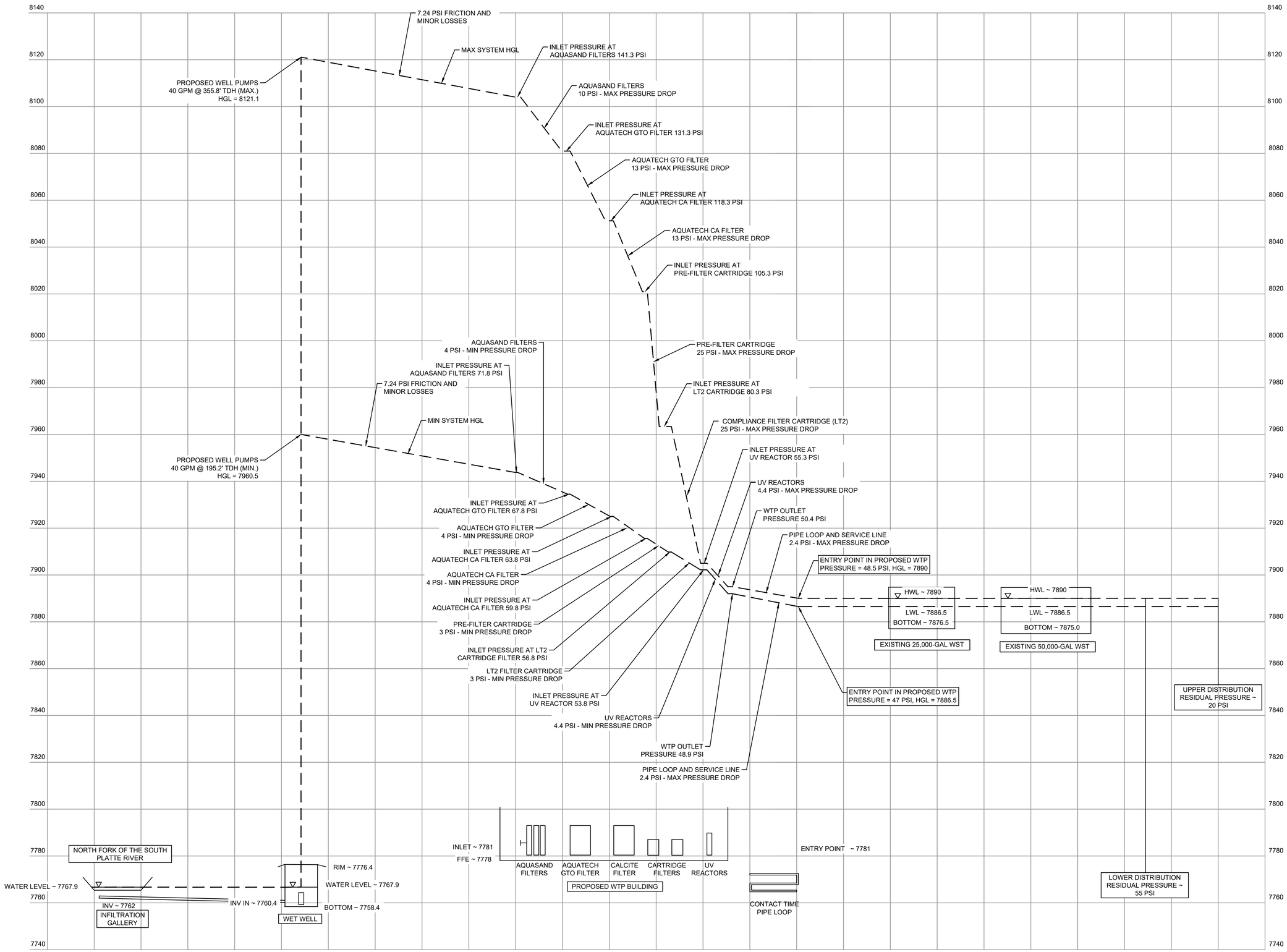
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REVISIONS

NO.	DESCRIPTION	DATE	BY

WATER TREATMENT PLANT IMPROVEMENTS

HYDRAULIC PROFILE

BAILEY WATER AND SANITATION DISTRICT
PO BOX 422
BAILEY, CO 80421

PREPARED UNDER THE DIRECT SUPERVISION OF

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DATE: OCTOBER 2025

JOB NUMBER: 0107.0002

EDITION: 90% CMAR

SHEET: C4 OF C37

001 - 010	INFILTRATION GALLERIES						
TAG NO.	**SIZE**	**UNIT**	**ITEM**	**PURPOSE**	**CONTROL PANEL**	**PROVIDED BY**	**LOCATION**
--	8	IN	2X - 30 LF PERFORATED WELL CASING	INFILTRATION GALLERIES	--	CONTRACTOR	FIELD MOUNTED
GV-001	8	IN	MJ GATE VALVE	EX. INFILTRATION GALLERY ISOLATION	--	CONTRACTOR	FIELD MOUNTED
GV-011	8	IN	MJ GATE VALVE	PROP. INFILTRATION GALLERY ISOLATION	--	CONTRACTOR	FIELD MOUNTED
100	**RAW WATER**						
TAG NO.	**SIZE**	**UNIT**	**ITEM**	**PURPOSE**	**CONTROL PANEL**	**PROVIDED BY**	**LOCATION**
P-101	40	GPM	WELL PUMP GOULDS 35GS50-M50432-3AS50 5 HP, 460V, 3 PHASE	RAW WATER FEED	PCP	COGENT	FIELD MOUNTED
P-111	40	GPM	WELL PUMP GOULDS 35GS50-M50432-3AS50 5 HP, 460V, 3 PHASE	RAW WATER FEED	PCP	COGENT	FIELD MOUNTED
VFD-101	-	-	VARIABLE FREQUENCY DRIVE	WELL PUMP 101 CONTROLLER	PCP	COGENT	FIELD MOUNTED
VFD-111	-	-	VARIABLE FREQUENCY DRIVE	WELL PUMP 111 CONTROLLER	PCP	COGENT	FIELD MOUNTED
LI-101	--	--	LEVEL INDICATOR	WET WELL LEVEL MEASUREMENT	PCP	COGENT	FIELD MOUNTED
LIT-101	--	--	LEVEL INDICATING TRANSMITTER	WET WELL LEVEL TRANSMISSION	PCP	COGENT	FIELD MOUNTED
GV-101	4	IN	MJ GATE VALVE	RAW WATER FEED ISOLATION	--	CONTRACTOR	FIELD MOUNTED
GV-111	4	IN	MJ GATE VALVE	FUTURE RAW WATER FEED ISOLATION	--	CONTRACTOR	FIELD MOUNTED
FM/FIT-101	2	IN	MAGNETIC FLOW METER WITH TRANSMITTER	RAW WATER FLOW METER INTO WTP	FCP	FILTER TECH	FIELD MOUNTED
AN-101	--	--	TURBIDIMETER W/ CLEANING HEAD	RAW WATER TURBIDITY	WQC1	FILTER TECH	FIELD MOUNTED
AT-101	--	--	ANALYZER CONTROLLER/TRANSMITTER	RAW WATER TURBIDIMETER CONTROLLER/TRANSMITTER	FCP	FILTER TECH	FIELD MOUNTED
BV-101	0.25	IN	MANUAL BRASS BALL VALVE	RAW WATER TURBIDIMETER/SAMPLE LINE ISOLATION (AN-101)	--	FILTER TECH	FIELD MOUNTED
SV-101	0.25	IN	SOLENOID VALVE	RAW WATER SAMPLE LINE SHUT OFF	WQC1	FILTER TECH	FIELD MOUNTED
BV-102	0.25	IN	MANUAL BRASS BALL VALVE	RAW WATER SAMPLE VALVE (SAMV-101) ISOLATION	--	FILTER TECH	FIELD MOUNTED
SAMV-101	0.5	IN	MNPT, CHROME-PLATED, LEAD-FREE, SMOOTH-NOSED SAMPLE VALVE	RAW WATER SAMPLE VALVE (SAMV-101)	--	FILTER TECH	FIELD MOUNTED
200	**AQUASAND FILTERS**						
TAG NO.	**SIZE**	**UNIT**	**ITEM**	**PURPOSE**	**CONTROL PANEL**	**PROVIDED BY**	**LOCATION**
F-201	--	--	AQUASAND FILTER VESSEL 24" X 72"	AQUASAND FILTER #1 - F-201	FCV-201	FILTER TECH	SKID MOUNTED
F-211	--	--	AQUASAND FILTER VESSEL 24" X 72"	AQUASAND FILTER #2 - F-211	FCV-211	FILTER TECH	SKID MOUNTED
F-221	--	--	AQUASAND FILTER VESSEL 24" X 72"	AQUASAND FILTER #3 - F-221	FCV-221	FILTER TECH	SKID MOUNTED
FCV-201	--	--	ELECTRIC CONTROL VALVE	AQUASAND FILTER CONTROL VALVE	--	FILTER TECH	F-201 MOUNTED
FCV-211	--	--	ELECTRIC CONTROL VALVE	AQUASAND FILTER CONTROL VALVE	--	FILTER TECH	F-211 MOUNTED
FCV-221	--	--	ELECTRIC CONTROL VALVE	AQUASAND FILTER CONTROL VALVE	--	FILTER TECH	F-221 MOUNTED
BV-201	2	IN	TRUE UNION BALL VALVE	AQUASAND FILTER F-201 INLET ISOLATION VALVE	--	FILTER TECH	SKID MOUNTED
BV-202	2	IN	TRUE UNION BALL VALVE	AQUASAND FILTER F-201 OUTLET ISOLATION VALVE	--	FILTER TECH	SKID MOUNTED
BV-203	0.25	IN	MANUAL BRASS BALL VALVE	AQUASAND SKID INLET PRESSURE GAUGE (PG-201) ISOLATION	--	FILTER TECH	SKID MOUNTED
PG-201	0.25	IN	0-150 PSI PRESSURE GAUGE	AQUASAND FILTER F-201 INLET PRESSURE	--	FILTER TECH	SKID MOUNTED
BV-204	0.25	IN	MANUAL BRASS BALL VALVE	AQUASAND SKID INLET SAMPLE VALVE (SAMV-201) ISOLATION	--	FILTER TECH	SKID MOUNTED
SAMV-201	0.5	IN	MNPT, CHROME-PLATED, LEAD-FREE, SMOOTH-NOSED SAMPLE VALVE	AQUASAND SKID INLET SAMPLE VALVE	--	FILTER TECH	SKID MOUNTED
BV-205	0.25	IN	MANUAL BRASS BALL VALVE	AQUASAND SKID OUTLET PRESSURE (PG-202) GAUGE ISOLATION	--	FILTER TECH	SKID MOUNTED
PG-202	0.25	IN	0-150 PSI PRESSURE GAUGE	AQUASAND FILTER F-201 OUTLET PRESSURE	--	FILTER TECH	SKID MOUNTED
BV-206	0.25	IN	MANUAL BRASS BALL VALVE	AQUASAND SKID OUTLET SAMPLE VALVE (SAMV-202) ISOLATION	--	FILTER TECH	SKID MOUNTED
SAMV-202	0.5	IN	MNPT, CHROME-PLATED, LEAD-FREE, SMOOTH-NOSED SAMPLE VALVE	AQUASAND SKID OUTLET SAMPLE VALVE	--	FILTER TECH	SKID MOUNTED
BV-211	2	IN	TRUE UNION BALL VALVE	AQUASAND FILTER F-211 INLET ISOLATION VALVE	--	FILTER TECH	SKID MOUNTED
BV-212	2	IN	TRUE UNION BALL VALVE	AQUASAND FILTER F-211 OUTLET ISOLATION VALVE	--	FILTER TECH	SKID MOUNTED
BV-221	2	IN	TRUE UNION BALL VALVE	AQUASAND FILTER F-221 INLET ISOLATION VALVE	--	FILTER TECH	SKID MOUNTED
BV-222	2	IN	TRUE UNION BALL VALVE	AQUASAND FILTER F-221 OUTLET ISOLATION VALVE	--	FILTER TECH	SKID MOUNTED
BV-207	0.25	IN	MANUAL BRASS BALL VALVE	AQUASAND BACKWASH OUTLET SAMPLE (SAMV-203) ISOLATION	--	FILTER TECH	SKID MOUNTED
SAMV-203	0.5	IN	MNPT, CHROME-PLATED, LEAD-FREE, SMOOTH-NOSED SAMPLE VALVE	AQUASAND SKID BACKWASH OUTLET SAMPLE VALVE	--	FILTER TECH	SKID MOUNTED
BV-208	0.5	IN	TRUE UNION BALL VALVE	AIR RELEASE VALVE (ARV-201) ISOLATION	--	FILTER TECH	FIELD MOUNTED
ARV-201	0.5	IN	AIR RELIEF VALVE	PROCESS PIPING AIR RELEASE	--	FILTER TECH	FIELD MOUNTED
300	**AQUATECH GTO FILTER (MOUNTED ON SKID W/ CA FILTER F-401)**						
TAG NO.	**SIZE**	**UNIT**	**ITEM**	**PURPOSE**	**CONTROL PANEL**	**PROVIDED BY**	**LOCATION**
F-301	--	--	AQUATECH GTO FILTER VESSEL 36" X 72"	AQUATECH GTO FILTER - F-301	FCV-301	FILTER TECH	SKID MOUNTED
FCV-301	--	--	ELECTRIC CONTROL VALVE	AQUATECH GTO FILTER CONTROL VALVE	--	FILTER TECH	SKID MOUNTED
BV-301	2	IN	TRUE UNION BALL VALVE	AQUATECH GTO F-301 INLET ISOLATION VALVE	--	FILTER TECH	SKID MOUNTED
BV-302	2	IN	TRUE UNION BALL VALVE	AQUATECH GTO F-301 OUTLET ISOLATION VALVE	--	FILTER TECH	SKID MOUNTED
BV-303	2	IN	TRUE UNION BALL VALVE	AQUATECH GTO F-301 BYPASS VALVE	--	FILTER TECH	SKID MOUNTED
BV-304	0.25	IN	BRASS BALL VALVE	AQUATECH GTO OUTLET PRESSURE GAUGE (PG-301) ISOLATION	--	FILTER TECH	SKID MOUNTED
PG-301	0.25	IN	0-150 PSI PRESSURE GAUGE	AQUATECH GTO OUTLET PRESSURE	--	FILTER TECH	SKID MOUNTED
BV-305	0.25	IN	BRASS BALL VALVE	AQUATECH GTO OUTLET SAMPLE (SAMV-301) ISOLATION	--	FILTER TECH	SKID MOUNTED
SAMV-301	0.50	IN	MNPT, CHROME-PLATED, LEAD-FREE, SMOOTH-NOSED SAMPLE VALVE	AQUATECH GTO OUTLET SAMPLE VALVE	--	FILTER TECH	SKID MOUNTED
400	**AQUATECH CA FILTER (MOUNTED ON SKID W/ GTO FILTER F-301)**						
TAG NO.	**SIZE**	**UNIT**	**ITEM**	**PURPOSE**	**CONTROL PANEL**	**PROVIDED BY**	**LOCATION**
F-401	--	--	AQUATECH CA FILTER VESSEL 36" X 72"	AQUATECH CA FILTER - F-401	FCV-401	FILTER TECH	SKID MOUNTED
FCV-401	--	--	ELECTRIC CONTROL VALVE	AQUATECH CA FILTER CONTROL VALVE	--	FILTER TECH	SKID MOUNTED
FM-401	2	IN	MAGNETIC FLOW METER WITH TRANSMITTER	AQUATECH CA FILTER BLEND WATER READOUT	PCP	FILTER TECH	SKID MOUNTED
MBV-401	2	IN	PROPORTIONAL BALL VALVE	AQUATECH CA FILTER BLEND VALVE	--	FILTER TECH	SKID MOUNTED
BV-401	2	IN	TRUE UNION BALL VALVE	AQUATECH CA F-401 INLET ISOLATION VALVE	--	FILTER TECH	SKID MOUNTED
BV-402	2	IN	TRUE UNION BALL VALVE	AQUATECH CA F-401 OUTLET ISOLATION VALVE	--	FILTER TECH	SKID MOUNTED
BV-403	2	IN	TRUE UNION BALL VALVE	AQUATECH CA F-401 BLEND WATER ISOLATION VALVE	--	FILTER TECH	SKID MOUNTED
BV-404	2	IN	TRUE UNION BALL VALVE	AQUATECH CA F-401 BYPASS VALVE	--	FILTER TECH	SKID MOUNTED
BV-405	0.25	IN	BRASS BALL VALVE	AQUATECH CA OUTLET PRESSURE GAUGE (PG-401) ISOLATION	--	FILTER TECH	SKID MOUNTED
PG-401	0.25	IN	0-150 PSI PRESSURE GAUGE	AQUATECH CA OUTLET PRESSURE	--	FILTER TECH	SKID MOUNTED
BV-406	0.25	IN	BRASS BALL VALVE	AQUATECH CA OUTLET SAMPLE (SAMV-401) ISOLATION	--	FILTER TECH	SKID MOUNTED
SAMV-401	0.5	IN	MNPT, CHROME-PLATED, LEAD-FREE, SMOOTH-NOSED SAMPLE VALVE	AQUATECH CA OUTLET SAMPLE VALVE	--	FILTER TECH	SKID MOUNTED
BV-407	0.5	IN	TRUE UNION BALL VALVE	AIR RELEASE VALVE (ARV-401) ISOLATION	--	FILTER TECH	FIELD MOUNTED
ARV-401	0.5	IN	AIR RELIEF VALVE	PROCESS PIPING AIR RELEASE	--	FILTER TECH	FIELD MOUNTED

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REVISIONS

NO.	DESCRIPTION	DATE	BY

WATER TREATMENT PLANT IMPROVEMENTS

EQUIPMENT LIST I

BAILEY WATER AND SANITATION DISTRICT
PO BOX 422
BAILEY, CO 80421

PREPARED UNDER THE DIRECT SUPERVISION OF

FOR AND ON BEHALF OF ELEMENT ENGINEERING, LLC

DESIGNED BY	CHECKED BY
MAH	AMA

DATE: OCTOBER 2025

JOB NUMBER: 0107.0002

EDITION: 90% CMAR

SHEET: C5 OF C37

Q:\CO-LAKE-EE\SHARED_PROJECTS\0107 - W2 ENGINEERS, LLC\0002 - BAILEY WSD WTP IMPROVEMENTS\CAD\PLANT 3D\BAILEY WATER TREATMENT PLANT\ORTHOS\DWGS\EQUIPMENT LIST\EQUIPMENT LIST I.DWG

500	CARTRIDGE FILTERS (MOUNTED ON SKID W/ UV REACTORS UV-600)						
TAG NO.	**SIZE**	**UNIT**	**ITEM**	**PURPOSE**	**CONTROL PANEL**	**PROVIDED BY**	**LOCATION**
F-501	--	--	CARTRIDGE FILTER	1-MICRON CARTRIDGE PRE-FILTER (F-501)	--	FILTER TECH	SKID MOUNTED
F-511	--	--	CARTRIDGE FILTER	1-MICRON CARTRIDGE PRE-FILTER (F-511)	--	FILTER TECH	SKID MOUNTED
F-502	--	--	CARTRIDGE FILTER	LT2 COMPLIANT CARTRIDGE FILTER (F-502)	--	FILTER TECH	SKID MOUNTED
F-512	--	--	CARTRIDGE FILTER	LT2 COMPLIANT CARTRIDGE FILTER (F-512)	--	FILTER TECH	SKID MOUNTED
BV-501	2	IN	TRUE UNION BALL VALVE	CARTRIDGE FILTER (F-501) INLET ISOLATION VALVE	--	FILTER TECH	SKID MOUNTED
BV-502	2	IN	TRUE UNION BALL VALVE	CARTRIDGE FILTER (F-501) OUTLET ISOLATION VALVE	--	FILTER TECH	SKID MOUNTED
BV-503	2	IN	TRUE UNION BALL VALVE	CARTRIDGE FILTER (F-502) OUTLET ISOLATION VALVE	--	FILTER TECH	SKID MOUNTED
BV-511	2	IN	TRUE UNION BALL VALVE	CARTRIDGE FILTER (F-511) INLET ISOLATION VALVE	--	FILTER TECH	SKID MOUNTED
BV-512	2	IN	TRUE UNION BALL VALVE	CARTRIDGE FILTER (F-511) OUTLET ISOLATION VALVE	--	FILTER TECH	SKID MOUNTED
BV-513	2	IN	TRUE UNION BALL VALVE	CARTRIDGE FILTER (F-512) OUTLET ISOLATION VALVE	--	FILTER TECH	SKID MOUNTED
BV-504	0.25	IN	BRASS BALL VALVE	CARTRIDGE FILTERS INLET PRESSURE GAUGE (PG-501) ISOLATION	--	FILTER TECH	SKID MOUNTED
PG-501	0.25	IN	0-100 PSI PRESSURE GAUGE	CARTRIDGE PRE-FILTERS (F-501/511) INLET PRESSURE	--	FILTER TECH	SKID MOUNTED
PT-501	--	--	0-100 PSI PRESSURE TRANSMITTER	CARTRIDGE PRE-FILTERS (F-501/511) INFLUENT PRESSURE	PCP	FILTER TECH	SKID MOUNTED
BV-505	0.25	IN	BRASS BALL VALVE	CARTRIDGE PRE-FILTER INFLUENT SAMPLE (SAMV-501) ISOLATION	--	FILTER TECH	SKID MOUNTED
SAMV-501	0.5	IN	MNPT, CHROME-PLATED, LEAD-FREE, SMOOTH-NOSED SAMPLE VALVE	CARTRIDGE PRE-FILTERS (F-501/511) INFLUENT SAMPLE VALVE	--	FILTER TECH	SKID MOUNTED
BV-506	0.25	IN	BRASS BALL VALVE	CARTRIDGE PRE-FILTER (F-501) OUTLET PRESSURE GAUGE (PG-502) ISOLATION	--	FILTER TECH	SKID MOUNTED
PG-502	0.25	IN	0-100 PSI PRESSURE GAUGE	CARTRIDGE PRE-FILTER (F-501) OUTLET PRESSURE	--	FILTER TECH	SKID MOUNTED
PT-502	--	--	0-100 PSI PRESSURE TRANSMITTER	CARTRIDGE PRE-FILTER (F-501) OUTLET PRESSURE	PCP	FILTER TECH	SKID MOUNTED
BV-507	0.25	IN	BRASS BALL VALVE	CARTRIDGE PRE-FILTER (F-501) OUTLET SAMPLE (SAMV-502) ISOLATION	--	FILTER TECH	SKID MOUNTED
SAMV-502	0.5	IN	MNPT, CHROME-PLATED, LEAD-FREE, SMOOTH-NOSED SAMPLE VALVE	CARTRIDGE PRE-FILTER (F-501) OUTLET SAMPLE VALVE	--	FILTER TECH	SKID MOUNTED
BV-514	0.25	IN	BRASS BALL VALVE	CARTRIDGE PRE-FILTER (F-511) OUTLET PRESSURE GAUGE (PG-511) ISOLATION	--	FILTER TECH	SKID MOUNTED
PG-511	0.25	--	0-100 PSI PRESSURE GAUGE	CARTRIDGE PRE-FILTER (F-511) OUTLET PRESSURE	--	FILTER TECH	SKID MOUNTED
PT-511	--	--	0-100 PSI PRESSURE TRANSMITTER	CARTRIDGE PRE-FILTER (F-511) OUTLET PRESSURE	PCP	FILTER TECH	SKID MOUNTED
BV-515	0.25	--	BRASS BALL VALVE	CARTRIDGE PRE-FILTER (F-511) OUTLET SAMPLE (SAMV-511) ISOLATION	--	FILTER TECH	SKID MOUNTED
SAMV-511	0.5	IN	MNPT, CHROME-PLATED, LEAD-FREE, SMOOTH-NOSED SAMPLE VALVE	CARTRIDGE PRE-FILTER (F-511) OUTLET SAMPLE VALVE	--	FILTER TECH	SKID MOUNTED
CV-501	2	IN	CLEAR PVC SWING STYLE CHECK VALVE	LT2 CARTRIDGE FILTER (F-502) OUTLET CHECK VALVE	--	FILTER TECH	SKID MOUNTED
CV-511	2	IN	CLEAR PVC SWING STYLE CHECK VALVE	LT2 CARTRIDGE FILTER (F-512) OUTLET CHECK VALVE	--	FILTER TECH	SKID MOUNTED
BV-508	0.25	IN	BRASS BALL VALVE	LT2 CARTRIDGE FILTERS (F-502/512) OUTLET PRESSURE GAUGE (PG-503) ISOLATION	--	FILTER TECH	SKID MOUNTED
PG-503	0.25	IN	0-100 PSI PRESSURE GAUGE	LT2 CARTRIDGE FILTERS (F-502/512) OUTLET PRESSURE	--	FILTER TECH	SKID MOUNTED
PT-503	--	--	0-100 PSI PRESSURE TRANSMITTER	LT2 CARTRIDGE FILTERS (F-502/512) OUTLET PRESSURE	PCP	FILTER TECH	SKID MOUNTED
BV-510	0.25	IN	BRASS BALL VALVE	LT2 CARTRIDGES OUTLET SAMPLE (SAMV-503) ISOLATION	--	FILTER TECH	SKID MOUNTED
SAMV-503	0.5	IN	MNPT, CHROME-PLATED, LEAD-FREE, SMOOTH-NOSED SAMPLE VALVE	LT2 CARTRIDGE FILTERS (F-502/512) OUTLET SAMPLE VALVE (CFE SAMPLE POINT)	--	FILTER TECH	ANALYZER SKID
AN-501	0.25	IN	TURBIDIMETER	CFE WATER TURBIDITY	WQC1	FILTER TECH	ANALYZER SKID
BV-509	0.25	IN	MANUAL BRASS BALL VALVE	CFE TURBIDIMETER ISOLATION (AN-501)	--	FILTER TECH	SKID MOUNTED
SV-501	0.25	IN	SOLENOID VALVE	CFE WATER SAMPLE LINE SHUT OFF	WQC1	FILTER TECH	SKID MOUNTED
600	**UV REACTORS (MOUNTED ON SKID W/ CARTRIDGE FILTERS F-500/510)**						
TAG NO.	**SIZE**	**UNIT**	**ITEM**	**PURPOSE**	**CONTROL PANEL**	**PROVIDED BY**	**LOCATION**
UV-601	--	--	HALLET 1000P UV UNIT	UV DISINFECTION REACTOR (UV-601)	PCP	FILTER TECH	SKID MOUNTED
UV-611	--	--	HALLET 1000P UV UNIT	UV DISINFECTION REACTOR (UV-611)	PCP	FILTER TECH	SKID MOUNTED
3WV-601	2	IN	3-WAY TRUE UNION BALL VALVE	UV UNIT (UV-601) ISOLATION VALVE	--	FILTER TECH	SKID MOUNTED
3WV-611	2	IN	3-WAY TRUE UNION BALL VALVE	UV UNIT (UV-611) ISOLATION VALVE	--	FILTER TECH	SKID MOUNTED
EBV-601	2	IN	ELECTRICALLY ACTUATED BALL VALVE	UV UNIT (UV-601) OUTLET ISOLATION VALVE	PCP	FILTER TECH	SKID MOUNTED
EBV-611	2	IN	ELECTRICALLY ACTUATED BALL VALVE	UV UNIT (UV-611) OUTLET ISOLATION VALVE	PCP	FILTER TECH	SKID MOUNTED
BV-601	0.5	IN	TRUE UNION BALL VALVE	AIR RELEASE VALVE (ARV-601) ISOLATION VALVE	--	FILTER TECH	SKID MOUNTED
ARV-601	0.5	IN	AIR RELIEF VALVE	UV UNIT AIR RELEASE	--	FILTER TECH	SKID MOUNTED
BV-611	0.5	IN	TRUE UNION BALL VALVE	AIR RELEASE VALVE (ARV-611) ISOLATION VALVE	--	FILTER TECH	SKID MOUNTED
ARV-611	0.5	IN	AIR RELIEF VALVE	UV UNIT AIR RELEASE	--	FILTER TECH	SKID MOUNTED
BV-602	0.25	IN	MANUAL BRASS BALL VALVE	UV UNIT OUTLET PRESSURE GAUGE (PG-601) ISOLATION VALVE	--	FILTER TECH	SKID MOUNTED
PG-601	0.25	IN	0-100 PSI PRESSURE GAUGE	UV UNIT OUTLET PRESSURE	--	FILTER TECH	SKID MOUNTED
BV-603	0.25	IN	MANUAL BRASS BALL VALVE	UV UNIT OTLET SAMPLE (SAMV-601) ISOLATION		FILTER TECH	SKID MOUNTED
SAMV-601	0.5	IN	MNPT, CHROME-PLATED, LEAD-FREE, SMOOTH-NOSED SAMPLE VALVE	UV UNIT (UV-601/611) OUTLET SAMPLE VALVE	--	FILTER TECH	SKID MOUNTED
700	**CHEMICAL INJECTION SYSTEMS**						
TAG NO.	**SIZE**	**UNIT**	**ITEM**	**PURPOSE**	**CONTROL PANEL**	**PROVIDED BY**	**LOCATION**
TK-701	10	GAL	DUAL-CONTAINMENT / DUAL WALL CHEMICAL STORAGE TANK	BASF MAGNAFLOC LT22S COAGULANT/POLYMER STORAGE	--	FILTER TECH	FIELD MOUNTED
TK-711	10	GAL	DUAL-CONTAINMENT / DUAL WALL CHEMICAL STORAGE TANK	PRE-FILTRATION SODIUM HYPOCHLORITE STORAGE	--	FILTER TECH	FIELD MOUNTED
TK-712	40	GAL	DUAL-CONTAINMENT / DUAL WALL CHEMICAL STORAGE TANK	DISINFECTION SODIUM HYPOCHLORITE STORAGE	--	FILTER TECH	FIELD MOUNTED
TK-721	40	GAL	DUAL-CONTAINMENT / DUAL WALL CHEMICAL STORAGE TANK	SODA ASH CHEMICAL STORAGE	--	FILTER TECH	FIELD MOUNTED
MXR-721	--	--	CHEMICAL TANK MIXER	SODA ASH CHEMICAL MIXER	--	FILTER TECH	FIELD MOUNTED
P-701	--	--	CHEMICAL DOSING PUMP - DIAPHRAGM	COAGULANT/POLYMER INJECTION	PCP	FILTER TECH	PANEL MOUNTED
P-711	--	--	CHEMICAL DOSING PUMP - DIAPHRAGM	PRE-FILTER CHLORINE INJECTION	PCP	FILTER TECH	PANEL MOUNTED
P-712	--	--	CHEMICAL DOSING PUMP - PERISTALTIC	DISINFECTION CHLORINE INJECTION	PCP	FILTER TECH	PANEL MOUNTED
P-721	--	--	CHEMICAL DOSING PUMP - PERISTALTIC	SODA ASH INJECTION	PCP	FILTER TECH	PANEL MOUNTED
PRRV-701	0.25	IN	PRESSURE RELIEF RETURN VALVE	COAGULANT/POLYMER PRESSURE RELIEF RETURN	--	FILTER TECH	PANEL MOUNTED
PRRV-711	0.25	IN	PRESSURE RELIEF RETURN VALVE	SODIUM HYPOCHLORITE PRESSURE RELIEF RETURN	--	FILTER TECH	PANEL MOUNTED
PRRV-712	0.25	IN	PRESSURE RELIEF RETURN VALVE	SODIUM HYPOCHLORITE PRESSURE RELIEF RETURN	--	FILTER TECH	PANEL MOUNTED
PRRV-721	0.25	IN	PRESSURE RELIEF RETURN VALVE	SODA ASH PRESSURE RELIEF RETURN	--	FILTER TECH	PANEL MOUNTED
SM-701	2	IN	STATIC MIXER	COAGULANT AND PRE-CHLORINE MIXER	--	FILTER TECH	FIELD MOUNTED
SM-702	2	IN	STATIC MIXER	DISINFECTANT CHLORINE AND SODA ASH MIXER	--	FILTER TECH	FIELD MOUNTED
CV-701	--	--	INJECTION CHECK VALVE ASSEMBLY	POLYMER/COAGULANT INJECTION CHECK	--	FILTER TECH	FIELD MOUNTED
CV-711	--	--	INJECTION CHECK VALVE ASSEMBLY	PRE-CHLORINE INJECTION CHECK	--	FILTER TECH	FIELD MOUNTED
CV-712	--	--	INJECTION CHECK VALVE ASSEMBLY	DISINFECTION CHLORINE CHECK	--	FILTER TECH	FIELD MOUNTED
CV-721	--	--	INJECTION CHECK VALVE ASSEMBLY	SODA ASH INJECTION CHECK	--	FILTER TECH	FIELD MOUNTED

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REVISIONS

NO.	DESCRIPTION	DATE	BY

WATER TREATMENT PLANT IMPROVEMENTS

EQUIPMENT LIST II

BAILEY WATER AND SANITATION DISTRICT
PO BOX 422
BAILEY, CO 80421

PREPARED UNDER THE DIRECT SUPERVISION OF

FOR AND ON BEHALF OF ELEMENT ENGINEERING, LLC

DESIGNED BY	CHECKED BY
MAH	AMA

DATE: OCTOBER 2025

JOB NUMBER: 0107.0002

EDITION: 90% CMAR

SHEET: C6 OF C37

Q:\CO-LAKE-EE\SHARED_PROJECTS\0107 - W2 ENGINEERS, LLC\0002 - BAILEY WSD WTP IMPROVEMENTS\CAD\PLANT 3D\BAILEY WATER TREATMENT PLANT\ORTHOS\DWGS\EQUIPMENT LISTS\EQUIPMENT LIST II.DWG

800 / 900	FILTERED AND TREATED WATER						
TAG NO.	**SIZE**	**UNIT**	**ITEM**	**PURPOSE**	**CONTROL PANEL**	**PROVIDED BY**	**LOCATION**
CV-801	2	IN	CLEAR PVC SWING STYLE CHECK VALVE	FILTERED WATER CHECK	--	FILTER TECH	FIELD MOUNTED
FM/FIT-801	4	IN	MAGNETIC FLOW METER WITH TRANSMITTER	FILTERED WATER FLOW METER OUT OF WTP	PCP	FILTER TECH	FIELD MOUNTED
BV-901	0.25	IN	MANUAL BRASS BALL VALVE	FILTERED WATER OUTLET PRESSURE (PI/PT-901) ISOLATION VALVE	--	CONTRACTOR	FIELD MOUNTED
PG-901	0.25	IN	0-100 PSI PRESSURE GAUGE	FILTERED WATER OUTLET PRESSURE	PCP	CONTRACTOR	FIELD MOUNTED
PT-901	0.25	IN	0-100 PSI PRESSURE TRANSMITTER	FILTERED WATER OUTLET PRESSURE	PCP	CONTRACTOR	FIELD MOUNTED
BV-903	0.25	IN	MANUAL BRASS BALL VALVE	ENTRY POINT SAMPLE (SAMV-901) ISOLATION	--	FILTER TECH	FIELD MOUNTED
SAMV-901	0.5	IN	MNPT, CHROME-PLATED, LEAD-FREE, SMOOTH-NOSED SAMPLE VALVE	ENTRY POINT / TREATED WATER SAMPLE VALVE	--	FILTER TECH	FIELD MOUNTED
BV-902	0.25	IN	MANUAL BRASS BALL VALVE	CHLORINE ANALYZER ISOLATION VALVE	--	FILTER TECH	FIELD MOUNTED
AN-901	0.25	IN	FREE CHLORINE RESIDUAL ANALYZER	ENTRY POINT RESIDUAL CHLORINE	WQC2	FILTER TECH	FIELD MOUNTED
AT-901	--	--	CHLORINE ANALYZER CONTROLLER	ENTRY POINT CHLORINE ANALYZER CONTROLLER/TRANSMITTER	PCP	FILTER TECH	FIELD MOUNTED

ELEMENT ENGINEERING LLC
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REVISIONS

NO.	DESCRIPTION	DATE	BY

WATER TREATMENT PLANT IMPROVEMENTS

EQUIPMENT LIST III

BAILEY WATER AND SANITATION DISTRICT
PO BOX 422
BAILEY, CO 80421

PREPARED UNDER THE DIRECT SUPERVISION OF

FOR AND ON BEHALF OF
ELEMENT ENGINEERING, LLC

DESIGNED BY	CHECKED BY
MAH	AMA

DATE
OCTOBER 2025

JOB NUMBER
0107.0002

EDITION
90% CMAR

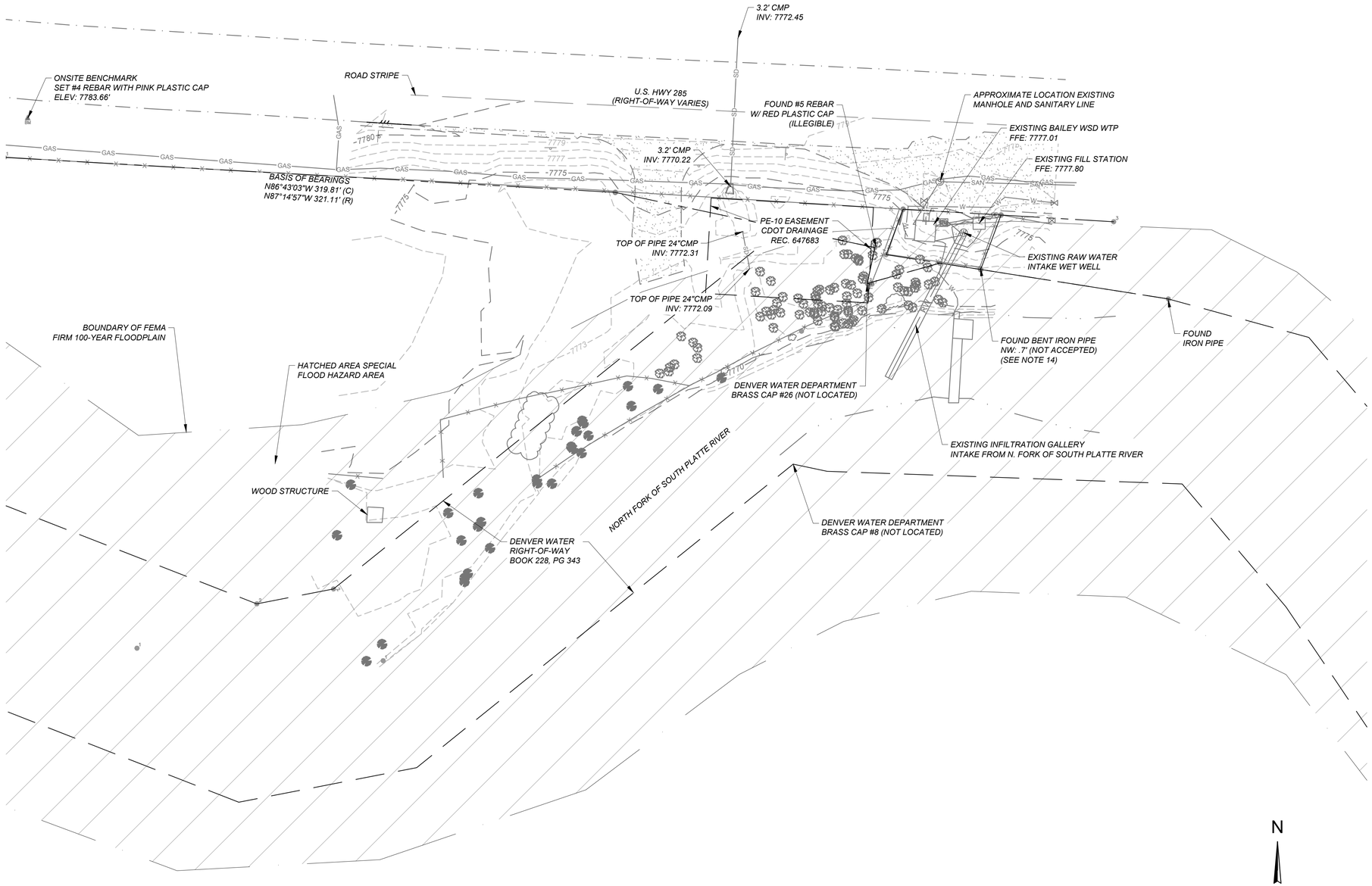
SHEET
C7 OF C37

Q:\CO-LAKE-EE\SHARED_PROJECTS\0107 - W2 ENGINEERS, LLC\0002 - BAILEY WSD WTP IMPROVEMENTS\CAD\PLANT 3D\BAILEY WATER TREATMENT PLANT\ORTHOS\DWGS\EQUIPMENT LISTS\EQUIPMENT LIST III.DWG

LEGEND

- FOUND MONUMENT AS DESCRIBED
- SET BENCHMARK AS DESCRIBED
- CALCULATED POSITION (NOT FOUND OR SET)
- CONCRETE
- EDGE OF ASPHALT
- GRAVEL
- FLAGSTONE
- FENCE
- SIGN
- SHRUB/BUSH
- DECIDUOUS TREE
- CONIFEROUS TREE
- WATER LINE
- WATER MANHOLE
- WATER VALVE
- SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- STORM SEWER LINE
- FLARED END SECTION
- ELECTRIC LINE
- ELECTRIC METER
- OVERHEAD UTILITY LINE
- UTILITY POLE
- GAS LINE
- UNIDENTIFIED VALVE
- LOCATION OF BUILDING HEIGHT/FINISHED FLOOR

FFE	FINISHED FLOOR ELEVATION
ELEV	ELEVATION
INV	INVERT



A
--

TOPOGRAPHIC SURVEY - WTP
1" = 30'

N

GRAPHIC SCALE
30 0 30 60
(IN FEET)
1 INCH = 30 FT

ELEMENT ENGINEERING LLC
1268F W. CEDAR DRIVE, SUITE 300
LAKEWOOD, CO 80226
720.749.4165
WWW.ELEMENTENGINEERING.NET

REVISIONS

NO.	DESCRIPTION	DATE	BY

WATER TREATMENT PLANT IMPROVEMENTS

TOPOGRAPHIC SURVEY

BAILEY WATER AND SANITATION DISTRICT
PO BOX 422
BAILEY, CO 80421

PREPARED UNDER THE DIRECT SUPERVISION OF

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ELEMENT ENGINEERING, LLC

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MAH	AMA

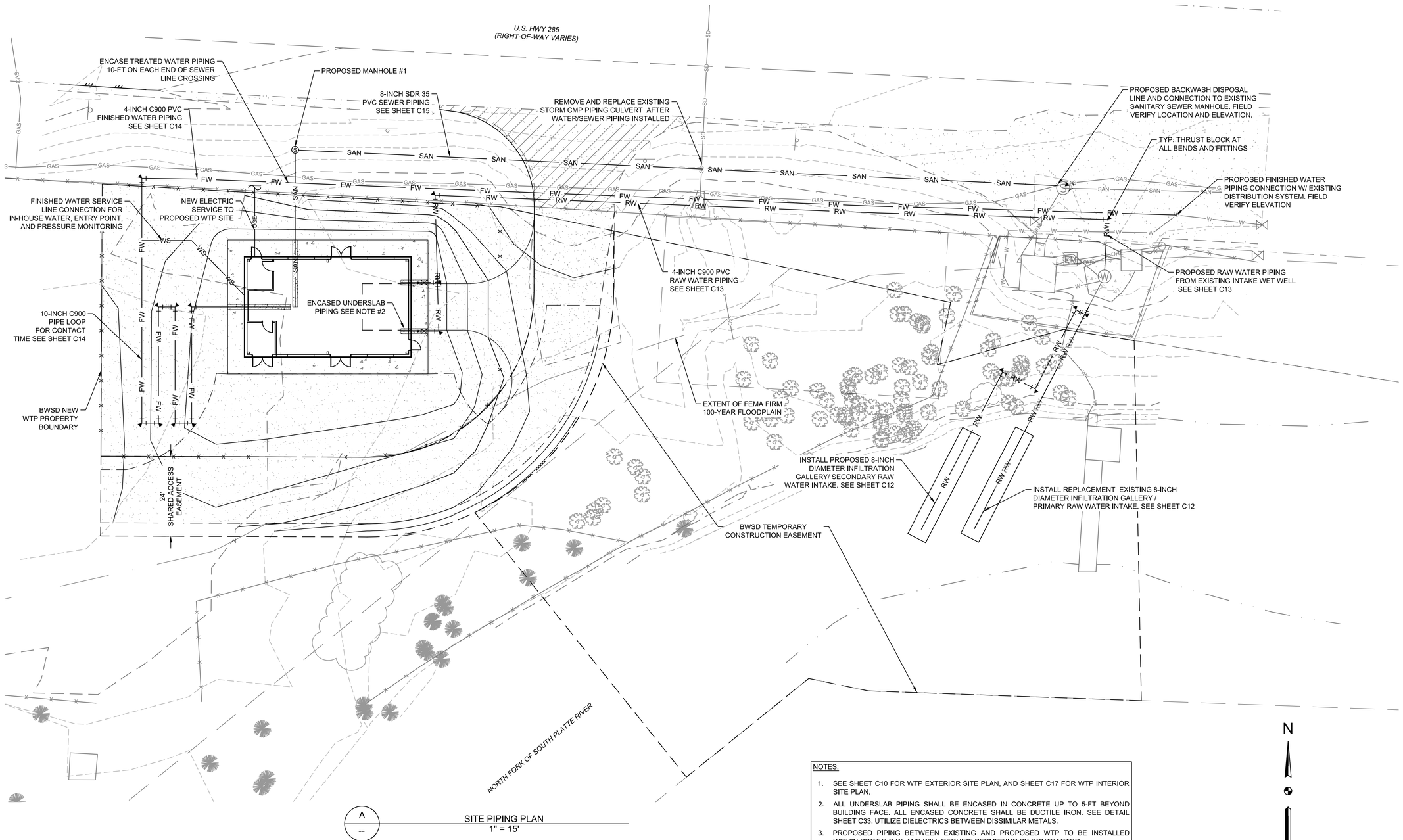
DATE
OCTOBER 2025

JOB NUMBER
0107.0002

EDITION
90% CMAR

SHEET
C8 OF C37

Q:\CO-LAKE-EE\SHARED_PROJECTS\0107 - W2 ENGINEERS, LLC\0002 - BAILEY WSD WTP IMPROVEMENTS\CAD\DWG\CD'S\02_BAILEY WTP TOPO AND PROPERTY.DWG



A
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SITE PIPING PLAN
1" = 15'

NOTES:

1. SEE SHEET C10 FOR WTP EXTERIOR SITE PLAN, AND SHEET C17 FOR WTP INTERIOR SITE PLAN.
2. ALL UNDERSLAB PIPING SHALL BE ENCASED IN CONCRETE UP TO 5-FT BEYOND BUILDING FACE. ALL ENCASED CONCRETE SHALL BE DUCTILE IRON. SEE DETAIL SHEET C33. UTILIZE DIELECTRICS BETWEEN DISSIMILAR METALS.
3. PROPOSED PIPING BETWEEN EXISTING AND PROPOSED WTP TO BE INSTALLED WITHIN CDOT R.O.W. AND WILL REQUIRE PERMITTING BY CONTRACTOR.
4. PROPOSED AND EXISTING INFILTRATION GALLERIES WITHIN DENVER WATER R.O.W. WILL REQUIRE COORDINATION WITH DENVER WATER PRIOR TO AND THROUGHOUT CONSTRUCTION.
5. DO NOT ENTER OR DISTURB AREAS OUTSIDE OF THE DISTRICT'S PARCEL AND EASEMENTS AS SHOWN IN THIS SITE PLAN.
6. YARD PIPING SHALL BE FULLY RESTRAINED.

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WATER TREATMENT PLANT IMPROVEMENTS

SITE PIPING PLAN

BAILEY WATER AND SANITATION DISTRICT
PO BOX 422
BAILEY, CO 80421

PREPARED UNDER THE DIRECT SUPERVISION OF

FOR AND ON BEHALF OF ELEMENT ENGINEERING, LLC

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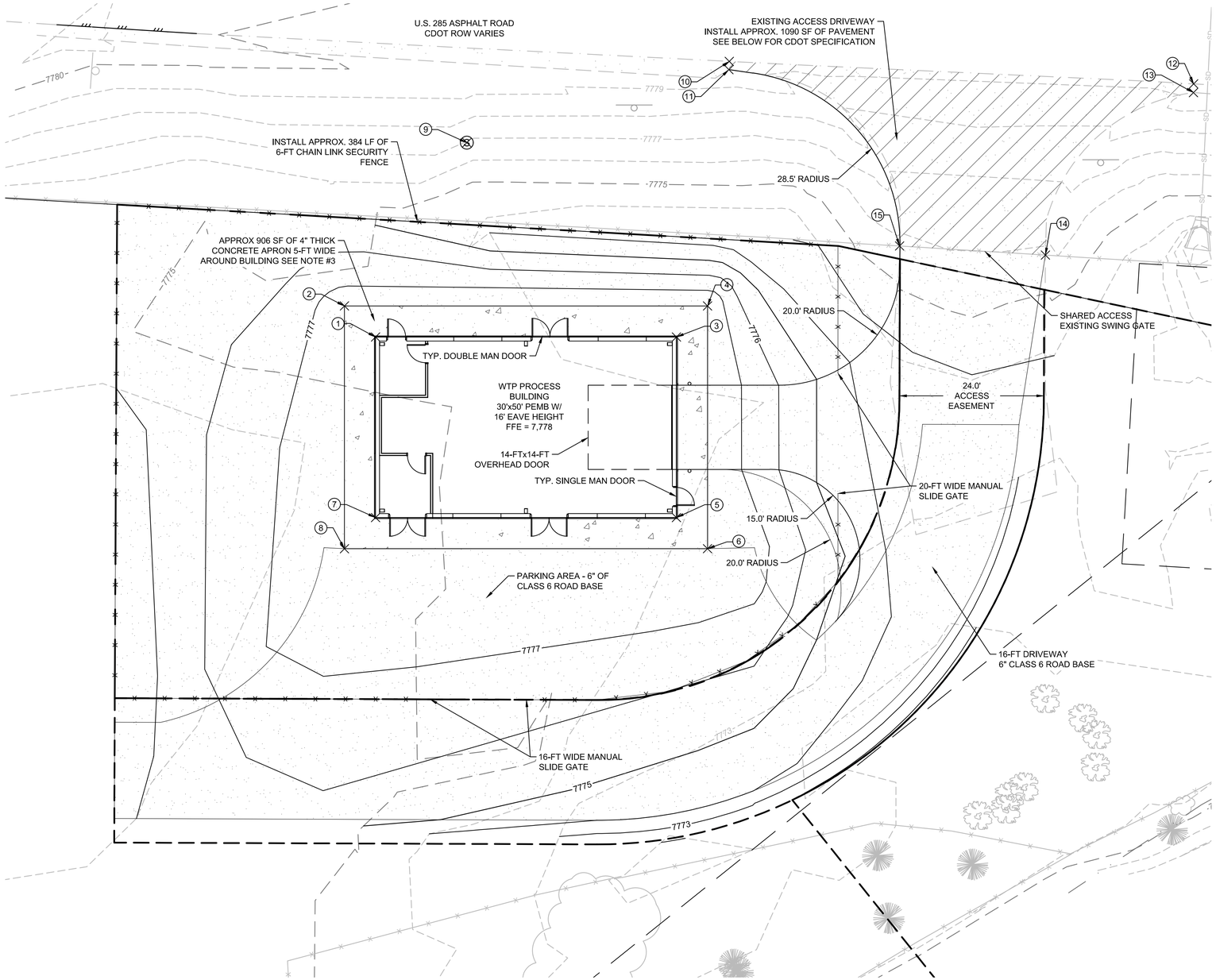
DATE: OCTOBER 2025

JOB NUMBER: 0107.0002

EDITION: 90% CMAR

SHEET: C9 OF C37

Q:\CO-LAKE-EE\SHARED_PROJECTS\0107 - W2 ENGINEERS, LLC\0002 - BAILEY WSD WTP IMPROVEMENTS\CAD\DWG\CDS\03_SITE PLAN BAILEY WTP.DWG



POINT TABLE				
POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	15733127.83	3003046.32	7778.00	BUILDING CORNER
2	1573133.00	3003041.15	7777.81	EOC
3	1573127.83	3003096.32	7778.00	BUILDING CORNER
4	1573133.00	3003101.49	7777.81	EOC
5	1573097.83	3003096.32	7778.00	BUILDING CORNER
6	1573092.66	3003101.49	7777.81	EOC
7	1573097.83	3003046.32	7778.00	BUILDING CORNER
8	1573092.66	3003041.15	7777.81	EOC
9	1573160.13	3003061.50	7776.94	PROP. MANHOLE #1
10	1573173.64	3003105.10	7779.20	EOA
11	1573172.27	3003105.03	7779.16	EOA
12	1573169.90	3003182.27	7779.02	EOA
13	1573168.46	3003182.24	7779.00	EOA
14	1573141.45	3003157.63	7775.73	EOA
15	1573142.97	3003133.40	7775.73	EOA

ACCESS DRIVEWAY ASPHALT SPECIFICATION

1. AGGREGATE BASE COURSE
   - 1.1. THICKNESS: 12" MIN.
   - 1.2. MATERIAL: CLASS 6 ABC (CRUSHED STONE OR GRAVEL)
   - 1.3. COMPACTION: 95% OF MAXIMUM DRY DENSITY (PER AASHTO T180)
2. HOT MIX ASPHALT (HMA)
   - 2.1. THICKNESS: 6" MIN.
   - 2.2. LOWER LIFT 3" - GRADE S
   - 2.3. UPPER LIFT 3" - GRADE SX(75) PG58-28

A
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SITE PLAN
1" = 10'

N

GRAPHIC SCALE
15 0 10 20
(IN FEET)
1 INCH = 10FT

NOTES:

1. BELOW GRADE FEATURES AND UTILITIES NOT SHOWN. REFER TO SHEET C9.
2. REFER TO SHEET C17 FOR INTERIOR WTP PLAN.
3. SLOPE CONCRETE APRON AWAY FROM BUILDING AT 2%
4. CONTRACTOR SHALL PREPARE AND SUBMIT A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR APPROVAL, IMPLEMENTATION, AND MAINTENANCE.

ELEMENT ENGINEERING LLC
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LAKEWOOD, CO 80228
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REVISIONS

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WATER TREATMENT PLANT IMPROVEMENTS

SITE PLAN

BAILEY WATER AND SANITATION DISTRICT
PO BOX 422
BAILEY, CO 80421

PREPARED UNDER THE DIRECT SUPERVISION OF

FOR AND ON BEHALF OF
ELEMENT ENGINEERING, LLC

DESIGNED BY	CHECKED BY
MAH	AMA

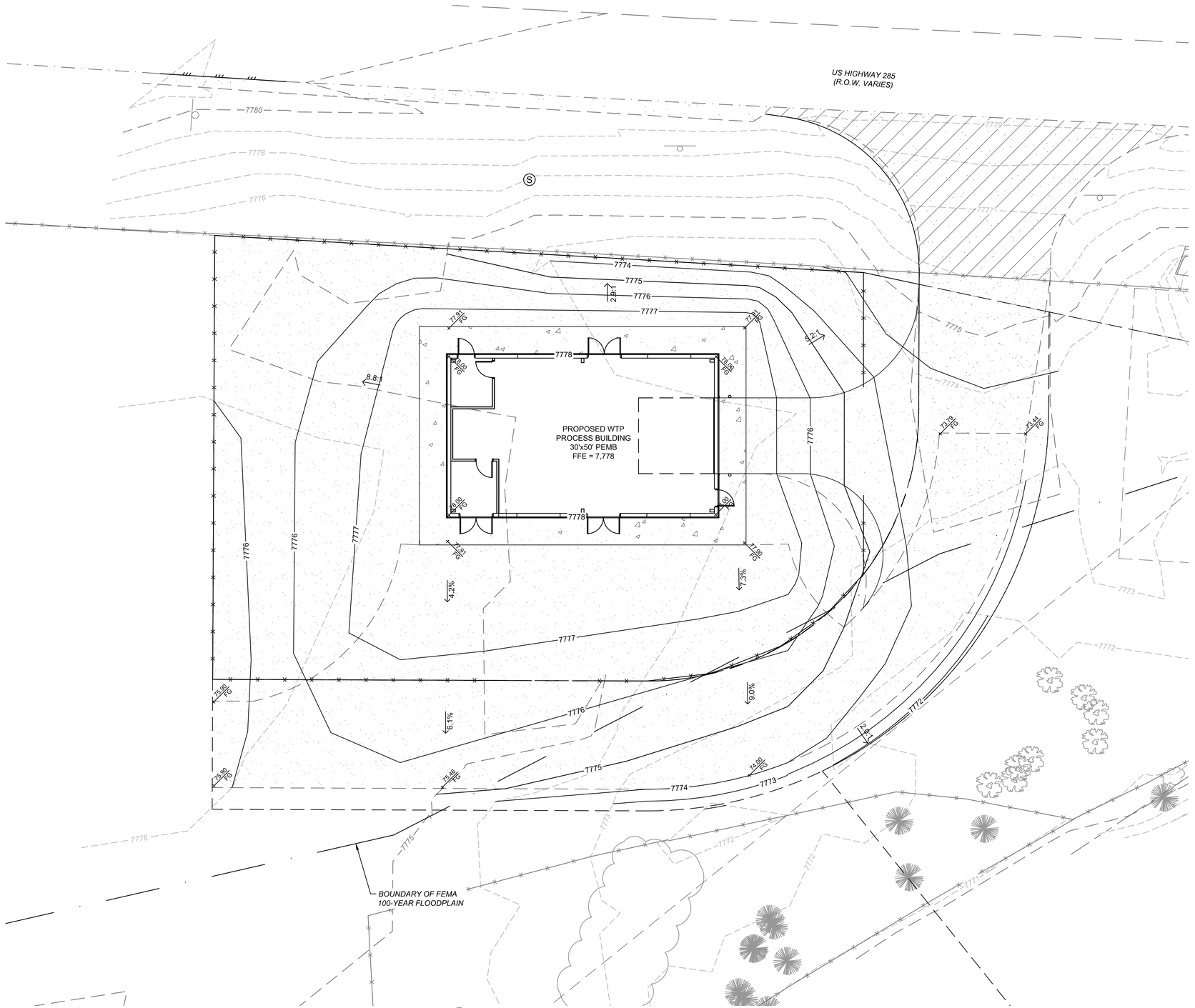
DATE
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JOB NUMBER
0107.0002

EDITION
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SHEET
C10 OF C37

Q:\CO-LAKE-EE\SHARED_PROJECTS\0107 - W2 ENGINEERS, LLC\0002 - BAILEY WSD WTP IMPROVEMENTS\CAD\DWG\CD'S\02_BAILEY WTP TOPO AND PROPERTY.DWG



A
--

GRADING PLAN
1" = 10'

ESTIMATED CUT/FILL QUANTITIES

CUT: 2 C.Y.
FILL: 925 C.Y. (1.15 COMPACTION FACTOR)
NET FILL: 923 C.Y.

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WATER TREATMENT PLANT IMPROVEMENTS

GRADING PLAN

BAILEY WATER AND SANITATION DISTRICT
PO BOX 422
BAILEY, CO 80421

PREPARED UNDER THE DIRECT SUPERVISION OF

FOR AND ON BEHALF OF ELEMENT ENGINEERING, LLC

DESIGNED BY	CHECKED BY
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DATE: OCTOBER 2025

JOB NUMBER: 0107.0002

EDITION: 90% CMAR

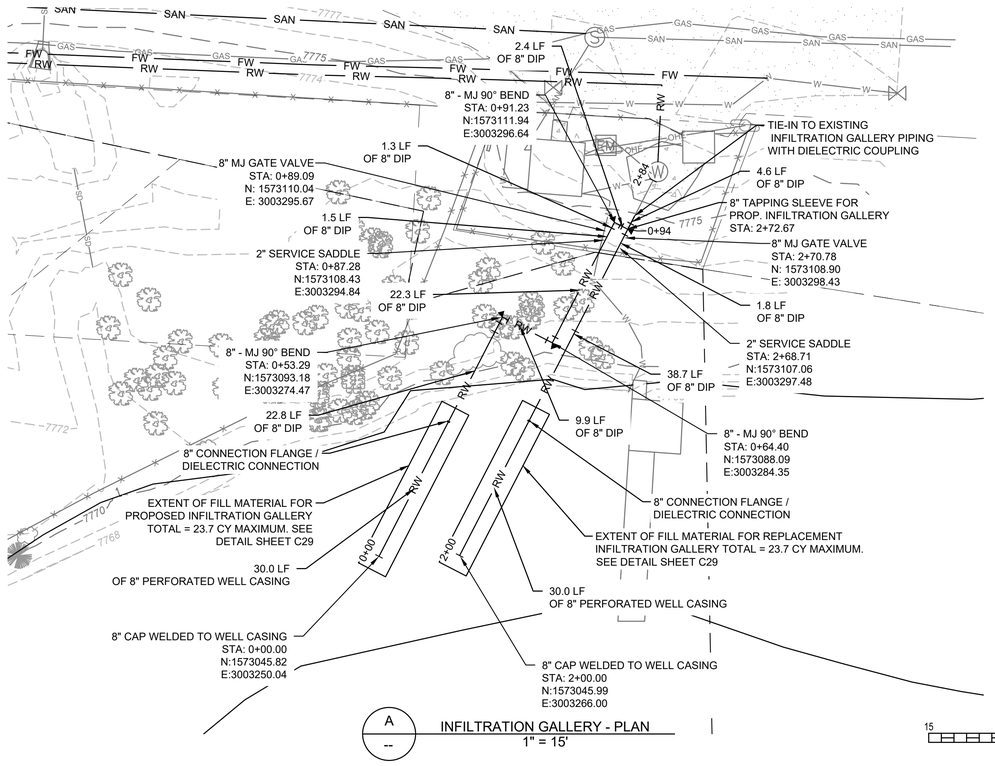
SHEET: C11 OF C37

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ESTIMATED FILL QUANTITIES INTO U.S. WATER		
SAND - PIPE BEDDING	1.7	CY / GALLERY
	3.3	CY TOTAL
CLASS B MATERIAL - INTAKE	7.2	CY / GALLERY
	14.4	CY TOTAL
RIP RAP - BACKFILL	14.8	CY / GALLERY
	29.6	CY TOTAL
FILL MATERIAL - TOTAL	23.7	CY / GALLERY
	47.4	CY TOTAL
NOTE: FILL QUANTITIES ASSUME MAXIMUM TRENCH WIDTH AND DEPTH IN CALCULATIONS FOR CONSERVATIVE ESTIMATE PER DETAILS SHOWN IN SHEET C29		

NOTE:

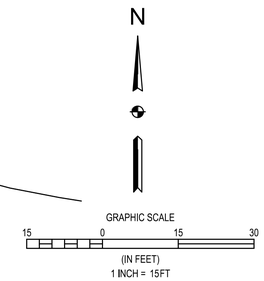
1. CONTRACTOR TO POTHOLE EXISTING INFILTRATION GALLERY AT AND UNDER THE EXISTING RIVER BED FOR DETERMINING PIPE INSTALLATION AND GRADE OF NEW AND REPLACEMENT GALLERIES

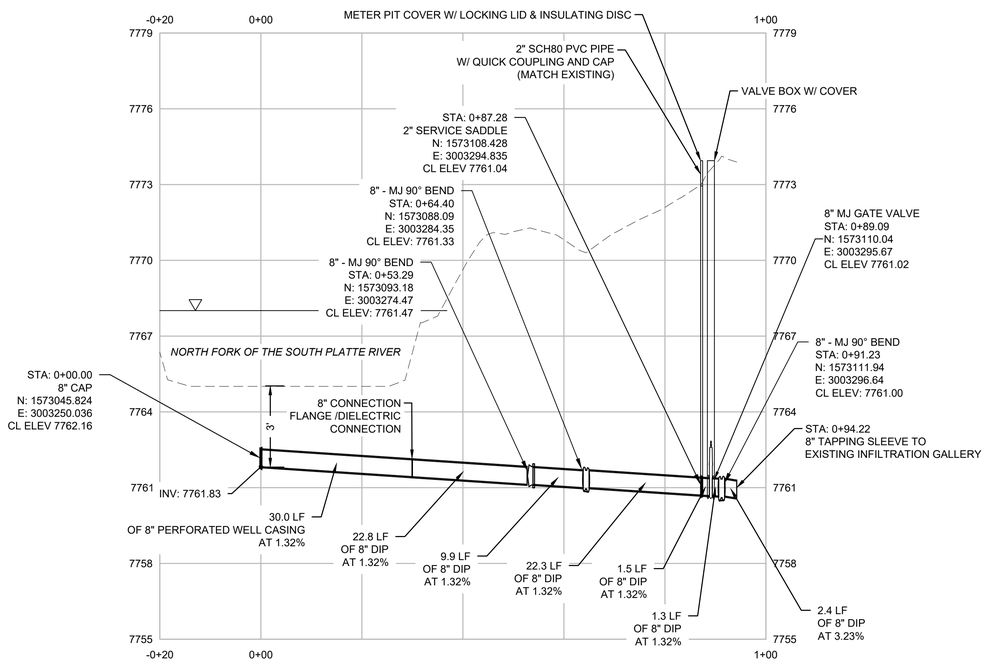


A -- INFILTRATION GALLERY - PLAN
1" = 15'

INFILTRATION GALLERY CONSTRUCTION NOTES:

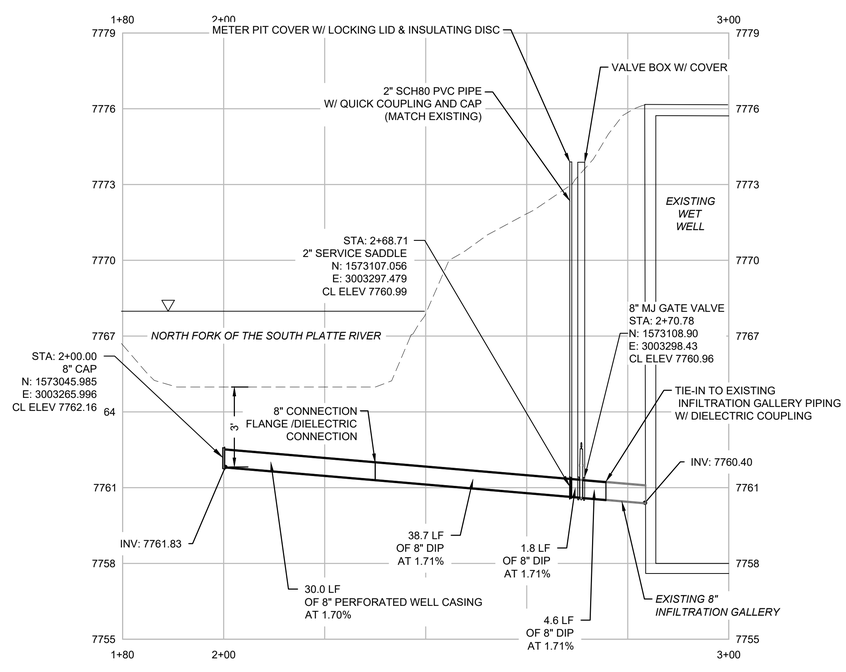
1. ELEVATIONS AND DIMENSIONS SUBJECT TO CHANGE BASED ON FIELD CONDITIONS AND EXISTING PIPE INVERTS AND ALIGNMENT. CONTRACTOR TO VERIFY EXISTING CONDITIONS AND ELEVATIONS PRIOR TO CONSTRUCTION AND OBTAIN APPROVAL FROM ENGINEER.
2. GRADING SHALL BE RESTORED TO EXISTING CONDITIONS.
3. ALL NUTS, BOLTS, WASHERS, AND OTHER HARDWARE SHALL BE STAINLESS STEEL (SST).
4. SAND SHALL CONFORM TO THE FOLLOWING GRADATION: $\frac{3}{8}$" = 100%, NO. 50 = 0 - 30%, NO. 100 = 0 - 10%, NO. 200 = 0 - 5%.
5. CLASS B MATERIAL SHALL CONFORM TO THE FOLLOWING GRADATION: 1-1/2" = 100%, NO. 4 = 20 - 50%, NO. 16 = 10 - 30%, NO. 50 = 0 - 10%, NO. 200 = 0 - 3%.
6. RIP RAP SHALL BE GRADED IGNEOUS ROCK $\frac{1}{2}$ CUBIC FOOT TO 1-1/2" W/NOT MORE THAN 40% BEING SMALLER THAN $\frac{1}{2}$ CUBIC FOOT (80± POUNDS). LARGEST ROCK SHALL NOT BE LARGER THAN 1 CUBIC FOOT IN SIZE (≈14" DIAMETER).
7. FILTER FABRIC SHALL BE MARAFI 140N OR APPROVED EQUAL.
8. DUCTILE IRON PIPE (DIP) SHALL COMPLY WITH AWWA C150 AND C151 W/CEMENT MORTAR LINING (AWWA C104), RESTRAINED MECHANICAL JOINTS, AND SHOP-APPLIED ASPHALTIC COATING.
9. PIPE FITTINGS SHALL COMPLY WITH AWWA C110 W/CEMENT MORTAR LINING, RESTRAINED MECHANICAL JOINTS, AND SHOP-APPLIED ASPHALTIC COATING.
10. GATE VALVE SHALL COMPLY WITH AWWA C509 W/RESTRAINED MECHANICAL JOINTS.
11. RESTRAINED COUPLING SHALL BE ROMAC STYLE 501 OR APPROVED EQUAL W/12" MINIMUM LENGTH AND FUSION BONDED EPOXY COATING.
12. TAPPING SLEEVE SHALL BE SMITH-BLAIR MODEL 664 W/RESTRAINED MECHANICAL JOINT ON OUTLET OR APPROVED EQUAL.
13. SERVICE SADDLE SHALL BE SMITH-BLAIR MODEL 317 OR APPROVED EQUAL.
14. WELL SCREEN SHALL BE SCH40 PVC W/0.020 SLOT WIDTHS MANUFACTURED BY JOHNSON WELL SCREEN OR APPROVED EQUAL.
15. NON-SHRINK GROUT SHALL COMPLY WITH ASTM C1107.





HORIZ. SCALE: 1" = 15'
VERT. SCALE: 1" = 3'

B -- PROP. INFILTRATION GALLERY - PROFILE
AS SHOWN



HORIZ. SCALE: 1" = 15'
VERT. SCALE: 1" = 3'

C -- REPLACEMENT INFILTRATION GALLERY - PROFILE
AS SHOWN

ELEMENT ENGINEERING LLC
12687 W. CEDAR DRIVE, SUITE 300
LAKEWOOD, CO 80228
720.749.4165
WWW.ELEMENTENGINEERING.NET

REVISIONS			
NO.	DESCRIPTION	DATE	BY

WATER TREATMENT PLANT IMPROVEMENTS

INFILTRATION GALLERY P&P

BAILEY WATER AND SANITATION DISTRICT
PO BOX 422
BAILEY, CO 80421

PREPARED UNDER THE DIRECT SUPERVISION OF

FOR AND ON BEHALF OF ELEMENT ENGINEERING, LLC

DESIGNED BY	CHECKED BY
MAH	AMA

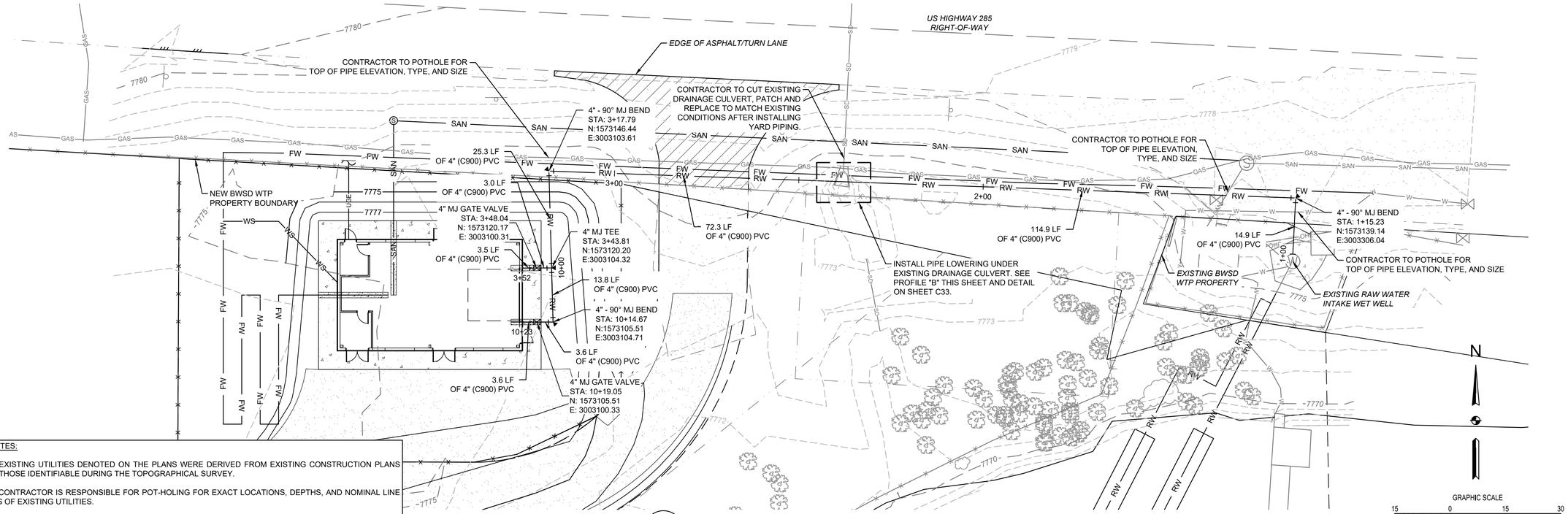
DATE: OCTOBER 2025

JOB NUMBER: 0107.0002

EDITION: 90% CMAR

SHEET: C12 OF C37

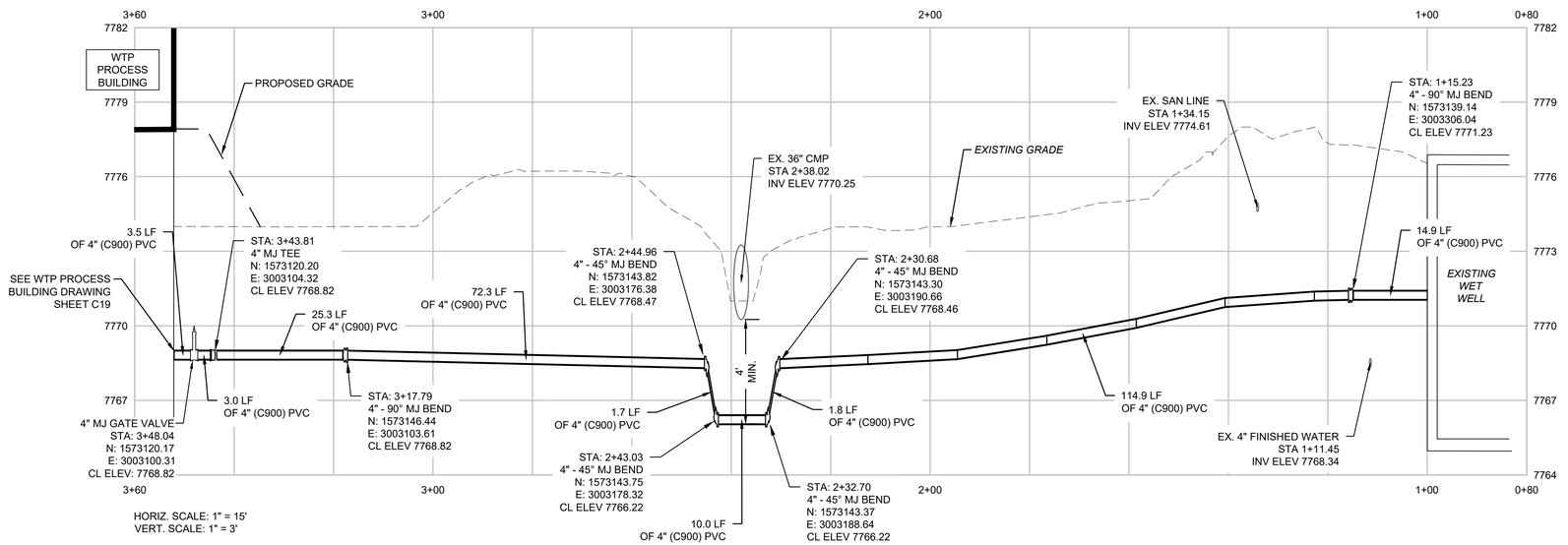
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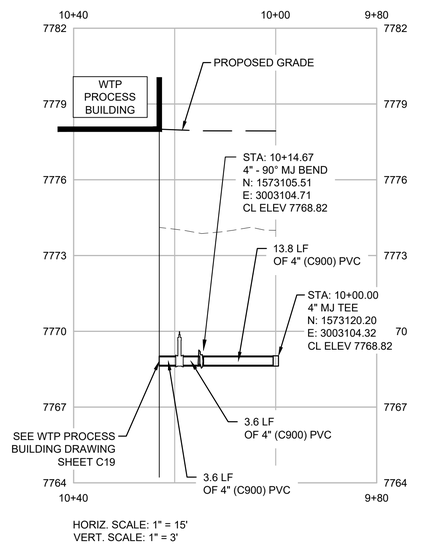
UTILITY NOTES:

1. THE EXISTING UTILITIES DENOTED ON THE PLANS WERE DERIVED FROM EXISTING CONSTRUCTION PLANS AND THOSE IDENTIFIABLE DURING THE TOPOGRAPHICAL SURVEY.
2. THE CONTRACTOR IS RESPONSIBLE FOR POT-HOLING FOR EXACT LOCATIONS, DEPTHS, AND NOMINAL LINE SIZES OF EXISTING UTILITIES.
3. ANY DAMAGE THAT MAY HAPPEN DURING CONSTRUCTION IS THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND RESTORE TO WORKING ORDER.

A -- RAW WATER PIPING - PLAN
1" = 15'



B -- RAW WATER PIPING - PROFILE
AS SHOWN



C -- FUTURE RAW WATER PIPING - PROFILE
AS SHOWN

ELEMENT ENGINEERING LLC
12687 W. CEDAR DRIVE, SUITE 300
LAKEWOOD, CO 80228
720.749.4165
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REVISIONS

NO.	DESCRIPTION	DATE	BY

WATER TREATMENT PLANT IMPROVEMENTS

RAW WATER PIPING P&P

BAILEY WATER AND SANITATION DISTRICT
PO BOX 422
BAILEY, CO 80421

PREPARED UNDER THE DIRECT SUPERVISION OF

FOR AND ON BEHALF OF ELEMENT ENGINEERING, LLC

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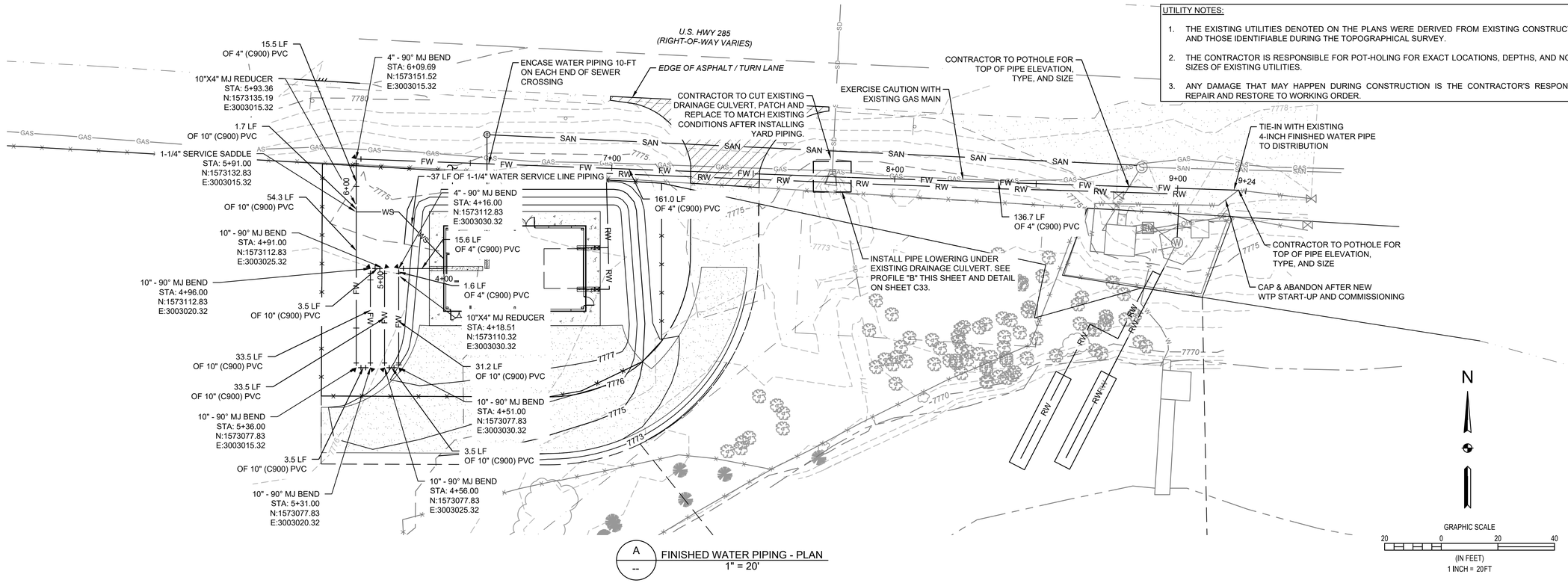
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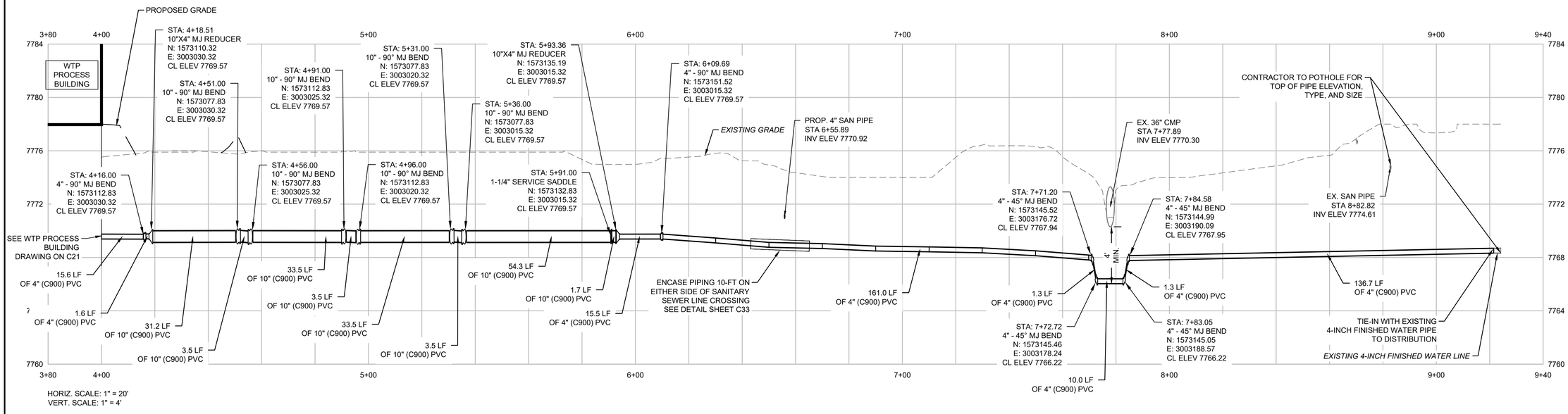
EDITION: 90% CMAR

SHEET: C13 OF C37

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A
--
FINISHED WATER PIPING - PLAN
1" = 20'



B
--
FINISHED WATER PIPING - PROFILE
AS SHOWN

UTILITY NOTES:

1. THE EXISTING UTILITIES DENOTED ON THE PLANS WERE DERIVED FROM EXISTING CONSTRUCTION PLANS AND THOSE IDENTIFIABLE DURING THE TOPOGRAPHICAL SURVEY.
2. THE CONTRACTOR IS RESPONSIBLE FOR POT-HOLING FOR EXACT LOCATIONS, DEPTHS, AND NOMINAL LINE SIZES OF EXISTING UTILITIES.
3. ANY DAMAGE THAT MAY HAPPEN DURING CONSTRUCTION IS THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND RESTORE TO WORKING ORDER.

ELEMENT ENGINEERING LLC
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WATER TREATMENT PLANT IMPROVEMENTS

FINISHED WATER P&P

BAILEY WATER AND SANITATION DISTRICT
PO BOX 422
BAILEY, CO 80421

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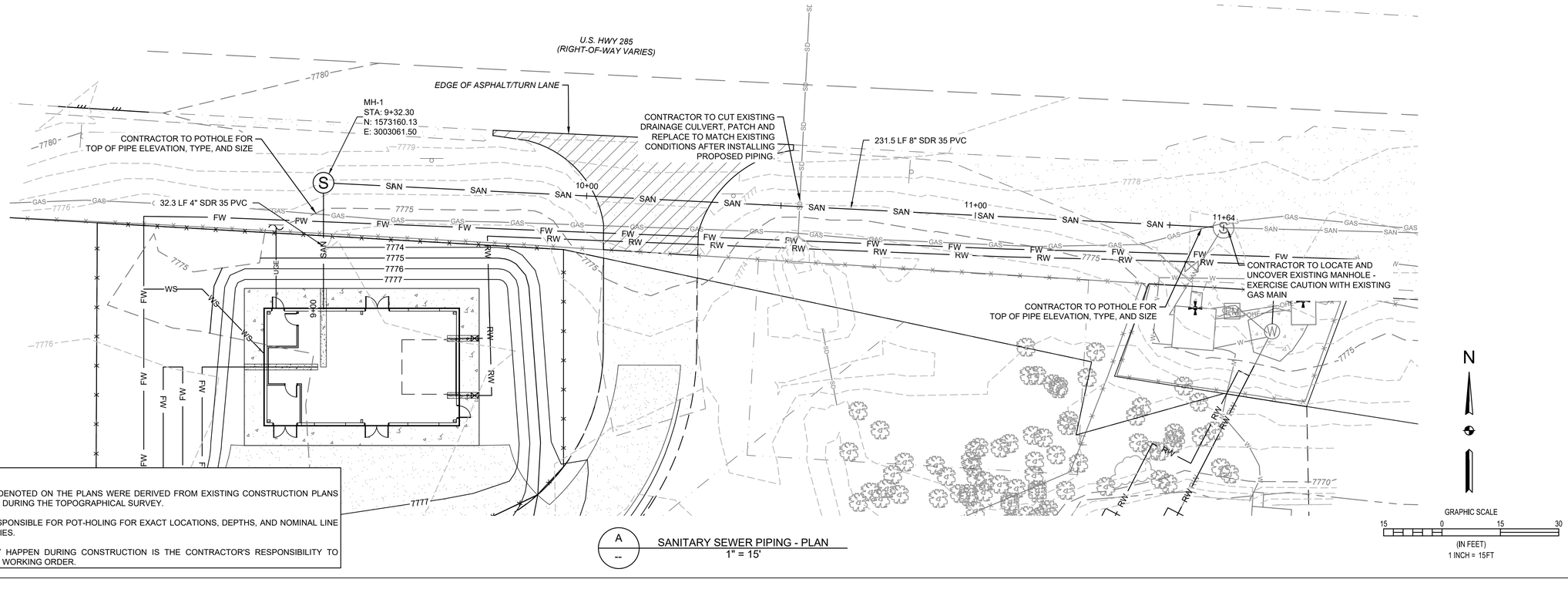
DATE: OCTOBER 2025

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SHEET: C14 OF C37

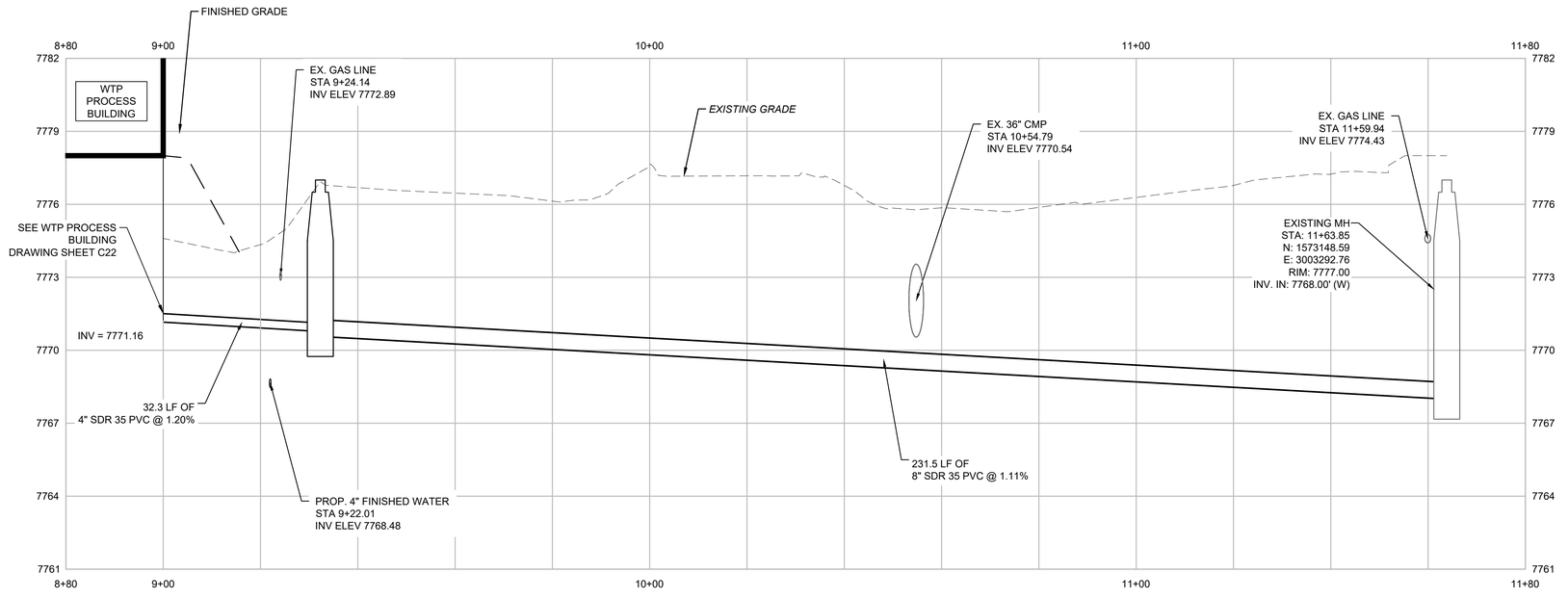
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A
--
SANITARY SEWER PIPING - PLAN
1" = 15'

UTILITY NOTES:

1. THE EXISTING UTILITIES DENOTED ON THE PLANS WERE DERIVED FROM EXISTING CONSTRUCTION PLANS AND THOSE IDENTIFIABLE DURING THE TOPOGRAPHICAL SURVEY.
2. THE CONTRACTOR IS RESPONSIBLE FOR POT-HOLING FOR EXACT LOCATIONS, DEPTHS, AND NOMINAL LINE SIZES OF EXISTING UTILITIES.
3. ANY DAMAGE THAT MAY HAPPEN DURING CONSTRUCTION IS THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND RESTORE TO WORKING ORDER.



HORIZ. SCALE: 1" = 15'
VERT. SCALE: 1" = 3'

B
--
SANITARY SEWER PIPING - PROFILE
AS SHOWN

ELEMENT ENGINEERING LLC
1268? W. CEDAR DRIVE, SUITE 300
LAKEWOOD, CO 80226
720.749.4165
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REVISIONS

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WATER TREATMENT PLANT IMPROVEMENTS

SAN SEWER P&P

BAILEY WATER AND SANITATION DISTRICT
PO BOX 422
BAILEY, CO 80421

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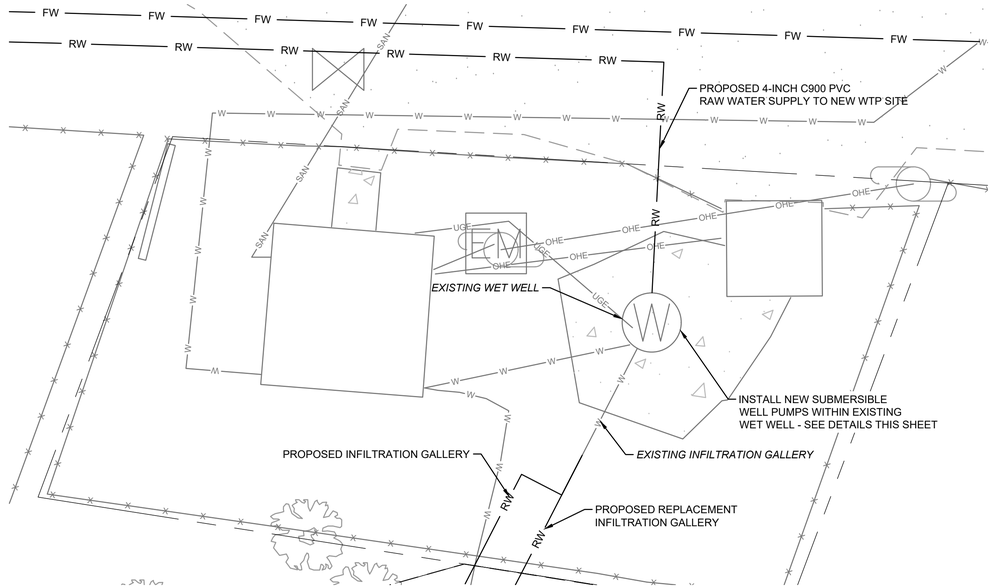
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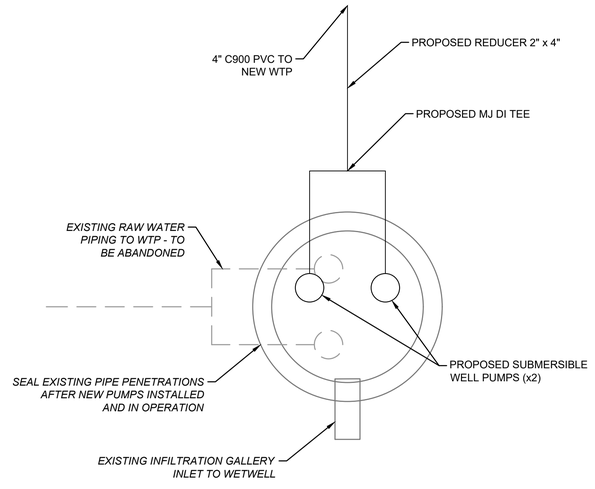
SHEET
C15 OF C37

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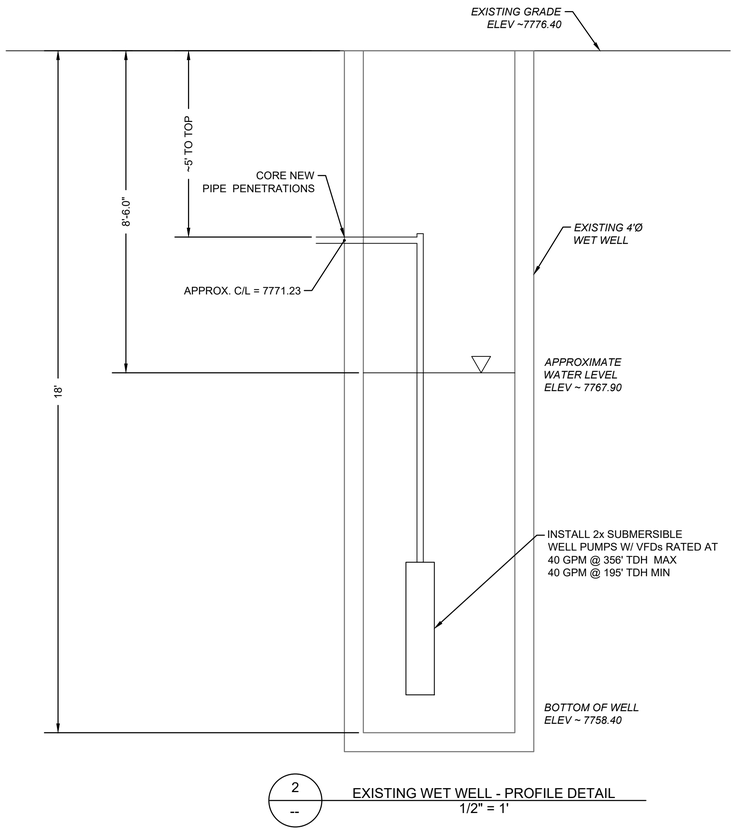


A -- RAW WATER PUMP IMPROVEMENTS - PLAN
1" = 10'

RAW WATER WELL PUMP AND MOTOR INFORMATION		
PUMP MAKE	GOULDS	
PUMP MODEL	35GS50-M50432-3AS50	
DISCHARGE DIAMETER	2	INCH (NPT)
MOTOR HORSEPOWER	5	HP
MOTOR VARIANT	230 / 3	VOLT / PHASE
FREQUENCY	60	Hz
NO. POLES	2	
RATED SPEED	3,600	RPM
APPURTENANCES	VFD, FLOW METER, PRESSURE INDICATOR	



1 -- EXISTING WET WELL - PLAN DETAIL
1/2" = 1'



2 -- EXISTING WET WELL - PROFILE DETAIL
1/2" = 1'

ELEMENT ENGINEERING LLC
1268F W. CEDAR DRIVE, SUITE 300
LAKEWOOD, CO 80226
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REVISIONS

NO.	DESCRIPTION	DATE	BY

WATER TREATMENT PLANT IMPROVEMENTS

WELL AND RAW WATER PUMP IMPROVEMENTS

BAILEY WATER AND SANITATION DISTRICT
PO BOX 422
BAILEY, CO 80421

PREPARED UNDER THE DIRECT SUPERVISION OF

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ELEMENT ENGINEERING, LLC

DESIGNED BY	CHECKED BY
MAH	AMA

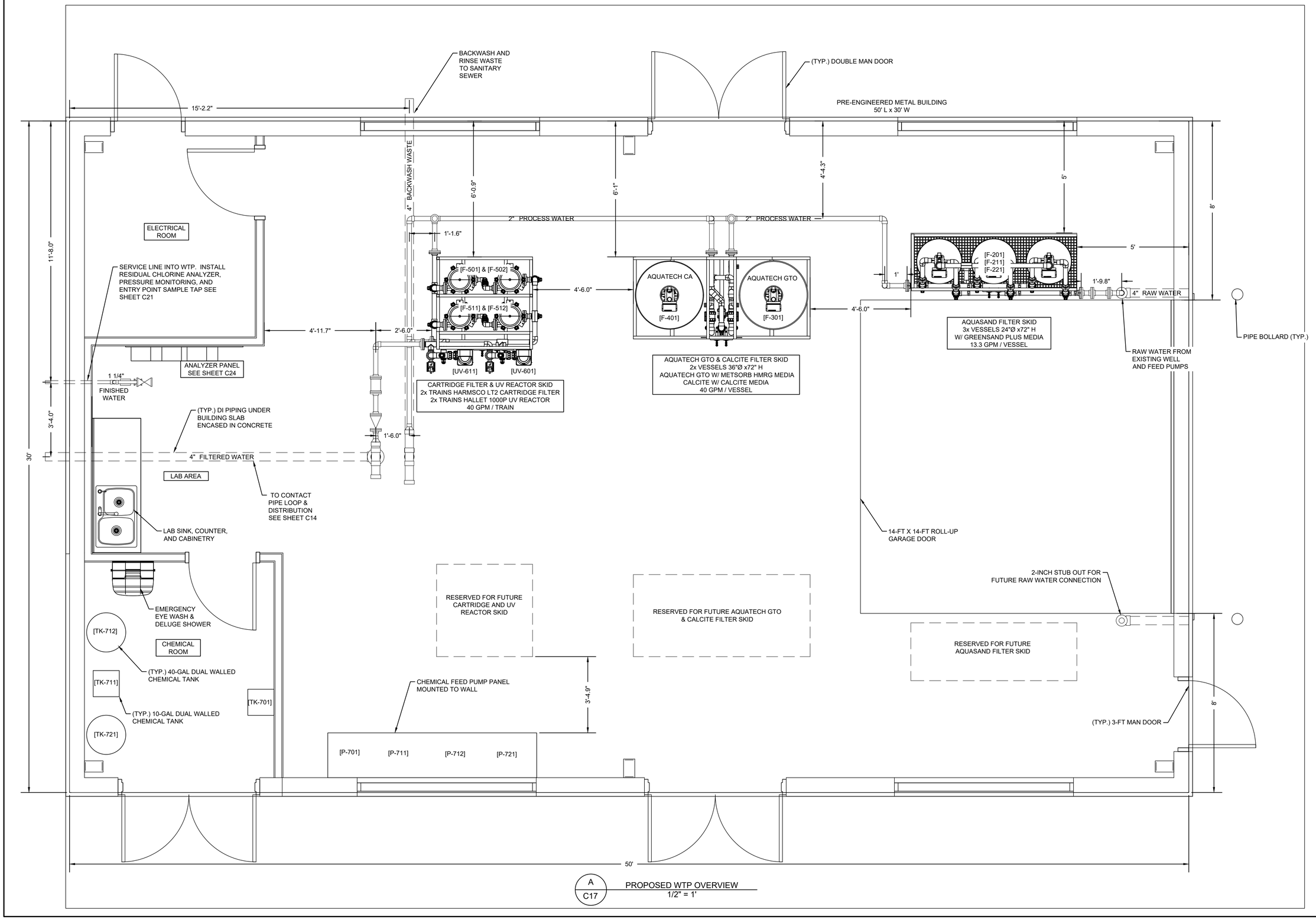
DATE
OCTOBER 2025

JOB NUMBER
0107.0002

EDITION
90% CMAR

SHEET
C16 OF C37

Q:\CO-LAKE-EE\SHARED_PROJECTS\0107 - W2 ENGINEERS, LLC\0002 - BAILEY WSD WTP IMPROVEMENTS\CAD\DWG\CD'S\08_STORAGE TANK AND WET WELL.DWG



A C17 PROPOSED WTP OVERVIEW
1/2" = 1'

Q:\CO-LAKE-EE\SHARED_PROJECTS\0107 - W2 ENGINEERS, LLC\0002 - BAILEY WSD WTP IMPROVEMENTS\CAD\PLANT 3D\BAILEY WATER TREATMENT PLANT\ORTHOS\DWGS\PROPOSED WTP OVERVIEW.DWG

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WATER TREATMENT PLANT IMPROVEMENTS

PROPOSED WTP OVERVIEW

BAILEY WATER AND SANITATION DISTRICT
PO BOX 422
BAILEY, CO 80421

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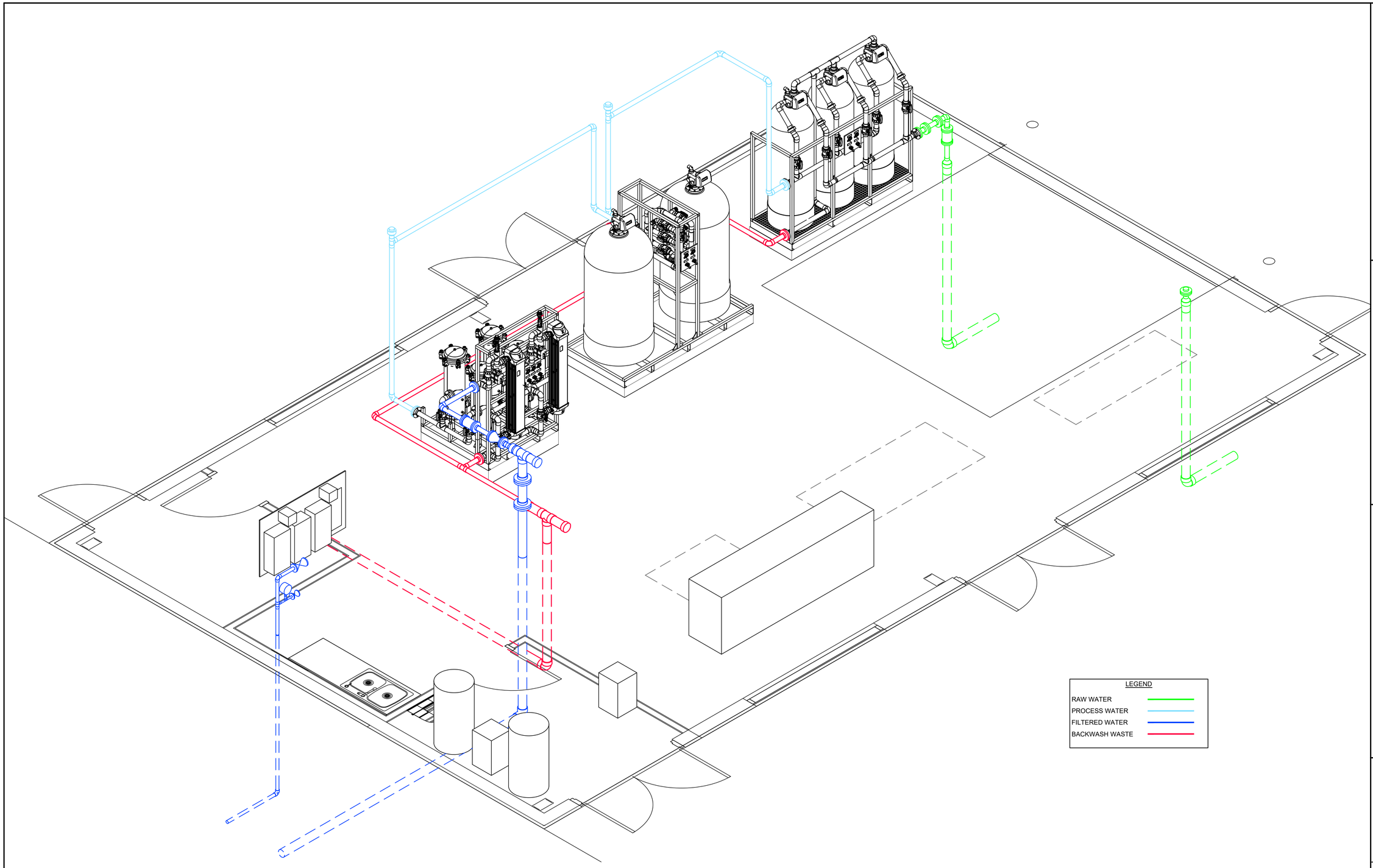
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DATE
OCTOBER 2025

JOB NUMBER
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EDITION
90% CMAR

SHEET
C17 OF C37



A
C18

PROCESS BUILDING SW ISOMETRIC
NTS

Q:\CO-LAKE-EE\SHARED_PROJECTS\0107 - W2 ENGINEERS, LLC\0002 - BAILEY WSD WTP IMPROVEMENTS\CAD\PLANT 3D\BAILEY WATER TREATMENT PLANT\ORTHOS\DWGS\ISOMETRIC WTP OVERVIEW.DWG

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WATER TREATMENT PLANT IMPROVEMENTS

PROPOSED WTP - ISOMETRIC

BAILEY WATER AND SANITATION DISTRICT
PO BOX 422
BAILEY, CO 80421

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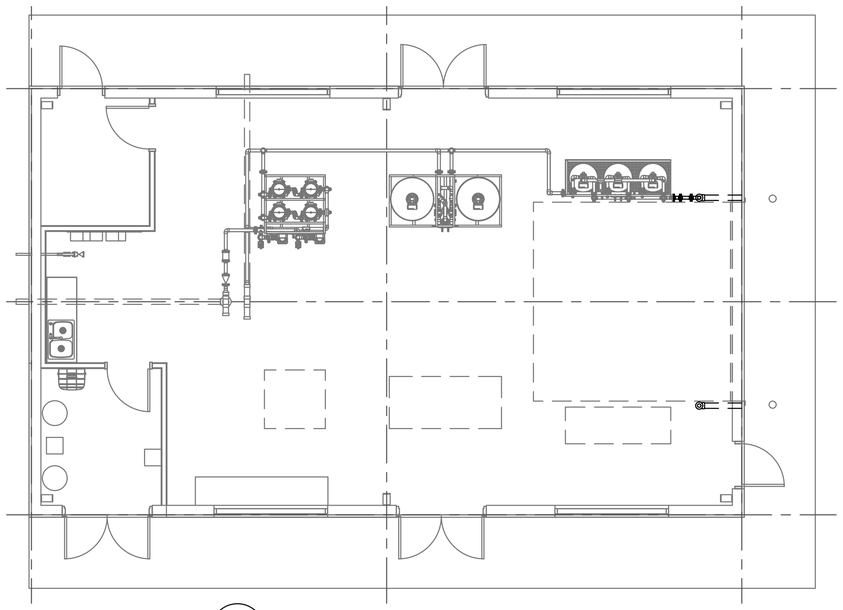
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DATE
OCTOBER 2025

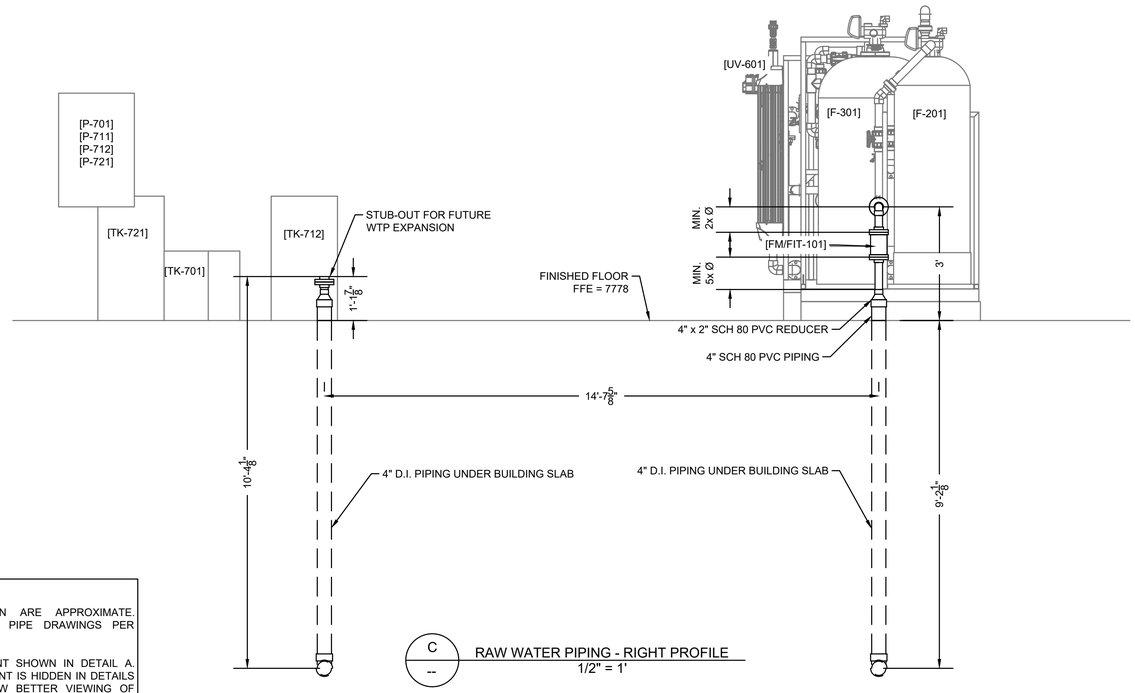
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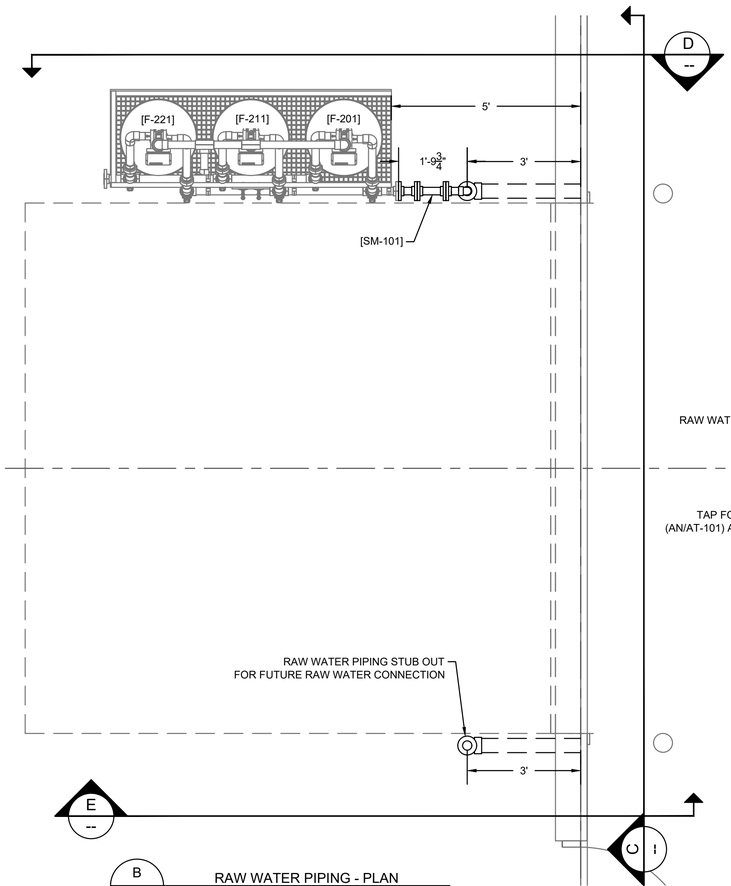
SHEET
C18 OF C37



A -- RAW WATER PIPING - OVERVIEW
3/16" = 1'



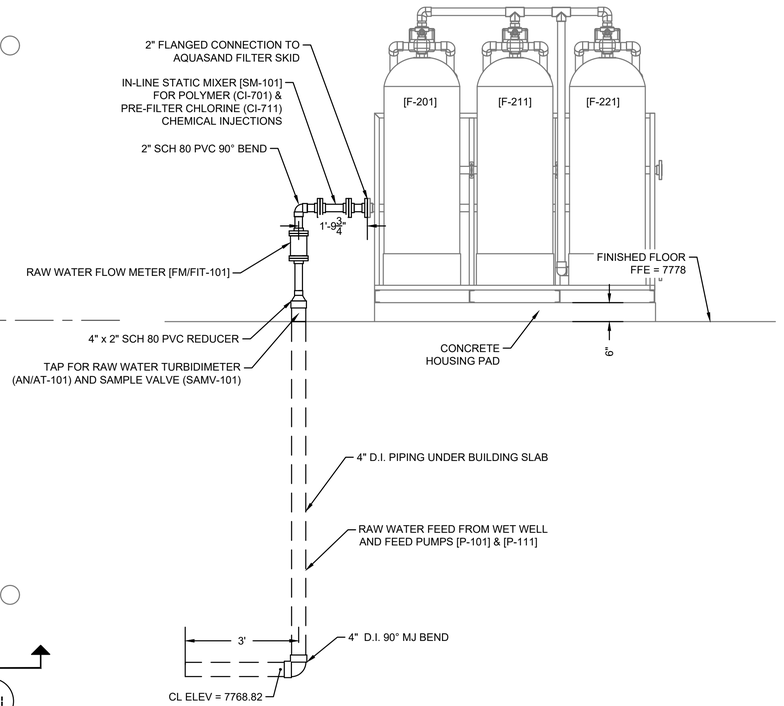
C -- RAW WATER PIPING - RIGHT PROFILE
1/2" = 1'



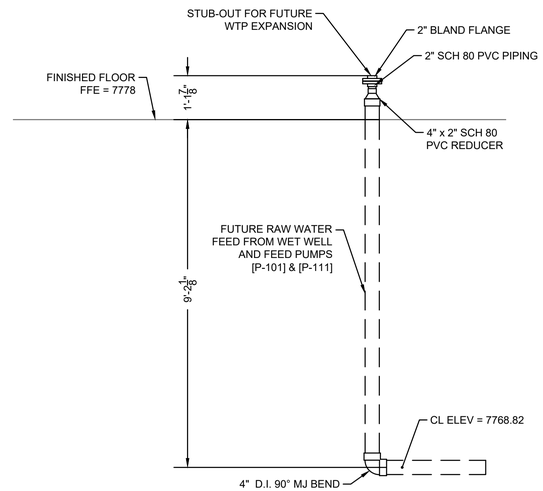
B -- RAW WATER PIPING - PLAN
1/2" = 1'

NOTES:

1. PIPE DIMENSIONS SHOWN ARE APPROXIMATE. CONTRACTOR TO SUBMIT PIPE DRAWINGS PER PROCESS PIPING SPEC.
2. ALL PIPING AND EQUIPMENT SHOWN IN DETAIL A. SOME PIPING AND EQUIPMENT IS HIDDEN IN DETAILS B, C, D, AND E TO ALLOW BETTER VIEWING OF PROPOSED PIPING DETAILS.
3. PROVIDE DIELECTRIC COUPLING BETWEEN DISSIMILAR MATERIALS.



D -- RAW WATER PIPING - BACK PROFILE
1/2" = 1'



E -- RAW WATER PIPING - FRONT PROFILE
1/2" = 1'

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WATER TREATMENT PLANT IMPROVEMENTS

PROCESS BUILDING RAW WATER PIPING

BAILEY WATER AND SANITATION DISTRICT
PO BOX 422
BAILEY, CO 80421

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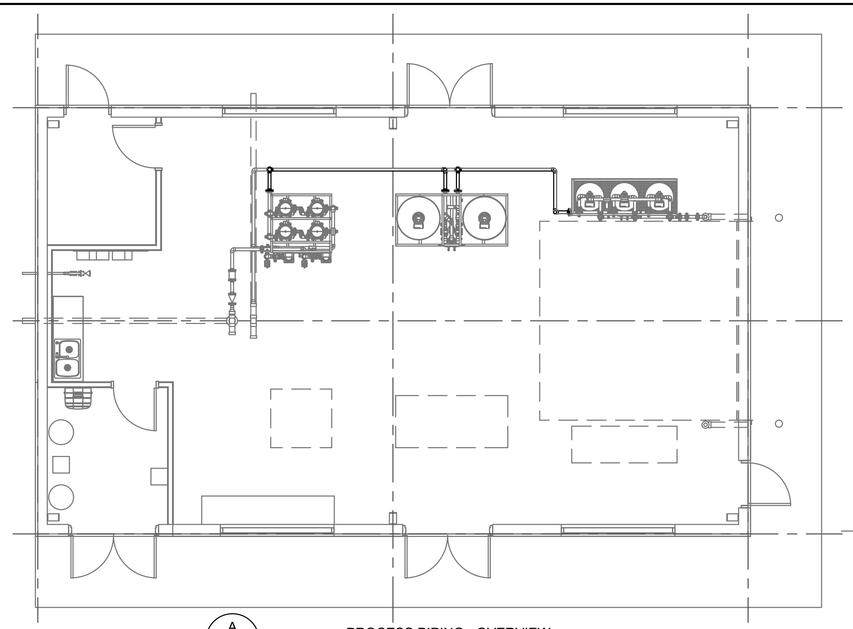
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JOB NUMBER: 0107.0002

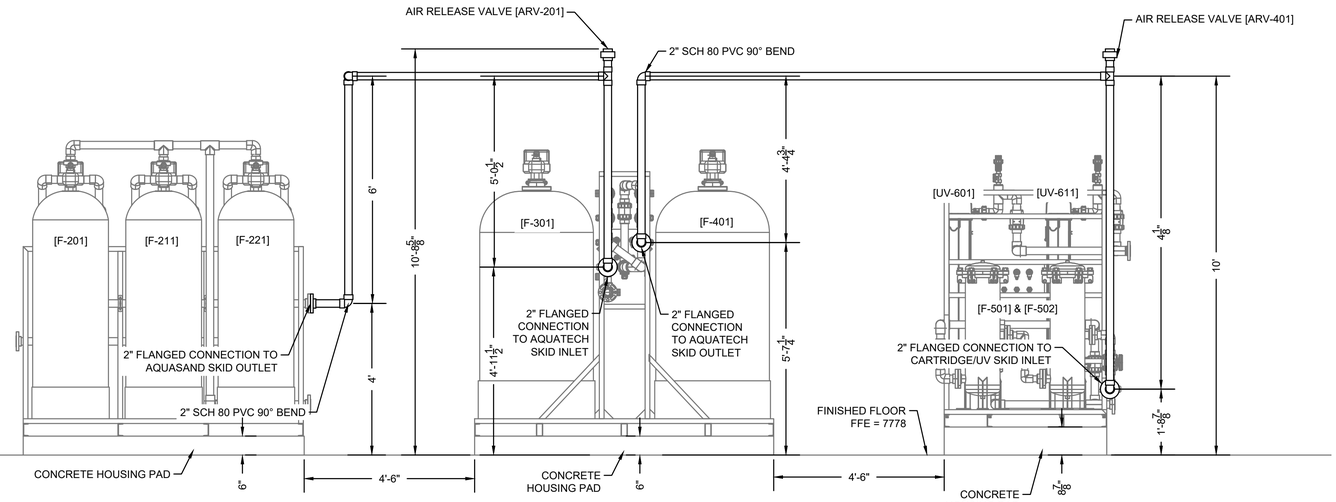
EDITION: 90% CMAR

SHEET: C19 OF C37

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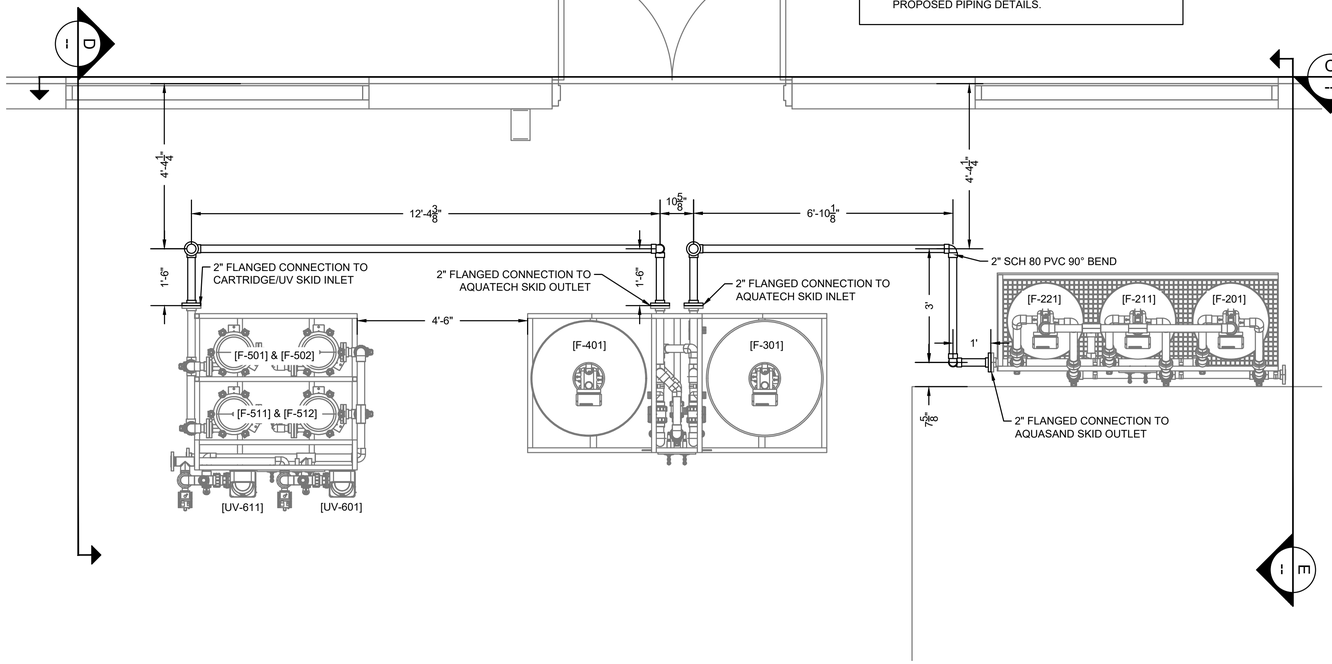
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PROCESS PIPING - OVERVIEW
3/16" = 1'



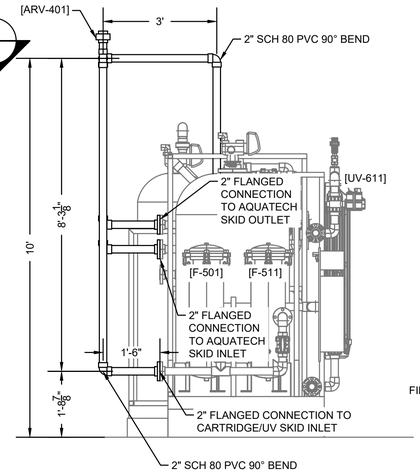
C
--
PROCESS PIPING - BACK PROFILE
1/2" = 1'

NOTES:

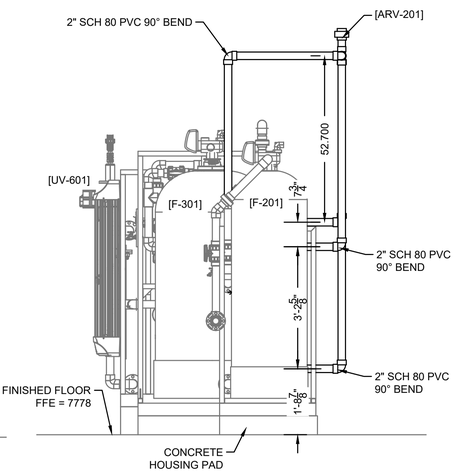
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B
--
PROCESS PIPING - PLAN VIEW
1/2" = 1'



D
--
PROCESS PIPING - LEFT PROFILE
1/2" = 1'



E
--
PROCESS PIPING - RIGHT PROFILE
1/2" = 1'

ELEMENT ENGINEERING LLC
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WATER TREATMENT PLANT IMPROVEMENTS

PROCESS BUILDING PROCESS PIPING

BAILEY WATER AND SANITATION DISTRICT
PO BOX 422
BAILEY, CO 80421

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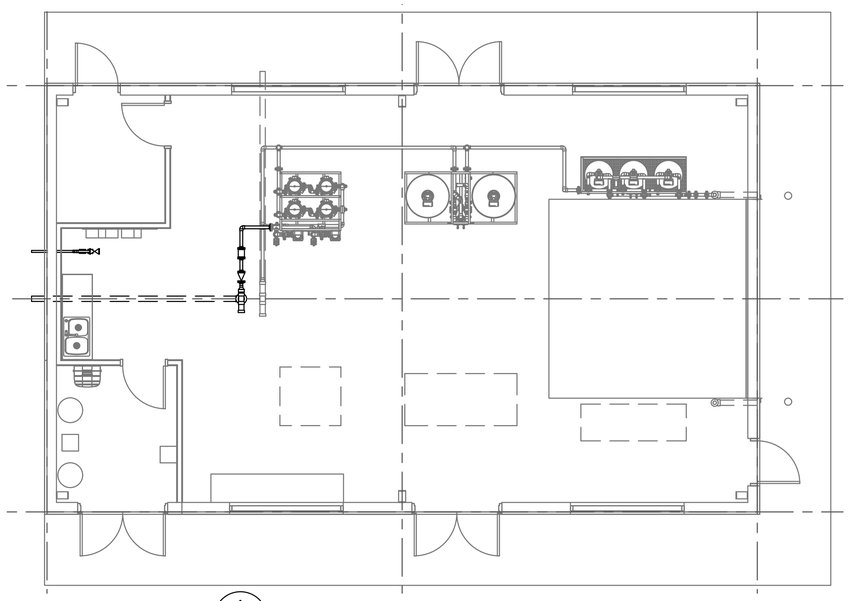
DATE: OCTOBER 2025

JOB NUMBER: 0107.0002

EDITION: 90% CMAR

SHEET: C20 OF C37

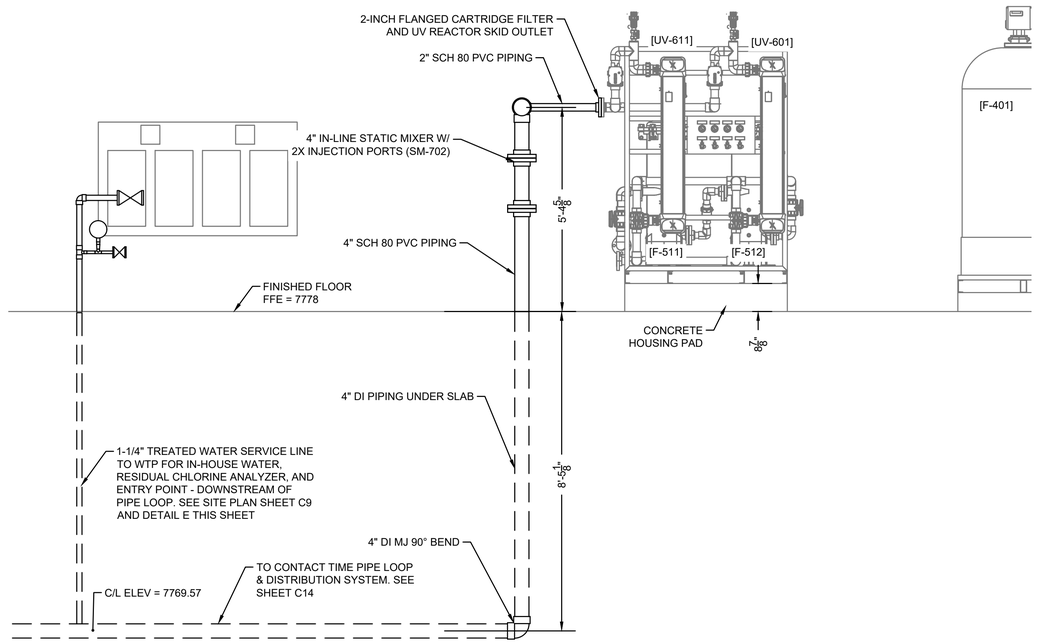
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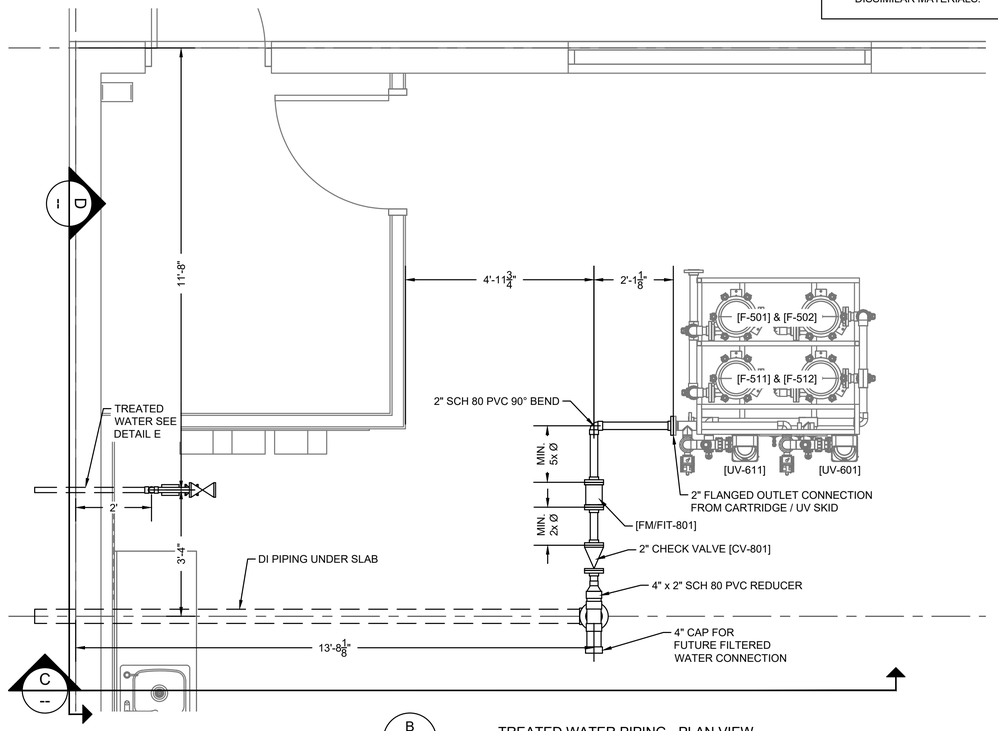
A -- TREATED WATER PIPING - OVERVIEW
3/16" = 1'

NOTES:

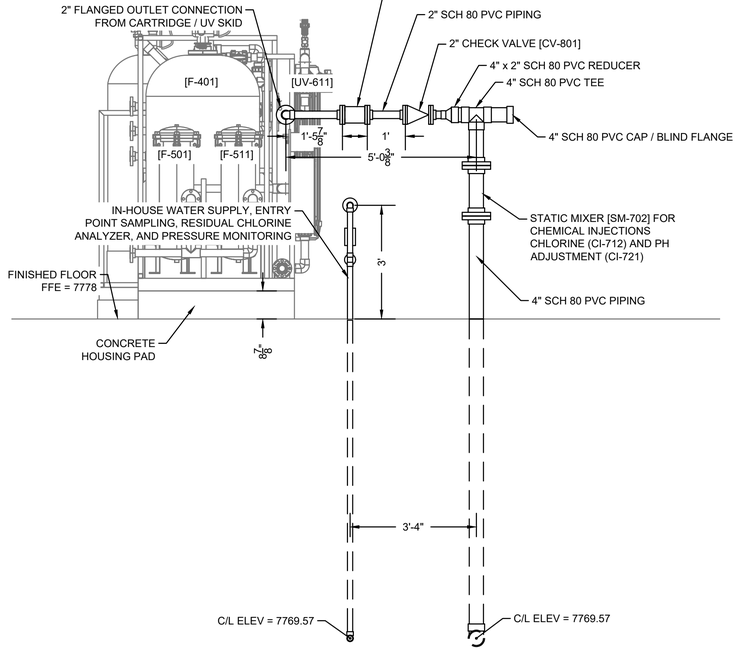
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3. PROVIDE DIELECTRIC COUPLING BETWEEN DISSIMILAR MATERIALS.



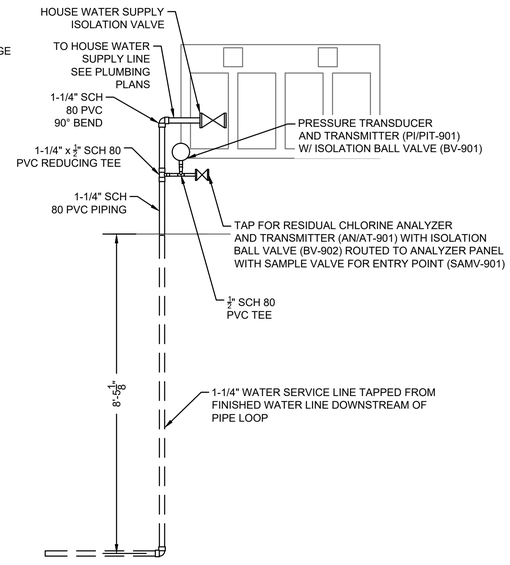
C -- TREATED WATER PIPING - FRONT PROFILE
1/2" = 1'



B -- TREATED WATER PIPING - PLAN VIEW
1/2" = 1'



D -- TREATED WATER PIPING - LEFT PROFILE
1/2" = 1'



E -- HOUSE WATER PIPING - PROFILE
1/2" = 1'

ELEMENT ENGINEERING LLC
1268? W. CEDAR DRIVE, SUITE 300
LAKEWOOD, CO 80226
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WATER TREATMENT PLANT IMPROVEMENTS

PROCESS BUILDING TREATED WATER PIPING

BAILEY WATER AND SANITATION DISTRICT
PO BOX 422
BAILEY, CO 80421

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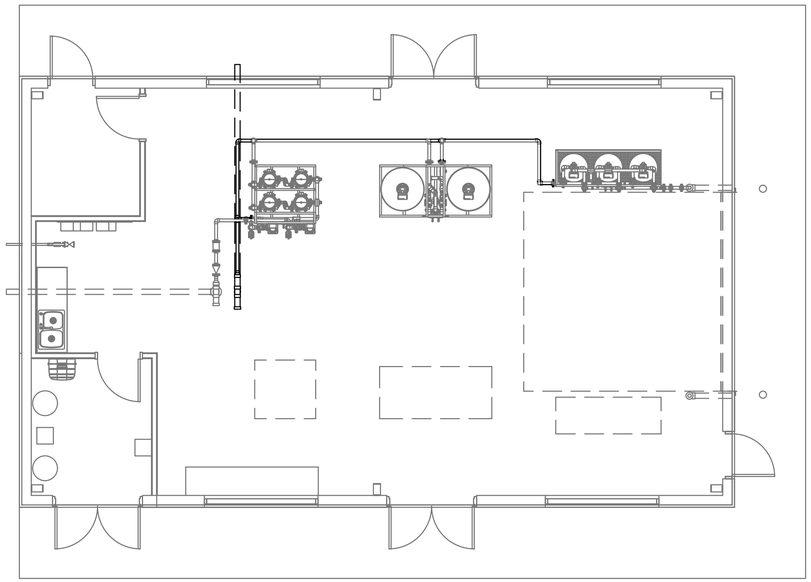
DATE: OCTOBER 2025

JOB NUMBER: 0107.0002

EDITION: 90% CMAR

SHEET: C21 OF C37

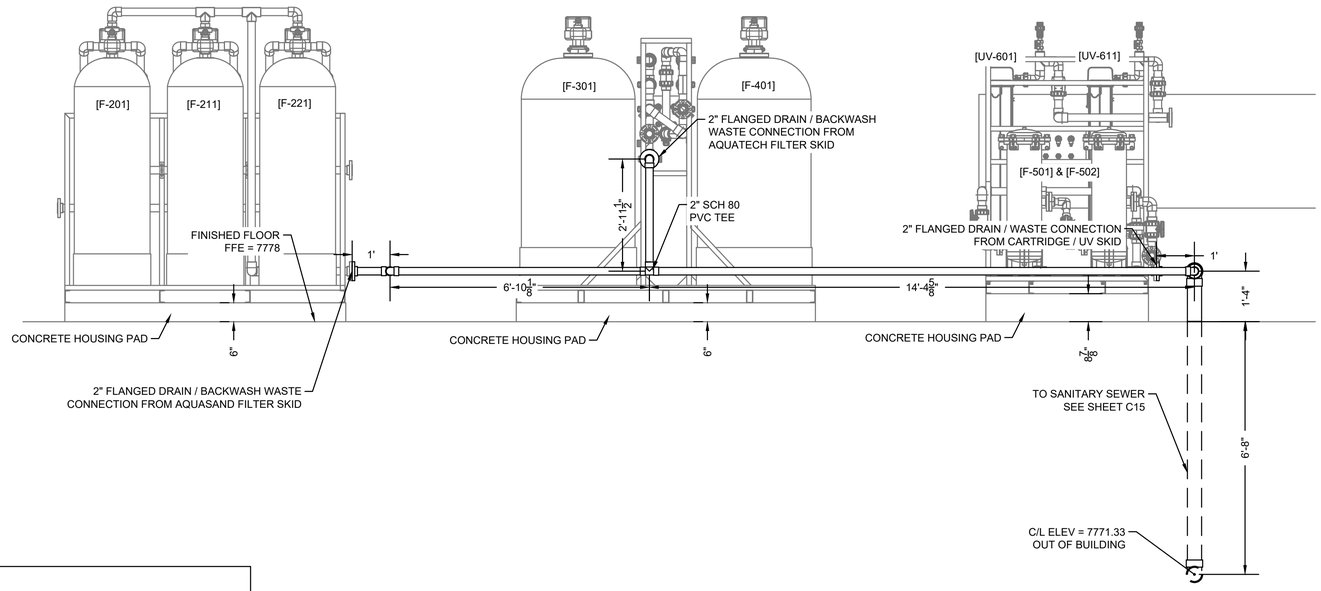
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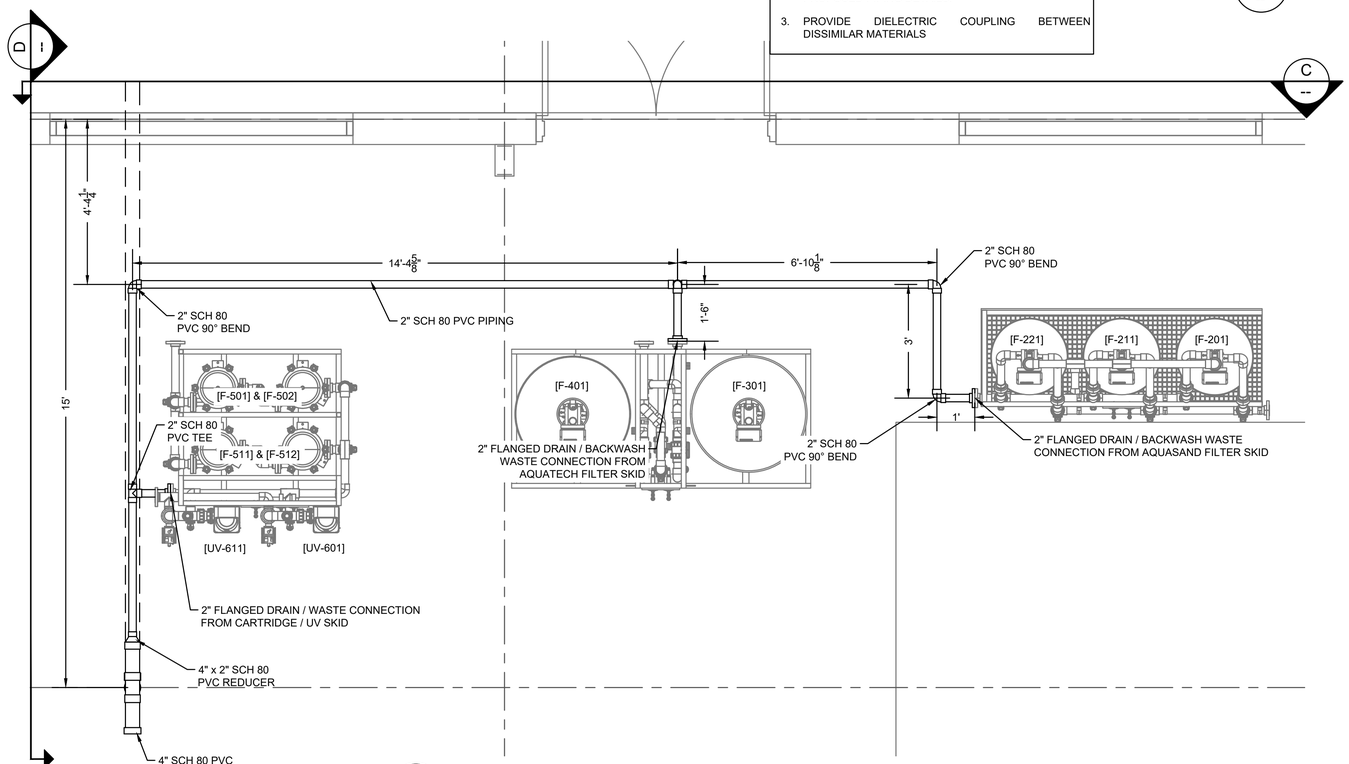
A
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BACKWASH WASTE PIPING - OVERVIEW
3/16" = 1'

NOTES:

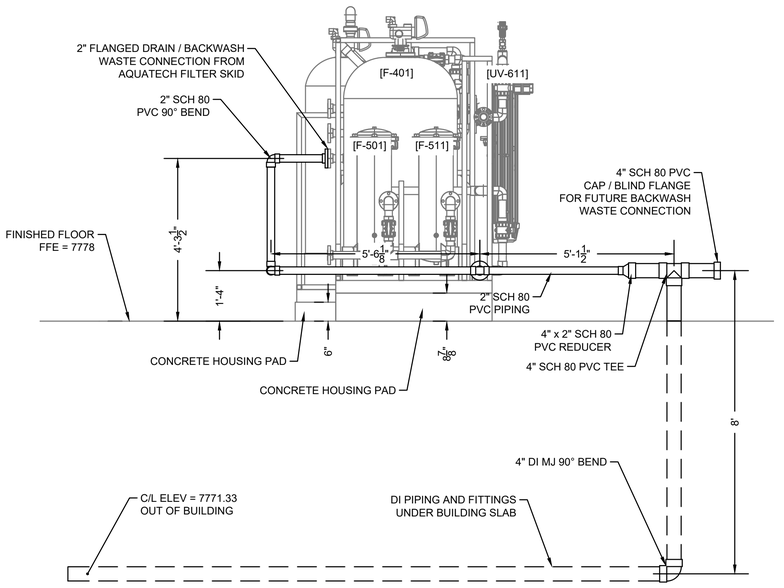
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3. PROVIDE DIELECTRIC COUPLING BETWEEN DISSIMILAR MATERIALS



C
--
BACKWASH WASTE PIPING - BACK PROFILE
1/2" = 1'



B
--
BACKWASH WASTE PIPING - PLAN VIEW
1/2" = 1'



D
--
BACKWASH WASTE PIPING - LEFT PROFILE
1/2" = 1'

ELEMENT ENGINEERING LLC
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WATER TREATMENT PLANT IMPROVEMENTS

PROCESS BUILDING BACKWASH WASTE PIPING

BAILEY WATER AND SANITATION DISTRICT
PO BOX 422
BAILEY, CO 80421

PREPARED UNDER THE DIRECT SUPERVISION OF

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MAH	AMA

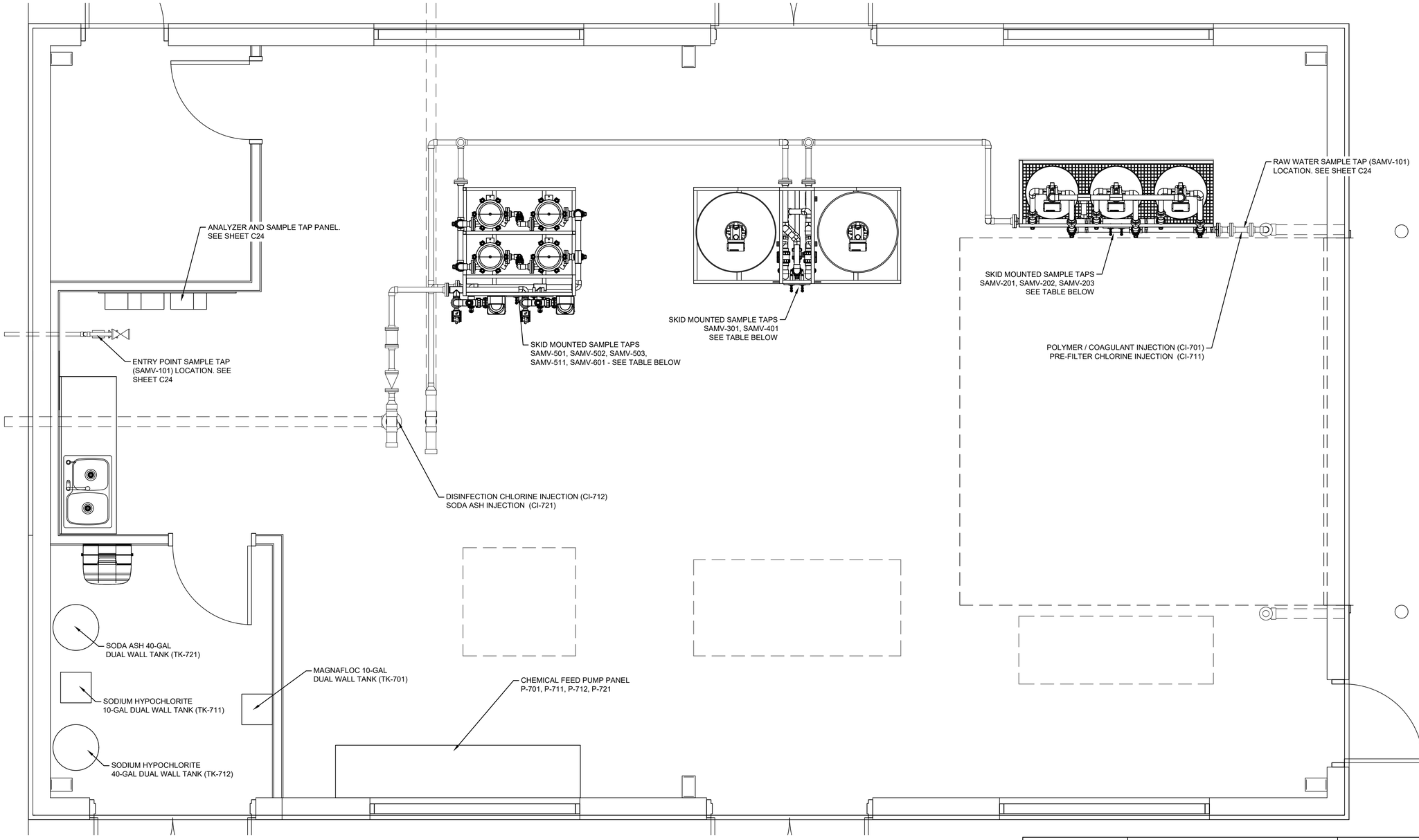
DATE
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JOB NUMBER
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EDITION
90% CMAR

SHEET
C22 OF C37

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A -- CHEMICAL INJECTION AND SAMPLE PLAN
1/2" = 1'

CHEMICAL INJECTION	BACK PRESSURE AT INJECTION (PSI)	CHEMICAL FEED PUMP	CHEMICAL	CHEMICAL TANK	APPLICATION
CI-701	142	P-701	BASF MAGNAFLOC LT22S	TK-701	POLYMER / COAGULANT
CI-711	142	P-711	SODIUM HYPOCHLORITE	TK-711	PRE-FILTER CHLORINE
CI-712	51	P-712	SODIUM HYPOCHLORITE	TK-712	DISINFECTION
CI-721	51	P-721	SODA ASH (NEUTRA 7)	TK-721	PH ADJUSTMENT

TANK TAG NO.	SIZE (GAL)	MATERIAL
TK-701	10	LDPE
TK-711	10	HDPE
TK-712	40	HDPE
TK-721	40	LDPE

CHEMICAL FEED NOTES:

1. CONTRACTOR TO PROVIDE PIPING AND FITTINGS FROM CHEMICAL STORAGE TANKS TO CHEMICAL FEED PANEL/PUMPS, AND FROM CHEMICAL FEED PANEL/PUMPS TO CHEMICAL INJECTION POINTS.
2. PIPING TO BE SCH 80 PVC FROM CHEMICAL FEED TO INJECTION POINT. MATCH PIPE SIZE FROM CHEM FEED PUMP PANEL TO INJECTION POINTS.
3. CONTRACTOR TO MOUNT CHEMICAL FEED PIPING TO WALL OR CEILING.
   3.1. CONTRACTOR TO INSTALL PIPE SUPPORTS/BRACKETS AS NEEDED TO PREVENT PIPE SAGGING WHEN FULL OF WATER AND UNACCEPTABLE TORQUE AT CONNECTION POINTS.
4. ROUTE PIPING THROUGH WALL BETWEEN CHEMICAL ROOM AND TREATMENT ROOM WITH GASKET SEAL.
5. SEE SHEET C28 FOR CHEMICAL FEED PUMP DETAILS
6. CONTRACTOR TO VENT CHEMICAL FEED SKID AND STORAGE TANKS EXTERNAL TO BUILDING.

SAMPLE TAP NOTES:

1. SEE SHEET C24 FOR ANALYZERS AND PANEL DETAIL. ANALYZER FEED TAPS SHOWN AT APPROXIMATE LOCATIONS.
2. SAMPLE TAPS SHALL EITHER BE MOUNTED DIRECTLY TO PROCESS SKIDS OR ANALYZER PANEL. SEE SHEET C24.

SAMPLE TAG NO.	DESCRIPTION	LOCATION DETAIL
SAMV-101	RAW WATER INFLUENT	2" SCH 80 PVC
SAMV-201	AQUASAND INFLUENT	AQUASAND SKID
SAMV-202	AQUASAND EFFLUENT / AQUATECH GTO INFLUENT	AQUASAND SKID
SAMV-203	AQUASAND WASTED BACKWASH	AQUASAND SKID
SAMV-301	AQUATECH GTO EFFLUENT / AQUATECH CA INFLUENT	AQUATECH GTO/CA SKID
SAMV-401	AQUATECH CA EFFLUENT	AQUATECH GTO/CA SKID
SAMV-501	CARTRIDGE FILTERS INFLUENT	CARTRIDGE/UV SKID
SAMV-502	FILTER TRAIN #1 PRE-FILTER EFFLUENT / LT2 INFLUENT	CARTRIDGE/UV SKID
SAMV-503	COMBINED FILTER EFFLUENT (CFE) / UV INFLUENT	CARTRIDGE/UV SKID
SAMV-511	FILTER TRAIN #2 PRE-FILTER EFFLUENT / LT2 INFLUENT	CARTRIDGE/UV SKID
SAMV-801	UV EFFLUENT	2" SCH 80 PVC
SAMV-901	ENTRY POINT (POST DISINFECTION AND CONTACT)	$\frac{3}{4}$" SCH 80 PVC

ELEMENT ENGINEERING LLC
12687 W. CEDAR DRIVE, SUITE 300
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WATER TREATMENT PLANT IMPROVEMENTS

CHEMICAL INJECTION AND SAMPLE PLAN

BAILEY WATER AND SANITATION DISTRICT
PO BOX 422
BAILEY, CO 80421

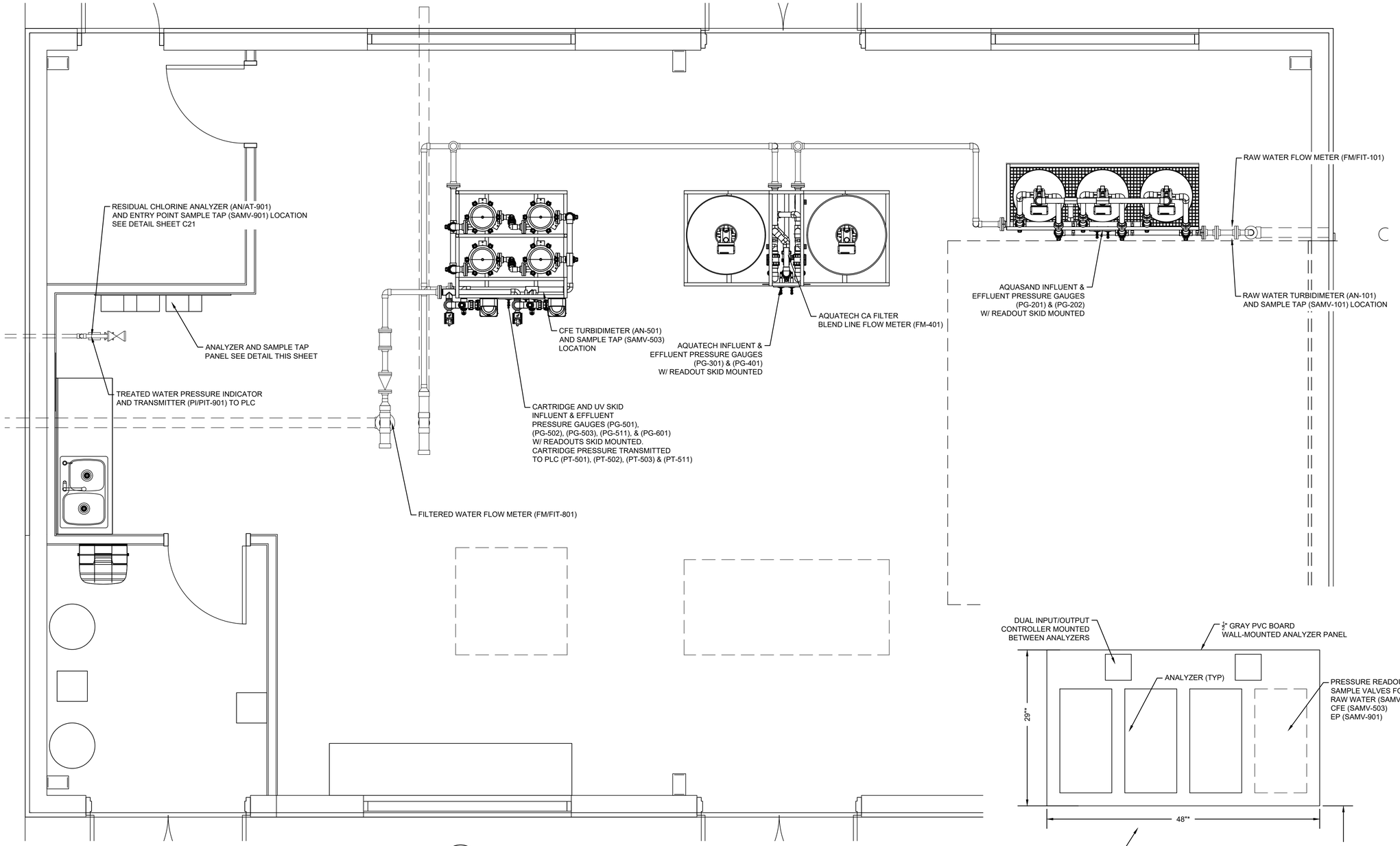
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DATE: OCTOBER 2025
JOB NUMBER: 0107.0002
EDITION: 90% CMAR
SHEET: C23 OF C37

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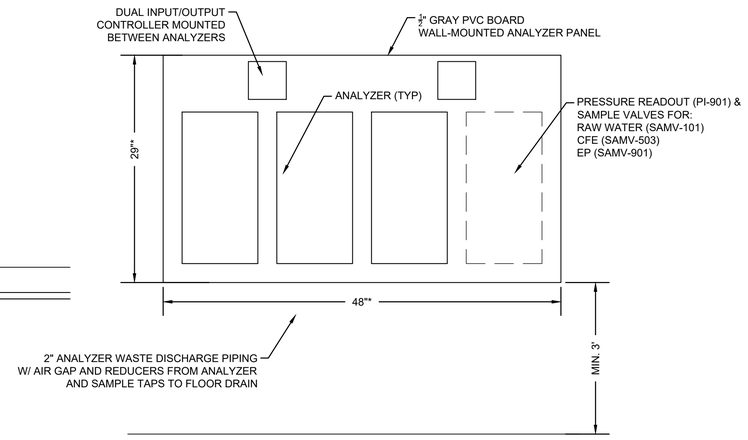


A
--
ANALYZER PANEL AND MONITORING PLAN
1/2" = 1'

ANALYZER / SAMPLE TAP NOTES:

1. ANALYZER PIPE TAPPING SHOWN AT APPROXIMATE LOCATIONS.
2. CONTRACTOR TO ROUTE ¼" SAMPLE TUBING IN 1" SCH 40 PVC CARRIER PIPE FROM ANALYZER SAMPLE / TAP LOCATION TO ASSOCIATED ANALYZER ON ANALYZER PANEL. ROUTE PIPING FROM SAMPLE LOCATION ALONG PROCESS PIPING TO ANALYZER PANEL LOCATION. NO SAMPLE PIPING PROPOSED BELOW SLAB.
3. ROTOMETERS TO BE INSTALLED ON FEED TO EACH ANALYZERS.

ANALYZER TAG NO.	DESCRIPTION	CONTROLLER	LOCATION DETAIL
AN-101	RAW WATER TURBIDIMETER	AT-101	2" SCH 80 PVC
AN-501	CFE TURBIDIMETER	AT-101	ON CARTRIDGE/UV SKID
AN-901	FW RESIDUAL CHLORINE	AT-901	1-1/4" FW SERVICE LINE



1
--
ANALYZER PANEL DETAIL
1" = 1'

ANALYZER PANEL NOTES:

1. ANALYZER PANEL AND WASTE PIPING LAYOUT AND DETAILS ARE SCHEMATIC AND PROVIDED AS AN EXAMPLE. ANALYZER PANEL TO BE DESIGNED AND PROVIDED BY FILTER TECH. PANEL LAYOUT TO BE APPROVED BY SUBMITTAL.
2. INSTALL A TEE ON THE ANALYZER FEED WITH A BALL VALVE TO THE ANALYZER AND A BALL VALVE TO A SAMPLE TAP FOR ALL ANALYZER FEEDS TO ALLOW SAMPLING AT THE ANALYZER PANEL. ROUTE SAMPLE TAP TOUBING TO WASTE DISCHARGE PIPING.

ELEMENT ENGINEERING LLC
12687 W. CEDAR DRIVE, SUITE 300
LAKEWOOD, CO 80228
720.749.4165
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REVISIONS

NO.	DESCRIPTION	DATE	BY

WATER TREATMENT PLANT IMPROVEMENTS

ANALYZER PANEL AND MONITORING PLAN

BAILEY WATER AND SANITATION DISTRICT
PO BOX 422
BAILEY, CO 80421

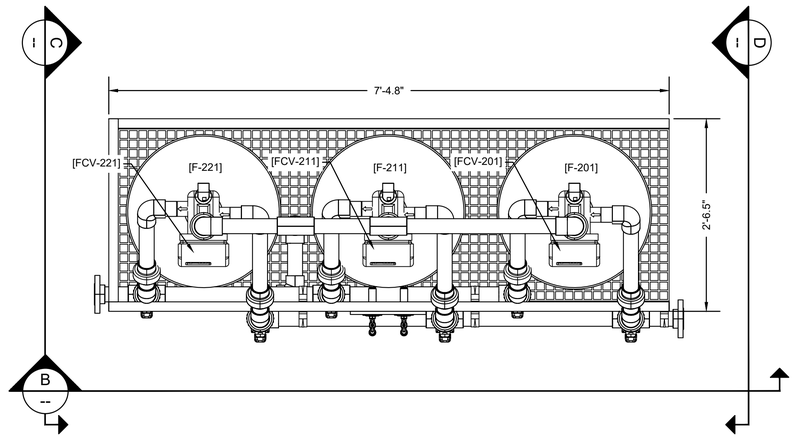
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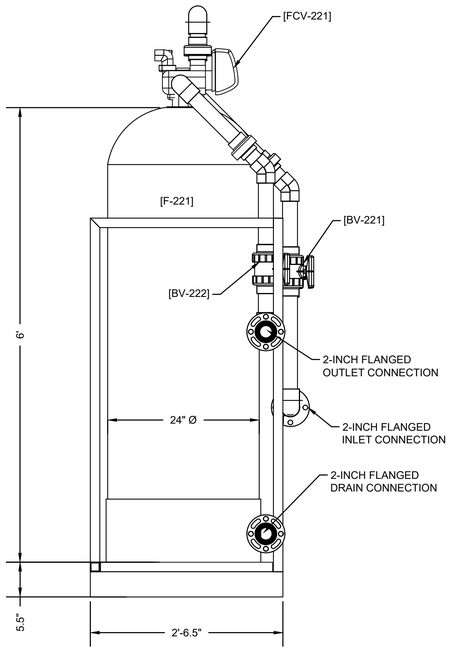
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DATE: OCTOBER 2025
JOB NUMBER: 0107.0002
EDITION: 90% CMAR
SHEET: C24 OF C37

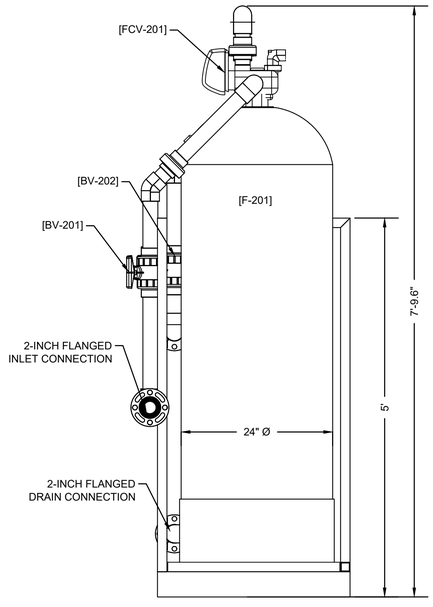
Q:\CO-LAKE-EE\SHARED_PROJECTS\0107 - W2 ENGINEERS, LLC\0002 - BAILEY WSD WTP IMPROVEMENTS\CAD\PLANT 3D\BAILEY WATER TREATMENT PLANT\ORTHOS\DWGS\ANALYZERS AND SAMPLE TAPS.DWG



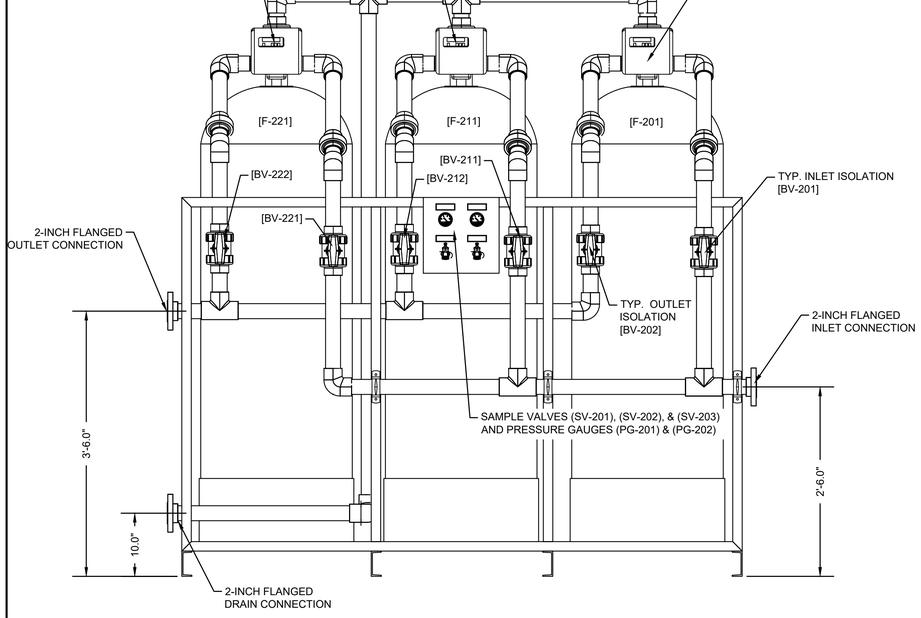
A
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AQUASAND SKID - PLAN
1" = 1'



C
--
AQUASAND SKID - LEFT VIEW
1" = 1'



D
--
AQUASAND SKID - RIGHT VIEW
1" = 1'



B
--
AQUASAND SKID - FRONT VIEW
1" = 1'

NOTES:

1. ALL FLANGED CONNECTIONS TO FILTER SKID ARE 2" #150 FLANGES.
2. ALL ON SKID PIPING AND FITTINGS ARE SCH 80 PVC UNLESS NOTED OTHERWISE.
3. FILTER SKID SHALL BE PROVIDED BY FILTER TECH PREASSEMBLED AND FURNISHED WITH ALL PROCESS PIPING, VALVES, AND INSTRUMENTATION AS SHOWN.
4. CONCRETE HOUSEKEEPING PADS ARE NOT SHOWN IN THESE DETAILS. REFER TO PROCESS PIPE DRAWINGS SHEET C20.

AQUASAND FILTER DESIGN SUMMARY

PARAMETER	VALUE	UNITS
DESIGN FLOW RATE	40	GPM
NUMBER OF FILTERS	3	VESSELS
FILTER DESIGN CAPACITY	13.3	GPM/VESSEL
FILTER VESSEL DIAMETER	24	INCHES
SIDEWALL HEIGHT OF FILTER VESSELS	72	INCHES
MEDIA TYPE(S)	GREENSAND PLUS, ANTHRACITE, & GRAVEL UNDERBED	
DEPTH OF ANTRHACITE	12	INCHES
VOLUME OF ANTHRACITE	3.1	CF
DEPTH OF GREENSAND PLUS	24	INCHES
VOLUME OF GREENSAND PLUS	6.3	CF
DEPTH OF GRAVEL UNDERBED	12	INCHES
VOLUME OF GRAVEL UNDERBED	3.1	CF
FILTER/HYDRAULIC LOADING RATE	4.2	GPM/SF
EMPTY BED CONTACT TIME (EBCT)	3.5	MIN
BACKWASH / RINSE FLOW RATE	40	GPM
BACKWASH / RINSE LOADING RATE	12.7	GPM/SF
BACKWASH / RINSE SUPPLY	RAW / FEED WATER	
DURATION OF BACKWASH	8	MIN
DURATION OF RINSE	3	MIN
BACKWASH AND RINSE VOLUME PER CYCLE	439	GAL/CYCLE
BACKWASH FREQUENCY	19	DAYS

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NO.	DESCRIPTION	DATE	BY

WATER TREATMENT PLANT IMPROVEMENTS

AQUASAND FILTER SKID DETAILS

BAILEY WATER AND SANITATION DISTRICT
PO BOX 422
BAILEY, CO 80421

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DESIGNED BY	CHECKED BY
MAH	AMA

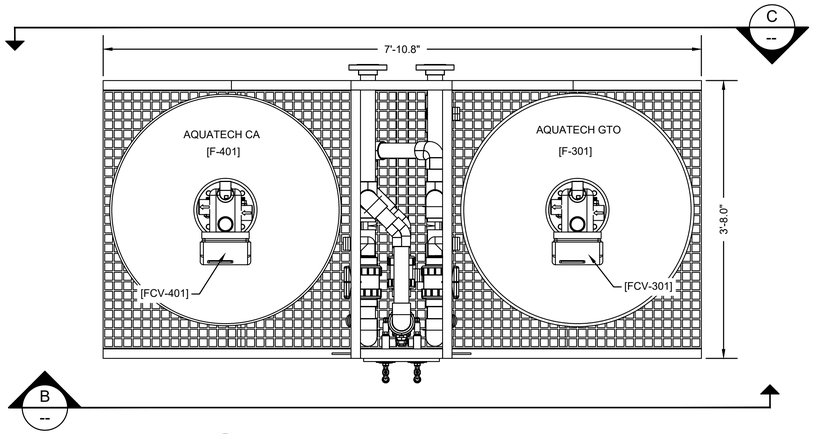
DATE: OCTOBER 2025

JOB NUMBER: 0107.0002

EDITION: 90% CMAR

SHEET: C25 OF C37

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A
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AQUATECH GTO & CA SKID - PLAN
1" = 1'

NOTES:

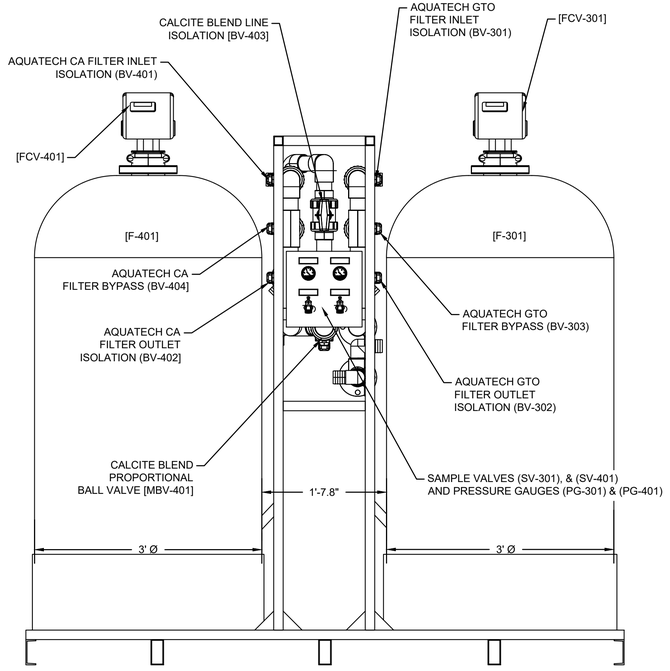
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3. FILTER SKID SHALL BE PROVIDED BY FILTER TECH PREASSEMBLED AND FURNISHED WITH ALL PROCESS PIPING, VALVES, AND INSTRUMENTATION AS SHOWN.
4. CONCRETE HOUSEKEEPING PADS ARE NOT SHOWN IN THESE DETAILS. REFER TO WTP PROCESS PIPING DRAWINGS SHEET C20

AQUATECH GTO FILTER DESIGN SUMMARY

PARAMETER	VALUE	UNITS
DESIGN FLOW RATE	40	GPM
NUMBER OF FILTERS	1	VESSELS
FILTER DESIGN CAPACITY	40	GPM/VESSEL
FILTER VESSEL DIAMETER	36	INCHES
SIDEWALL HEIGHT OF FILTER VESSELS	72	INCHES
MEDIA TYPE(S)	METSORB HMRG & GRAVEL UNDERBED	
DEPTH OF METSORB HMRG	36	INCHES
VOLUME OF METSORB HMRG	21.2	CF
ESTIMATED MEDIA LIFE	5	YEARS
DEPTH OF GRAVEL UNDERBED	12	INCHES
VOLUME OF GRAVEL UNDERBED	7.1	CF
FILTER/HYDRAULIC LOADING RATE	5.7	GPM/SF
EMPTY BED CONTACT TIME (EBCT)	4.0	MIN
BACKWASH / RINSE FLOW RATE	40	GPM
BACKWASH / RINSE LOADING RATE	5.700	GPM/SF
BACKWASH / RINSE SUPPLY	RAW / FEED WATER	
DURATION OF BACKWASH	20	MIN
DURATION OF RINSE	4	MIN
BACKWASH AND RINSE VOLUME PER CYCLE	953	GAL/CYCLE
BACKWASH FREQUENCY	56 TO 70	DAYS

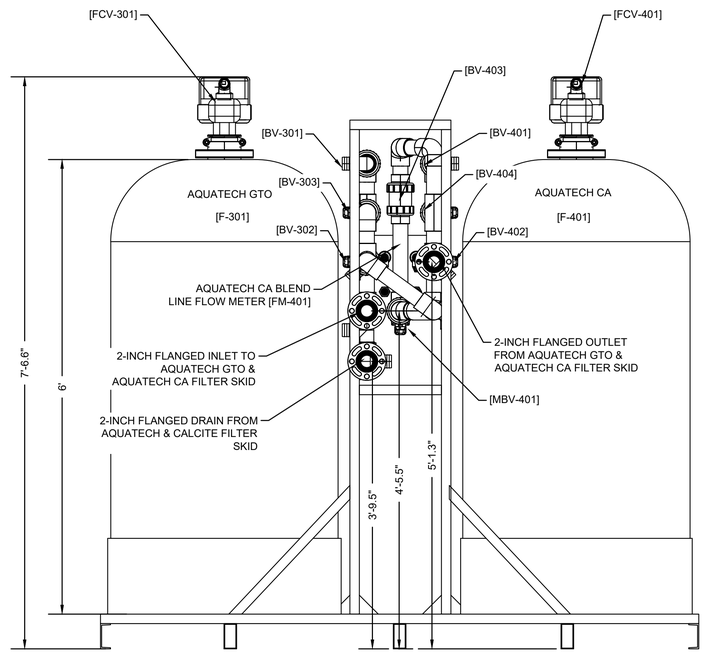
AQUATECH CA FILTER DESIGN SUMMARY

PARAMETER	VALUE	UNITS
DESIGN FLOW RATE	40	GPM
NUMBER OF FILTERS	1	VESSELS
FILTER DESIGN CAPACITY	40	GPM/VESSEL
FILTER VESSEL DIAMETER	36	INCHES
SIDEWALL HEIGHT OF FILTER VESSELS	72	INCHES
MEDIA TYPE(S)	CALCITE & GRAVEL UNDERBED	
DEPTH OF METSORB HMRG	30	INCHES
VOLUME OF METSORB HMRG	17.7	CF
DEPTH OF GRAVEL UNDERBED	12	INCHES
VOLUME OF GRAVEL UNDERBED	7.1	CF
FILTER/HYDRAULIC LOADING RATE - NO BLEND	5.7	GPM/SF
EMPTY BED CONTACT TIME (EBCT) - NO BLEND	3.3	MIN
FILTER/HYDRAULIC LOADING RATE - 50% BLEND	2.8	GPM/SF
EMPTY BED CONTACT TIME (EBCT) - 50%BLEND	6.6	MIN
BACKWASH / RINSE FLOW RATE	40	GPM
BACKWASH / RINSE LOADING RATE	5.7	GPM/SF
BACKWASH / RINSE SUPPLY	RAW / FEED WATER	
DURATION OF BACKWASH	33	MIN
DURATION OF RINSE	5	MIN
BACKWASH AND RINSE VOLUME PER CYCLE	1522	GAL/CYCLE
BACKWASH FREQUENCY	56 TO 70	DAYS



B
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AQUATECH GTO & CA SKID - FRONT VIEW
1" = 1'



C
--

AQUATECH GTO & CA SKID - BACK VIEW
1" = 1'

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LAKEWOOD, CO 80228

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WATER TREATMENT PLANT IMPROVEMENTS

AQUATECH GTO AND CA FILTER SKID DETAILS

BAILEY WATER AND SANITATION DISTRICT
PO BOX 422
BAILEY, CO 80421

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DESIGNED BY	CHECKED BY
MAH	AMA

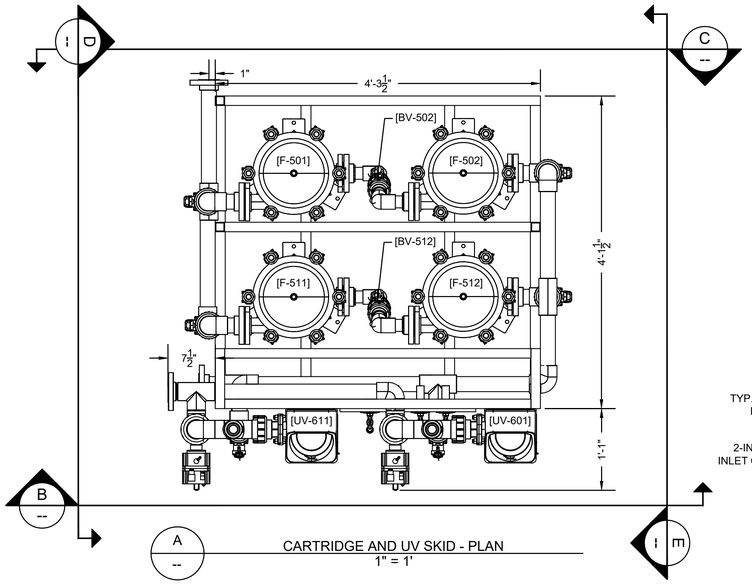
DATE: OCTOBER 2025

JOB NUMBER: 0107.0002

EDITION: 90% CMAR

SHEET: C26 OF C37

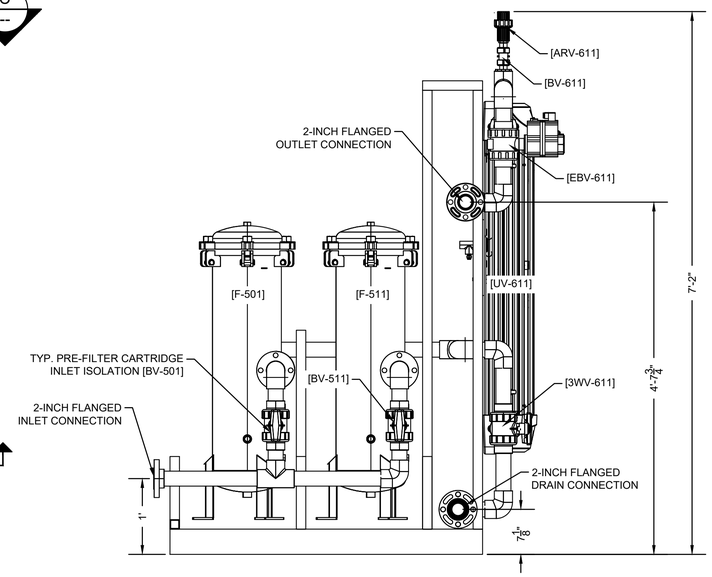
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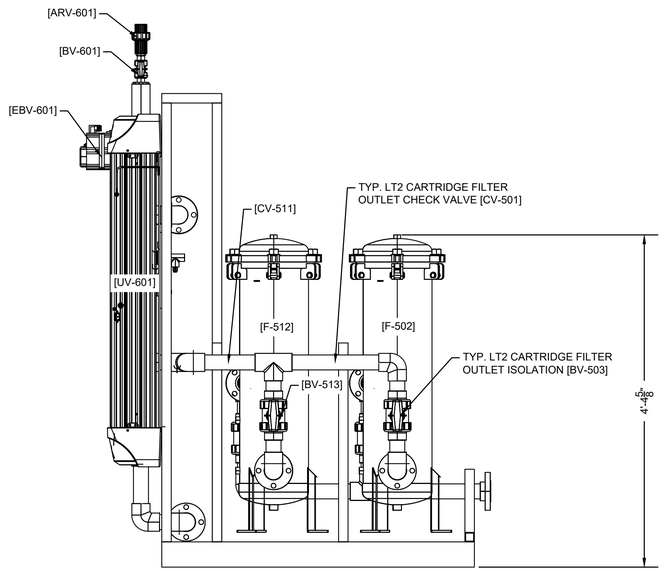
A -- CARTRIDGE AND UV SKID - PLAN
1" = 1'

NOTES:

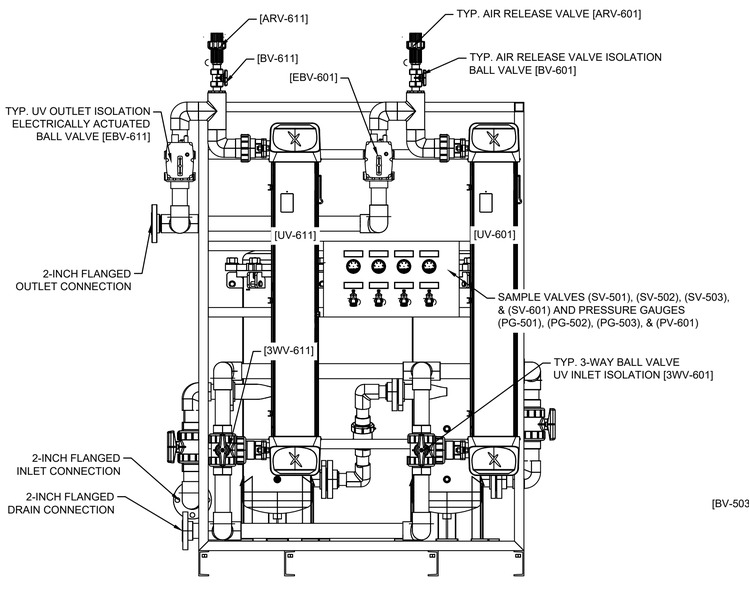
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2. ALL ON SKID PIPING AND FITTINGS ARE SCH 80 PVC UNLESS NOTED OTHERWISE.
3. CARTRIDGE AND UV SKID SHALL BE PROVIDED BY FILTER TECH PRE-ASSEMBLED AND FURNISHED WITH ALL PROCESS PIPING, VALVES, AND INSTRUMENTATION AS SHOWN.
4. CONCRETE HOUSEKEEPING PADS ARE NOT SHOWN IN THESE DETAILS. REFER TO WTP PROCESS PIPING DRAWINGS SHEET C20



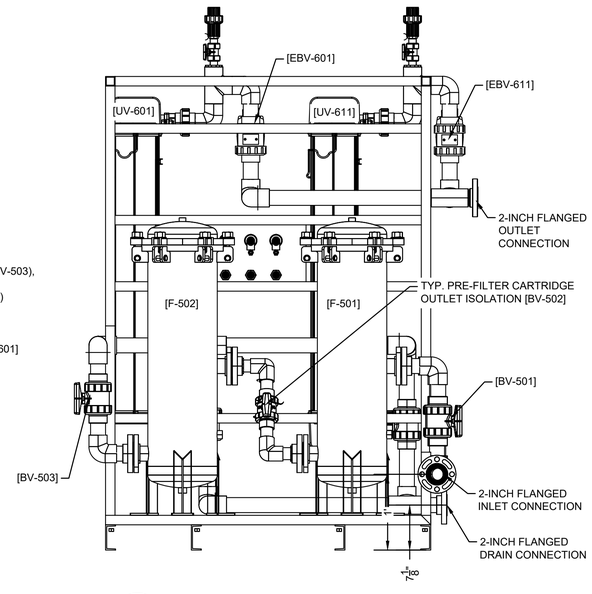
D -- CARTRIDGE AND UV SKID - PROFILE
1" = 1'



E -- CARTRIDGE AND UV SKID - PROFILE
1" = 1'



B -- CARTRIDGE AND UV SKID - PROFILE
1" = 1'



C -- CARTRIDGE AND UV SKID - PROFILE
1" = 1'

CARTRIDGE FILTER DESIGN SUMMARY

PARAMETER	VALUE	UNITS
CARTRIDGE FILTER MANUFACTURER	HARMSCO	
NUMBER OF FILTER TRAINS	2	TRAINS
NUMBER OF FILTERS PER TRAIN	2	FILTERS
DESIGN FLOW PER FILTER TRAIN	40 GPM	
TOTAL FILTRATION CAPACITY	80 GPM	
FIRM FILTRATION CAPACITY	40 GPM	
FILTER HOUSING MODEL	MUNI 90 MP	
PRESSURE RATING	150	PSI
PRE-FILTER CARTRIDGE MODEL	HC/90-1 MICRON	
PRE-FILTER RATED FLOW CAPACITY	100	GPM
PRE-FILTER SURFACE AREA PER CARTRIDGE	90	SF
PRE-FILTER MAX. PRESSURE DIFFERENTIAL	25	PSI
LT2 CARTRIDGE FILTER MODEL	HC/90-LT2	
LT2 FILTER RATED FLOW CAPACITY	100	GPM
LT2 FILTER SURFACE AREA PER CARTRIDGE	81	SF
LT2 MAX. PRESSURE DIFFERENTIAL	25	PSI

UV DISINFECTION DESIGN SUMMARY

PARAMETER	VALUE	UNITS
UV MANUFACTURER AND MODEL	UV PURE HALLET 1000P	
VALIDATION PROTOCOL	EPA UVDGM	
RATED FLOW CAPACITY	100	GPM
UV DOSE AT RATED FLOW	40	MJ/CM^2
NUMBER OF REACTORS	2	REACTORS
NUMBER OF STANDBY REACTORS	1	REACTOR
DESIGN FLOW PER REACTOR	40	GPM
UV DOSE REQ. FOR 0.5-LOG GIARDIA	1.5	MJ/CM^2
CALC'D RED AT DESIGN FLOW	78.9	MJ/CM^2
CALC'D RED AT END OF LAMP LIFE	47.3	MJ/CM^2
MIN. GIARDIA LOG INACTIVATION	5.0 TO 5.5	LOG

ELEMENT ENGINEERING LLC
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LAKEWOOD, CO 80228
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REVISIONS

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WATER TREATMENT PLANT IMPROVEMENTS

CARTRIDGE AND UV SKID DETAILS

BAILEY WATER AND SANITATION DISTRICT
PO BOX 422
BAILEY, CO 80421

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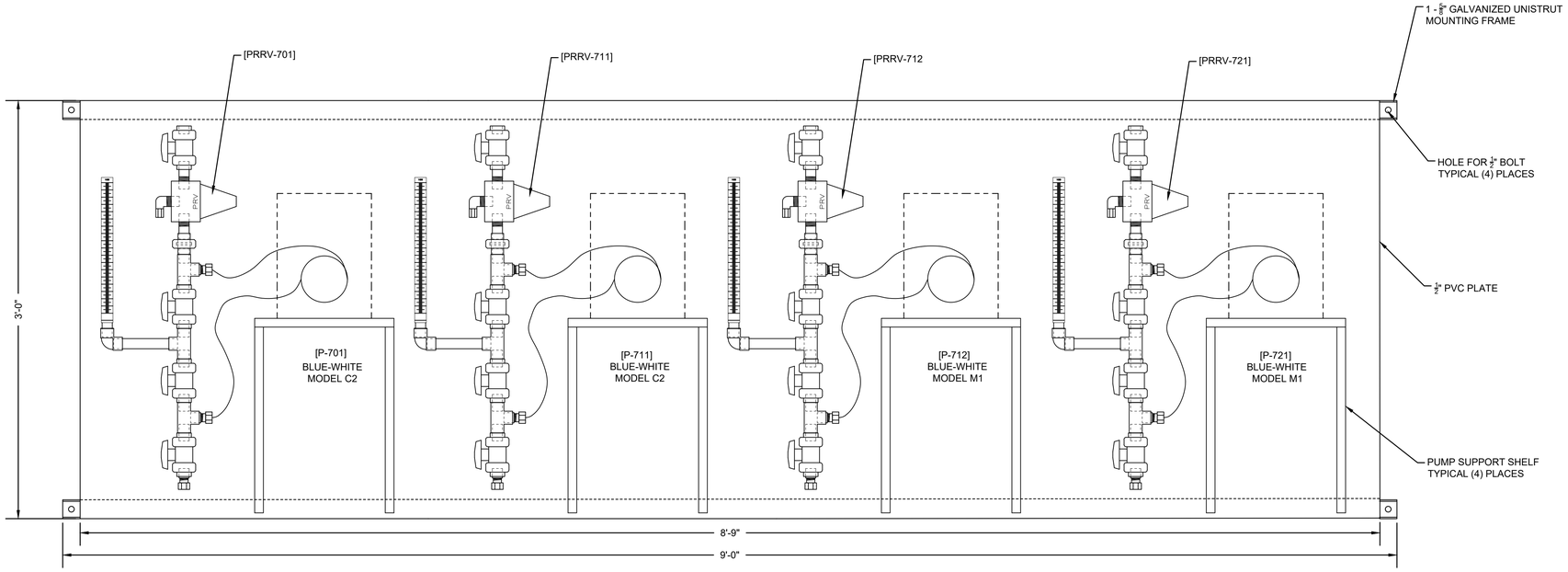
FOR AND ON BEHALF OF ELEMENT ENGINEERING, LLC

DESIGNED BY	CHECKED BY
MAH	AMA

DATE: OCTOBER 2025
JOB NUMBER: 0107.0002
EDITION: 90% CMAR
SHEET: C27 OF C37

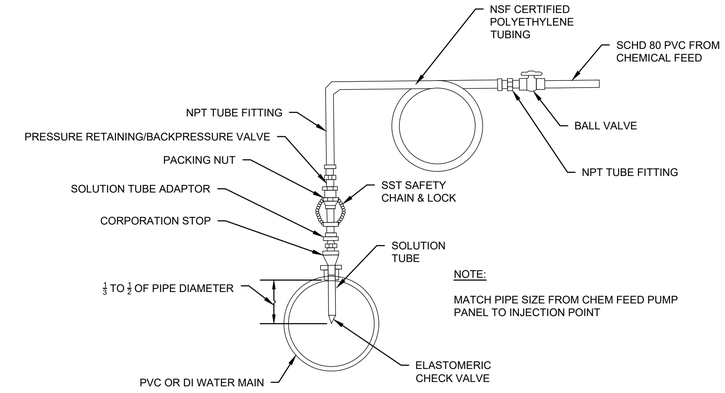
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CHEMICAL FEED PUMP	CHEMICAL
P-701	MAGNAFLOC LT22S
P-711	1.25% SODIUM HYPOCHLORITE
P-712	5.25% SODIUM HYPOCHLORITE
P-721	SODA ASH



GENERAL CHEMICAL FEED NOTES:

1. ALL EQUIPMENT INSTALLED SHALL BE NSF APPROVED AND ANSI 61 CERTIFIED.
2. CHEMICAL FEED SYSTEM SHOWN IS REPRESENTATION OF ANTICIPATED EQUIPMENT, PIPING, AND VALVING. FINAL EQUIPMENT LAYOUT AND SCHEMATIC MAY INCLUDE EQUIPMENT NOT SHOWN IN ORDER TO PROVIDE A FUNCTIONING SYSTEM PER MANUFACTURER RECOMMENDATIONS.
3. CHEMICAL FEED PROCESS SYSTEM SHALL BE HARD PIPED WITH PVC PIPE AND SECURED TO THE CHEMICAL FEED SKID. FLEXIBLE TUBING SHALL BE USED PRIOR TO AND INSIDE THE CHEMICAL TANKS TO ALLOW FOR REMOVAL OF THE VENT, TUBE, AND FOOT VALVE. FLEXIBLE TUBING TO ALSO BE USED FOR ATTACHMENT TO THE INJECTION QUILL / POINT.
4. PIPE GLUE FOR ALL CHEMICAL FEED APPLICATIONS SHALL BE SUITABLE FOR USE WITH APPLICABLE CHEMICAL.
5. HARD PIPE CHEMICAL FEED PIPING IN SCHD 80 PVC FROM CHEMICAL FEED SKID TO APPLICATION POINT. MATCH PIPE SIZE FROM CHEM FEED PUMP PANEL TO INJECTION POINT.
6. CONTRACTOR TO PROVIDE 120 VAC, PVC WITH AUTO-PRIME, DEGASSING HEAD, TUBING, CALIBRATION COLUMN AND ALL VALVES. UNIT SHALL OFFER CONSTANT REMOVAL OF VAPORS AND GASES INHERENT WITH SODIUM HYPOCHLORITE, MOUNT ¼" O.D. TUBING TOP OF THE PUMP FOR THE AUTO PRIME FEATURE.
7. CONTRACTOR SHALL PROVIDE A SPARE PARTS KIT FOR EACH PUMP.
8. SODIUM HYPOCHLORITE STORAGE AND HANDLING PROCEDURES SHALL BE ARRANGED TO MINIMIZE THE SLOW NATURAL DECOMPOSITION PROCESS OF SODIUM HYPOCHLORITE EITHER BY CONTAMINATION OR BY EXPOSURE TO MORE EXTREME STORAGE CONDITIONS. IN ADDITION, FEED RATES SHOULD BE REGULARLY ADJUSTED TO COMPENSATE FOR THIS PROGRESSIVE LOSS IN CHLORINE CONTENT.
9. CHEMICAL STORAGE
   - 9.1. ALL CHEMICAL STORAGE CONTAINERS OR TANKS SHALL BE LOCATED OUT OF THE SUNLIGHT AND IN A COOL AREA. TANKS SHALL ALSO BE VENTED TO THE EXTERIOR OF THE BUILDING.
   - 9.2. SODIUM HYPOCHLORITE SHALL BE STORED IN HDPE DOUBLE WALL STORAGE TANKS.
   - 9.3. BASF MAGNAFLOC LT22S SHALL BE PREPARED AND STORED WITHIN LDPE DOUBLE WALL STORAGE TANK.
   - 9.4. SODA ASH SHALL BE PREPARED AND STORED WITHIN LDPE DOUBLE WALL STORAGE TANK AND MIXER.
   - 9.5. THE PROPOSED SODIUM HYPOCHLORITE STORAGE TANKS SHALL HAVE A 3" AND 1" OPENING, BOTH WITH NPT THREADS. USE A MALE POLYETHYLENE FITTING TO TIE INTO THE 1" OPENING AND CONNECT A CLEAR POLYETHYLENE TUBE.
   - 9.6. THE CONTRACTOR SHALL PERMANENTLY STENCIL "CAUTION: [CHEMICAL NAME] STORAGE" ONTO THE OUTSIDE OF EACH STORAGE CONTAINER.
10. CONTRACTOR TO INSTALL PIPE SUPPORTS/BRACKETS AS NEEDED TO PREVENT PIPE SAGGING WHEN FULL OF WATER AND UNACCEPTABLE TORQUE AT CONNECTION POINTS.
11. SAFETY AND PERSONAL PROTECTIVE EQUIPMENT (PPE): AT A MINIMUM, SAFETY GOGGLES AND RUBBER OR NITRILE GLOVES SHALL BE READILY ACCESSIBLE IN A CONVENIENT LOCATION FOR USE BY THE ORC.



1 -- INJECTION POINT DETAIL NTS

ELEMENT ENGINEERING LLC
12687 W. CEDAR DRIVE, SUITE 300
LAKEWOOD, CO 80228
720.749.4165
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REVISIONS

NO.	DESCRIPTION	DATE	BY

WATER TREATMENT PLANT IMPROVEMENTS

CHEMICAL FEED PUMP DETAILS

BAILEY WATER AND SANITATION DISTRICT
PO BOX 422
BAILEY, CO 80421

PREPARED UNDER THE DIRECT SUPERVISION OF

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MAH	AMA

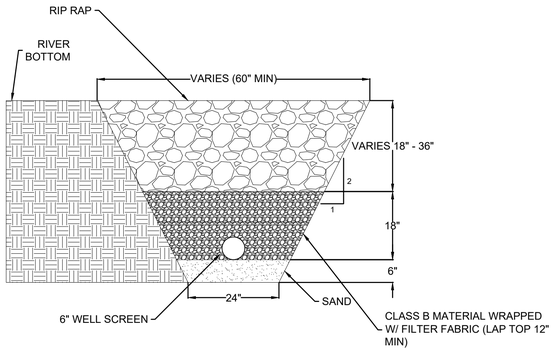
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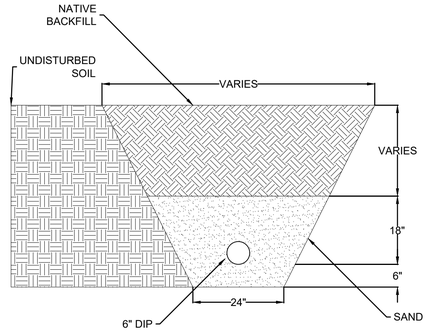
EDITION: 90% CMAR

SHEET: C28 OF C37

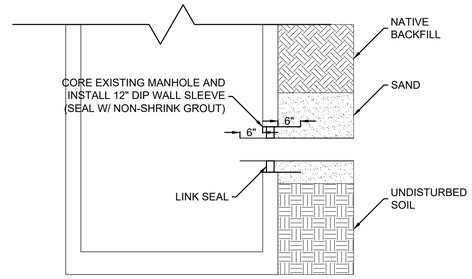
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INFILTRATION GALLERY SECTION



TYPICAL (INFILTRATION) TRENCH SECTION



WET WELL PENETRATION DETAIL

ELEMENT ENGINEERING LLC
12687 W. CEDAR DRIVE, SUITE 300
LAKEWOOD, CO 80228
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WATER TREATMENT PLANT IMPROVEMENTS

DETAILS I

BAILEY WATER AND SANITATION DISTRICT
PO BOX 422
BAILEY, CO 80421

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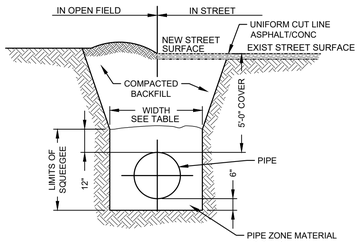
DATE: OCTOBER 2025

JOB NUMBER: 0107.0002

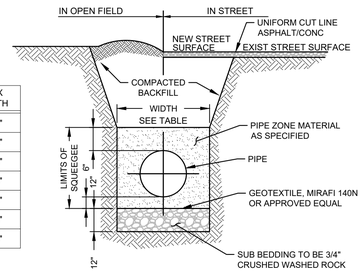
EDITION: 90% CMAR

SHEET: C29 OF C37

Q:\CO-LAKE-EE\SHARED_PROJECTS\0107 - W2 ENGINEERS, LLC\0002 - BAILEY WSD WTP IMPROVEMENTS\CAD\DWG\GD'S\09_DETAILS.DWG



TYPICAL TRENCH SECTION



PIPE Ø	MIN WIDTH	MAX WIDTH
4"	1'-4"	2'-4"
6"	1'-6"	2'-6"
8"	1'-8"	2'-8"
12"	2'-0"	3'-0"
16"	2'-4"	3'-4"
20"	2'-8"	3'-8"
24"	4'-0"	5'-0"

TYPICAL TRENCH SECTION IN EXPANSIVE SOILS

NOTES:

1. MIN COVER TO BE X.X' BELOW OFFICIAL STREET GRADE.
2. TRENCH WALLS TO BE SUPPORTED AS REQUIRED BY OSHA.
3. PIPE SHALL BE BEDDED WITH SQUEEGEE FROM 6" BELOW THE BOTTOM OF THE PIPE TO 12" ABOVE THE TOP OF THE PIPE.
4. COMPACTION SHALL BE PER SPECIFICATION.
5. TAPPING SADDLES REQUIRED IN AREAS WHERE THE BEDDING SECTION IS USED.

TYPICAL TRENCH SECTION
PIPE PROTECTION

SCALE: NONE | DETAIL: W-7

PIPE BEDDING:

(A) INSTALLATION OF BEDDING AND PIPE: AFTER COMPLETION OF THE TRENCH EXCAVATION AND PROPER PREPARATION OF THE FOUNDATION, SIX INCHES (6") OF BEDDING MATERIAL SHALL BE PLACED ON THE TRENCH BOTTOM FOR SUPPORT UNDER THE PIPE. BELL HOLES SHALL BE DUG DEEP ENOUGH TO PROVIDE A MINIMUM OF TWO INCHES (2") OF CLEARANCE BETWEEN THE BELL AND BEDDING MATERIAL. ALL PIPE SHALL BE INSTALLED IN SUCH A MANNER TO INSURE FULL SUPPORT OF THE PIPE BARREL OVER ITS ENTIRE LENGTH. AFTER THE PIPE IS ADJUSTED FOR LINE AND GRADE, AND THE JOINT IS MADE, THE BEDDING MATERIAL SHALL BE CAREFULLY PLACED AND TAMPED UNDER THE HAUNCHES OF THE PIPE AND IN THE PREVIOUSLY DUG BELL HOLES.

TAMPING IS HEREIN DEFINED AS THE ACT OF PLACING APPROVED BEDDING MATERIAL UNDER THE HAUNCHES OF THE PIPE, PAYING PARTICULAR ATTENTION TO VOIDS, BELL HOLES, AND SLING HOLES. THE PURPOSE OF TAMPING IS TO ENSURE UNIFORM SUPPORT FOR THE PIPE.

THE LIMITS OF BEDDING SHALL BE SIX INCHES (6") BELOW THE BOTTOM OF THE PIPE TO TWELVE INCHES (12") ABOVE THE TOP OF THE PIPE. APPROVED BACKFILL MAY THEN BE INSTALLED TO THE GROUNDLINE.

COMPACTION OF BEDDING IS NOT REQUIRED. THE ONLY REQUIREMENT IS SUFFICIENT TAMPING TO ACHIEVE UNIFORM SUPPORT UNDER THE PIPE. SEE DETAIL W-7 OF THE STANDARD DRAWINGS FOR A TYPICAL TRENCH CROSS SECTION.

(B) BEDDING MATERIAL: THE BEDDING MATERIAL SHALL BE CLEAN WELL-GRADED SAND OR SQUEEGEE SAND AND SHALL CONFORM TO THE FOLLOWING LIMITS WHEN TESTING BY MEANS OF LABORATORY SIEVES:

WELL-GRADED SAND

SIEVE SIZE	TOTAL PERCENT PASSING BY WEIGHT
3/8 INCH	100
NO.4	95-100
NO.8	80-100
NO.16	50-85
NO.30	25-60
NO.50	10-30
NO.100	2-10
NO.200	0

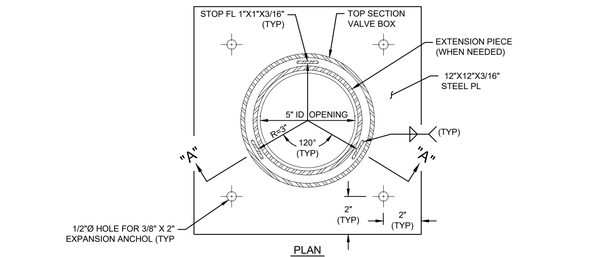
SQUEEGEE SAND

SIEVE SIZE	TOTAL PERCENT PASSING BY WEIGHT
3/8 INCH	100
NO.100	0-5

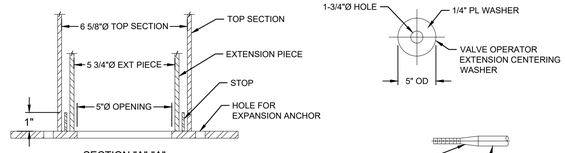
IF APPROVED BY THE OWNER, FINES FORM THE TRENCH WALLS AND SPOILS PILE MAY BE USED TO PROVIDE UNIFORM SUPPORT FOR THE PIPE. NO ROCK OR STONE LARGER THAN THAT ALLOWED BY THE SIEVE ANALYSIS, OR ANY OTHER DETRIMENTAL SUBSTANCE, SHALL BE PLACED CLOSER TO THE PIPE THAN SIX INCHES (6"). APPROVED BEDDING MATERIALS SHALL BE STOCKPILED ON THE JOBSITE TO BE USED IN THE EVENT NATURAL MATERIALS BECOME UNSATISFACTORY. THE OWNER RESERVES THE RIGHT TO REQUIRE THE USE OF THE SPECIFIED BEDDING MATERIAL AT ANY TIME.

PIPE BEDDING

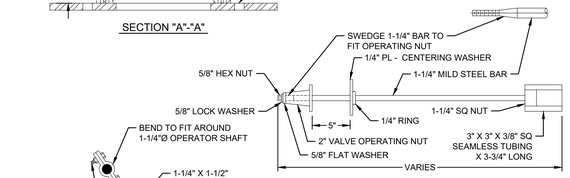
SCALE: NONE | DETAIL: W-8



PLAN



SECTION "A"-"A"



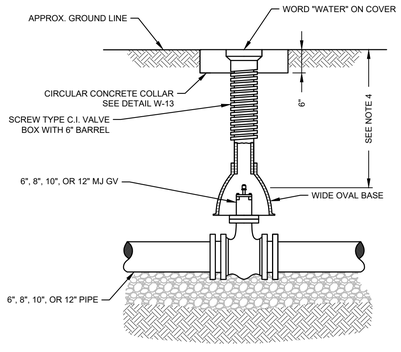
EXTENSION GUIDE

VALVE OPERATOR EXTENSION

EXTENSIONS ARE REQUIRED ON ALL VALVES WHERE TOP OF NUTS ARE GREATER THAN 5'. MULTIPLE EXTENSIONS ARE NOT ALLOWED.

VALVE BOX SUPPORT AND VALVE OPERATOR EXTENSION GUIDE

SCALE: NONE | DETAIL: W-11



6-INCH VALVE BOXES

MATERIALS:

VALVE BOX PARTS SHALL BE MADE FROM GRAY CAST IRON, ASTM A48 CLASS 20A.

USE OF AN ALUMINUM ALLOY AS A CASTING MATERIAL IS NOT ACCEPTABLE.

APPROVED PATTERNS:

VALVE BOXES SHALL BE THE THREE-PIECE ADJUSTABLE SCREW TYPE AND THE FOLLOWING TWO PATTERNS ARE ACCEPTABLE.

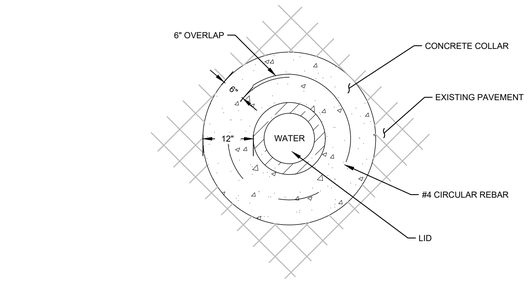
1. TYLER SCREW-TYPE 6-INCH CAST IRON VALVE BOX ASSEMBLY SERIES 6860 WITH NO. 160 LARGE OVAL BASE.
2. CLAY AND BAILEY SCREW-TYPE 6-INCH CAST IRON VALVE BOX ASSEMBLY NO. P-108 WITH NO. 160 LARGE OVAL BASE.

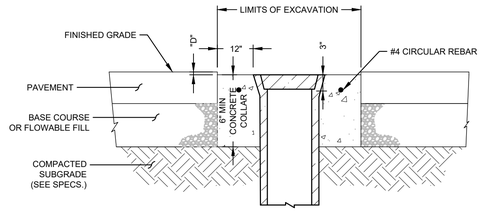
NOTES:

1. ALL CI SHALL BE WRAPPED WITH 8 MIL MIN THICKNESS POLYETHYLENE.
2. VALVE NUT SHALL BE CENTERED.
3. VALVE BOX SHALL BE PLUMB.
4. IF GREATER THAN 5'-0" PROVIDE OPERATING NUT EXTENSION WITH CENTERING RING TO 12" BELOW COVER,SEE DETAIL W-13.

VALVE BOX DETAIL

SCALE: NONE | DETAIL: W-12



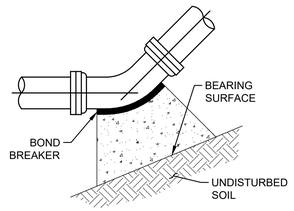


NOTES:

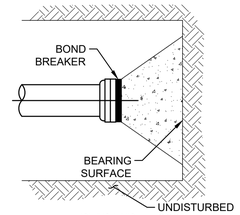
1. "D" = 1/2" FOR HMA PAVEMENT OVERLAYS OR SURFACE TREATMENTS
2. "D" = 1/2" FOR HMA PAVEMENT RECONSTRUCTION OR NEW CONSTRUCTION
3. "D" = 1/4" FOR CONCRETE STREETS
4. VALVE BOX SHALL BE PLUMB AND CENTERED OVER VALVE NUT
5. THIS DETAIL APPLIES TO BOTH ASPHALT AND CONCRETE STREETS
6. PLACE #4 CIRCULAR REBAR WITH 3" COVER - END OVERLAP 6"

VALVE BOX FINISHING DETAIL

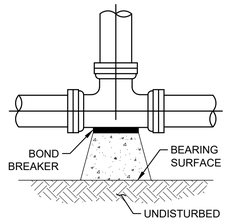
SCALE: NONE | DETAIL: W-13



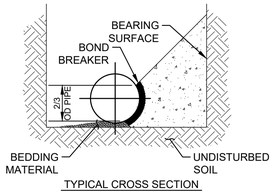
11-1/4°, 22-1/2°, 45°, AND 90° BENDS



DEAD END



TEE



TYPICAL CROSS SECTION

NOTES:

1. ON 16" AND 20" TRANSMISSION MAINS, ALL BENDS SHALL BE BOTH RODDED AND KICKBLOCKED.
2. BEARING SURFACES SHOWN IN CHART ARE MIN.
3. BASED ON 150 PSI INTERNAL PIPE PRESSURE PLUS WATER HAMMER.
   4", 6", 8", AND 12" WATER HAMMER = 110 PSI
   16", 20", AND 24" WATER HAMMER = 70 PSI
4. BASED ON 3,000 PSF SOIL BEARING CAPACITY.
5. ALL VALVES, TEES, BENDS, AND PLUGS SHALL BE BOTH RODDED AND KICKBLOCKED.

MINIMUM BEARING SURFACE AREA
(IN SQUARE FEET)

PIPE Ø	BENDS				TEE OR DEAD END
	11-1/4°	22-1/2°	45°	90°	
4"	1.00	1.00	1.00	N/A	1.50
6"	1.00	1.25	2.25	N/A	3.00
8"	1.00	2.00	4.00	N/A	5.25
12"	2.25	4.50	8.75	N/A	11.25
16"	3.75	7.50	14.50	27.00	19.00
20"	5.00	10.00	19.50	35.50	25.00
24"	7.00	14.00	27.75	51.00	36.00

CONCRETE KICKBLOCKS
BEARING SURFACES & INSTALLATION

SCALE: NONE | DETAIL: W-16 | 2 OF 3

ELEMENT ENGINEERING LLC
12687 W. CEDAR DRIVE, SUITE 300
LAKEWOOD, CO 80228
720.749.4165
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REVISIONS

NO.	DESCRIPTION	DATE	BY

WATER TREATMENT PLANT IMPROVEMENTS

DETAILS II

BAILEY WATER AND SANITATION DISTRICT
PO BOX 422
BAILEY, CO 80421

PREPARED UNDER THE DIRECT SUPERVISION OF

FOR AND ON BEHALF OF ELEMENT ENGINEERING, LLC

DESIGNED BY	CHECKED BY
MAH	AMA

DATE: OCTOBER 2025

JOB NUMBER: 0107.0002

EDITION: 90% CMAR

SHEET: C30 OF C37

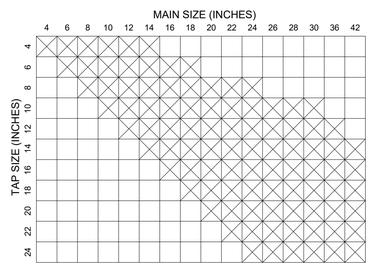
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CONCRETE KICKBLOCKS

WATER MAIN AND TAP SIZE COMBINATIONS WHICH REQUIRE A CONC KICKBLOCK BEHIND THE MAIN AT THE TAPPING SLEEVE OR SADDLE

ALL WATER MAINS

INDICATED CONC KICKBLOCK REQ'D



ANY KICKBLOCK REQUIREMENTS FOR WATER MAIN AND TAP SIZE COMBINATIONS OTHER THAN THOSE SHOWN ABOVE WILL REQUIRE SPECIAL DESIGN APPROVAL BY THE ENGINEER.

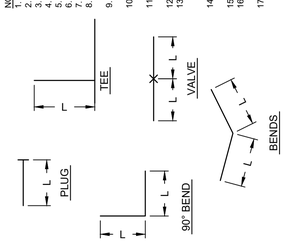
CONCRETE KICKBLOCKS TABLE

SCALE: NONE | DETAIL: W-17 | 3 OF 3

ROD DIAMETER, GRADE, AND LENGTH OF RESTRAINED PIPE

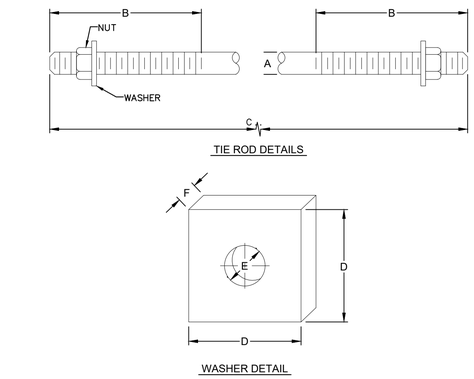
PIPE SIZE	FITTING	4" D	4" L	4" G	6" D	6" L	6" G	8" D	8" L	8" G	12" D	12" L	12" G	16" D	16" L	16" G	20" D	20" L	20" G	24" D	24" L	24" G
90° BEND, TEE PLUG, VALVE		3/4"	50'	MS	3/4"	71'	MS	3/4"	94'	MS	3/4"	134'	HS	1"	173'	HS	1 1/2"	212'	HS	-	250'	-
45° BEND		3/4"	25'	MS	3/4"	35'	MS	3/4"	46'	MS	3/4"	66'	HS	1"	85'	HS	1 1/2"	104'	HS	-	122'	-
22 1/2° BEND		3/4"	12'	MS	3/4"	17'	MS	3/4"	23'	MS	3/4"	32'	HS	1"	41'	HS	1 1/2"	50'	HS	-	59'	-
11 1/4° BEND		-	-	-	-	-	-	3/4"	7'	MS	3/4"	10'	HS	1"	13'	HS	1 1/2"	15'	HS	-	18'	-

NOTES:
1. LENGTH OF RESTRAINED PIPE MEASURED EACH WAY FROM VALVES AND BENDS.
2. CLAMPS ARE REQUIRED ON ALL PIPES 4" AND LARGER.
3. D=ROD DIAMETER, L=LENGTH, G=GRADE. MS=MILD STEEL, HS=HIGH STRENGTH.
4. MIN 5.0' GROUND COVER REQUIRED.
5. BASED ON 250 PSI INTERNAL PRESSURE PLUS WATER HAMMER.
6. MS = MILD STEEL, ROD ASTM A 36.
7. HS = HIGH STRENGTH ROD ASTM A 193 GRADE B7.
8. NUTS SHALL BE ASTM A 307 GRADE A OR B HEXAGON HEAVY SERIES. HS NUTS SHALL CONFORM TO ASTM A 194 GRADE 2H.
9. TIED PIPE DETAIL W-25. ALSO, TIE ROD COUPLING DETAIL W-20, CLAMP AND SET CLAMP DETAIL W-22.
10. LENGTH REFERS TO THE AMOUNT OF PIPE WHICH MUST BE RESTRAINED TOGETHER AND IS NOT NECESSARILY THE LENGTH OF THE RODS.
11. LENGTH OF RESTRAINED PIPE CHART IS ALSO FOR THE LENGTH OF JOINT RESTRAINT FOR MEGALUGS.
12. CROSSES SHALL BE RESTRAINED IN ALL APPLICABLE DIRECTIONS.
13. 12" AND SMALLER IN-LINE VALVES AND TEES SHALL HAVE A MECHANICAL JOINT RESTRAINT DEVICE ON EACH SIDE OF THE FITTING OR VALVE. MECHANICAL JOINT RESTRAINT DEVICE SHALL BE PER DETAIL W-24.
14. ADJACENT VALVE WILL BE REQUIRED TO BE CLOSED WHEN EXCAVATING NEXT TO AN EXISTING VALVE.
15. ON PLUGS, TEES AND BENDS, KICKBLOCKS SHALL BE USED IN ADDITION TO RESTRAINT.
16. WHERE RESTRAINED PIPE ENDS AT A VALVE, THE MINIMUM LENGTH OF RESTRAINT SHALL BE BASED ON THE SIZE OF THE PIPE NOT THE SIZE OF THE VALVE.
17. IF INTERNAL PRESSURE EXCEEDS 250 PSI THE ENGINEER WILL PROVIDE LENGTH OF RESTRAINED PIPE.



LENGTH OF RESTRAINED PIPE

SCALE: NONE | DETAIL: W-18



TIE RODS			
A	B	C	
ROD Ø	THREAD LENGTH	ROD LENGTH	GRADE
¾"	6"	1' TO 11' & 20'	MS
1", 1 ¼"	ALL THREAD	1' TO 11' & 20'	HS

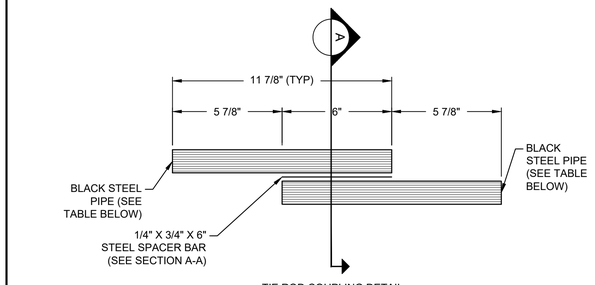
	WASHERS	
D	E	F
WIDTH	HOLE Ø	THICKNESS
5"	1/8" LARGER THAN ROD Ø	1/2"
6"	1/8" LARGER THAN ROD Ø	5/8"

NOTES:

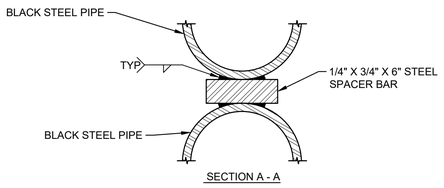
1. SEE TIED JOINTS, ROD DIMENSIONS SHEET.
2. SEE CLAMP DETAILS AND DIMENSION FOR PROPER PLACEMENT OF WASHERS.
3. MS=MILD STEEL HS=HIGH STRENGTH

TIE ROD AND WASHER DETAIL

SCALE: NONE | DETAIL: W-19



TIE ROD COUPLING DETAIL



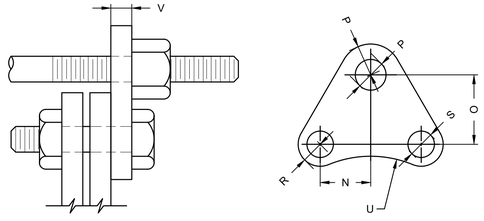
SECTION A - A

ROD SIZE	PIPE DIAMETER
3/4"	1"
1"	1 1/4"
1 1/4"	ALL THREAD

NOTE:
BLACK STEEL PIPE = SCHEDULE 40

TIE ROD COUPLING

SCALE: NONE | DETAIL: W-20



FLANGE LUG DETAIL

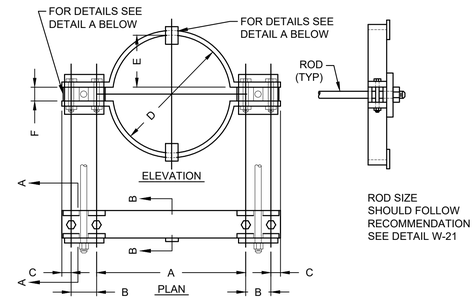
DIMENSIONS
(IN INCHES)

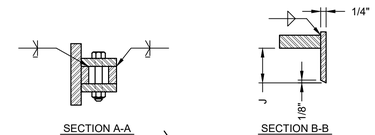
PIPE Ø	N	O	HS RODS P	HS RODS ROD Ø	MS RODS P	MS RODS ROD Ø	R	S	U	V	PIPE Ø
3	2 1/8	2 9/16	-	-	7/8	3/4	3/4	5/8	2 3/8	3/4	3
4	1 7/16	2	-	-	7/8	3/4	3/4	5/8	3 1/8	3/4	4
6	1 13/16	2 1/16	-	-	7/8	3/4	7/8	3/4	4	3/4	6
8	2 1/4	2 1/4	-	-	7/8	3/4	7/8	3/4	5 1/8	3/4	8
10	1 7/8	2 1/16	-	-	7/8	3/4	1	7/8	6 1/4	3/4	16
12	2 1/4	2 5/16	7/8	3/4	-	-	1	7/8	5 7/8	1	10
16	2 1/8	2 7/16	1 1/8	1	-	-	1 1/8	1	9 5/8	1 1/8	12
20	2	2 5/8	1 3/8	1 1/4	-	-	1 1/4	1 1/8	11 3/8	1 1/4	20
24	RODS AND CLAMPS NOT ALLOWED										24

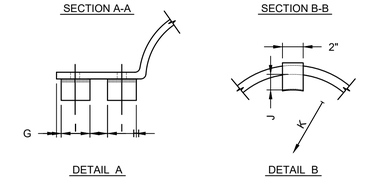
NOTES:
1. MS MEANS MILD STEEL ROD ASTM A 36 (NUTS SHALL BE ASTM A 307 GRADE A OR B HEXAGON HEAVY SERIES)
2. HS MEANS HIGH STRENGTH STEEL ROD ASTM A 193 GRADE B7. (NUTS SHALL BE ASTM A 194 GRADE 2H)

FLANGE LUG DETAIL

SCALE: NONE | DETAIL: W-21







NOTES:
1. ALL DIMENSIONS IN INCHES
2. NOT FOR USE WITH 18" AND 20" DI COMPACT FITTINGS.
3. REFER TO DETAIL W-22A FOR DIMENSIONS FOR CLAMPS

CLAMP DETAILS & DIMENSIONS FOR USE WITH CI & DI FITTINGS ONLY

SCALE: NONE | DETAIL: W-22 | 1 OF 2

ELEMENT ENGINEERING LLC
1268? W. CEDAR DRIVE, SUITE 300
LAKEWOOD, CO 80226
720.749.4165
WWW.ELEMENTENGINEERING.NET

REVISIONS

NO.	DESCRIPTION	DATE	BY

WATER TREATMENT PLANT IMPROVEMENTS

DETAILS III

BAILEY WATER AND SANITATION DISTRICT
PO BOX 422
BAILEY, CO 80421

PREPARED UNDER THE DIRECT SUPERVISION OF

FOR AND ON BEHALF OF ELEMENT ENGINEERING, LLC

DESIGNED BY	CHECKED BY
MAH	AMA

DATE: OCTOBER 2025

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EDITION: 90% CMAR

SHEET: C31 OF C37

Q:\CO-LAKE-EE\SHARED_PROJECTS\0107 - W2 ENGINEERS, LLC\0002 - BAILEY WSD WTP IMPROVEMENTS\CAD\DWG\CD'S\09_DETAILS.DWG

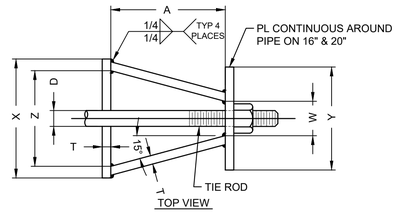
TABLE OF DIMENSIONS FOR CLAMPS (IN INCHES)

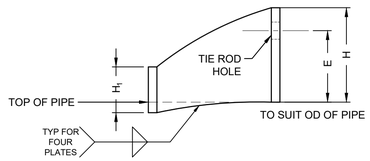
PIPE Ø		4	6	8	12	16	20	24
BOLT SIZE	BODY CLAMP	2 1/2 X 3/8	3 1/2x 1/2	4 X 1/2	4 1/2 X 5/8	5 1/2 X 5/8	5 1/2 X 5/8	
	BELL CLAMP	3 X 1 1/2	3 1/2 X1/2	4 1/2 X 1/2	4 1/2 X 5/8	5 1/2 X 5/8	5 1/2 X 5/8	
K	BODY CLAMP	2 1/2	3 3/4	4 3/4	6 3/4	8 15/16	11 1/16	
J	BELL CLAMP	5/8	1/2	5/8	13/16	15/16	1	
I	BODY CLAMP	2 1/2	2 1/2	2 1/2	2 1/2	2 3/4	2 1/2	
	BELL CLAMP	2 1/4	2 1/4	2 1/4	2 1/4	2 1/4	2 1/4	
H	BODY CLAMP	1 1/4				1 1/2	1 3/4	
	BELL CLAMP	1 1/4				1 1/2	1 3/4	
G	BELL CLAMP	3/8				1/4	3/8	
	BELL CLAMP	3/8				1/4	3/8	
F	BODY CLAMP					1 1/4	1 1/2	
	BELL CLAMP					1 1/4	1 1/2	
E	BODY CLAMP	1 7/8	2 15/16	4 1/16	6 1/8	8 1/16	10 1/16	
	BELL CLAMP	2 5/8	3 3/4	4 7/8	7 1/16	9 1/4	11 5/16	
D	BODY CLAMP	4 3/4	6 7/8	9 1/8	13 1/4	17 3/8	21 5/8	
	BELL CLAMP	6 1/4	8 1/2	10 3/4	15 1/8	19 3/4	24 1/8	
C	BODY CLAMP	1 1/2	1 1/2	1 1/2	1 1/2	1 1/2	1 1/2	
	BELL CLAMP	1 1/2	1 1/2	1 1/2	1 1/2	1 1/2	1 1/2	
B	BODY CLAMP	4	4	4	4	4 1/2	4 1/2	
	BELL CLAMP	3	3	3 1/2	4	4	4	
A	BODY CLAMP	7 3/8	9 5/8	11 7/8	16 3/8	20 5/8	25	
	BELL CLAMP	9	11 1/4	13 5/8	18 1/4	23 1/8	27 1/2	
BAR SIZE		1 1/2 X 1/2	2 X 1/2	2 1/2 X 1/2	2 1/2 X 5/8	3 X 3/4	3 X 3/4	
PIPE Ø		4	6	8	12	16	20	24

RODS AND CLAMPS NOT ALLOWED.

DIMENSIONS FOR CLAMPS

SCALE: NONE | DETAIL: W-22A | 2 OF 2





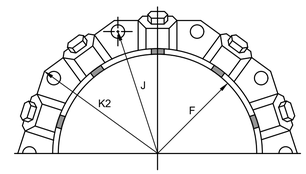
SIDE VIEW

	CARRIER PIPE NOMINAL Ø	STUD Ø D	A	W	Z	T	H	E	H_1	Y	X
W/O FLANGED LUGS	4" TO 12"	3/4"	5"	1 1/2"	3 3/4"	3/8"	4 1/8"	3 1/8"	2"	4 1/2"	5"
	16"	1"	5 3/4"	1 3/4"	4 1/2"	1/2"	4 1/2"	3 1/4"	2"	RING	6"
	20"	1 1/4"	7 1/2"	2"	5 3/4"	5/8"	5"	3 3/4"	2 1/2"	RING	7 1/2"

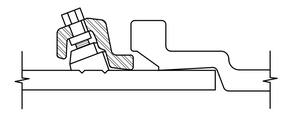
NOTES:
1. USE TWO HS STEEL TIE RODS AT END OF CASING.
2. TIE ROD HOLE Ø 1/8" LARGER THAN STUD Ø.
3. BOTTOM EDGE OF ALL PLATES SHAPED TO FIT OD OF PIPE.
4. HARNESS LUGS AS PER AWWA MANUAL M11.

COMBINATION FLANGED HARNESS LUG DETAILS

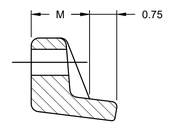
SCALE: NONE | DETAIL: W-23



MECHANICAL JOINT RESTRAINT



WEDGE DETAIL



BOLT HOLE DETAIL

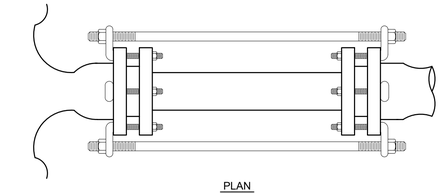
DIMENSIONS

	NOMINAL PIPE SIZE	NO OF BOLTS	NO OF WEDGES	K2 INCHES	J INCHES	F INCHES	M INCHES	
D I	4"	4	2					D I
	6"	6	3	11.12	9.50	7.00	0.88	
	8"	6	4	13.37	11.75	9.15	1.00	
	10"	8	6	15.62	14.00	11.20	1.00	
	12"	8	8	17.88	16.25	13.30	1.25	
	16"	12	12	22.50	21.00	17.54	1.56	
	20"	14	14	27.00	25.50	21.74	1.69	

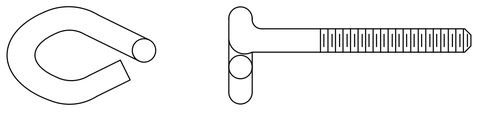
NOTE:
OTHER MECHANICAL JOINT RESTRAINT DEVICES MUST BE APPROVED BEFORE INSTALLATION.

MECHANICAL JOINT RESTRAINT DETAILS

SCALE: NONE | DETAIL: W-24



PLAN



DETAIL

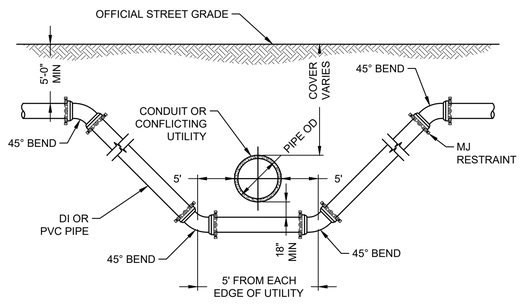
DIMENSIONS

ALLOWABLE PIPE Ø (INCHES)	BOLT SIZE (INCHES)	NO OF BOLTS REQ'D
4	3/4	2
6	3/4	2
8	3/4	2
10	3/4	4
12	3/4	6

NOTES:
1. THE BOLT SHALL BE MANUFACTURED OF "COR-TEN" OR APPROVED EQUAL.
2. THE BOLT MAY BE HEAT TREATED.

TIED PIPE DETAIL

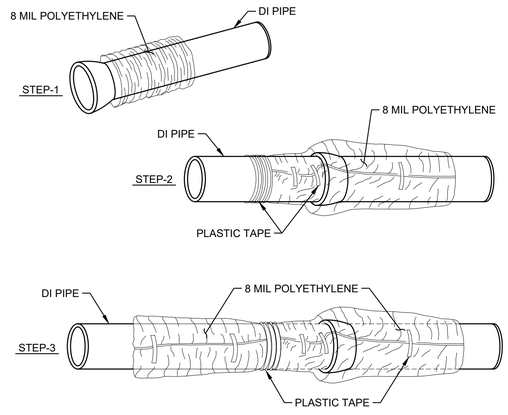
SCALE: NONE | DETAIL: W-25



NOTE:
LENGTH OF EXTENSION OF PIPE AND RESTRAINED JOINTS SHALL BE IN ACCORDANCE WITH DETAIL W-18.

WATER LINE LOWERING

SCALE: NONE | DETAIL: W-28



FIELD INSTALLATION-POLYETHYLENE WRAP

STEP-1: PLACE TUBE OF POLYETHYLENE MATERIAL AROUND PIPE PRIOR TO LOWERING PIPE INTO TRENCH.

STEP-2: PULL THE TUBE OVER THE LENGTH OF THE PIPE. TAPE TUBE TO PIPE AT JOINT. FOLD MATERIAL AROUND THE ADJACENT SPIGOT END AND WRAP WITH THREE CIRCUMFERENTIAL TURNS OF TWO-INCH WIDE PLASTIC TAPE TO HOLD PLASTIC TUBE AROUND SPIGOT END.

STEP-3: ADJACENT TUBE OVERLAPS FIRST TUBE AND IS SECURED WITH PLASTIC ADHESIVE TAPE. THE POLYETHYLENE TUBE MATERIAL COVERING THE PIPE WILL BE LOOSE. EXCESS MATERIAL SHALL BE NEATLY DRAWN UP AROUND THE PIPE BARREL, FOLDED INTO AN OVERLAP ON TOP OF THE PIPE AND HELD IN PLACE BY MEANS OF PIECES OF THE PLASTIC TAPE AT APPROXIMATELY THREE TO FIVE FT INTERVALS.

ALL FITTINGS, VALVES, BELL JOINT RESTRAINTS TO BE WRAPPED.

POLYETHYLENE WRAP

SCALE: NONE | DETAIL: W-35

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REVISIONS

NO.	DESCRIPTION	DATE	BY

WATER TREATMENT PLANT IMPROVEMENTS

DETAILS IV

BAILEY WATER AND SANITATION DISTRICT
PO BOX 422
BAILEY, CO 80421

PREPARED UNDER THE DIRECT SUPERVISION OF

FOR AND ON BEHALF OF ELEMENT ENGINEERING, LLC

DESIGNED BY	CHECKED BY
MAH	AMA

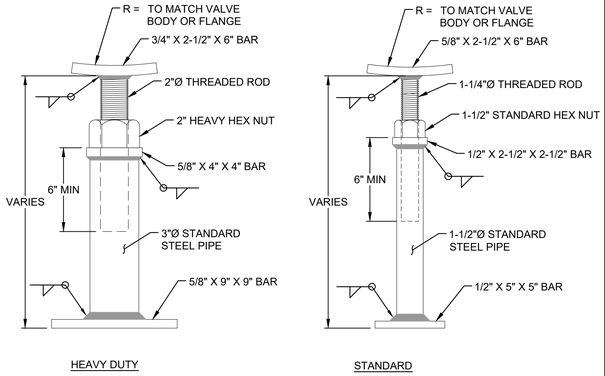
DATE: OCTOBER 2025

JOB NUMBER: 0107.0002

EDITION: 90% CMAR

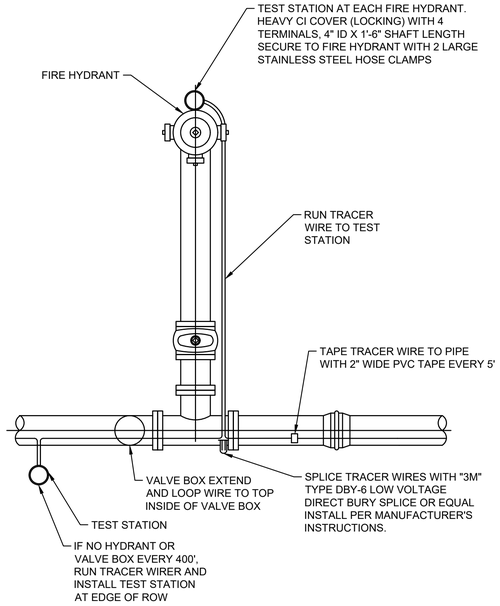
SHEET: C32 OF C37

Q:\CO-LAKE-EE\SHARED_PROJECTS\0107 - W2 ENGINEERS, LLC\0002 - BAILEY WSD WTP IMPROVEMENTS\CAD\DWG\CD'S\09_DETAILS.DWG

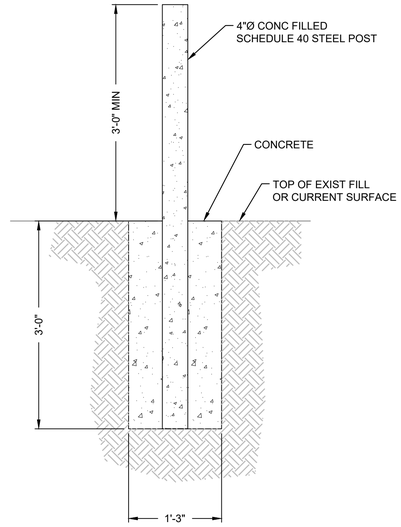


ADJUSTABLE - SUPPORT

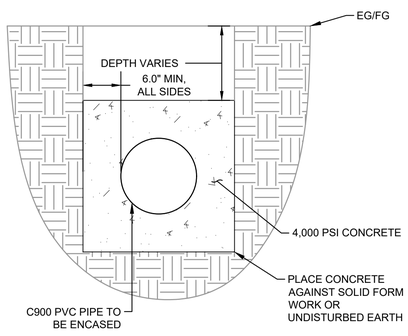
ADJUSTABLE STEEL PIPE VALVE SUPPORT	
SCALE: NONE	DETAIL: W-36



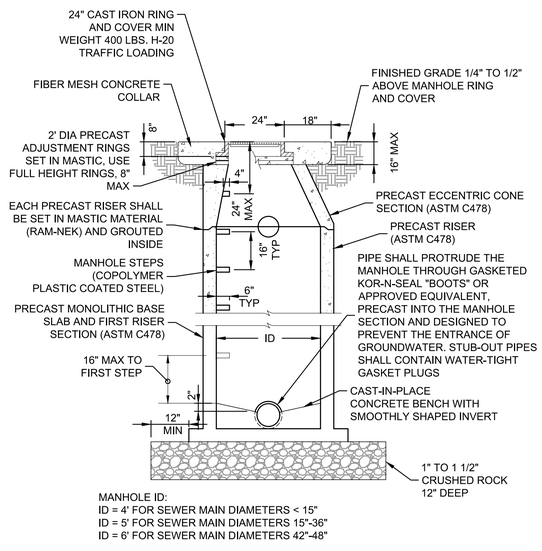
TRACER WIRE INSTALLATION	
SCALE: NONE	DETAIL: W-48



TRAFFIC IMPEDIMENT BOLLARD	
SCALE: NONE	DETAIL: W-49



CONCRETE ENCASEMENT	
SCALE: NONE	DETAIL: N/A



MANHOLE ID:
ID = 4' FOR SEWER MAIN DIAMETERS < 15"
ID = 5' FOR SEWER MAIN DIAMETERS 15"-36"
ID = 6' FOR SEWER MAIN DIAMETERS 42"-48"

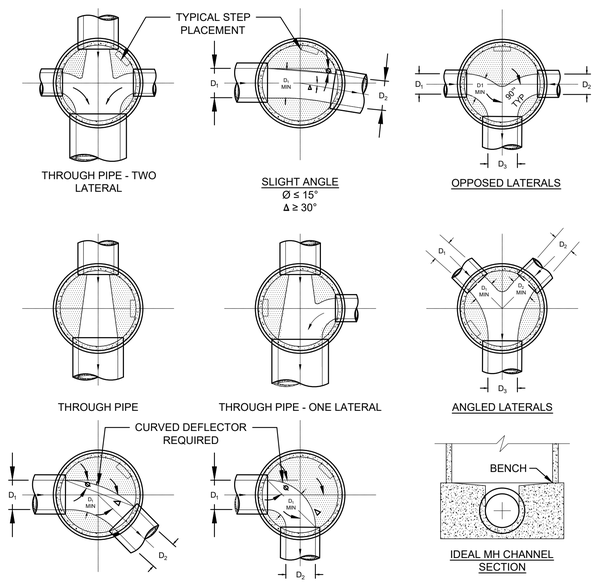
NOTE:
MANHOLE/VAULT EXTERIOR JOINTS SHALL BE WRAPPED IN 12" WIDE CONSEAL JOINT WRAP CS 212.

NOTE:
MANHOLE/VAULT BARREL SECTIONS WILL REQUIRE AN EXTERIOR COATING OF TNEMEC SERIES 46-465 OR APPROVED EQUIVALENT IF GROUNDWATER IS ENCOUNTERED IN THE TRENCH.

SANITARY SEWER MANHOLE (PRECAST BASE)	
SCALE: NONE	DETAIL: SS-2

CHANNELIZATION NOTES:

1. DETAILS SHOWN ARE TYPICAL ONLY FOR INSTALLATIONS WITH ALL INVERTS AT SAME RELATIVE ELEVATION.
2. FOR EXCESSIVE ELEVATION DIFFERENCE BETWEEN INVERTS, ETC. SPECIAL BASE/CHANNEL DETAILS SHALL BE SHOWN ON PLANS.
3. CHANNELIZATION DETAILS & STEP PLACEMENT TYPICAL FOR BOTH STORM AND SANITARY SEWER MH'S.
4. THE MINIMUM VERTICAL DROP THRU MANHOLE BASE SHALL BE 0.10 FOOT FOR STORM SEWERS AND 0.2 FOOT FOR SANITARY SEWER.
5. FOR SANITARY SEWER, VERTICAL DROPS IN EXCESS OF 18" REQUIRE AN OUTSIDE DROP.



TYPICAL MANHOLE BASE CHANNELIZATION	
SCALE: NONE	DETAIL: SS-11

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REVISIONS

NO.	DESCRIPTION	DATE	BY

WATER TREATMENT PLANT IMPROVEMENTS

DETAILS V

BAILEY WATER AND SANITATION DISTRICT
PO BOX 422
BAILEY, CO 80421

PREPARED UNDER THE DIRECT SUPERVISION OF

FOR AND ON BEHALF OF ELEMENT ENGINEERING, LLC

DESIGNED BY	CHECKED BY
MAH	AMA

DATE: OCTOBER 2025

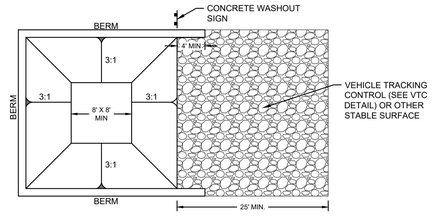
JOB NUMBER: 0107.0002

EDITION: 90% CMAR

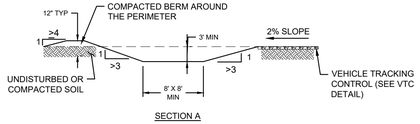
SHEET: C33 OF C37

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CONCRETE WASHOUT AREA PLAN



SECTION A

CWA-1. CONCRETE WASHOUT AREA

MM-1 CONCRETE WASHOUT AREA (CWA)

ADAPTED FROM UDFCD STANDARD MM-1 | 1 OF 2

CWA INSTALLATION NOTES

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

CWA MAINTENANCE NOTES

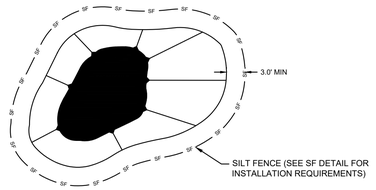
1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECTS BMPs AS SOON AS POSSIBLE (AND ALWAYS WITH 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. THE CWA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE. CONCRETE MATERIALS, ACCUMULATED IN PIT, SHALL BE REMOVED ONCE MATERIALS HAVE REACHED A DEPTH OF 2'.
5. CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE AND OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE IN A WATER-TIGHT CONTAINER AND DISPOSED OF PROPERLY.
6. THE CWA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
7. WHEN CWA IS REMOVED, COVER THE DISTURBED AREA WITH TOP SOIL, SEED AND MULCH OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

MM-1 CONCRETE WASHOUT AREA (CWA)

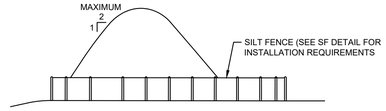
ADAPTED FROM UDFCD STANDARD MM-1 | 2 OF 2



(SP)



STOCKPILE PROTECTION PLAN



SECTION A

SP-1. STOCKPILE PROTECTION

MM-2 STOCKPILE MANAGEMENT (SP)

ADAPTED FROM UDFCD STANDARD MM-2 | 1 OF 4

STOCKPILE PROTECTION INSTALLATION NOTES

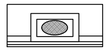
1. SEE PLAN VIEW FOR:
   - LOCATION OF STOCKPILES.
   - TYPE OF STOCKPILE PROTECTION.
2. INSTALL PERIMETER CONTROLS IN ACCORDANCE WITH THEIR RESPECTIVE DESIGN DETAILS. SILT FENCE SHOWN IN THE STOCKPILE PROTECTION DETAIL; HOWEVER, OTHER TYPES OF PERIMETER CONTROLS INCLUDING SEDIMENT CONTROL LOGS OR ROCK SOCKS MAY BE SUITABLE IN SOME CIRCUMSTANCES. CONSIDERATION FOR DETERMINING THE APPROPRIATE TYPE OF PERIMETER CONTROL FOR A STOCKPILE INCLUDE WHETHER THE STOCKPILE IS LOCATED ON A PERVIOUS OR IMPERVIOUS SURFACE, THE RELATIVE HEIGHTS OF PERIMETER CONTROL FOR A STOCKPILE, THE ABILITY OF THE PERIMETER CONTROL TO CONTAIN THE STOCKPILE WITHOUT FAILING IN THE EVENT THAT MATERIALS FROM THE STOCKPILE SHIFTS OR SLUMPS AGAINST THE PERIMETER, AND OTHER FACTORS.
3. STABILIZE THE STOCKPILE SURFACE WITH SURFACE ROUGHENING, TEMPORARY SEEDING AND MULCHING, EROSION CONTROL BLANKETS, OR SOIL BINDERS. SOILS STOCKPILED FOR AN EXTENDED PERIOD (TYPICALLY FOR MORE THAN 60 DAYS) SHOULD BE SEEDED AND MULCHED WITH TEMPORARY GRASS COVER ONCE THE STOCKPILE IS PLACED (TYPICALLY WITHIN 14 DAYS). USE OF MULCH ONLY OR A SOIL BINDER IS ACCEPTABLE IF THE STOCKPILE WILL BE IN PLACE FOR A MORE LIMITED TIME PERIOD (TYPICALLY 30-60 DAYS).
4. FOR TEMPORARY STOCKPILES ON THE INTERIOR PORTION OF A CONSTRUCTION SITE, WHERE OTHER DOWNGRADIENT CONTROLS INCLUDING PERIMETER CONTROL, ARE IN PLACE, STOCKPILE PERIMETER CONTROLS MAY NOT BE REQUIRED.

STOCKPILE PROTECTION MAINTENANCE NOTES

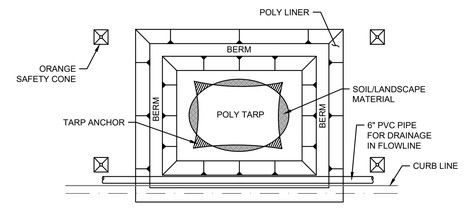
1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE FOR BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. IF PERIMETER PROTECTION MUST BE MOVED TO ACCESS SOIL STOCKPILE, REPLACE PERIMETER CONTROLS BY THE END OF THE WORKDAY.
5. STOCKPILE PERIMETER CONTROLS CAN BE REMOVED ONCE ALL MATERIAL FROM THE STOCKPILE HAS BEEN USED.

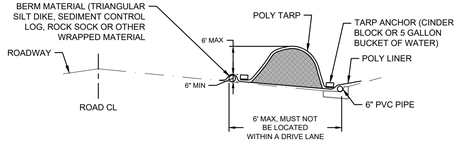
MM-2 STOCKPILE MANAGEMENT (SP)

ADAPTED FROM UDFCD STANDARD MM-2 | 2 OF 4



(SSA-R)





SECTION A

SP-2. MATERIALS STAGING IN ROADWAY

MM-2 STOCKPILE MANAGEMENT (SP)

ADAPTED FROM UDFCD STANDARD MM-2 | 3 OF 4

STOCKPILE PROTECTION INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   - LOCATION OF MATERIAL STAGING AREA(S).
   - CONTRACTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM THE LOCAL JURISDICTION.
2. FEATURE MUST BE INSTALLED PRIOR TO EXCAVATION, EARTHWORK OR DELIVERY OF MATERIALS.
3. MATERIALS MUST BE STATIONED ON THE POLY LINER. ANY INCIDENTAL MATERIALS DEPOSITED ON PAVED SECTION OR ALONG CURB LINE MUST BE CLEANED UP PROMPTLY.
4. POLY LINER AND TARP COVER SHOULD BE OF SIGNIFICANT THICKNESS TO PREVENT DAMAGE OR LOSS OF INTEGRITY.
5. SAND BAGS MAY BE SUBSTITUTED TO ANCHOR THE COVER TARP OR PROVIDE BERMING UNDER THE BASE LINER.
6. FEATURE IS NOT INTENDED FOR USE WITH WET MATERIAL THAT WILL BE DRAINING AND/OR SPREADING OUT ON THE POLY LINER OR FOR DEMOLITION MATERIALS.
7. THIS FEATURE CAN BE USED FOR:
   - UTILITY REPAIRS.
   - WHEN OTHER STAGING LOCATIONS AND OPERATIONS ARE LIMITED.
   - OTHER LIMITED APPLICATION AND SHORT DURATION STAGING.

STOCKPILE PROTECTION MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE FOR BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. INSPECT PVC PIPE ALONG CURB LINE FOR CLOGGING AND DEBRIS, REMOVE OBSTRUCTIONS.
5. CLEAN MATERIAL FROM PAVED SURFACES BY SWEEPING OR VACUUMING.

MM-2 STOCKPILE MANAGEMENT (SP)

ADAPTED FROM UDFCD STANDARD MM-2 | 4 OF 4

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REVISIONS

NO.	DESCRIPTION	DATE	BY

WATER TREATMENT PLANT IMPROVEMENTS

ESC DETAILS I

BAILEY WATER AND SANITATION DISTRICT
PO BOX 422
BAILEY, CO 80421

PREPARED UNDER THE DIRECT SUPERVISION OF

FOR AND ON BEHALF OF ELEMENT ENGINEERING, LLC

DESIGNED BY	CHECKED BY
MAH	AMA

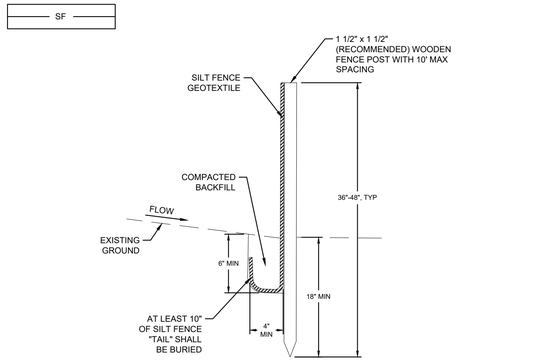
DATE: OCTOBER 2025

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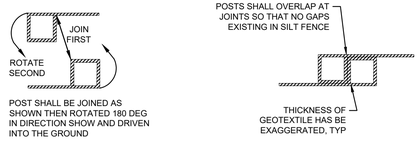
EDITION: 90% CMAR

SHEET: C34 OF C37

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SILT FENCE



SECTION A

SF-1. SILT FENCE

SC-1 SILT FENCE (SF)

ADAPTED FROM UDFCD STANDARD SC-1 | 1 OF 2

SILT FENCE INSTALLATION NOTES

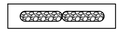
1. SILT FENCE MUST BE PLACED AWAY FROM THE TOE OF THE SLOPE TO ALLOW FOR WATER PONDING, SILT FENCE AT THE TOE OF A SLOPE SHOULD BE INSTALLED IN A FLAT LOCATION AT LEAST SEVERAL FEET (2-5 FT) FROM THE TOE OF THE SLOPE TO ALLOW FOR PONDING AND DEPOSITION.
2. A UNIFORM 6" X 4" ANCHOR TRENCH SHALL BE EXCAVATED USING TRENCHER OR SILT FENCE INSTALLATION DEVICE. NO ROAD GRADERS, BACKHOES, OR SIMILAR EQUIPMENT SHALL BE USED.
3. COMPACT ANCHOR TRENCH BY HAND WITH A "JUMPING JACK" OR BY WHEEL ROLLING COMPACTION SHALL BE SUCH THAT SILT FENCE RESISTS BEING PULLED OUT OF ANCHOR TRENCH BY HAND.
4. SILT FENCE SHALL BE PULLED TIGHT AS IT IS ANCHORED TO THE STAKES. THERE SHOULD BE NO NOTICEABLE SAG BETWEEN STAKES AFTER IT HAS BEEN ANCHORED TO THE STAKES.
5. SILT FENCE FABRIC SHALL BE ANCHORED TO THE STAKES USING 1" HEAVY DUTY STAPLES OR NAILS WITH 1" HEADS. STAPLES AND NAILS SHOULD BE PLACED 3" ALONG THE FABRIC DOWN THE STAKE.
6. AT THE END OF A RUN OF SILT FENCE ALONG A CONTOUR, THE SILT FENCE SHOULD BE TURNED PERPENDICULAR TO THE CONTOUR TO CREATE A "J-HOOK". THE "J-HOOK" EXTENDING PERPENDICULAR TO THE CONTOUR SHOULD BE OF SUFFICIENT LENGTH TO KEEP RUNOFF FROM FLOWING AROUND THE END OF THE SILT FENCE (TYPICALLY 10' - 20').
7. SILT FENCE SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.

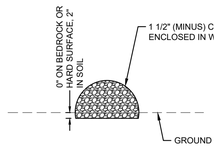
SILT FENCE MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECTS BMPs AS SOON AS POSSIBLE (AND ALWAYS WITH 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. SEDIMENT ACCUMULATED UPSTREAM OF THE SILT FENCE SHALL BE REMOVED AS NEEDED TO MAINTAIN THE FUNCTIONALITY OF THE BMP, TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 6".
5. REPAIR OR REPLACE SILT FENCE WHEN THERE ARE SIGNS OF WEAR, SUCH AS SAGGING, TEARING, OR COLLAPSE.
6. SILT FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION, OR IS REPLACED BY AN EQUIVALENT PERIMETER SEDIMENT CONTROL BMP.
7. WHEN SILT FENCE IS REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY THE LOCAL JURISDICTION.

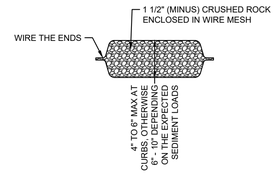
SC-1 SILT FENCE (SF)

ADAPTED FROM UDFCD STANDARD SC-1 | 2 OF 2

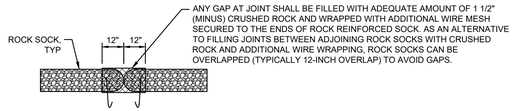




ROCK SOCK SECTION



ROCK SOCK PLAN



ROCK SOCK JOINTING

GRADATION TABLE	
SIEVE SIZE	MASS PERCENT PASSING SQUARE MESH SIEVES
	NO.4
2" 1 1/2" 1" 3/4" 3/8"	100 90 - 100 20 - 55 0 - 15 0 - 5
MATCHES SPECIFICATION FOR NO. 4 COARSE AGGREGATE FOR CONCRETE PER AASHTO M43. ALL ROCK SHALL BE FRACTURED FACE, ALL SIDES	

SC-5 ROCK SOCK (RS)

ADAPTED FROM UDFCD STANDARD SC-5 | 1 OF 2

ROCK SOCK INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   - LOCATION(S) OF ROCK SOCKS.
2. CRUSHED ROCK SHALL BE 1 1/2" (MINUS) IN SIZE WITH A FRACTURED FACE (ALL SIDES) AND SHALL COMPLY WITH GRADATION SHOW ON THIS SHEET (1 1/2" MINUS)
3. WIRE MESH SHALL BE FABRICATED OF 10 GAUGE POULTRY MESH, OR EQUIVALENT, WITH A MAXIMUM OPENING OF 1/2", RECOMMENDED MINIMUM ROLL WIDTH OF 48".
4. WIRE MESH SHALL BE SECURED USING "HOG RINGS" OR WIRE TIES AT 6" CENTERS ALONG ALL JOINTS AND AT 2" CENTERS ON END OF SOCK.
5. SOME MUNICIPALITIES MAY ALLOW THE USE OF FILTER FABRIC AS AN ALTERNATIVE TO WIRE MESH FOR THE ROCK ENCLOSURE.

ROCK SOCK MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPS SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS.) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. ROCK SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED, OR DAMAGED BEYOND REPAIR.
5. SEDIMENT ACCUMULATED UPSTREAM OF ROCK SOCKS SHALL BE REMOVED AS NEEDED TO MAINTAIN FUNCTIONALITY OF THE BMP, TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 1/2 OF THE HEIGHT OF THE ROCK SOCK.
6. ROCK SOCKS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.
7. WHEN ROCK SOCKS ARE REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

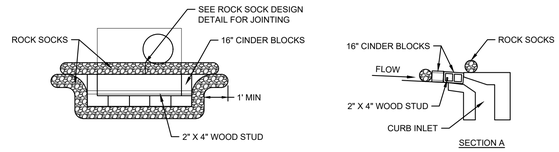
NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

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

SC-5 ROCK SOCK (RS)

ADAPTED FROM UDFCD STANDARD SC-5 | 2 OF 2



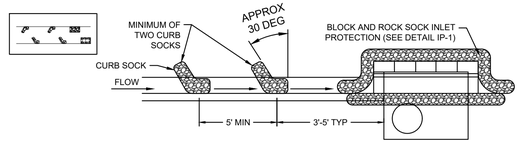


SECTION A

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

BLOCK AND CURB SOCK INLET PROTECTION INSTALLATION NOTES

1. SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
2. CONCRETE "CINDER" BLOCKS SHALL BE LAID ON THEIR SIDES AROUND THE INLET IN A SINGLE ROW, ABUTTING ONE ANOTHER WITH THE OPEN END FACING AWAY FROM THE CURB.
3. GRAVEL BAGS SHALL BE PLACED AROUND CONCRETE BLOCKS CLOSELY ABUTTING ONE ANOTHER AND JOINTED TOGETHER IN ACCORDANCE WITH ROCK SOCK DESIGN DETAIL.



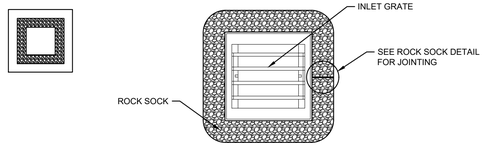
IP-2. CURB ROCK SOCK UPSTREAM OF INLET PROTECTION

CURB ROCK SOCK INLET PROTECTION INSTALLATION NOTES

1. SEE ROCK SOCK DESIGN DETAIL INSTALLATION REQUIREMENTS.
2. PLACEMENT OF THE SOCK SHALL BE APPROXIMATELY 30 DEGREES FROM PERPENDICULAR IN THE OPPOSITE DIRECTION OF FLOW.
3. SOCKS ARE TO BE FLUSH WITH THE CURB AND SPACED A MINIMUM OF 5 FEET APART.
4. AT LEAST TWO CURB SOCKS IN SERIES ARE REQUIRED UPSTREAM OF ON-GRADE INLETS.

SC-6 INLET PROTECTION (IP)

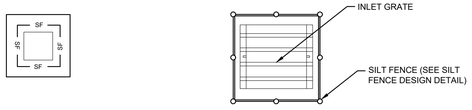
ADAPTED FROM UDFCD STANDARD SC-6 | 1 OF 5



IP-3. ROCK SOCK SUMP/AREA INLET PROTECTION

ROCK SOCK SUMP/AREA INLET PROTECTION INSTALLATION NOTES

1. SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
2. STRAW WATTLES/SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF ROCK SOCKS FOR INLETS IN PERVIOUS ARES. INSTALL PER SEDIMENT CONTROL LOG DETAILS.



IP-4. SILT FENCE FOR SUMP INLET PROTECTION

SILT FENCE INLET PROTECTION INSTALLATION NOTES

1. SEE SILT FENCE DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
2. POST SHALL BE PLACED AT EACH CORNER OF THE INLET AND AROUND THE EDGES AT A MAXIMUM SPACING OF 3 FEET.
3. STRAW WATTLES/SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF SILT FENCE FOR INLETS IN PERVIOUS AREAS. INSTALL PER SEDIMENT CONTROL LOG DETAIL.

SC-6 INLET PROTECTION (IP)

ADAPTED FROM UDFCD STANDARD SC-6 | 2 OF 5

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REVISIONS

NO.	DESCRIPTION	DATE	BY

WATER TREATMENT PLANT IMPROVEMENTS

ESC DETAILS II

BAILEY WATER AND SANITATION DISTRICT
PO BOX 422
BAILEY, CO 80421

PREPARED UNDER THE DIRECT SUPERVISION OF

FOR AND ON BEHALF OF ELEMENT ENGINEERING, LLC

DESIGNED BY	CHECKED BY
MAH	AMA

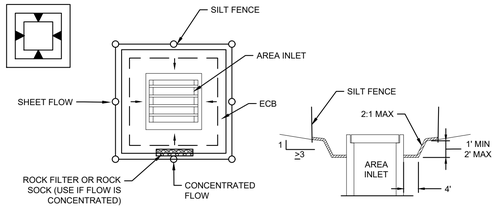
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JOB NUMBER: 0107.0002

EDITION: 90% CMAR

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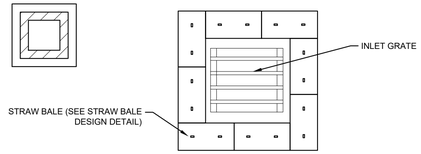
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IP-5. OVEREXCAVATION INLET PROTECTION

OVEREXCAVATION INLET PROTECTION INSTALLATION NOTES

1. THIS FORM OF INLET PROTECTION IS PRIMARILY APPLICABLE FOR SITES THAT HAVE NOT YET REACHED FINAL GRADE AND SHOULD BE USED ONLY FOR INLETS WITH RELATIVELY SMALL CONTRIBUTING DRAINAGE AREA.
2. WHEN USING FOR CONCENTRATED FLOWS, SHAPE BASIN IN 2:1 RATIO WITH LENGTH ORIENTED TOWARDS DIRECTION OF FLOW.
3. SEDIMENT MUST BE PERIODICALLY REMOVED FROM THE OVEREXCAVATED AREA.



IP-6. STRAW BALE FOR SUMP INLET PROTECTION

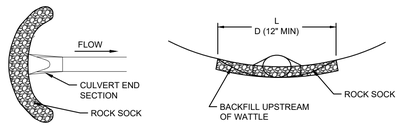
STRAW BALE BARRIER INLET PROTECTION INSTALLATION NOTES

1. SEE STRAW BALE DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
2. BALES SHALL BE PLACED IN A SINGLE ROW AROUND THE INLET WITH END OF BALES TIGHTLY ABUTTING ONE ANOTHER.

SC-6 INLET PROTECTION (IP)

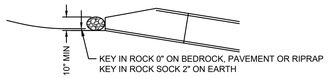
ADAPTED FROM UDFCD STANDARD SC-6 | 3 OF 5





SECTION A

CULVERT INLET PROTECTION PLAN



SECTION B

CIP-1. CULVERT INLET PROTECTION

CIP-1. CULVERT INLET PROTECTION

1. SEE PLAN VIEW FOR
- LOCATION OF CULVERT INLET PROTECTION.
2. SEE ROCK SOCK DESIGN DETAIL FOR ROCK GRADATION REQUIREMENTS AND JOINTING DETAIL.

CULVERT INLET PROTECTION MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTION AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACE SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. SEDIMENT ACCUMULATED UPSTREAM OF THE CULVERT SHALL BE REMOVE WHEN THE SEDIMENT DEPTH IS 1/2 THE HEIGHT OF THE ROCK SOCK.
5. CULVERT INLET PROTECTION SHALL REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS PERMANENTLY STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.

SC-6 INLET PROTECTION (IP)

ADAPTED FROM UDFCD STANDARD SC-6 | 4 OF 5

GENERAL INLET PROTECTION INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
- LOCATION OF INLET PROTECTION.
- TYPE OF INLET PROTECTION (IP.1, IP.2, IP.3, IP.4, IP.5, IP.6).
2. INLET PROTECTION SHALL BE INSTALLED PROMPTLY AFTER INLET CONSTRUCTION OR PAVING IS COMPLETE (TYPICALLY WITHIN 48 HOURS). IF A RAINFALL/RUNOFF EVENT IS FORECAST, INSTALL INLET PROTECTION PRIOR TO ONSET OF EVENT.
3. MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

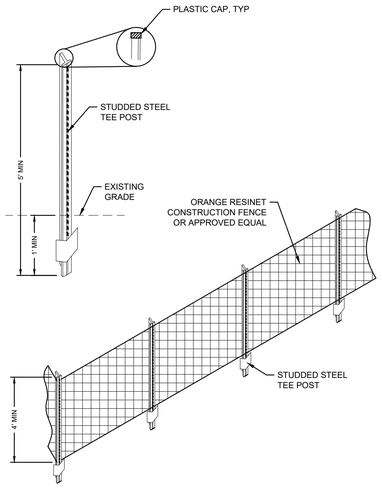
INLET PROTECTION MAINTENANCE NOTES

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2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPS HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. SEDIMENT ACCUMULATED UPSTREAM OF INLET PROTECTION SHALL BE REMOVED AS NECESSARY TO MAINTAIN BMP EFFECTIVENESS, TYPICALLY WHEN STORAGE VOLUME REACHES 50% OF CAPACITY, A DEPTH OF 6" WHEN SILT IS USED, OR 1/4 OF THE HEIGHT FOR STRAW BALES.
5. INLET PROTECTION IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS PERMANENTLY STABILIZED, UNLESS THE LOCAL JURISDICTION APPROVES EARLIER REMOVAL OF INLET PROTECTION IN STREETS.
6. WHEN INLET PROTECTION AT AREA INLETS IS REMOVED, THE DISTURBED AREA SHALL BE COVERED WITH TOIL SOIL, SEEDED AND MULCHED, OR OTHERWISE STABILIZED IN A MANNER APPROVED BY LOCAL JURISDICTION.

SC-6 INLET PROTECTION (IP)

ADAPTED FROM UDFCD STANDARD SC-6 | 5 OF 5

CF



CF-1. PLASTIC MECH CONSTRUCTION FENCE

SM-3 CONSTRUCTION FENCE (CF)

ADAPTED FROM UDFCD STANDARD SM-3 | 1 OF 2

CONSTRUCTION FENCE INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
- LOCATION OF CONSTRUCTION FENCE.
2. CONSTRUCTION FENCE SHOWN SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
3. CONSTRUCTION FENCE SHALL BE COMPOSED OF ORANGE, CONTRACTOR-GRADE MATERIAL THAT IS AT LEAST 4' HIGH. METAL POST SHOULD HAVE A PLASTIC CAP FOR SAFETY.
4. STUDDED STEEL TEE POST SHALL BE UTILIZED TO SUPPORT THE CONSTRUCTION FENCE. MAXIMUM SPACING FOR STEEL TEE POST SHOULD BE 10'.
5. CONSTRUCTION FENCE SHALL BE SECURELY FASTENED TO THE TOP, MIDDLE, AND BOTTOM OF EACH POST.

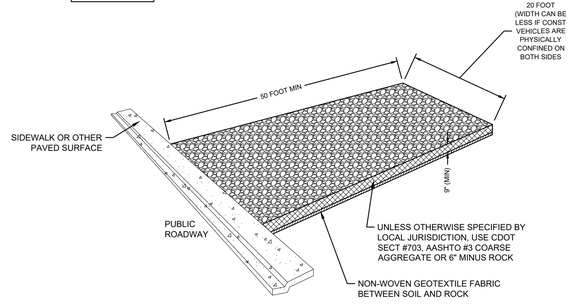
CONSTRUCTION FENCE MAINTENANCE NOTES

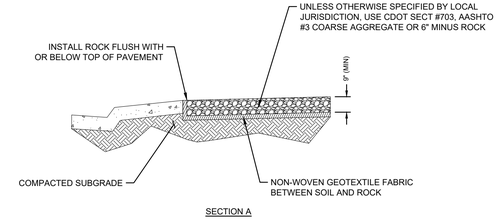
1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. CONSTRUCTION FENCE SHALL BE REPAIRED OR REPLACED WHEN THERE ARE SIGNS OF DAMAGE SUCH AS RIPS OR SAGS. CONSTRUCTION FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AS APPROVED BY LOCAL JURISDICTION.
5. WHEN CONSTRUCTION FENCES ARE REMOVED, ALL DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE AND/OR REMOVAL OF THE FENCE SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED, OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

SM-3 CONSTRUCTION FENCE (CF)

ADAPTED FROM UDFCD STANDARD SM-3 | 2 OF 2







SECTION A

VTC-1. AGGREGATE VEHICLE TRACKING CONTROL

SM-4 VEHICLE TRACKING CONTROL (VTC)

ADAPTED FROM UDFCD STANDARD SM-4 | 1 OF 4

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LAKEWOOD, CO 80228

REVISIONS

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WATER TREATMENT PLANT IMPROVEMENTS

ESC DETAILS III

BAILEY WATER AND SANITATION DISTRICT
PO BOX 422
BAILEY, CO 80421

PREPARED UNDER THE DIRECT SUPERVISION OF

FOR AND ON BEHALF OF ELEMENT ENGINEERING, LLC

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OCTOBER 2025

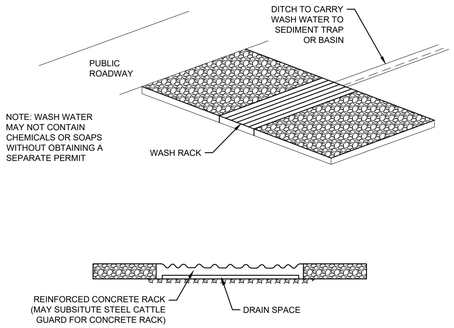
JOB NUMBER
0107.0002

EDITION
90% CMAR

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C36 OF C37

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SECTION A

VTC-2. AGGREGATE VEHICLE TRACKING CONTROL WITH WASH RACK

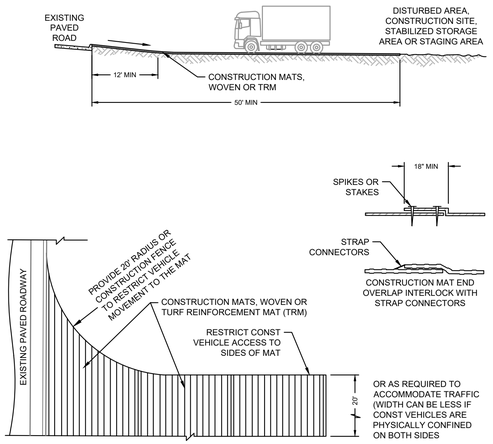
SM-4 VEHICLE TRACKING CONTROL (VTC)

ADAPTED FROM UDFCD STANDARD SM-4 | 2 OF 4

/ CM

OR

/ TRM



VTC-3. VEHICLE TRACKING CONTROL W/ CONSTRUCTION MAT OR TURF REINFROCEMENT MAT (TRM)

SM-4 VEHICLE TRACKING CONTROL (VTC)

ADAPTED FROM UDFCD STANDARD SM-4 | 3 OF 4

STABILIZED CONSTRUCTION ENTRANCE(S)/EXIT(S)

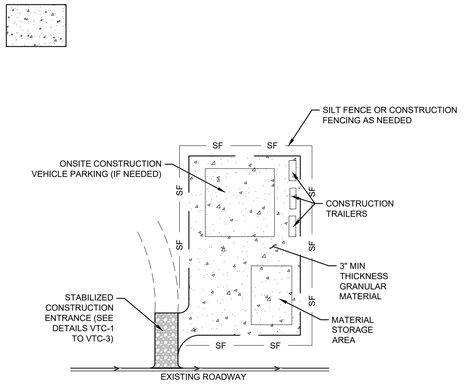
1. SEE PLAN VIEW FOR
   - LOCATION OF CONSTRUCTION ENTRANCE(S)/EXIT(S).
   - TYPE OF CONSTRUCTION ENTRANCE(S)/EXIT(S) (WITH/WITHOUT WHEEL WASH, CONSTRUCTION MAT OR TRM).
2. CONSTRUCTION MAT OR TRM STABILIZED CONSTRUCTION ENTRANCES ARE ONLY TO BE USED ON SHORT DURATION PROJECTS (TYPICALLY RANGING FROM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

STABILIZED CONSTRUCTION ENTRANCE/EXIT MAINTENANCE NOTES

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

SM-4 VEHICLE TRACKING CONTROL (VTC)

ADAPTED FROM UDFCD STANDARD SM-4 | 4 OF 4



SSA-1. STABILIZED STAGING AREA

SM-6 STABILIZED STAGING AREA (SSA)

ADAPTED FROM UDFCD STANDARD SM-6 | 1 OF 2

STABILIZED STAGING AREA INSTALLATION NOTES

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

STABILIZING STAGING AREA MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY IF RUTTING OCCURS OR UNDERLYING SUBGRADE BECOMES EXPOSED.
5. STABILIZED STAGING AREA SHALL BE ENLARGED IF NECESSARY TO CONTAIN PARKING, STORAGE, AND UNLOADING/LOADING OPERATIONS.
6. THE STABILIZED STAGING AREA SHALL BE REMOVED AT THE END OF CONSTRUCTION. THE GRANULAR MATERIAL SHALL BE REMOVED OR, IF APPROVED BY THE LOCAL JURISDICTION, USED ON SITE, AND THE AREA COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY LOCAL JURISDICTION.

SM-6 STABILIZED STAGING AREA (SSA)

ADAPTED FROM UDFCD STANDARD SM-6 | 2 OF 2

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WATER TREATMENT PLANT IMPROVEMENTS

ESC DETAILS IV

BAILEY WATER AND SANITATION DISTRICT
PO BOX 422
BAILEY, CO 80421

PREPARED UNDER THE DIRECT SUPERVISION OF

FOR AND ON BEHALF OF ELEMENT ENGINEERING, LLC

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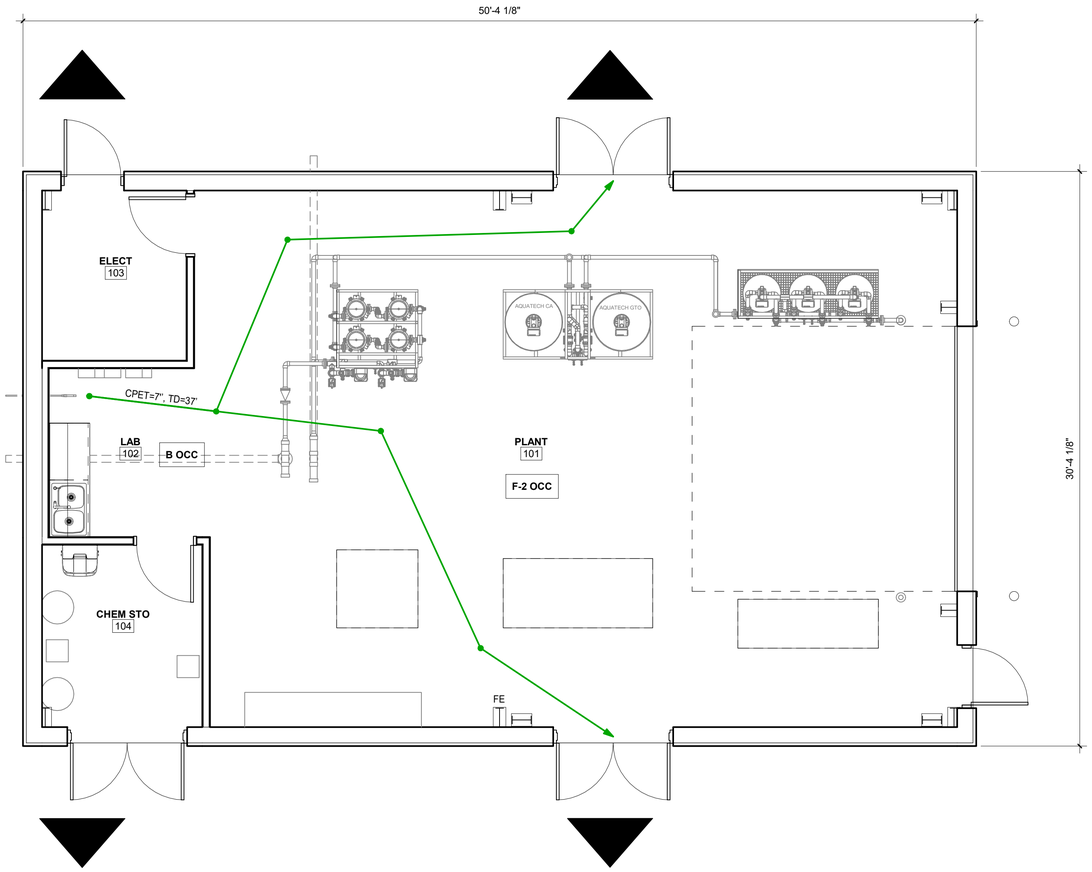
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JOB NUMBER: 0107.0002

EDITION: 90% CMAR

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1 EGRESS PLAN - LEVEL 1
1/4" = 1'-0"

CODE SUMMARY

PROJECT ADDRESS	WATER TREATEMENT PLANT BAILEY, CO, 80421 PARK COUNTY			
PROJECT DESCRIPTION	NEW PEMB BUILDING FOR WATER TREATMENT PLANT			
CURRENT CODES	2018 International Building Code 2018 International Mechanical Code 2018 International Fuel Gas Code 2018 International Plumbing Code 2020 National Electrical Code 2018 International Energy Code 2007 ICC/ANSI /A117.1			
OCCUPANCY GROUP	F-2 (LOW HAZARD FACTORY OCC)			SECTION 306.3
ALLOWABLE BLDG HEIGHT	ALLOWED 55', 3 STORIES PROPOSED 20'-1", 1 STORY			TABLE 504.3 & 4
ALLOWABLE BLDG AREA	ALLOWED 23,000 SF PROPOSED 1,527 SF			TABLE 506.2
OCCUPANCY CLASSIFICATION	NONSEPARATED OCCUPANCIES NO SEPARATION REQ'D			SECTION 508.3 SECTION 508.3.3
FR REQUIREMENTS FOR BUILDING ELEMENTS	BASED ON VB: EXT. BEARING WALL INT. BEARING WALL NONBEARING WALL FLOOR ROOF	REQ'D 0 HR 0 HR 0 HR 0 HR 0 HR	PROPOSED 0 HR 0 HR 0 HR 0 HR 0 HR	TABLE 601
CONSTRUCTION TYPE	TYPE II-B			SECTION 602
SPRINKLER SYSTEM	NONE			SECTION 903
OCCUPANT LOAD	OCC B PROCESSING UNOCCIPIED TOTAL	AREA 66 SF 1,137 SF 151	OCC LOAD 150 300	# OF OCC 1 4 5	TABLE 1004.1.2
EGRESS WIDTH	ALLOWED 0.2 x OCC LOAD = 0.2 x 5 = 1" PROVIDED (2) DOUBLE DOORS			SECTION 1005.3.2
NUMBER OF EXITS	REQ'D 1 PROVIDED 2			SECTION 1006
COMMON PATH OF EGRESS TRAVEL	ALLOWED 75' PROVIDED <75'			TABLE 1006.2.1
TRAVEL DISTANCE	ALLOWED 300' PROVIDED <300'			TABLE 1017.2
PRESCRIPTIVE BLDG. ENVELOPE	BASED ON CLIMATE ZONE 7 ROOF WALLS SLAB ON GRADE OPAQUE DOOR NON-SWING DOOR FIXED FENESTRATION	REQ'D R-30+R-11LS OR U-0.029 R-13+R-13ci OR U-0.052 R-15ci @24" U-0.37 R-4.75 U-0.29, SHGC 0.45	PROPOSED R-30 CAVITY + R-14.2 ci, RE: A3 R-25 CAVITY + R-16 ci, RE: A2 R-15 @24" <U-0.37 >R-4.75 U-0.29 MAX, SHGC 0.45 MAX	IECC, CHAPTER 4
PLUMBING FIXTURES	PER SECTION 2902.3.3 NO RESTROOM IS REQUIRED DUE TO PROXIMITY OF PARK COUNTY GOVERMENT BUILDING 59865 US HWY 285. APPROXIMATE DISTANCE IS 275'			TABLE 2902.1

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WATER TREATMENT PLANT IMPROVEMENTS

CODE PLAN

BAILEY WATER AND SANITATION DISTRICT
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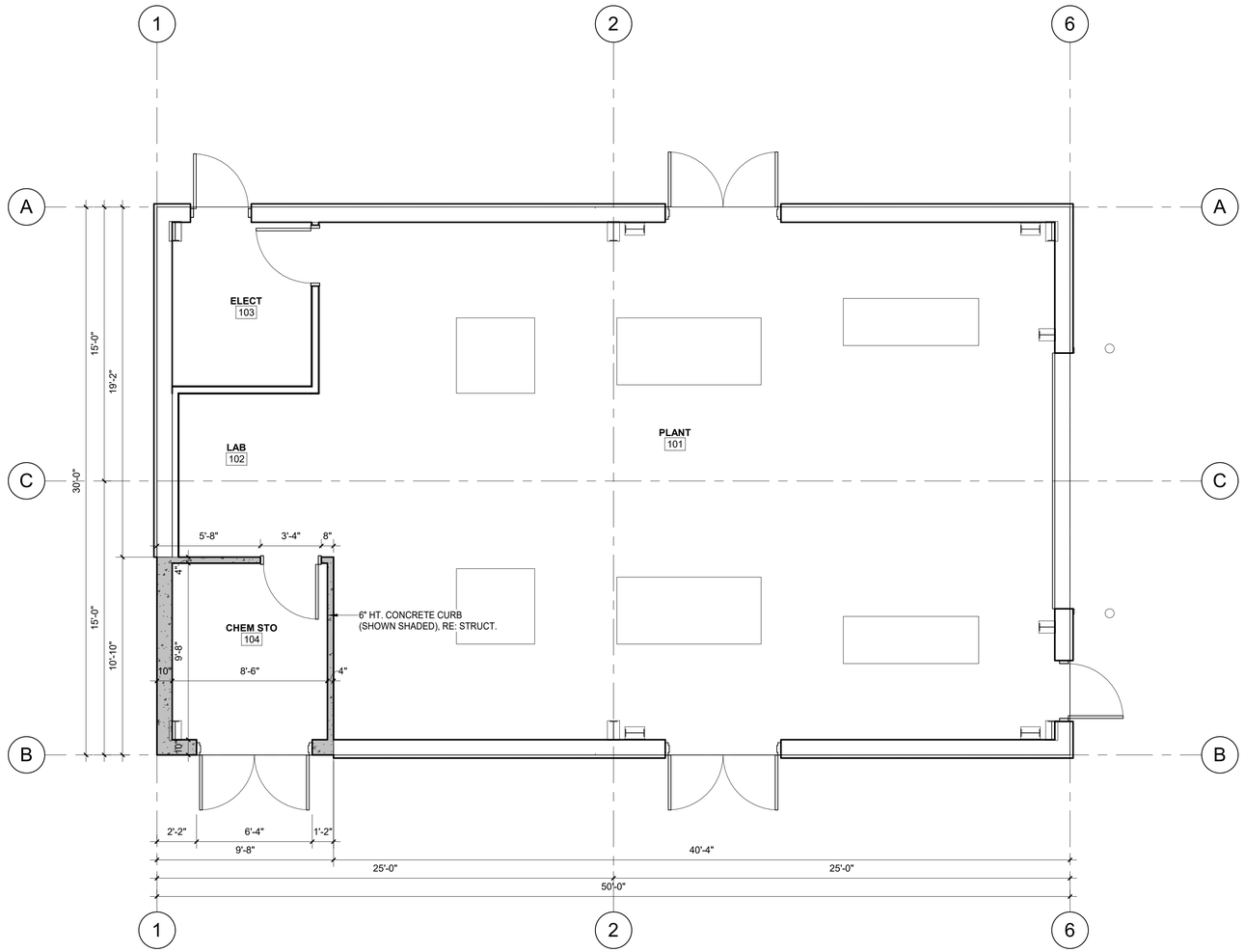
EDITION
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A1 OF A11

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GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF STUD OR FACE OF PEMB FRAME U.N.O.
2. INTERIOR DOOR FRAMES SHALL BE LOCATED 4-INCHES FROM FINISHED FACE OF ROOM CORNER TO FACE OF OPENING U.N.O.
3. ALL INTERIOR METAL STUDS ARE 16" O.C., U.N.O.
4. PROVIDE DOUBLE 20GA STUDS MIN AT ALL DOOR JAMBS
5. PROVIDE SOLID BACKING SUPPORT BEHIND ALL WALL MOUNTED EQUIPMENT, GRAB BARS, CABINETS AND ET.



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

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WATER TREATMENT PLANT IMPROVEMENTS

CURB FLOOR PLAN

BAILEY WATER AND SANITATION DISTRICT
PO BOX 422
BAILEY, CO 80421

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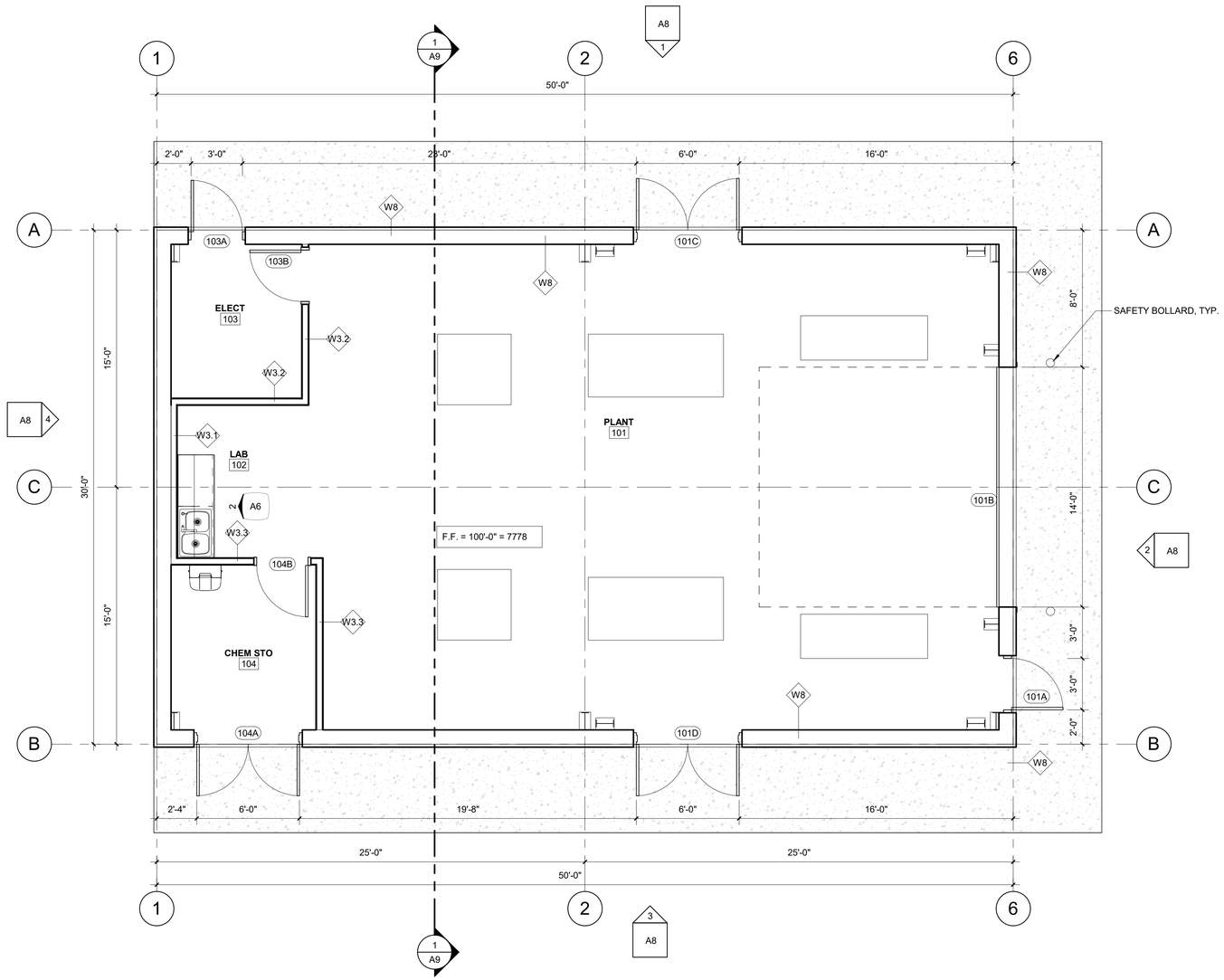
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INTERIOR PARTITION SCHEDULE							
		Description					
TYPE	WIDTH	WALL STRUCTURE	WALL FINISH	FIRE RATING	SOUND ATTENUATION	FULL HEIGHT	COMMENTS
W3.1	0' - 4 1/4"	3-5/8" METAL STUDS @ 16" O.C.	5/8" GYP. BD. ON INTERIOR SIDE ONLY	NO			
W3.2	0' - 4 7/8"	3-5/8" METAL STUDS @ 16" O.C.	5/8" GYP. BD. ON EACH SIDE	NO			
W3.3	0' - 4 7/8"	3-5/8" METAL STUDS @ 16" O.C. ON 4" WIDE, 6" TALL CONC. CURB	5/8" GYP. BD. ON EACH SIDE	NO			



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

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF STUD OR FACE OF PEMB FRAME U.N.O.
2. INTERIOR DOOR FRAMES SHALL BE LOCATED 4-INCHES FROM FINISHED FACE OF ROOM CORNER TO FACE OF OPENING U.N.O.
3. ALL INTERIOR METAL STUDS ARE 16" O.C., U.N.O.
4. PROVIDE DOUBLE 20GA STUDS MIN AT ALL DOOR JAMBS
5. PROVIDE SOLID BACKING SUPPORT BEHIND ALL WALL MOUNTED EQUIPMENT, GRAB BARS, CABINETS AND ET.

EXTERIOR WALL TYPES

W8 **TYP. EXTERIOR WALL**
TYP. TREATMENT BLDG. EXTERIOR WALL ASSEMBLY SIMPLE SAVER OR EQ. MAX U-VALUE 0.052
UNFACED METAL BUILDING FG INSULATION INSTALLED IN THE FULL CAVITY OF 10" PEMB GIRTS W/ CONT. FABRIC LINER (VAPOR RETARDER) INSTALLED INSIDE OVER THE GIRTS, ATTACHED MECHANICALLY USING COATED STEEL STRAPS. PROVIDE QUICK STOP FOAM THERMAL BREAK 1/8" APPLIED TO THE EXTERIOR OF GIRT FLANGES UNDERNEATH OF PREFINISHED PEMB METAL WALL PANEL, RE: EXTERIOR ELEVATION, MAX U-VALUE 0.052 PROVIDE 28 GA "PANEL RIB" INTERIOR WHITE METAL LINER PANEL (LP) FOR INSULATION PROTECTION AT INTERIOR SIDE, TOTAL HT. +/-8' AFF. , TYP. PROVIDE APPROPRIATE ATTACHMENT OF LINER PANEL. COORDINATE W/ PEMB

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WATER TREATMENT PLANT IMPROVEMENTS

LEVEL 1 FLOOR PLAN

BAILEY WATER AND SANITATION DISTRICT
PO BOX 422
BAILEY, CO 80421

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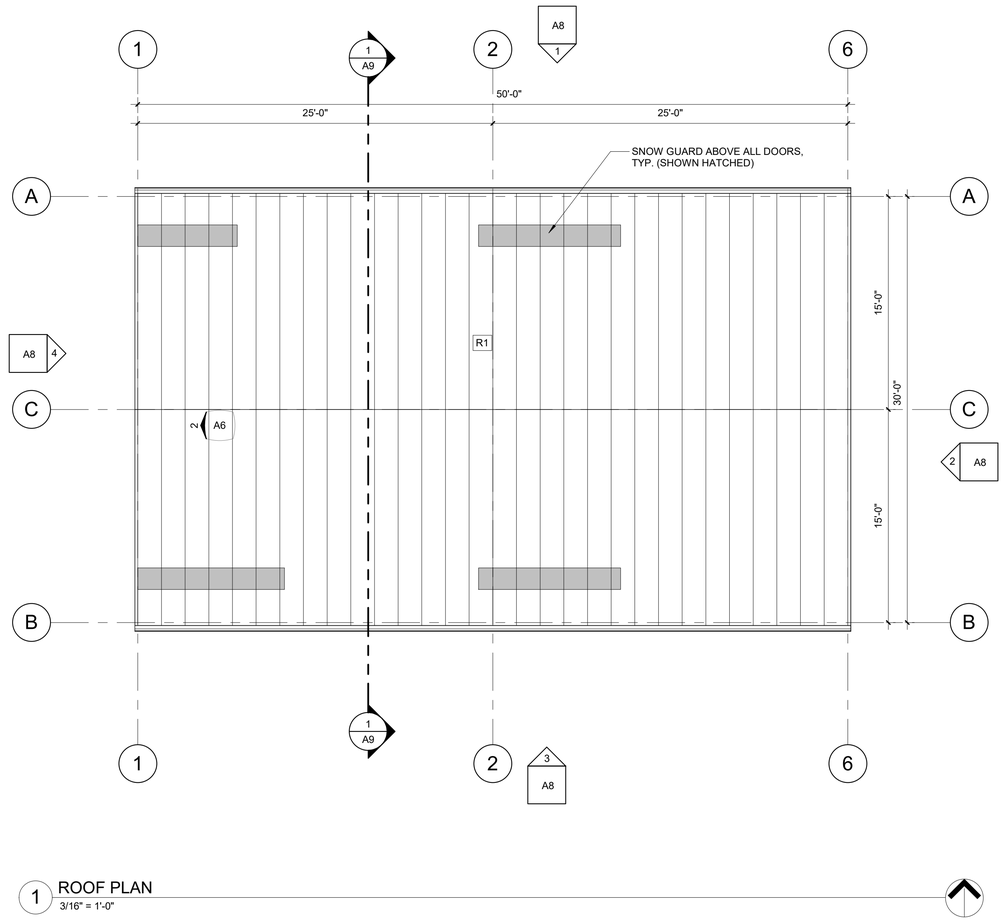
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GENERAL NOTES

1. PROVIDE SNOW GUARDS ON THE ROOF ABOVE EACH DOOR LOCATION

ROOF TYPES

R1 **TYP. ROOF ASSEMBLY**
TYP. PEMB ROOF ASSEMBLY SIMPLY SAVER MAX U 0.029: PREFINISHED STANDING SEAM METAL ROOF WITH TWO FIBERGLASS (FG) INSULATION LAYERS. BOTTOM LAYER OF R-30 FG INSULATION INSTALLED PARALLEL TO PURLIN IN FULL CAVITY AND CONT. EXTRA STRONG VAPOR BARRIER FABRIC BELLOW THE PURLINS SUPPORTED W/ STEEL RETAINER STRAPS. UPPER LAYER OF R-11 UNFACED FG INSULATION INSTALLED OVER PURLINS WITH CONT. THERMAL SPACER BLOCKS MIN R-5 INSTALLED ON THE TOP OF EACH PURLIN/ BATT AND PREFINISHED STANDING SEAM ROOF PANELS. UPPER LAYER OF INSULATION IS DRAPED OVER PURLINS AND COMPRESSED WHEN THE METAL ROOF PANEL ARE ATTACHED.



1 ROOF PLAN
3/16" = 1'-0"

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WATER TREATMENT PLANT IMPROVEMENTS

ROOF PLAN

BAILEY WATER AND SANITATION DISTRICT
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GENERAL NOTES

1. DIMENSIONS AND MATERIALS NOTED AS "ALIGN" REFER TO FINISH SURFACES. CONTRACTOR SHALL ADJUST FRAMING AS NECESSARY.
2. COORDINATE ACCESS PANEL LOCATIONS WITH MEP DRAWINGS.
3. CENTER LIGHT FIXTURES IN GYPSUM BOARD CEILINGS, U.N.O.
4. CENTER ACOUSTICAL PANEL CEILING GRID WITHIN SPACE SUCH THAT NO CUT PANEL IS LESS THAN 1/2 OF A FULL PANEL, U.N.O.
5. CENTER CEILING MOUNTED EQUIPMENT, DEVICES AND LIGHTS IN ACOUSTICAL CEILING PANEL, U.N.O.

CEILING LEGEND

ACT1 TYPE:
2'x4' ACCOUSTICAL CEILING ASSEMBLY
STANDARD WHITE

GB1 TYPE:
5/8" GYP. BD. CEILING
PAINT WHITE

- TYPE:
NO CEILING OPEN TO STRUCTURE,
EXPOSED WHITE VINYL MEBRANE
ABOVE

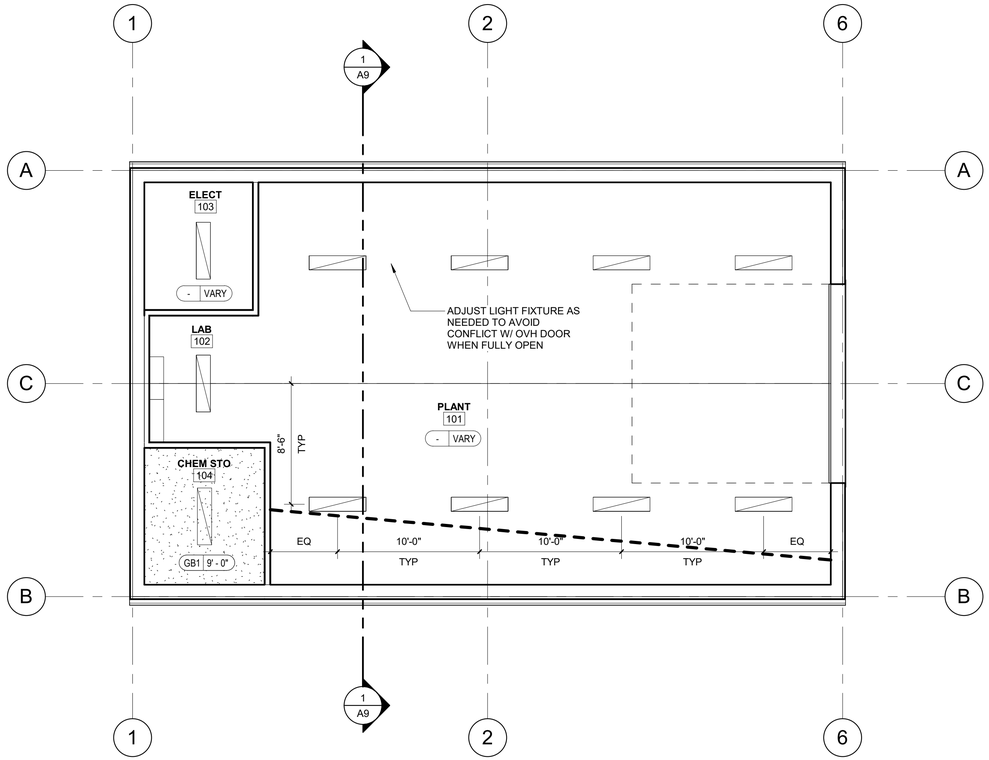
ACT1 | 10' - 0" — CEILING TYPE & HEIGHT, ABOVE FINISH FLOOR

LED RECESSED CAN LIGHT
RE: ELECT.

2'x4' LED RECESSED LIGHT FIXTURE
RE: ELECT.

SUSPENDED LED FIXTURE
RE: ELECT.

SURFACE MOUNTED LED LIGHT FIXTURE
RE: ELECT.



1 REFLECTED CEILING PLAN - LEVEL 1
3/16" = 1'-0"

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WATER TREATMENT PLANT IMPROVEMENTS

REFLECTED CEILING PLAN

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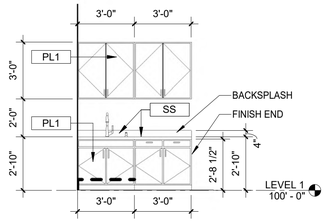
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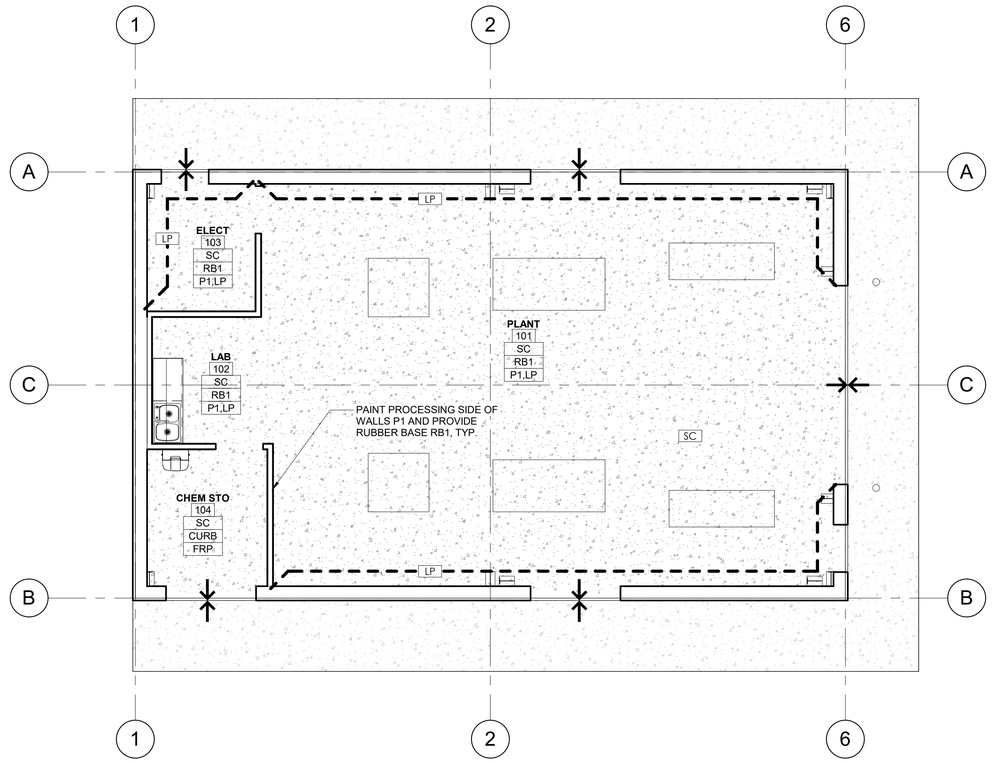
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FINISH SCHEDULE							
ROOM NO	ROOM NAME	WALL FINISH	BASE FINISH	FLOOR FIN.	CEILING MAT.	CEILING FIN.	NOTES & REMARKS (SEE NOTES)
101	PLANT	P1,LP	RB1	SC			
102	LAB	P1,LP	RB1	SC			
103	ELECT	P1,LP	RB1	SC			
104	CHEM STO	FRP	CURB	SC	GB1		FULL HT. FRP



2 LAB STATION ELEVATION
1/4" = 1'-0"



1 FINISH PLAN - LEVEL 1
3/16" = 1'-0"

GENERAL NOTES

1. PROVIDE TRANSITIONS BETWEEN DISSIMILAR MATERIALS AS DETAILED IN THESE CONSTRUCTION DOCUMENTS OR, WHERE NOT DETAILED, AS DIRECTED BY ARCHITECT. USE SIZES WHICH ARE COMPLIANT WITH ADA. TRANSITION STRIPS, THRESHOLDS & FLOORING TRANSITIONS TO BE LOCATED AT CENTERLINE OF DOOR IN CLOSED POSITION, U.N.O.
2. PROVIDE FRP 4 FEET HIGH @ WALL BEHIND JANITOR SINK. FRP TO EXTEND MIN 2 FEET BEYOND THE FRONT FACE OF JANITOR SINK, TYP.
3. PAINT ALL RESTROOMS AREA WALLS SEMI GLOSS PAINT
4. ALL NEW GYP. BD. WALLS TO BE PAINTED P1, U.N.O.
5. ALL FLOOR JOINTS AND JOINTS WITHIN EXPOSED CONCRETE WITHOUT ANY FLOOR FINISH SHALL BE SEALED
6. TYP. HT. OF LENER PANEL (LP) SHALL BE +/- 7'-6", COORDINATE WITH WALL GIRT LOCATION FOR THE ATTACHMENT

FINISH LEGEND

FLOOR FINISH

SC SEALED CONCRETE

BASE FINISH

RB1 RUBBER BASE
MANUFACTURER: ROPPE
PRODUCT: 193 BLACK BROWN
HEIGHT: 4"
PROFILE: COVE BASE

B2 PVC FRP BASE MOLDING
MANUFACTURER: MATCH FRP OR USE RB1 ABOVE

WALL FINISH

P1 FIELD PAINT
MANUFACTURER: SHERWIN WILLIAMS
COLOR: SNOWBOUND SW 7004
SHEEN:

P2 H.M. INTERIOR DOOR FRAME PAINT
MANUFACTURER: SHERWIN WILLIAMS
COLOR: SUMMIT GRAY SW 7669
SHEEN:

FRP FIBERGLASS REINFORCED PANEL
MANUFACTURER: MARLITE
PROCUCT: SMOOTH FINISH
COLOR: S 100 WHITE

LP METAL LINER PANEL
MANUFACTURER:
PRODUCT: 28GA "PANEL RIB"
COLOR: PREFINISHED WHITE
HEIGHT: +/-7'-6" COORDINATE W/ WALL GIRT LOCATION

MILLWORK

PL1 PLASTIC LAMINATE
MANUFACTURER: FORMICA
COLOR: 8863 NATURAL CERISE
LOCATION: CABINET FRONT

SS SOLID SURFACE
MANUFACTURER: WILSONART
COLOR: MILK GLASS SPECTRA
LOCATION: COUNTERTOP

FINISH LEGEND

SEALED CONCRETE

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REVISIONS

NO	DESCRIPTION	DATE	BY

WATER TREATMENT PLANT IMPROVEMENTS

FINISH PLAN

BAILEY WATER AND SANITATION DISTRICT
PO BOX 422
BAILEY, CO 80421

PREPARED UNDER THE DIRECT SUPERVISION OF

FOR AND ON BEHALF OF ELEMENT ENGINEERING, LLC

DRAWN BY:	CHECKED BY:
JH	JS

DATE: OCT 2025

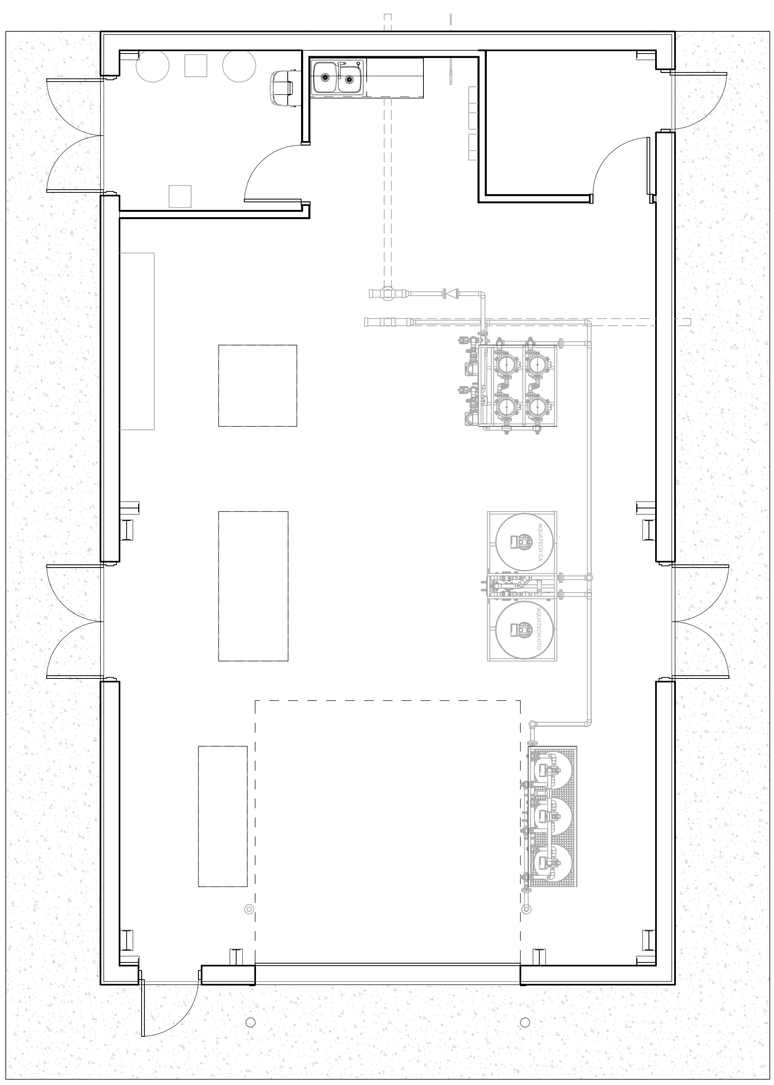
JOB NUMBER: 0107.0002 & AB25031

EDITION: 95% SET

SHEET: A6 OF A11

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1 EQUIPMENT PLAN - LEVEL 1
1/4" = 1'-0"



SHEET	A7
OF	A11
EDITION	95% SET
JOB NUMBER	0107.0002 & AB25031
DATE	OCT 2025
DRAWN BY	JH
CHECKED BY	JS
FOR AND ON BEHALF OF ELEMENT ENGINEERING, LLC	
PREPARED UNDER THE DIRECT SUPERVISION OF	

WATER TREATMENT PLANT IMPROVEMENTS

EQUIPMENT PLAN

BAILEY WATER AND SANITATION DISTRICT
PO BOX 422
BAILEY, CO 80421

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GENERAL NOTES

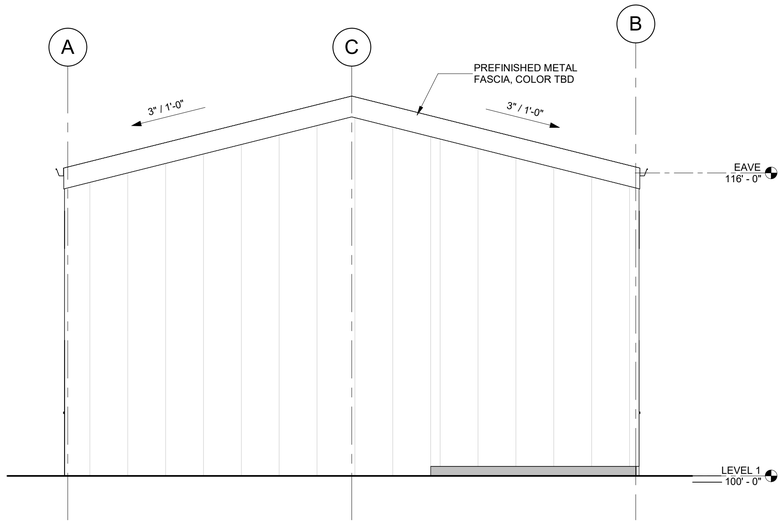
1. SEE ROOF FRAMING PLANS FOR ROOF PITCHES AND OVERHANG DEPTHS.

2. CONTRACTOR TO PROVIDE FLASHING AND/OR CAULKING AS PER MANUFACTURERS SPECIFICATIONS AT ALL DOORS AND WINDOWS.

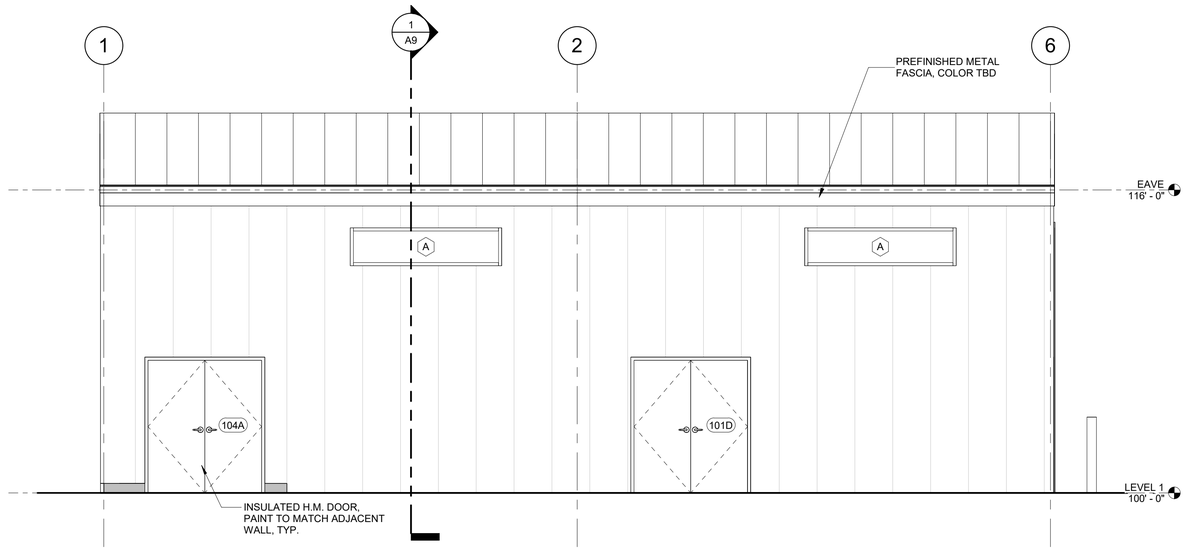
3. CONTRACTOR TO PROVIDE WEATHER BARRIER BETWEEN SIDING AND SHEATHING AS PER MANUFACTURER'S RECOMMENDATIONS.

4. CONTRACTOR TO PROVIDE FLASHING, CAULKING OR OTHER MEANS NECESSARY TO PREVENT MOISTURE PENETRATION AT ALL MATERIAL TRANSITIONS.

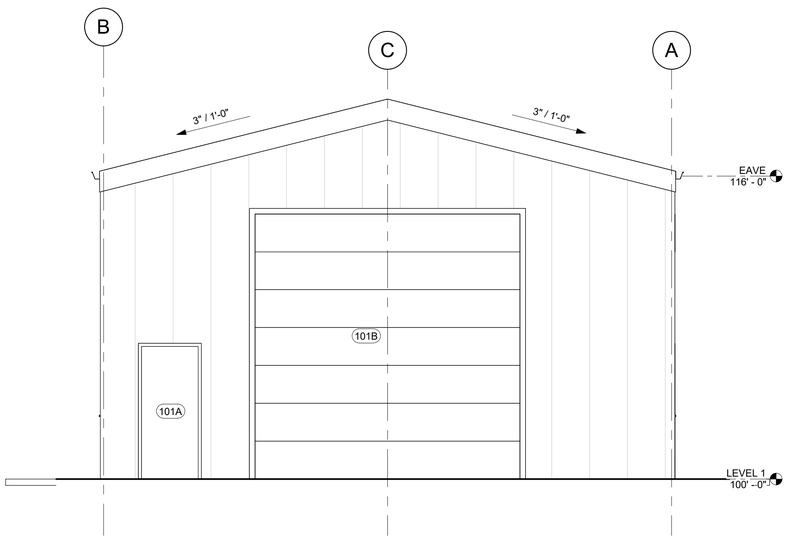
5. GUTTERS & DOWNSPOUTS SHOWN FOR INFORMATION ONLY. CONTRACTOR TO COORDINATE SIZE & LOCATION TO ASSURE POSITIVE DRAINAGE AWAY FROM STRUCTURE.



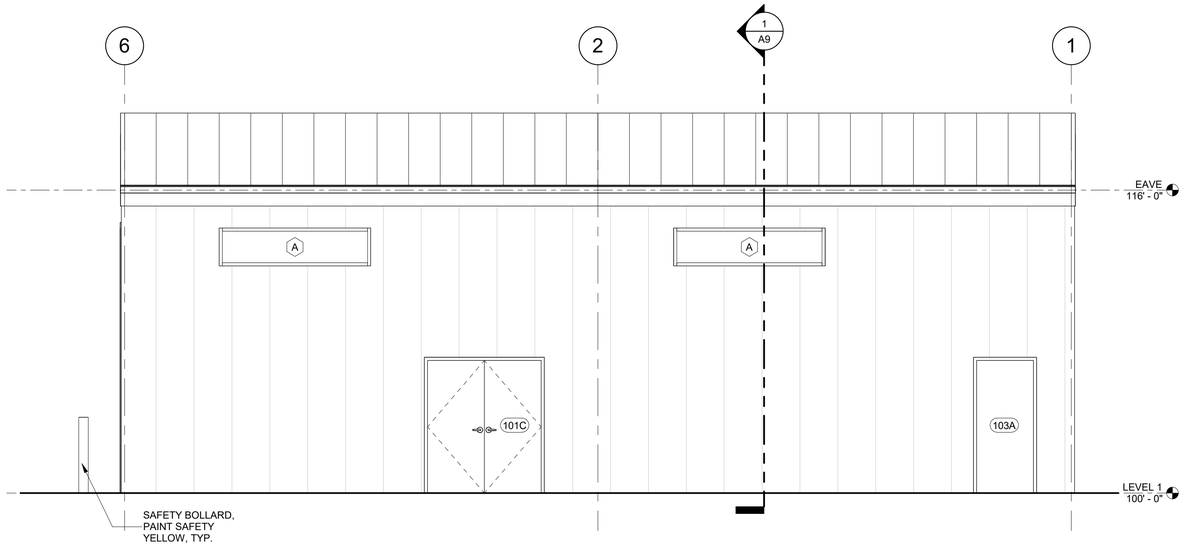
4 WEST
1/4" = 1'-0"



3 SOUTH BUILDING ELEVATION
1/4" = 1'-0"



2 EAST BUILDING ELEVATION
1/4" = 1'-0"



1 NORTH BUILDING ELEVATION
1/4" = 1'-0"

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WATER TREATMENT PLANT IMPROVEMENTS

BUILDING ELEVATIONS

BAILEY WATER AND SANITATION DISTRICT
PO BOX 422
BAILEY, CO 80421

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GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF STUD OR FACE OF PEMB FRAME U.N.O.

2. INTERIOR DOOR FRAMES SHALL BE LOCATED 4-INCHES FROM FINISHED FACE OF ROOM CORNER TO FACE OF OPENING U.N.O.

3. ALL INTERIOR METAL STUDS ARE 16" O.C., U.N.O.

4. PROVIDE DOUBLE 20GA STUDS MIN AT ALL DOOR JAMBS

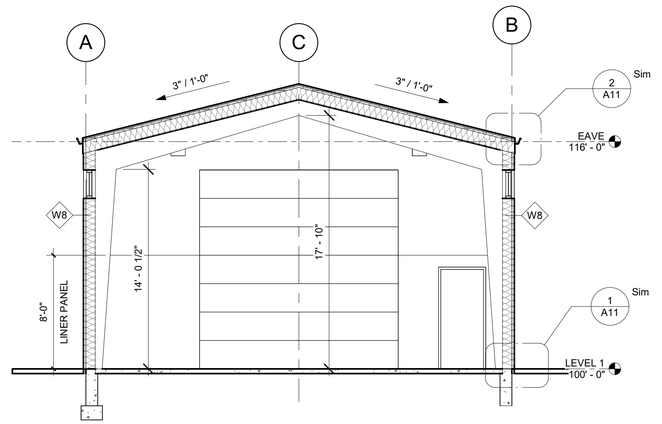
5. PROVIDE SOLID BACKING SUPPORT BEHIND ALL WALL MOUNTED EQUIPMENT, GRAB BARS, CABINETS AND ET.

EXTERIOR WALL TYPES

W8 **TYP. EXTERIOR WALL**
TYP. TREATMENT BLDG. EXTERIOR WALL ASSEMBLY SIMPLE SAVER OR EQ. MAX U-VALUE 0.052
UNFACED METAL BUILDING FG INSULATION INSTALLED IN THE FULL CAVITY OF 10" PEMB GIRTS W/ CONT. FABRIC LINER (VAPOR RETARDER) INSTALLED INSIDE OVER THE GIRTS, ATTACHED MECHANICALLY USING COATED STEEL STRAPS. PROVIDE QUICK STOP FOAM THERMAL BREAK 1/8" APPLIED TO THE EXTERIOR OF GIRT FLANGES UNDERNEATH OF PREFINISHED PEMB METAL WALL PANEL, RE: EXTERIOR ELEVATION, MAX U-VALUE 0.052 PROVIDE 28 GA "PANEL RIB" INTERIOR WHITE METAL LINER PANEL (LP) FOR INSULATION PROTECTION AT INTERIOR SIDE, TOTAL HT. +/-8' AFF. , TYP. PROVIDE APPROPRIATE ATTACHMENT OF LINER PANEL. COORDINATE W/ PEMB

ROOF TYPES

R1 **TYP. ROOF ASSEMBLY**
TYP. PEMB ROOF ASSEMBLY SIMPLY SAVER MAX U 0.029: PREFINISHED STANDING SEAM METAL ROOF WITH TWO FIBERGLASS (FG) INSULATION LAYERS. BOTTOM LAYER OF R-30 FG INSULATION INSTALLED PARALLEL TO PURLIN IN FULL CAVITY AND CONT. EXTRA STRONG VAPOR BARRIER FABRIC BELLOW THE PURLINS SUPPORTED W/ STEEL RETAINER STRAPS. UPPER LAYER OF R-11 UNFACED FG INSULATION INSTALLED OVER PURLINS WITH CONT. THERMAL SPACER BLOCKS MIN R-5 INSTALLED ON THE TOP OF EACH PURLIN/ BATT AND PREFINISHED STANDING SEAM ROOF PANELS. UPPER LAYER OF INSULATION IS DRAPED OVER PURLINS AND COMPRESSED WHEN THE METAL ROOF PANEL ARE ATTACHED.



1 BUILDING SECTION
3/16" = 1'-0"

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WATER TREATMENT PLANT IMPROVEMENTS

BUILDING SECTIONS

BAILEY WATER AND SANITATION DISTRICT
PO BOX 422
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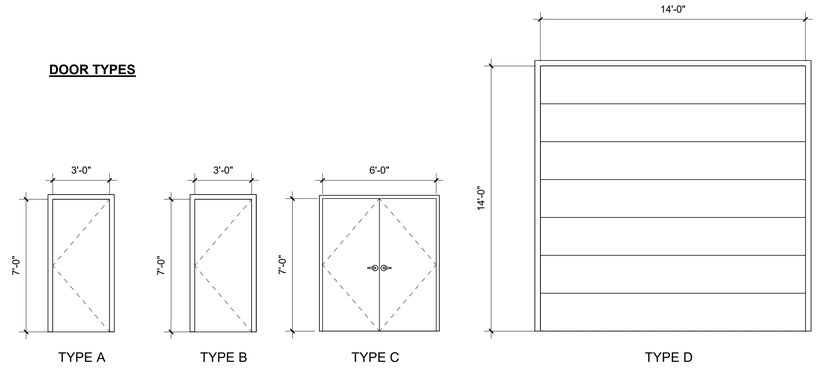
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EV DOOR SCHEDULE											
		DOOR					FRAME				
		SIZE									
Door Number	Type	Width	Height	Material	Finish	Fire Rating	Type	Material	Finish	Hardware	Comments
101A	A	3' - 0"	7' - 0"	INSULATED H.M.	PAINT OR PREFINISHED	-	H.M.	STEEL	PAINT	SET 1	
101B	D	14' - 0"	14' - 0"	ALUM	PREFINISHED		ALUM	ALUM	PREFINISHED	SET 4	
101C	C	6' - 0"	7' - 0"	INSULATED H.M.	PAINT OR PREFINISHED		H.M.	STEEL	PAINT	SET 2	
101D	C	6' - 0"	7' - 0"	INSULATED H.M.	PAINT OR PREFINISHED		H.M.	STEEL	PAINT	SET 2	
103A	A	3' - 0"	7' - 0"	INSULATED H.M.	PAINT OR PREFINISHED	-	H.M.	STEEL	PAINT	SET 1	
103B	B	3' - 0"	7' - 0"	H.M.	PAINT	-	H.M.	STEEL	PAINT	SET 3	
104A	C	6' - 0"	7' - 0"	INSULATED H.M.	PAINT OR PREFINISHED		H.M.	STEEL	PAINT	SET 2	
104B	B	3' - 0"	7' - 0"	H.M.	PAINT	-	H.M.	STEEL	PAINT	SET 3	

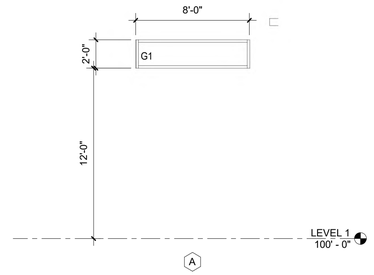
GENERAL NOTES

1. DOOR AND FRAMES TO BE PAINTED WITH TWO COATS OF ENAMEL, RE: A5, A7 & A8 FOR COLOR
2. ALL DOOR HARDWARE MUST BE COMMERCIAL QUALITY WITH LEVER HANDLES COMPLIANT WITH ACCESSIBILITY CODE.
3. REINFORCE FRAMES AT HARDWARE LOCATIONS
4. DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST TO OPERATE. DEVICES SHALL BE INSTALLED 34" MINIMUM AND 48" MAXIMUM A.F.F. LOCKS USED ONLY FOR SECURITY PURPOSES AND NOT USED FOR NORMAL OPERATION ARE PERMITTED AT ANY HEIGHT.
5. ALL HM FRAMES SHALL HAVE RUBBER JAMB BUMPERS
6. DOOR LOCKS AND LATCHES SHALL MEET THE REQUIREMENTS OF THE IFC / IBC SECTION 1010.1.9.4
7. ALL DIMENSIONS & OPENINGS SHALL BE VERIFIED IN FIELD. DO NOT SCALE THIS DRAWINGS
8. ALL EXTERIOR WINDOW FRAME SHALL BE PREFINISHED, COLOR TBD

DOOR TYPES



WINDOW ELEVATIONS

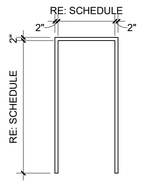


GLAZING SCHEDULE

PRESCRIPTIVE METHOD BASED ON **IECC 2015, ZONE 7:**

G1 GLASS TYPE:
1" INSULATED EXTERIOR GLAZING, LOW E
MAX U-FACTOR VALUE:
FIXED FENESTRATION 0.29
SHGC:
SEW ORIENTATION 0.45
N ORIENTATION NO REQUIREMENTS

FRAME TYPES



TYPE H.M.

HARDWARE TYPES

SET 1

SINGLE EXTERIOR

1	LEVER LOCKSET
1	DOUBLE CYLINDER DEADBOLT
1-1/2 PAIR	MORTISE HINGES W/ NON-REMOVABLE PINS
1	CLOSER W/ OVH. STOP
1	WEATHERSTRIPPING
1	DOOR SWEEP
1	ACCESSIBLE THRESHOLDS
3	SILENCERS

SET 2

DOUBLE EXTERIOR

2	LEVER LOCKSET
1	CYLINDER - KEY AS DIRECTED
(2) 1-1/2 PAIR	MORTISE HINGES W/ NON-REMOVABLE PINS
1	FLUSH BOLTS (INACTIVE LEAF)
2	CLOSER W/ OVH. STOP
1	REMOVABLE ASTRAGAL
1	WEATHERSTRIPPING
1	DOOR SWEEP
1	ACCESSIBLE THRESHOLDS
3	SILENCERS
1	RAIN DRIP

SET 3

OFFICE INTERIOR DOOR

3	HINGES
1	OFFICE LOCKSET
2	DOOR STOP
3	DOOR SILENCERS
1	SOUND INSULATION KIT
1	ADA THRESHOLD

SET 4

OVH DOOR

1	CHAIN OPERATED OVH TRACK
	REWTROFFITABLE W/ ELECT. MOTOR OPERATOR
1	LOCK
1	FULL RUBBER SEAL

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WATER TREATMENT PLANT IMPROVEMENTS

DOOR & WINDOW SCHEDULE

BAILEY WATER AND SANITATION DISTRICT
PO BOX 422
BAILEY, CO 80421

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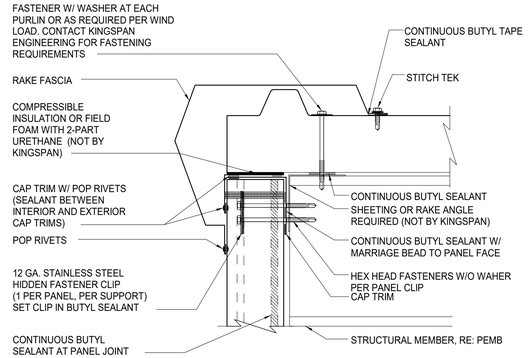
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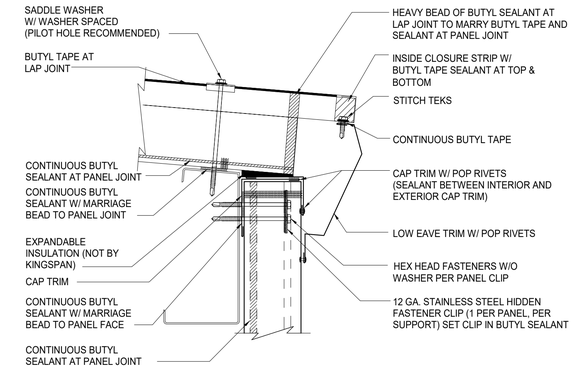
EDITION: 95% SET

SHEET: A10 OF A11

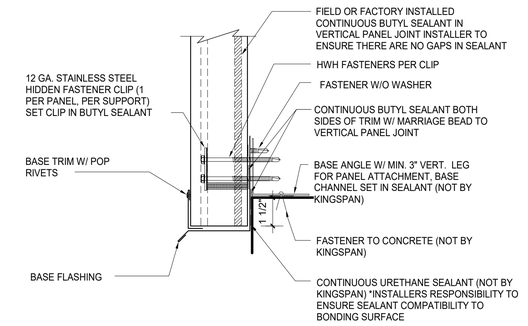
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3 RAKE DETAIL
3" = 1'-0"



2 EAVE DETAIL
3" = 1'-0"



1 BOTTOM DETAIL
3" = 1'-0"

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WATER TREATMENT PLANT IMPROVEMENTS

DETAILS

BAILEY WATER AND SANITATION DISTRICT
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DESIGN PARAMETERS

1. JURISDICTION = PARK COUNTY, COLORADO
2. BUILDING CODE
   A. 2021 INTERNATIONAL BUILDING CODE
3. DESIGN LOADS
   A. DEAD LOADS (PROVIDED BY PEMB DESIGNER)
      a. MATERIAL WEIGHT + COLLATERAL LOAD
   B. FLOOR LIVE LOADS
      a. 100 PSF
   C. ROOF SNOW LOAD
      a. GROUND SNOW LOAD, P_g = 119 PSF
      b. FLAT ROOF SNOW LOAD, P_f = 82.47 PSF
      c. SLOPED ROOF SNOW LOAD USED FOR DESIGN, P_{fd} = 71 PSF
      d. SNOW EXPOSURE FACTOR, C_e = 0.9
      e. SNOW LOAD IMPORTANCE FACTOR, I_s = 1.1
      f. THERMAL FACTOR, C_t = 1.0
   D. WIND DESIGN DATA
      a. ULTIMATE WIND SPEED, V_{ult} = 168 MPH (3 SECOND GUST)
      b. NOMINAL DESIGN WIND SPEED, V_{asd} = 130.13 MPH
      c. RISK CATEGORY II
      d. WIND EXPOSURE 'C'
      e. INTERNAL PRESSURE COEFFICIENT +/- 0.18 (ENCLOSED)
   E. EARTHQUAKE DESIGN DATA
      1. RISK CATEGORY III
      2. SEISMIC IMPORTANCE FACTOR, I_e = 1.25
      3. MAPPED SPECTRAL RESPONSE ACCELERATION PARAMETERS
         - S_S = 0.25g
         - S_1 = 0.052g
      4. SITE CLASS C
      5. DESIGN SPECTRAL RESPONSE ACCELERATION PARAMETERS
         - S_{DS} = 0.19
         - S_{D1} = 0.064
      6. SEISMIC DESIGN CATEGORY 'B'
      7. BASIC SEISMIC FORCE RESISTING SYSTEM
         - RE: PEMB DRAWINGS

FOUNDATIONS

1. FOUNDATION DESIGN BASED ON GEOTECHNICAL ENGINEERING REPORT 252792 PREPARED BY AGW DATED 8/20/2025.
2. SPREAD FOOTING CRITERIA
   A. ALLOWABLE BEARING PRESSURE = 2,000 PSF
   B. MINIMUM FROST DEPTH = 3'-0"

CONCRETE

1. CONCRETE HAS BEEN DESIGNED IN ACCORDANCE WITH ACI-318 AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACI-301 & SP-066 WITH TOLERANCES GIVEN IN ACI 117.
2. PROVIDE CONTROL JOINTS IN CONCRETE WALLS AT 25' MAXIMUM SPACING. 2/S4
3. PROVIDE CONTROL JOINTS IN CONCRETE SLABS-ON-GRADE AT 12' MAXIMUM SPACING 3/S4
4. LOCATE CONSTRUCTION JOINTS AND CONTROL JOINT LOCATIONS WHERE POSSIBLE. SLABS AND BEAMS SHALL NOT HAVE A HORIZONTAL CONSTRUCTION JOINTS; VERTICAL CONSTRUCTION JOINTS SHALL BE LOCATED AT THIRD POINT OF SPAN AND SHALL BE MADE WITH VERTICAL BULKHEADS AND HORIZONTAL KEYS. ALL REINFORCING SHALL BE CONTINUOUS THROUGH CONSTRUCTION JOINTS. PROVIDE BONDING COMPOUND BETWEEN ADJACENT POURS.
5. PROPERLY CONSOLIDATE ALL CONCRETE DURING PLACEMENT. PROVIDE SPECIAL CONSOLIDATION EFFORTS TO WORK AROUND REINFORCING AND EMBEDDED ITEMS AND ALSO CORNERS OF FORMS FOLLOWING ACI RECOMMENDATIONS.
6. CURING SHALL BE IN ACCORDANCE WITH ACI 301 AND 308.1. DURING HOT OR COLD WEATHER, CURING SHALL BE IN ACCORDANCE WITH ACI 305 AND ACI 306. INTERIOR SLABS THAT RECEIVE FLOOR FINISHES SHALL BE CURED USING MOISTURE-COVER CURING ONLY. ALL OTHER CONCRETE MAY BE CURED BY WET CURING, MOISTURE COVER CURING, OR LIQUID MEMBRANE CURING.
7. EMBEDMENTS IN CONCRETE INCLUDING ANCHOR BOLTS AND EMBED PLATES SHALL BE INSTALLED PRIOR TO POURING CONCRETE AND SECURELY TIED IN PLACET.
8. GENERAL CONTRACTOR IS RESPONSIBLE FOR DESIGN AND CONSTRUCTION OF ALL FORMWORK. FORMWORK SHALL BE SUFFICIENT TO SUPPORT THE WET WEIGHT OF CONCRETE PLUS A CONSTRUCTION LIVE LOAD OF 50 PSF.
9. SHORING DURATION TO BE COORDINATED WITH G.C., SHORING DESIGNER, AND S.E.O.R.
10. LOADS SHALL NOT BE PLACED ON CONCRETE MEMBERS SUCH AS SLABS UNTIL THE CONCRETE HAS REACHED 75% DESIGN STRENGTH OR A MINIMUM OF 7 DAYS, WHICHEVER IS LONGER
11. CONTRACTOR SHALL MAKE ALLOWANCES FOR LEVELING COMPOUNDS OR ADDITIONAL CONCRETE MATERIAL NEEDED TO ENSURE A LEVEL SURFACE
12. CONCRETE SHALL NOT BE CORED WITHOUT PRIOR APPROVAL BY S.E.O.R.
    A. REBAR, TENDONS, OR OTHER EMBEDDED ITEMS SHALL NOT BE DAMAGED BY CORING. CONTRACTOR SHALL BE REPSONSIBLE FOR SCANNING THE SLAB BY GPR OR OTHER APPROVED METHODS IN ORDER TO AVOID CONFLICTS.
13. ANCHOR BOLT TEMPLATES SHALL BE USED FOR BASEPLATES TO PROPERLY LOCATE ANCHORS.

CONCRETE MIX DESIGN

USAGE	CEMENT	f'_c (PSI)	MAX. W/C	MAX AGG	AIR	EXPOSURE CLASS
FOOTINGS	---	5,000	0.45	3/4"	5%	F1, S0
WALLS	---	5,000	0.45	3/4"	5%	F2, S0
INTERIOR SLAB ON GRADE	I/II	4,000	N/A	3/4"	N/A	F0, S0

NOTES:
1. ALL CONCRETE SHALL BE MADE WITH NORMAL WEIGHT STONE AGGREGATE CONFORMING TO ASTM C33.
2. PORTLAND CEMENT SHALL CONFORM TO ASTM C150.
3. FLY ASH SHALL CONFORM TO ASTM C618, CLASS F OR C. FLY ASH MAY BE SUBSTITUTED FOR CEMENT UP TO 20% BY WEIGHT OF THE TOTAL CEMENTITIOUS MATERIAL.
4. AIR ENTRAINING AGENT SHALL CONFORM TO ASTM C260.
5. WATER REDUCING ADMIXTURE SHALL CONFORM TO ASTM C494, TYPE A. HIGH RANGE WATER REDUCING ADMIXTURE SHALL CONFORM TO ASTM C494, TYPE F OR G.
6. ACCELERATOR SHALL CONFORM TO ASTM C494, TYPE E.
7. RETARDING ADMIXURE SHALL CONFORM TO ASTM C494, TYPE D.
8. LIGHTWEIGHT AGGREGATE SHALL CONFORM TO ASTM C330
9. F'c REFERS TO 28 DAY CONCRETE STRENGTH
10. THE GC, OWNER, AND PARTY RESPONSIBLE FOR ORDERING CONCRETE MIXES SHALL REVIEW THE GEOTECH REPORT FOR SULFATE EXPOSURE REQUIREMENTS.
    A. THE PARTY RESPONSIBLE FOR ORDERING CONCRETE SHALL COORDINATE THE CONCRETE MIX WITH THE CONCRETE SUPPLIER FOR THE REQUIRED SULFATE EXPOSURE RESISTANCE. STRENGTHS PROVIDED ABOVE ARE MINIMUMS AND MAY NEED TO BE INCRESED BASED ON SULFATE EXPOSURE.
    B. ALTERNATIVE CONCRETE MIXES FOR SULFATE EXPOSURE RESISTANCE MAY BE PERMITTED PROVIDED THAT ASTM C1012 TEST DATA MEETS THE APPLICABLE ACI 318 REQUIREMENTS. TEST DATA MUST BE PROVIDED WITH THE CONCRETE MIX SUBMITTAL.

REINFORCING

1. REINFORCING SHALL CONFORM TO ASTM A615, GRADE 60, U.N.O.
2. WELDING OF REINFORCING IS NOT ALLOWED UNLESS DETAILED IN THE DRAWINGS. WELDABLE REINFORCING SHALL CONFORM TO ASTM A706, GRADE 40 OR 60. WELDING OF REINFORCING SHALL CONFIRM TO AWS D1.4
3. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A1064
4. ALL REINFORCING BAR BENDS SHALL BE MADE IN THE FABRICATORS SHOP UNLESS APPROVED BY THE ENGINEER.
5. REBAR DOWELS FOR WALLS, BEAMS, COLUMNS, AND FOUNDATIONS SHALL NOT BE "WET-SET" AND SHALL BE INSTALLED PRIOR TO PLACING CONCRETE AND SECURELY TIED IN PLACE
6. REINFORCING FOR STRUCTURAL CONCRETE SHALL BE AS FOLLOWS:
   A. ALL REINFORCING STEEL AND ACCESSORIES SHALL BE DETAILED, FABRICATED, AND PLACED IN ACCORDANCE WITH ACI.
   B. REBAR INSTALLER SHALL USE THE STRUCTURAL DRAWINGS AND APPROVED SHOP DRAWINGS FOR PLACEMENT OF REINFORCING.
   C. REINFORCING COVER SHALL BE AS FOLLOWS:
      a. CONCRETE PLACED AGAINST EARTH = 3"
      b. CONCRETE PLACED IN FORMS BUT EXPOSED TO EARTH OR WEATHER
         - #5 BARS AND SMALLER = 1-1/2"
         - BARS LARGER THAN #5 = 2"
      c. COLUMNS, GIRDERS, BEAMS, GRADE BEAMS = 1-1/2"
      d. SLABS AND WALLS = 3/4"
   D. PROVIDE CORNER BARS TO MATCH THE SIZE AND SPACING OF ALL HORIZONTAL REINFORCING IN WALLS AND BEAMS.
   E. PROVIDE DEVELOPMENT LENGTH AND LAP SPLICES FOR REINFORCING PER THE SCHEDULE ON TYPICAL FOUNDATIONS DETAILS. WELDED WIRE FABRIC SHALL HAVE A MINIMUM LAP SPLICE OF ONE FULL MESH + 2" (8" MINIMUM). SPLICES SHALL BE WIRE TIED.
   F. SPLICE OF TOP BARS SHALL BE AT MID-SPAN AND BOTTOM BARS SHALL BE AT SUPPORTS FOR ALL BEAMS, ELEVATED SLABS AND FOR GRADE BEAMS AND FOUNDATION WALLS WITH ISOLATED (I.E. NON-CONTINUOUS) FOUNDATIONS.
   G. PROVIDE (2)#5 BARS (ONE EACH FACE) ALL SIDES AROUND OPENINGS IN SLABS AND WALLS. EXTEND BARS A DEVELOPMENT LENGTH PAST FACE OF OPENING.
   H. DOWELS BETWEEN FOOTINGS AND WALLS SHALL MATCH SIZE AND SPACING OF REBAR IN WALL U.N.O. DOWELS SHALL BE FULLY LAPPED TO REBAR IN WALL U.N.O. PROVIDE STD HOOK AT BOTTOM OF DOWEL AT BOTTOM FOOTING U.N.O.
7. GENERAL CONTRACTOR SHALL PROVIDE AN ALLOWANCE FOR DRILLED PIER REINFORCING LENGTHS TO ANTICIPATE BEDROCK BEING LOWER THAN ANTICIPATED EITHER BY INCREASING BAR LENGTH OR PROVIDING SPLICE BARS. IF SPLICE BARS ARE TO BE USED, SPLICES MUST OCCUR IN THE BOTTOM OF THE DRILLED PIER. PIER MUST BE REINFORCED FULL LENGTH.
8. CUTTING OR OMITTING OF REINFORCING DUE TO CONFLICTS SHALL NOT BE ALLOWED UNLESS APPROVED BY S.EO.R.

SUBMITTALS

1. THE CONTRACTOR SHALL SUBMIT THE FOLLOWING SUBMITTALS FOR STRUCTURAL ENGINEER'S REVIEW PRIOR TO FABRICATION OF SPECIFIC ELEMENTS:
   A. CONCRETE MIX DESIGNS. MIX DESIGN SUBMITTAL SHALL INCLUDE THE FOLLOWING:
      a. UNIQUE MIX IDENTIFICATION DESIGNATION FOR EACH MIX SUBMITTED.
      b. STATEMENT OF INTENDED USE
      c. MIX PROPORTIONS INCLUDING ALL ADMIXTURES USED
      d. MANUFACTURERS DATA FOR ALL ADMIXTURES USED
      e. WET AND DRY UNIT WEIGHT
      f. ENTRAINED AIR CONTENT
      g. DESIGN SLUMP
      h. REQUIRED AVERAGE STRENGTH
      i. STRENGTH TEST DATA
   B. CAST-IN PLACE CONCRETE REINFORCING SHOP DRAWINGS INDICATING BAR SIZE, SPACING, LOCATIONS, QUANTITIES, AND BEND SCHEDULES.
   C. CONCRETE CONTROL JOINT PLAN
   D. STEEL
      a. ANCHOR BOLTS
2. THE CONTRACTOR SHALL SUBMIT THE FOLLOWING DEFERRED SUBMITTALS TO THE BUILDING DEPARTMENT AFTER REVIEW BY THE ARCHITECT AND ENGINEERS OF RECORD. THE CONTRACTOR SHALL PROVIDE COMPLETE DRAWINGS AND CALCULATIONS FOR DEFERRED SUBMITTALS AND THESE DRAWINGS AND CALCULATIONS MUST BE PERFORMED BY, OR UNDER THE DIRECT SUPERVISION OF, A LICENSED ENGINEER IN THE PROJECT JURISDICTION AND SHALL BE SUBMITTED BEARING AN ENGINEERS SEAL AND SIGNATURE.
   A. PRE-ENGINEERED METAL BUILDING
3. SUBMITTALS SHALL BE PROVIDED IN A TIMELY FASHION AS TO ALLOW 10 WORKING DAY REVIEW TIME BY THE DESIGN TEAM.
4. PRIOR TO SUBMITTAL TO THE DESIGN TEAM, THE GENERAL CONTRACTOR SHALL REVIEW ALL SUBMITTALS FROM THE SUBCONTRACTORS AND STAMP THEM ACCORDINGLY.
5. REPRODUCTION OF THE CONTRACT DOCUMENTS FOR SHOP DRAWINGS IS NOT PERMITTED.

GENERAL

1. THE ARCHITECT, STRUCTURAL ENGINEER AND OTHER DESIGN DISCIPLINES SHALL BE NOTIFIED OF ANY DISCREPANCIES OR INCONSISTENCIES WITHIN THE DRAWINGS PRIOR TO PROCEEDING WITH THE WORK.
2. CONFLICTS WITHIN THE STRUCTURAL DRAWINGS SHALL BE REPORTED TO THE STRUCTURAL ENGINEER PRIOR TO PROCEEDING WITH THE WORK.
3. THE SIZE, WEIGHT AND LOCATIONS OF ALL EQUIPMENT, PADS, AND PENETRATIONS FOR MECHANICAL, ELECTRICAL, AND PLUMBING WORK SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO PROCEEDING WITH THE WORK.
4. THE STRUCTURAL DRAWINGS HAVE BEEN PREPARED USING AVAILABLE INFORMATION OF EXISTING CONDITIONS. DURING CONSTRUCTION, THE CONTRACTOR MAY ENCOUNTER EXISTING CONDITIONS WHICH WERE UNKNOWN DURING DESIGN. SUCH CONDITIONS MAY INTERFERE WITH NEW CONSTRUCTION OR REQUIRE PROTECTION AND/OR SUPPORT OF EXISTING WORK. THE CONTRACTOR SHALL VERIFY SITE CONDITIONS PRIOR TO STARTING THE WORK AND SHALL NOTIFY THE ENGINEER OF ALL DISCOVERIES NOT SHOWN WITHING THE STRUCTURAL DRAWINGS THAT MAY JEOPARDIZE THE EXISTING STRUCTURE OR INTERFERE WITH PROPER EXECUTION OF THE NEW CONSTRUCTION.
5. REFER TO THE ARCHITECTURAL DRAWINGS FOR DIMENSIONS NOT SHOWN IN THE STRUCTURAL DRAWINGS. DO NOT SCALE THE STRUCTURAL DRAWINGS.
6. THE STRUCTURE IS DESIGNED TO FUNCTION AS A UNIT UPON COMPLETION. THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL TEMPORARY BRACING AND/OR SUPPORT THAT MAY BE REQUIRED AS THE RESULT OF THE CONTRACTOR'S CONSTRUCTION MEANS, METHODS, AND SEQUENCING. THE DESIGN AND INSTALLATION OF ANY REQUIRED TEMPORARY BRACING SHALL BE BY THE CONTRACTOR.
7. ANY CONTRACTOR INDUCED CONSTRUCTION LOADING, INCLUDING BUT NOT LIMITED TO STOCKPILING OF MATERIAL OR EQUIPMENT, SHALL NOT EXCEED THE DESIGN LOADS LISTED IN THE DRAWINGS.
8. DO NOT PLACE BACKFILL AGAINST FOUNDATION WALLS UNTIL THE TOP AND BOTTOM OF WALLS ARE ADEQUATELY BRACED, EITHER BY PERMANENT STRUCTURAL FLOORS OR TEMPORARY BRACING PROVIDED BY THE CONTRACTOR.
9. ELECTRICAL CONDUIT CAST IN CONCRETE SLABS SHALL BE 1" (MAXIMUM) DIAMETER. CONDUIT RUNS CAN BE GROUPED WITH A MAXIMUM OF 3 PER GROUP AND ADJACENT GROUPS SHALL BE SPACED 12" O.C. MINIMUM. CONDUIT SHALL BE PLACED AT MID-DEPTH OF SLAB. NO MORE THAN TWO LAYERS OF CONDUIT CAN CROSS AT ANY LOCATION.
10. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND STRUCTURAL ENGINEER OF ELEVATED CONCRETE SLAB POURS AT LEAST 5 BUSINESS DAYS IN ADVANCE OF POUR.
11. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION DOCUMENTS PRIOR TO CONSTRUCTION
12. REFER TO ARCHITECTURAL DRAWINGS FOR FIRE PROTECTION REQUIREMENTS OF STRUCTURAL MEMBERS..
13. PROVIDE BITUMASTIC COATING AT ALL BELOW GRADE STEEL AND WOOD MEMBERS.
14. G.C. SHALL PROVIDE SLEEVES AT ALL PLUMBING PENERATIONS IN CONCRETE AND SHALL BE COORDINATED PRIOR TO CONSTRUCTION.
15. G.C. SHALL MAKE OWNERS AWARE OF ANTICIPATED MOVEMENT OF GROUND FLOOR SLAB ON GRADE PER THE GEOTECHNCIAL REPORT. ANY ADVERSE AFFECTS TO THE BUILDING DUE TO ACCEPTED SLAB MOVEMENT SHALL BE AT THE OWNERS RISK.

PRECONSRUCTION MEETINGS

1. THE GENERAL CONTRACTOR SHALL CONDUCT THE FOLLOWING PRECONSTRUCTION MEETINGS:
   A. CAST-IN-PLACE CONCRETE CONSTRUCTION
2. REQUIRED ATTENDEES FOR ALL PRECONSTRUCTION MEETINGS INCLUDE THE FOLLOWING:
   A. GENERAL CONTRACTOR
   B. SUBCONTRACTOR PERFORMING THE WORK
   C. STRUCTURAL ENGINEER
   D. INDEPENDENT TESTING AGENCY
3. OPTIONAL ATTENDEES FOR ALL PRECONSTRUCTION MEETINGS INCLUDE THE FOLLOWING:
   A. OWNER AND/OR OWNERS REPRESENTATIVE
   B. ARCHITECT

TESTING

1. ALL TESTING SHALL BE DONE BY AN APPROVED TESTING LABORATORY SELECTED AND PAID FOR BY THE OWNER.
2. CAST IN PLACE CONCRETE TESTING SHALL BE AS FOLLOWS:
   A. TEST CYLINDERS SHALL BE OBTAINED IN ACCORDANCE WITH ASTM C172.
   B. MAKING, CURING, AND HANDLING OF TEST CYLINDERS SHALL BE IN ACCORDANCE WITH ASTM C31.
   C. TESTING OF CYLINDERS SHALL BE IN ACCORDANCE WITH ASTM C39. TEST THE CYLINDERS AS FOLLOWS:
      a. ONE CYLINDER 3 DAYS (POST-TENSIONED SLAB ONLY)
      b. ONE CYLINDER AT 7 DAYS
      c. TWO CYLINDERS AT 28 DAYS
      d. ONE CYLINDER AT 56 DAYS, IF NECESSARY.
   D. INDEPENDENT TESTING AGENCY SHALL TAKE AT LEAST ONE SET OF FOUR CYLINDERS FOR EACH 100 CUBIC YARDS OF CONCRETE OF EACH CLASS OF CONCRETE. TAKE FIVE CYLINDERS FOR POST-TENSIONED CONCRETE SLABS
   E. SAMPLES FOR EACH SET OF TEST CYLINDERS SHALL BE TESTED FOR AIR CONTENT, TEMPERATURE, AND SLUMP. SLUMP AND AIR CONTENT MUST MEET PROJECT SPECIFICATIONS OR SHALL BE REJECTED PRIOR TO PLACEMENT.
   F. SAMPLES SHALL BE COLLECTED AT POINT OF PLACEMENT.
   G. TEST REPORTS SHALL BE SUBMITTED TO THE GENERAL CONTRACTOR AND EVSTUDIO AS SOON AS POSSIBLE, WITHIN FIVE DAYS OF LABORATORY TESTING

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REVISIONS

NO.	DESCRIPTION	DATE	BY

WATER TREATMENT PLAN IMPROVEMENTS

STRUCTURAL GENERAL NOTES

BAILEY WATER AND SANITATION DISTRICT
PO BOX 422
BAILEY, CO 80421

PREPARED UNDER THE DIRECT SUPERVISION OF

FOR AND ON BEHALF OF ELEMENT ENGINEERING, LLC

DRAWN BY:	CHECKED BY:
DPC	KAW

DATE: OCT 2025

JOB NUMBER: 0107.0002 & AB25031

EDITION: 95% SET

SHEET: S1 OF S6

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TABLE 1705.6
REQUIRED SPECIAL INSPECTIONS AND TESTS OF SOILS

TYPE	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION
1. VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY.	-	X
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.	-	X
3. PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS.	-	X
4. VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL.	X	-
5. PRIOR TO PLACEMENT OF COMPACTED FILL, INSPECT SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.	-	X

TABLE 1705.3
REQUIRED SPECIAL INSPECTIONS AND TESTS OF CONCRETE CONSTRUCTION

TYPE	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION	REFERENCED STANDARD (a)	IBC REFERENCE
1. INSPECT REINFORCEMENT, INCLUDING PRESTRESSING TENDONS, AND VERIFY PLACEMENT.	-	X	ACI 318 CH. 20, 25.2, 25.3, 26.6.1-26.6.3	1908.4
2. REINFORCING BAR WELDING:			AWS D1.4 ACI318: 26.6.4	-
A. VERIFY WELDABILITY OF REINFORCING BARS OTHER THAN ASTM A706;	-	X		
B. INSPECT SINGLE-PASS FILLET WELDS, MAXIMUM 5/16"; AND	-	X		
C. INSPECT ALL OTHER WELDS.	X	-		
3. INSPECT ANCHORS CAST IN CONCRETE.	-	X	ACI 318: 17.8.2	-
4. INSPECT ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS. (b)			ACI 318: 17.8.2.4 ACI 318: 17.8.2	-
A. ADHESIVE ANCHORS INSTALLED IN HORIZONTALLY OR UPWARDLY INCLINED ORIENTATIONS TO RESIST SUSTAINED TENSION LOADS.	X	-		
B. MECHANICAL ANCHORS AND ADHESIVE ANCHORS NOT DEFINED IN 4.A.	-	X		
5. VERIFY USE OF REQUIRED DESIGN MIX.	-	X	ACI 318: CH. 19, 26.4.3, 26.4.4	1904.1, 1904.2, 1908.2, 1908.3
6. PRIOR TO CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF CONCRETE.	X	-	ASTM C172 ASTM C31 ACI 318: 26.5, 26.12	1908.1
7. INSPECT CONCRETE AND SHOTCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES.	X	-	ACI 318: 26.5	1908.6, 1908.7, 1908.8
8. VERIFY MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES.	-	X	ACI 318: 26.5.3-26.5.5	1908.9
9. INSPECT PRESTRESSED CONCRETE FOR:			ACI 318: 26.10	-
A. APPLICATION OF PRESTRESSING FORCES; AND	X	-		
B. GROUTING OF BONDED PRESTRESSING TENDONS.	X	-		
10. INSPECT ERECTION OF PRECAST CONRETE MEMBERS.	-	X	ACI 318: CH. 26.9	-
11. VERIFY IN-SITU CONCRETE STRENGTH, PRIOR TO STRESSING OF TENDONS IN POST-TENSIONED CONCRETE AND PRIOR TO REMOVAL OF SHORES AND FORMS FROM BEAMS AND STRUCTURAL SLABS.	-	X	ACI 318: 26.11.2	-
12. INSPECT FORMWORK FOR SHAPE, LOCATION AND DIMENSIONS OF CONCRETE MEMBER BEING FORMED.	-	X	ACI 318: 26.11.2 (b)	-

a) WHERE APPLICABLE, SEE ALSO SECTION 1705.12, SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE.
b) SPECIFIC REQUIREMENTS FOR SPECIAL INSPECTION SHALL BE INCLUDED IN THE RESEARCH REPORT FOR THE ANCHOR ISSUED BY AN APPROVED SOURCE IN ACCORDANCE WITH 17.8.2 IN ACI 318, OR OTHER QUALIFICATION PROCEDURES. WHERE SPECIFIC REQUIREMENTS ARE NOT PROVIDED, SPECIAL INSPECTION REQUIREMENTS SHALL BE SPECIFIED BY THE REGISTERED DESIGN PROFESSIONAL AND SHALL BE APPROVED BY THE BUILDING OFFICIAL PRIOR TO THE COMMENCEMENT OF THE WORK.

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REVISIONS

NO.	DESCRIPTION	DATE	BY

WATER TREATMENT PLAN IMPROVEMENTS

STATEMENT OF SPECIAL INSPECTIONS 2018

BAILEY WATER AND SANITATION DISTRICT
PO BOX 422
BAILEY, CO 80421

PREPARED UNDER THE DIRECT SUPERVISION OF

FOR AND ON BEHALF OF ELEMENT ENGINEERING, LLC

DRAWN BY:	CHECKED BY:
DPC	KAW

DATE
OCT 2025

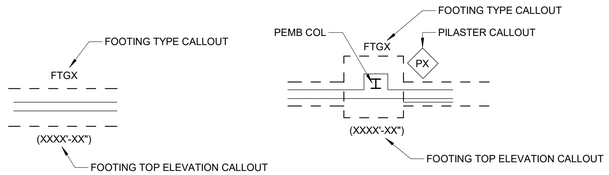
JOB NUMBER
0107.0002 & AB25031

EDITION
95% SET

SHEET
S2 OF S6

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FOUNDATION PLAN NOTES
1. 100'-0" = USGS **XXXX** = TOS PER PLAN. G.C. TO VERIFY WITH CIVIL.
2. INTERIOR SLABS ON GRADE SHALL BE **6" THICK NORMAL WEIGHT CONCRETE REINFORCED WITH** #4'S @ 12" O.C. AT MID-DEPTH & PLACED ON **4"** THICK GRANULAR LAYER AS REQD PER GEOTECH. INTERIOR SLABS ON GRADE SHALL BE PLACED OVER A VAPOR BARRIER.
3. ALL TOP OF WALLS ARE AT ELEVATION 100'-0" U.N.O. ON PLAN. TOP OF WALL TO MATCH TOP OF INTERIOR SLAB ELEVATION U.N.O. ON PLAN
4. ALL TOP OF PILASTERS ARE AT 100'-0" U.N.O.
5. ALL STRIP FOOTINGS ARE **TYPE WFTG-16 U.N.O. RE: SCHEDULE**
6. ALL TOP OF FOOTINGS ARE AT ELEVATION 97'-0" U.N.O. ON PLAN. NOTE BOTTOM OF FOOTINGS ARE TO BE A MINIMUM OF 36" BELOW ADJACENT GRADE. ALL TOPS OF FOOTINGS ARE INDICATED BASED ON ASSUMED GRADING. G.C. TO VERIFY ALL FOOTING ELEVATIONS WITH FINAL GRADING AND NOTIFY S.E.O.R. OF ANY DISCREPANCIES.
7. RE: 3/S4 FOR TYPICAL SLAB ON GRADE JOINT DETAIL.
8. SEE 2/S4 FOR CONCRETE WALL JOINT DETAILS AND 1/S4 FOR TYPICAL CONCRETE WALL INTERSECTIONS, AND 5/S4 FOR TYP STEP BOTTOM OF WALL DETAIL.
9. FOR PENETRATIONS THROUGH FOUNDATION WALLS RE: 9/S4 NOTIFY S.E.O.R. WHEN LOCATING PENETRATIONS. RE: CIVIL DRAWINGS FOR EXACT LOCATIONS OF ALL PENETRATIONS.
10. RE: 4/S4 FOR RE-ENTRANT BARS

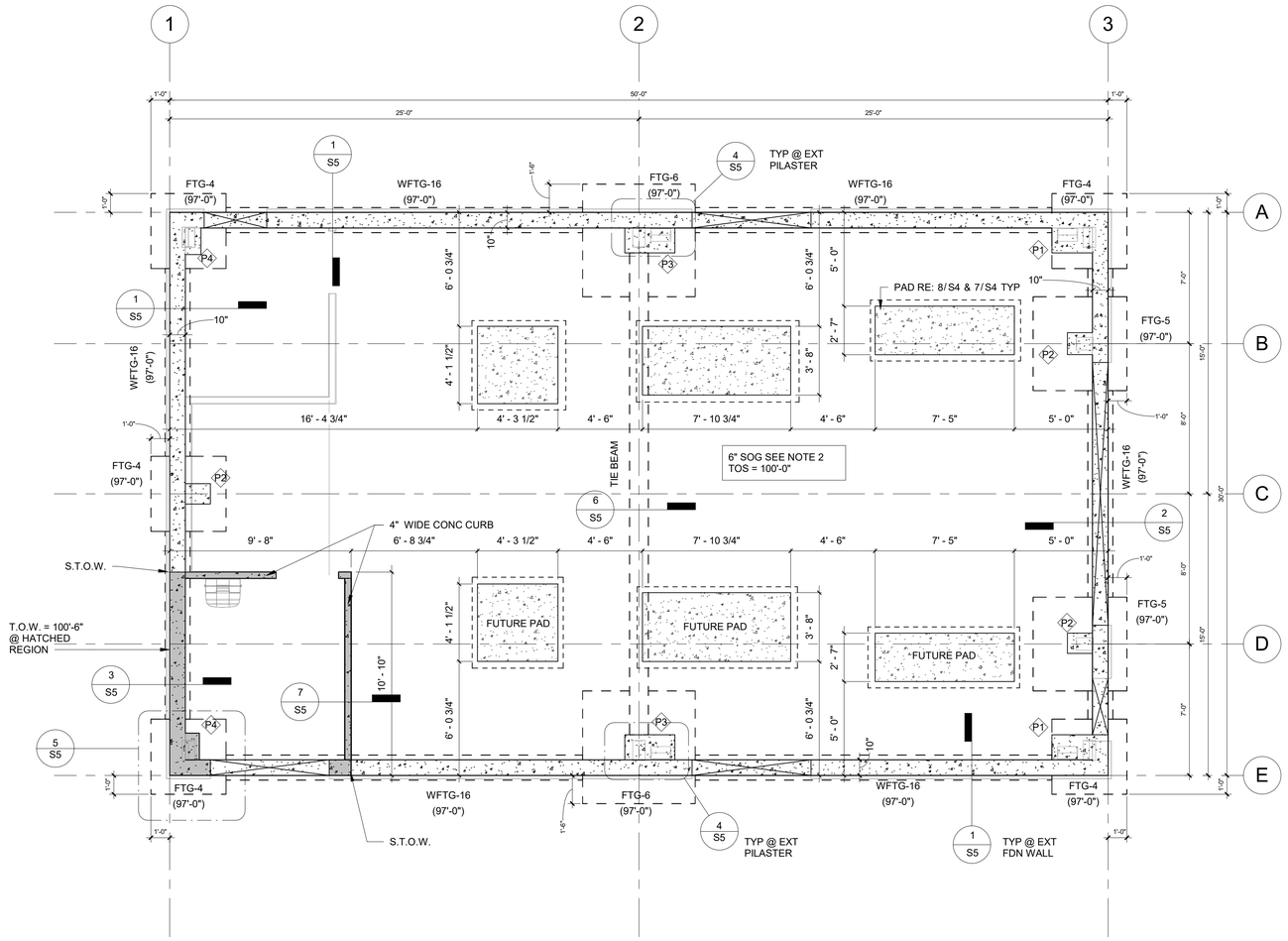


SPREAD FOOTING SCHEDULE			
TYPE	FOOTING WIDTH x LENGTH	THICKNESS	REINFORCING
FTG-4	4'-0" x 4'-0"	1'-0"	(5) #5 EA WAY (BOT)
FTG-5	5'-0" x 5'-0"	1'-0"	(6) #5 EA WAY (BOT)
FTG-6	6'-0" x 6'-0"	1'-0"	(7) #5 EA WAY (BOT)

STRIP FOOTING SCHEDULE				
TYPE	WIDTH	THICKNESS	LONGITUDINAL REINFORCING	TRANSVERSE REINFORCING
WFTG-16	1'-4"	1'-0"	(2) #5 CONT	#5 @ 14" O.C. (BOT)

PRE-ENGINEERED METAL BUILDING NOTES
1. SEE PRE-ENGINEERED METAL BUILDING DRAWINGS FOR ALL COLUMNS, BASEPLATES, ANCHOR BOLTS, GIRTS, AND DESIGN LOADS. THE DESIGN OF THESE ELEMENTS IS THE RESPONSIBILITY OF THE PRE-ENGINEERED METAL BUILDING MANUFACTURER
2. FOUNDATIONS HAVE BEEN DESIGNED BASED ON LOADS GIVEN IN PEMB DRAWINGS PROVIDED BY **VARCO PRUDEN** DATED **09 15, 2025.**
3. ALL FIELD FRAME OPENINGS REQUIRE 1/2" DIA X 15" LONG ANCHOR BOLTS (12" MIN EMBED). G.C. TO COORDINATE QUANTITY AND LOCATION WITH PEMB AND ARCH.
4. SHOULD CONTRACTOR ELECT TO USE ALTERNATIVE PEMB FROM STATED DESIGN BASIS, CONTRACTOR SHALL BEAR SEOR'S REDESIGN COSTS

FOUNDATION DESIGNED BASED ON PRELIMINARY PRE-ENGINEERED METAL BUILDING REACTIONS
FINAL REACTIONS ARE TO BE PROVIDED TO EVSTUDIO FOR VERIFICATION OF FOUNDATION DESIGN PRIOR TO CONSTRUCTION



1 STRUCTURAL FOUNDATION PLAN
1/4" = 1'-0"

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REVISIONS

NO.	DESCRIPTION	DATE	BY

WATER TREATMENT PLAN IMPROVEMENTS

FOUNDATION PLAN

BAILEY WATER AND SANITATION DISTRICT
PO BOX 422
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PREPARED UNDER THE DIRECT SUPERVISION OF

FOR AND ON BEHALF OF ELEMENT ENGINEERING, LLC

DRAWN BY:	CHECKED BY:
DPC	KAW

DATE: OCT 2025
JOB NUMBER: 0107.0002 & AB25031
EDITION: 95% SET
SHEET: S3 OF S6

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REINFORCING LAP SCHEDULE (INCHES) (4000 PSI NORMAL WEIGHT CONCRETE)						
BAR SIZE	DEVELOPMENT LENGTH, ld		CLASS B LAP SPLICE LENGTH,ls		HOOK DEVELOPMENT LENGTH, ldh	COMPRESSION SPLICE, lc
	TOP HOR.	OTHER	TOP HOR.	OTHER		
3	18	14	24	18	7	12
4	25	19	32	25	9	15
5	31	24	40	31	12	19
6	37	28	48	37	14	23
7	54	42	70	54	17	26
8	62	47	80	62	19	30
9	70	54	90	70	21	34
10	78	60	102	78	24	38

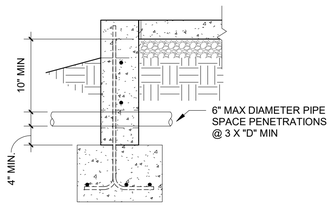
NOTE: Fy = 60,000 PSI
USE CLASS B SPLICE

REINFORCING LAP SCHEDULE (INCHES) (5000 PSI NORMAL WEIGHT CONCRETE)						
BAR SIZE	DEVELOPMENT LENGTH, ld		CLASS B LAP SPLICE LENGTH,ls		HOOK DEVELOPMENT LENGTH, ldh	COMPRESSION SPLICE, lc
	TOP BAR	OTHER	TOP BAR	OTHER		
3	17	13	22	17	6	12
4	23	17	30	23	8	15
5	29	22	36	29	11	19
6	34	26	44	34	13	23
7	49	38	64	49	15	26
8	56	43	73	56	17	30
9	63	48	82	63	19	34
10	71	54	92	71	22	38

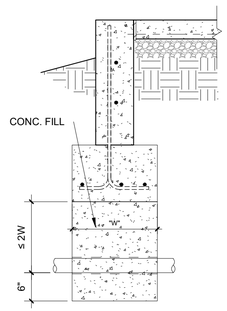
NOTE: Fy = 60,000 PSI
USE CLASS B SPLICE

LAP SPLICE NOTES
1. ALL SPLICES SHALL BE WIRED IN CONTACT, STACKED VERTICAL.
2. ALL SPLICES ARE "ls" UNLESS OTHERWISE NOTED.
3. LAP LENGTHS SPECIFICALLY DETAILED ON DRAWINGS SHALL GOVERN IN LIEU OF LAP LENGTHS SCHEDULE.
4. "TOP BARS" REFER TO ALL HORIZONTAL BARS WITH 12 INCHES OR MORE OF FRESH CONCRETE POURED BELOW THE BAR. CONTRACTOR AND REBAR DETAILER SHALL DEFAULT TO "TOP BAR" CONDITION IF QUANITY OF CONCRETE IS UNABLE TO BE VERIFIED.
5. BUNDLED BAR SPLICES
   A. INDIVIDUAL BARS SPLICES WITHIN THE BUNDLE SHALL BE STAGGERED.
   B. INCREASE LAP LENGTH 20% FOR A 3 BAR BUNDLE.
   C. INCREASE LAP LENGTH 33% FOR A 4 BAR BUNDLE

ADJUSTMENTS TO GIVEN LAP LENGTHS
1. IF REINFORCING IS SPECIFIED AS EPOXY COATED, INCREASE SCHEDULED LAP LENGTHS BY 50%.
2. IF LIGHTWEIGHT AGGREGATE IS SPECIFIED, INCREASE SCHEDULED LAP LENGTHS BY 30%.
3. SCHEDULED LAP LENGTHS ASSUME:
   A. CLEAR COVER IS GREATER THAN BAR DIAMETER AND NOT LESS THAN 3/4"
   B. CLEAR SPACING BETWEEN BARS IS GREATER THAN 2 BAR DIAMETERS.
   C. IF EITHER CONDITION A OR B IS NOT MET, INCREASE LAP LENGTHS BY 50%.



HORIZONTAL PIPE THRU FOUNDATION WALL



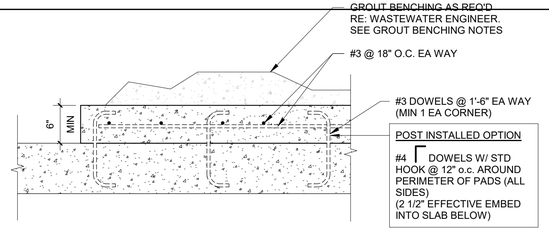
PIPE BENEATH FOOTING

NOTE:
PROVIDE PVC SLEEVE TWO SIZES LARGER THAN PIPE THRU CONC. FILL & FILL VOID W/ COMPRESSIBLE MATERIAL. CONC. FILL SHALL EXTEND 6" BELOW BOT. OF PIPE

NOTE:
IF PIPE IS MORE THAN 2W BELOW FOOTING BACK FILL & COMPACT THE SOIL BETWEEN THE PIPE & FOOTING PER THE SOILS REPORT

NOTE:
RE: PLUMBING DRAWINGS FOR PIPE LOCATIONS.

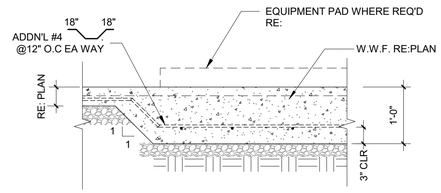
9 FDN WITH PIPE PENETRATIONS
3/4" = 1'-0"



EQUIPMENT PAD NOTES:
1. CONTRACTOR SHALL COORDINATE THE LOCATION, SIZE, AND EXTENT OF EQUIPMENT PADS WITH THE GENERAL ARRANGEMENT DRAWINGS AND THE EQUIPMENT PURCHASED

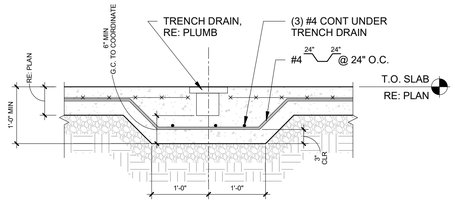
GROUT BENCHING NOTES:
1. GROUT BENCH SHALL BE 8000 PSI MINIMUM HIGH STRENGTH-NON SHRINK PORTLAND CEMENT BASED GROUT.
2. BASIN BOTTOM AND WALLS AT GROUT INTERFACE SHALL HAVE AN INTENTIONALLY ROUGHENED SURFACE. PROVIDE BONDING PRIMER TO EXISTING CONCRETE SURFACES BEFORE GROUTING.
3. TO ENSURE WATER TIGHT SURFACE ON TOP OF GROUT IT IS RECOMMENDED TO PROVIDE AN EPOXY BASED SEALANT ON TOP OF GROUT BENCH . GROUT BENCH SHALL BE FINISHED AS NEEDED FOR SEALANT INSTALLATION. ALL SEALANTS SHALL BE VERIFIED WITH THE WASTEWATER ENGINEER AND SUBMITTED TO E.O.R. FOR APPROVAL.

8 EQUIPMENT PAD
1" = 1'-0"

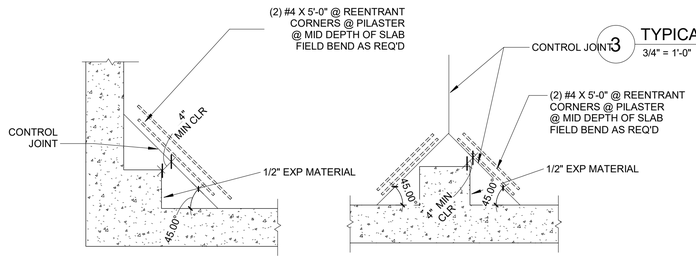


NOTES:
1. REINFORCING SHOWN ON PLAN IS IN ADDITION TO THE TYPICAL SLAB ON GRADE REINFORCING. SLAB ON GRADE REINFORCING SHALL BE CONTINUOUS THROUGH AREAS OF THICKENED SLAB

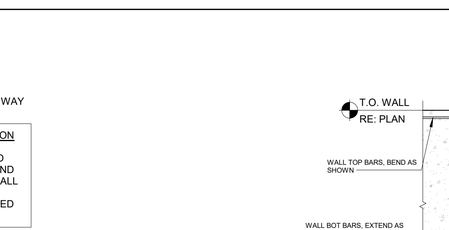
7 THICKENED SLAB AT EQUIPMENT PAD
3/4" = 1'-0"



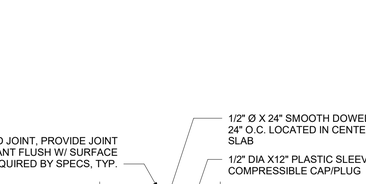
6 THICKENED SLAB AT TRENCH DRAIN
3/4" = 1'-0"



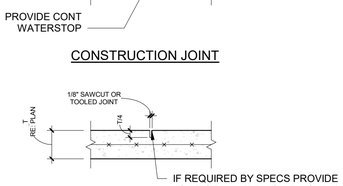
4 RE-ENTRANT BARS
1/2" = 1'-0"



5 TYPICAL FOUNDATION WALL STEPS
1/2" = 1'-0"

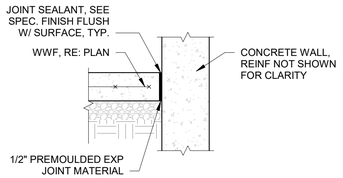


CONSTRUCTION JOINT

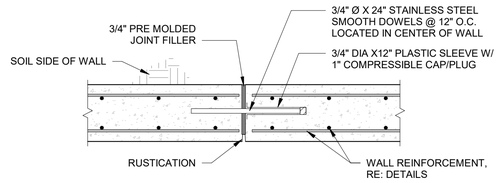


JOINT SHALL BE SAWCUT BETWEEN 4 AND 12 HOURS AFTER CONCRETE IS PLACED

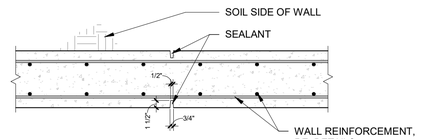
CRACK CONTROL JOINT AT INTERIOR (CCJ)



CRACK CONTROL JOINT AT EDGE (CCJ)

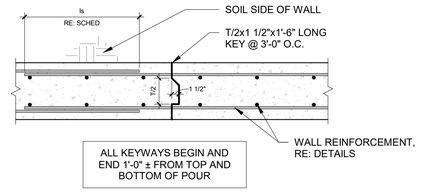


EXPANSION JOINT



PLACE CONTROL JOINTS AT 25'-0" O.C. MAX PER GEN NOTES

CONTROL JOINT

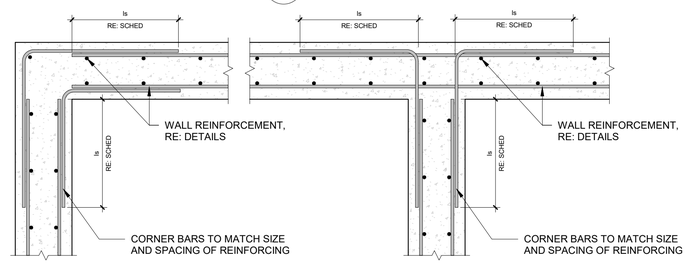


ALL KEYWAYS BEGIN AND END 1'-0" ± FROM TOP AND BOTTOM OF POUR

CONSTRUCTION JOINT

3 TYPICAL SOG JOINT DETAIL
3/4" = 1'-0"

2 TYPICAL CONCRETE WALL JOINT DETAIL
3/4" = 1'-0"



1 TYPICAL CONCRETE WALL INTERSECTIONS
3/4" = 1'-0"

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TYPICAL FOUNDATION DETAILS

BAILEY WATER AND SANITATION DISTRICT
PO BOX 422
BAILEY, CO 80421

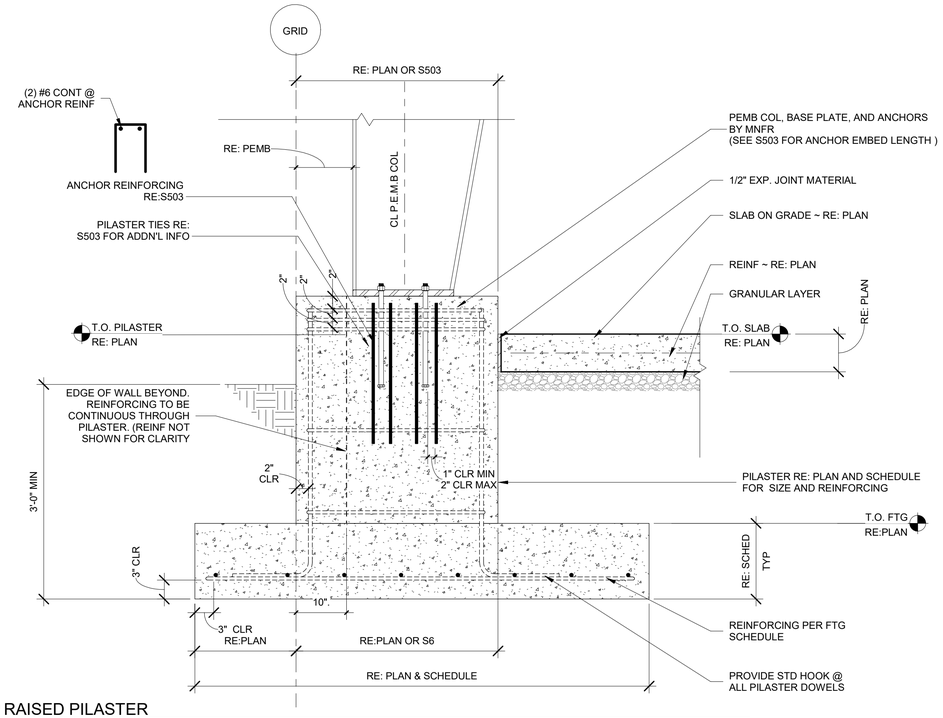
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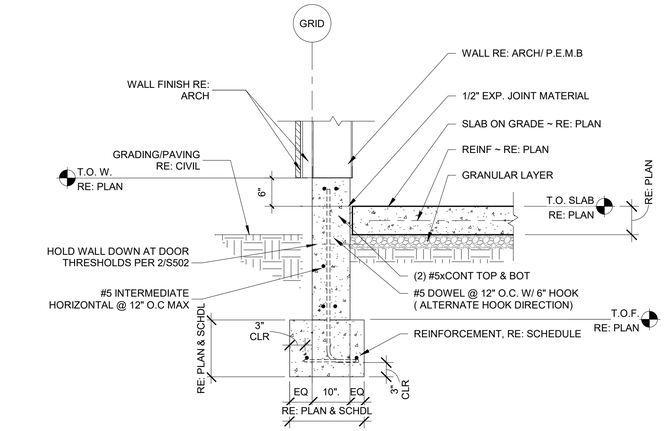
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DPC	KAW

DATE: OCT 2025
JOB NUMBER: 0107.0002 & AB25031
EDITION: 95% SET
SHEET: S4 OF S6

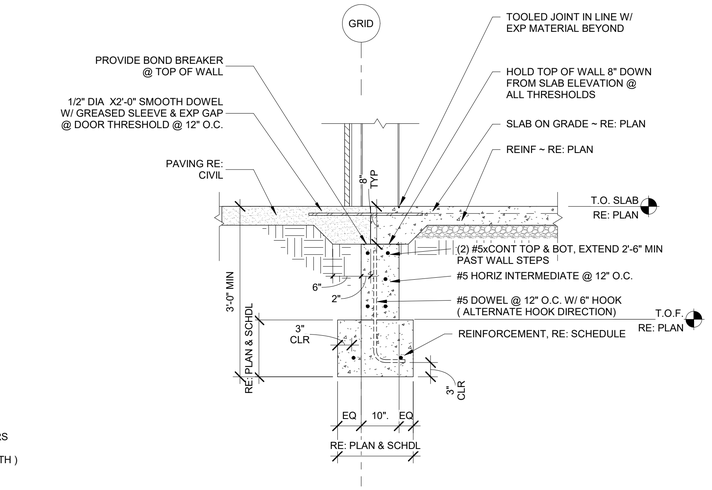
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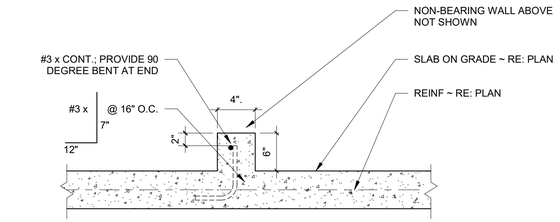
5 TYP RAISED PILASTER
1" = 1'-0"



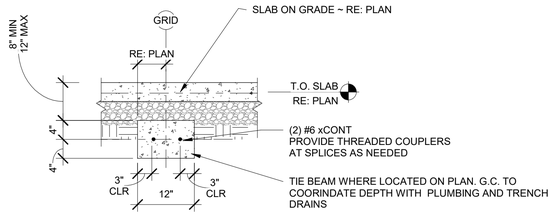
3 TYP RAISED FOUNDATION WALL
3/4" = 1'-0"



2 TYP FOUNDATION WALL @ ENTRY THRESHOLD
3/4" = 1'-0"

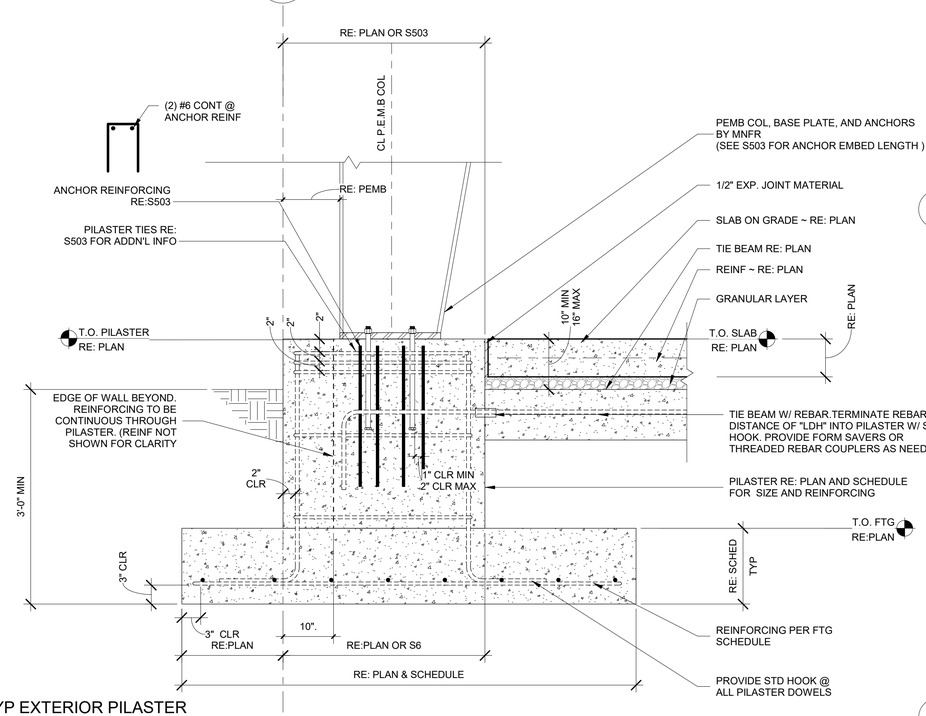


7 TYP CURB
1" = 1'-0"

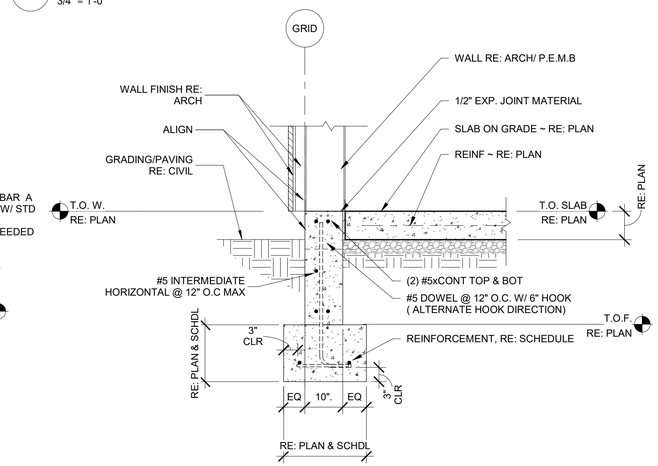


TIE BEAM AT TYPICAL CONDITION

6 TYP TIE BEAM SECTION
3/4" = 1'-0"



4 TYP EXTERIOR PILASTER
1" = 1'-0"



1 TYP EXT FOUNDATION WALL
3/4" = 1'-0"

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WATER TREATMENT PLAN IMPROVEMENTS

FOUNDATION DETAILS

BAILEY WATER AND SANITATION DISTRICT
PO BOX 422
BAILEY, CO 80421

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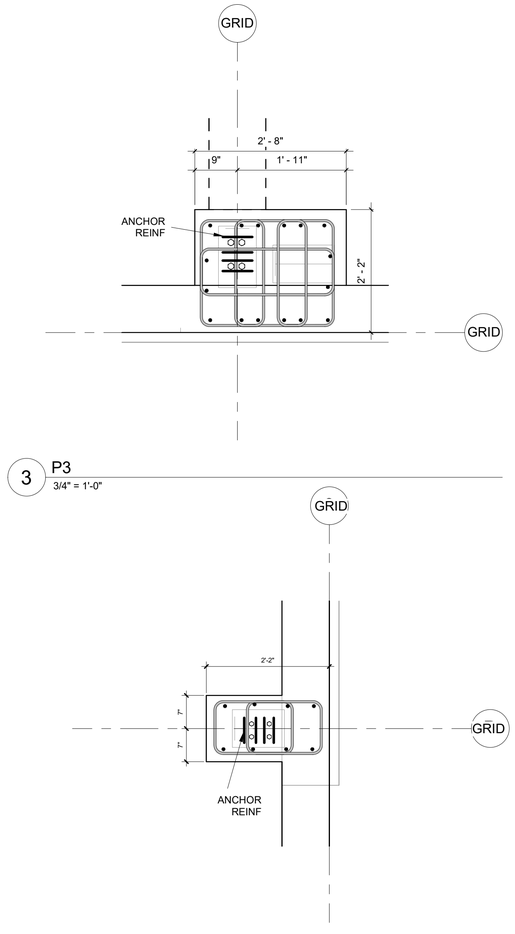
SHEET: S5 OF S6

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PILASTER SCHEDULE					
TYPE	VERT REINF.	TIES	ANCHOR REINFORCING	ANCHOR TYPE	MIN. ANCHOR EMBED
P1	(12) #6 VERT	SEE NOTE 2		F1554 GR 36	12"
P2	(8) #6 VERT	SEE NOTE 2		F1554 GR 36	12"
P3	(16) #6 VERT	SEE NOTE 2	(4) #4 @ 30"	F1554 GR 36	12"
P4	(10) #6 VERT	SEE NOTE 2	(4) #4 @ 30"	F1554 GR 36	12"

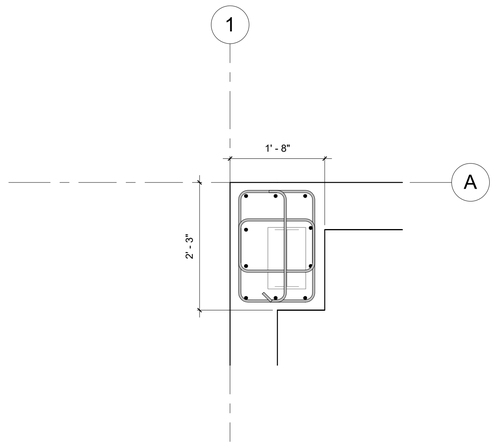
NOTES:
1. G.C. TO VERIFY LOCATION OF ALL PEMB COLUMNS WITH MANUFACTURER. COORDINATE W/ PILASTER DIMENSIONS AND NOTIFY EVSTUDIO OF ANY DISCREPANCIES
2. ALL PILASTER REINFORCING TIES TO BE #4 TIES SPACED AT 8" O.C. U.N.O. FIRST (3) TIES TO BE SPACED AT 1-1/2" O.C.. RE: DETAILS FOR ORIENTATION
3. RE: FOR TYPICAL ANCHOR REINFORCING DETAIL. NOTED ON PILASTER AS ANCHOR REINFORCING
4. RE: PLAN FOR ALL APPLICABLE DETAILS AT PILASTERS. RE: PLAN FOR CALLOUTS
5. TIES, VERTICAL BARS, ANCHOR REINFORCING MAY BE FIELD ADJUSTED TO PROVIDE 1" CLR AROUND ANCHOR BOLTS. ANCHOR REINFORCING LEGS NEED TO BE WITHIN 3" OF ANCHOR BOLTS

ANCHOR BOLT NOTES:
1. SIZE, LOCATION, & **ANCHOR PROJECTION** TO BE DETERMINED BY PRE ENGINEER METAL BUILDING MANUFACTURER
2.) ALL ANCHOR BOLTS TO BE F1554 GR 36 W/ 12" MIN EMBED U.N.O.

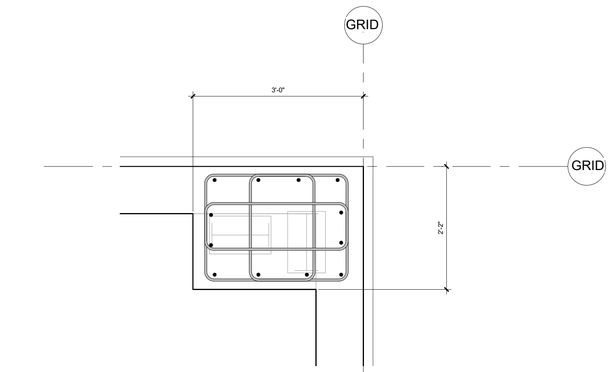


3 P3
3/4" = 1'-0"

2 P2
3/4" = 1'-0"



4 P4
3/4" = 1'-0"



1 P1
3/4" = 1'-0"

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PLUMBING SYMBOLS

PIPING SYSTEMS

- DOMESTIC COLD WATER PIPING
- DOMESTIC HOT WATER PIPING
- DOMESTIC HOT WATER RECIRCULATION PIPING
- SAN — SANITARY PIPING
- V — VENT PIPING
- ST — STORM PIPING
- OST — OVERFLOW STORM PIPING
- CD — CONDENSATE DRAIN PIPING

GENERAL PIPING

- NEW LINEWORK

PIPE VALVES & SYMBOLS

- DIRECTION OF FLOW IN PIPING
- BALL VALVE
- CHECK VALVE
- BUTTERFLY VALVE
- BALANCING VALVE
- GATE VALVE
- DOUBLE CHECK VALVE
- THERMOSTATIC MIXING VALVE
- STRAINER
- STRAINER WITH BLOWOFF
- RELIEF / SAFETY VALVE
- VACUUM BREAKER
- HOSE END BALL VALVE
- UNION
- AQUASTAT
- THERMOMETER
- SHOCK ARRESTOR
- PIPING ELBOW UP
- PIPING ELBOW DOWN
- PIPING TEE UP
- PIPING TEE DOWN
- PIPE CAP
- PIPING REDUCER
- LINE CLEANOUT / WALL CLEANOUT
- HOSE BIBB / WALL HYDRANT
- VENT THRU ROOF
- GARBAGE DISPOSAL UNIT
- 3"FD-1 — FLOOR DRAIN, SIZE AND TYPE
- 3"FCO / 3"GCO — FLOOR / GRADE CLEANOUT, SIZE

SHEET LIST

P1	PLUMBING LEGEND & NOTES
P2	PLUMBING FLOOR PLAN
P3	PLUMBING DETAILS
P4	PLUMBING SCHEDULES

ABBREVIATIONS

AAV	AIR ADMITTANCE VALVE
AD	AREA DRAIN
AFF	ABOVE FINISHED FLOOR
BFP	BACKFLOW PREVENTER
BT	BATH TUB
BTU	BRITISH THERMAL UNIT
CB	CATCH BASIN
CD	CONDENSATE DRAIN
CO	CLEANOUT
CP	CIRCULATION PUMP
CW	COLD WATER
DEG,°	DEGREES
DN	DOWN
EWH	ELECTRICAL WATER HEATER
FCO	FLOOR CLEANOUT
FD	FLOOR DRAIN
FFE	FINISHED FLOOR ELEVATION
FS	FLOOR SINK
GCO	GRADE CLEANOUT
GD	GARBAGE DISPOSAL
GPM	GALLONS PER MINUTE
HB	HOSE BIBB
HD	HEAD
HW	HOT WATER
HWC	HOT WATER CIRCULATION
HZ	HERTZ
IE	INVERT ELEVATION
IMB	ICE MAKER BOX
IN W.C.	INCHES OF WATER COLUMN
KW	KILOWATT
L	LAVATORY
LBS	POUNDS
LS	LAUNDRY SINK
LWT	LEAVING WATER TEMPERATURE
MBH	1000 BTU PER HOUR
MFR	MANUFACTURER
MSB	MOP SINK BASIN
N/A	NOT APPLICABLE
NC	NORMALLY CLOSED
NO	NORMALLY OPEN
OD	OVERFLOW DRAIN
PH,ø	PHASE
PIV	POST INDICATOR VALVE
PRV	PRESSURE REDUCING VALVE
QTY	QUANTITY
RPM	REVOLUTIONS PER MINUTE
S	SINK
SA	SHOCK ARRESTOR
SAN	SANITARY
SP	SUMP PUMP
ST	STORAGE TANK
SV	SHOWER VALVE
TDH	TOTAL DYNAMIC HEAD
TEA	THERMAL EXPANSION ABSORBER
TMV	THERMOSTATIC MIXING VALVE
U/F	UNDERFLOOR
U/G	UNDERGROUND
U/S	UNDERSLAB
V	VENT
VTR	VENT THROUGH ROOF
WB	WASHER BOX
WC	WATER CLOSET
WCO	WALL CLEANOUT
WH	WALL HYDRANT

GENERAL NOTES

1. THE PLANS ARE, TO A GREAT EXTENT, DIAGRAMMATIC IN NATURE. DRAWING SCALES SHOULD BE VERIFIED FROM DIMENSIONS ON ARCH. PLANS. THE INFORMATION PRESENTED IS AS EXACT AS COULD BE SECURED.

2. CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO SUBMITTING A BID TO COVER THE CONDITIONS AT THE SITE INFORMING THEMSELVES OF ALL DETAILS

3. ALL WORK SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES, LAWS, ACTS AND ORDINANCES, AND ALL AUTHORITIES HAVING JURISDICTION.

4. THE COMPLETED INSTALLATION SHALL BE IN ACCORDANCE WITH ALL ENGINEERING REQUIREMENTS, THE OWNER'S DESIGN CRITERIA, UTILITY COMPANY REQUIREMENTS, APPLICABLE INDUSTRY STANDARDS OF GOOD PRACTICE AND SAFETY, AND THE MANUFACTURER'S STRICTEST RECOMMENDATIONS FOR EQUIPMENT AND PRODUCT APPLICATION AND INSTALLATION.

5. RECORD DRAWINGS - PREPARE AND SUBMIT TO THE OWNER RECORD DRAWINGS INDICATING THE EXACT LOCATION OF ALL EQUIPMENT INCLUDING THE EQUIPMENT'S "AS INSTALLED" SIZE(S). MANUFACTURER, MODEL NUMBERS, AND PERFORMANCE RATINGS.

6. SUPPORTS - EQUIPMENT, PIPING, OR ANY OTHER ACCESSORY SHALL NOT BE SUPPORTED FROM OTHER PIPING, DUCTWORK, METAL ROOF DECK, LATERAL BRACING BRIDGING, OR CONDUIT. ITEMS SHALL ONLY BE SUPPORTED FROM BUILDING STRUCTURE.

6. COORDINATE EXACT LOCATION OF ALL PIPING AND EQUIPMENT WITH STRUCTURAL, ARCHITECTURAL, ELECTRICAL, AND OTHER MECHANICAL SYSTEMS.

7. COORDINATE EXACT LOCATION OF ALL PIPING AND EQUIPMENT WITH STRUCTURAL, ARCHITECTURAL, ELECTRICAL, AND OTHER MECHANICAL SYSTEMS.

8. WHERE MOUNTING HEIGHTS ARE NOT DETAILED OR DIMENSIONED, INSTALL MECHANICAL SERVICES AND OVERHEAD EQUIPMENT TO PROVIDE THE MAXIMUM HEADROOM POSSIBLE.

9. ALL PIPING TO VIBRATING EQUIPMENT SHALL HAVE FLEXIBLE CONNECTORS.

10. COORDINATE ALL ROOF AND CHASE PENETRATIONS WITH STRUCTURAL DRAWINGS AND ROOF INSTALLER.

10. ALL TESTS SHALL BE COMPLETED BEFORE ANY MECHANICAL EQUIPMENT OR PIPING INSULATION IS APPLIED.

11. OWNER TO HAVE CHOICE SALVAGE OF ALL PLUMBING FIXTURES AND EQUIPMENT WHICH ARE PLANNED TO BE REMOVED BY CONTRACTOR. EQUIPMENT NOT SALVAGED BY OWNER SHALL BE REMOVED FROM SITE AND PROPERLY DISPOSED OF BY THE CONTRACTOR.

12. BEFORE REMOVAL OF ANY MECHANICAL EQUIPMENT, CONTRACTOR SHALL RECOVER USED REFRIGERANT IN A PROPERLY LABELED D.O.T. APPROVED REFILLABLE CYLINDER TO MEET E.P.A. STANDARDS. RECOVERED REFRIGERANT MUST BE CHEMICALLY ANALYZED AND REPROCESSED OR DISPOSED OF PER E.P.A. REQUIREMENTS, SECTION 608 OF THE CLEAN AIR ACT AND A.R.I. STANDARD 700.

13. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK.

14. ALL TESTS SHALL BE COMPLETED BEFORE ANY MECHANICAL EQUIPMENT OR PIPING INSULATION IS APPLIED.

15. CONCRETE HOUSEKEEPING PADS TO SUIT MECHANICAL EQUIPMENT SHALL BE SIZED AND LOCATED BY THE MECHANICAL CONTRACTOR. MINIMUM CONCRETE PAD THICKNESS SHALL BE 6 INCHES. PAD SHALL EXTEND BEYOND THE EQUIPMENT A MINIMUM OF 6 INCHES ON EACH SIDE. CONCRETE HOUSEKEEPING PADS SHALL BE PROVIDED BY THE GENERAL CONTRACTOR. IT SHALL BE THE RESPONSIBILITY OF THE MECHANICAL CONTRACTOR TO COORDINATE THE SIZES AND LOCATIONS OF CONCRETE HOUSEKEEPING PADS WITH THE GENERAL CONTRACTOR.

16. ACCESS PANELS ARE REQUIRED (MIN. 18"X18") FOR ACCESS TO EVERY VALVE AND CONTROL SENSOR IF NOT OTHERWISE ACCESSIBLE. ACCESS PANEL SHALL BE APPROVED BY ARCHITECT/ENGINEER. COORDINATE PANEL LOCATIONS WITH THE ARCHITECT PRIOR TO INSTALLATION.

17. PROVIDE SHUTOFF VALVES IN ALL DOMESTIC WATER PIPING SYSTEM BRANCHES IN WHICH BRANCH PIPING SERVES TWO OR MORE FIXTURES.

18. ROUTE ALL PIPING PARALLEL TO BUILDING WALLS, STRUCTURE AND FEATURES, AS HIGH AS POSSIBLE, AND OFFSET AS NECESSARY TO AVOID STRUCTURAL MEMBERS, MECHANICAL EQUIPMENT AND THE LIKE.

19. REFER TO ARCHITECTURAL DRAWINGS FOR MOUNTING HEIGHTS OF STANDARD AND ACCESSIBLE PLUMBING FIXTURES.

20. SLOPE ALL SANITARY WASTE PIPE SIZES 2-1/2" AND UNDER AT 1/4 INCH PER FOOT.

21. SLOPE ALL SANITARY WASTE PIPE SIZES 3" AND ABOVE AT 1/8 INCH PER FOOT.

22. SLOPE ALL STORM AND OVERFLOW STORM PIPING AT 1/8 INCH PER FOOT.

23. SLOPE ALL CONDENSATE DRAINAGE PIPING AT 1/8 INCH PER FOOT.

24. ALL QUICK-CLOSING DOMESTIC WATER VALVES SHALL BE PROVIDED WITH WATER HAMMER ARRESTORS, CONFORMING TO ASSE 1010, INSTALLED PER PDI-WH102, AS NECESARY TO PREVENT WATER HAMMER FROM OCCURING. INCLUDING BUT NOT LIMITED TO CLOTHES WASHERS, DISHWASHERS, FLUSH VALVES, ICE MAKERS, AND COFFEE MAKERS.

GENERAL SYMBOLS

- (X) — KEY NOTE REFERENCE
- (X) — RISER DIAGRAM REFERENCE
- Name / Elevation — ELEVATION MARK
- 1 / A-101 SIM — SECTION CUT: UPPER NUMBER INDICATES DETAIL, LOWER NUMBER INDICATES SHEET
- 1 / A-101 SIM — DETAIL REFERENCE: UPPER NUMBER INDICATES DETAIL, LOWER NUMBER INDICATES SHEET
- NOT IN SCOPE AREA

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REVISIONS

NO.	DESCRIPTION	DATE	BY

WATER TREATMENT PLANT IMPROVEMENTS

PLUMBING LEGEND & NOTES

BAILEY WATER AND SANITATION DISTRICT
PO BOX 422
BAILEY, CO 80421

PREPARED UNDER THE DIRECT SUPERVISION OF

FOR AND ON BEHALF OF ELEMENT ENGINEERING, LLC

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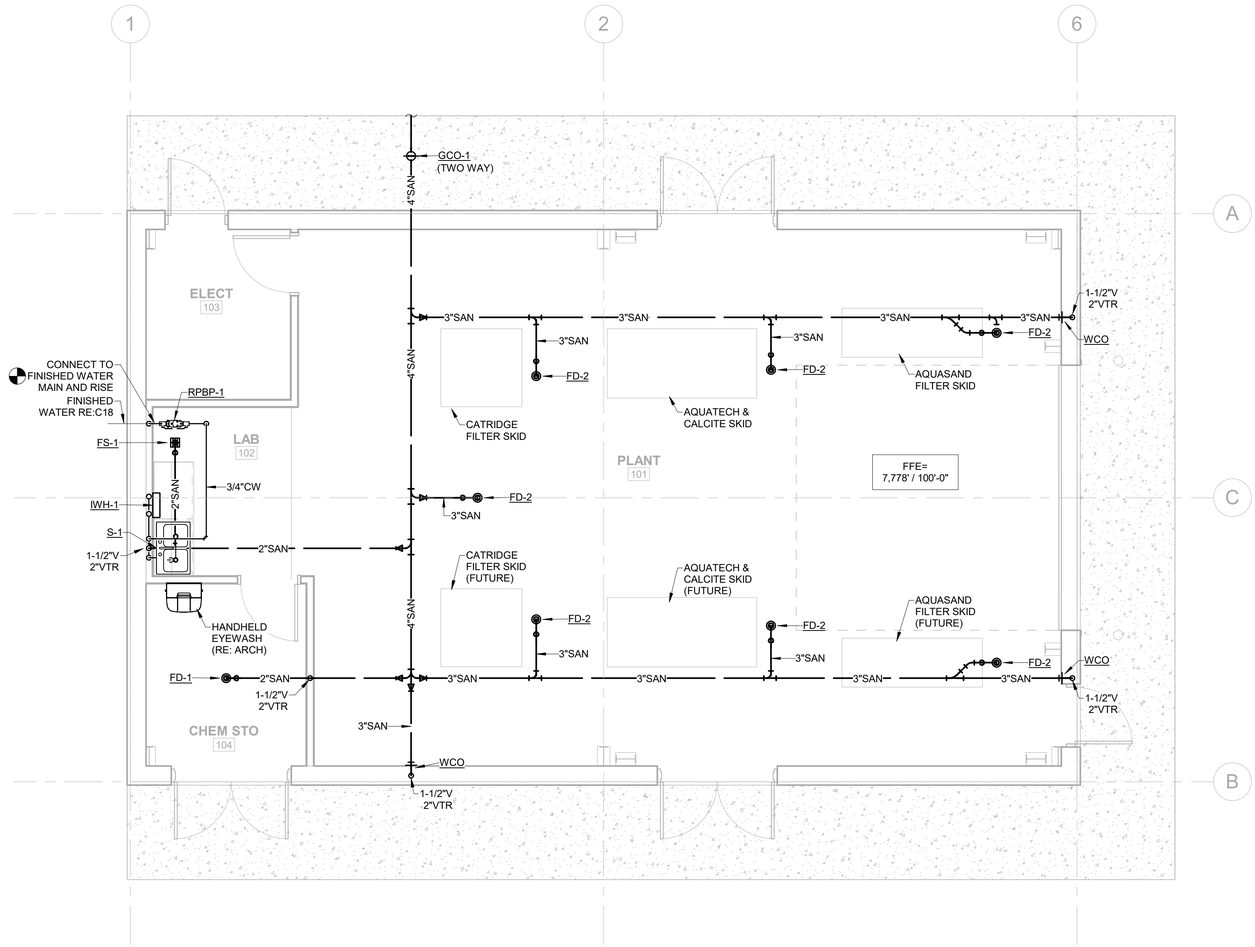
DATE: OCT 2025

JOB NUMBER: 0107.0002 & AB25031

EDITION: 95% SET

SHEET: P1 OF P4

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

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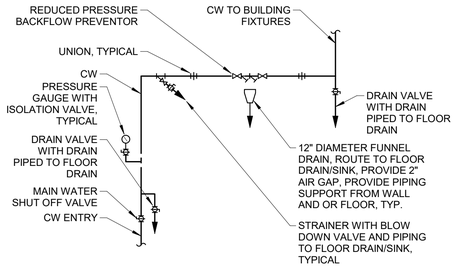
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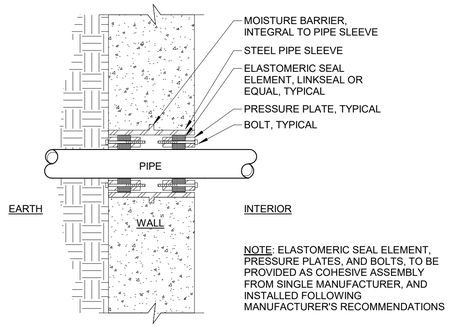
EDITION
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SHEET
P2 OF P4

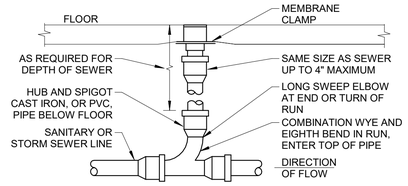
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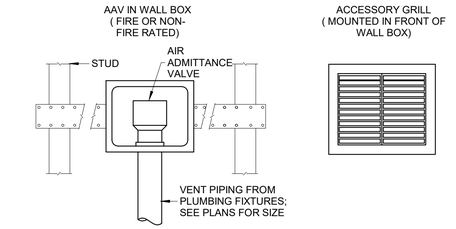
9 DOMESTIC CW ENTRY DETAIL



6 PIPE SEAL THRU WALL DETAIL



3 TYPICAL FLOOR/GRADE CLEANOUT DETAIL



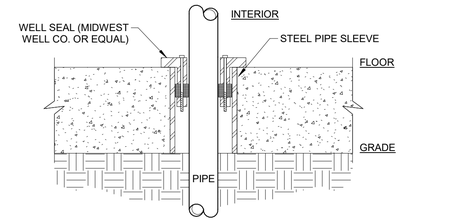
NOTES:

1. AAV MUST CONFORM TO ASSE 1050 OR 1051 & BE MARKED WITH MFR. NAME, MODEL & CLASSIFICATION. LOCATED NOT LESS THAN 4" ABOVE HORIZONTAL BRANCH DRAIN OR FIXTURE BEING VENTED AND NOT LESS THAN 6" ABOVE FLOOD LEVEL RIM OF FIXTURE.

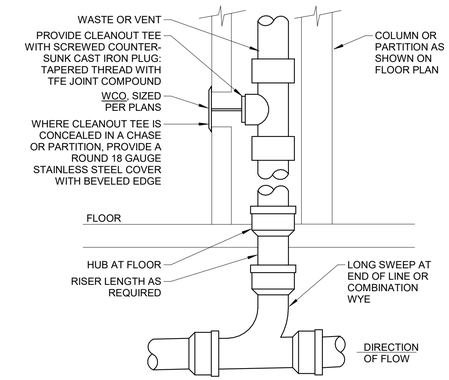
2. MUST BE LOCATED WITHIN THE MAXIMUM DEVELOPED LENGTH PERMITTED FOR THE VENT AND INSTALLED NO LESS THAN 6" ABOVE INSULATION MATERIALS WHERE INSTALLED IN ATTICS.

3. AIR GRILLE OR ACCESS PANEL MUST BE INSTALLED TO ENSURE ADEQUATE VENTILATION FOR PROPER OPERATION; MUST BE ACCESSIBLE FOR INSPECTION, SERVICE, AND REPAIR OR REPLACEMENT. FOLLOW ALL MANUFACTURERS INSTALLATION REQUIREMENTS AND APPLICABLE LOCAL CODES.

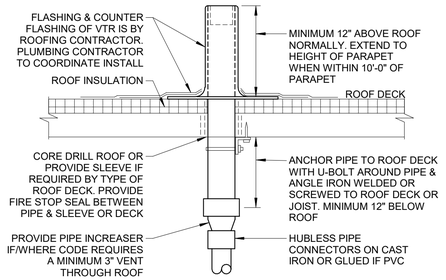
8 AIR ADMITTANCE VALVE DETAIL



5 SLEEVE/SEAL THRU FLOOR DETAIL



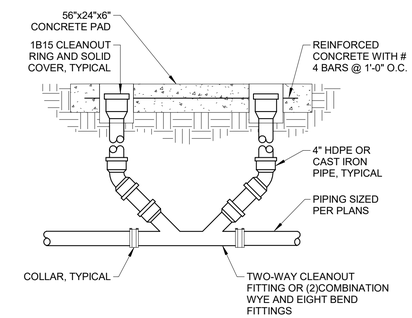
2 TYPICAL WALL CLEANOUT DETAIL



7 INSTANTANEOUS WATER HEATER DETAIL

REFER TO PLANS FOR VTR PIPE SIZES AND LOCATIONS. LOCATE VTR MINIMUM THREE FEET FROM PROPERTY LINE, OR FIFTEEN FEET HORIZONTAL OR THREE FEET VERTICAL ABOVE ANY BUILDING OPENING OR FRESH AIR INTAKE, OR ONE FOOT FROM ANY VERTICAL SURFACE. LOCATE VTR MINIMUM 18" FROM PARAPET, EXPANSION JOINT, EQUIPMENT CURB, ETC. OFFSET IN CELING SPACE WHERE REQUIRED TO MEET THESE CONDITIONS

4 VENT THRU ROOF DETAIL



1 TWO-WAY GRADE CLEANOUT DETAIL

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WATER TREATMENT PLANT IMPROVEMENTS

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PLUMBING FIXTURE SCHEDULE

PLAN CODE	DESCRIPTION	FIXTURE BASIS OF DESIGN		ACCESSORIES		REMARKS	FLOW GPF/GPM	ADA	WASTE	VENT	CW	HW
		MANUFACTURER	MODEL	COMPONENT	MANUFACTURER							
S-1	SINK	ACORN	DD-3322	CHICAGO	1100-E35-369CP	33"x22"x8" DEEP, DOUBLE COMP., SELF RIMMING, 18 GAUGE TYPE 304, 3-HOLE PUNCH. MANUALLY OPERATED CENTER-SET DUAL HANDLE FAUCET. PROVIDE BASKET STRAINERS, OFFSET, 17 GAUGE P-TRAP, ANGLE SUPPLIES W/L.K. STOPS.	1.5	NO	2"	1-1/2"	1/2"	1/2"

PLUMBING ACCESSORY SCHEDULE

PLAN CODE	DESCRIPTION	MANUFACTURER	MODEL	REMARKS	WASTE	VENT	CW	HW
FD-1	FLOOR DRAIN	JRSMITH	2005	TWO-PIECE STRAINER WITH DOUBLE FLANGE, CLAMP RING, ROUND ADJUSTABLE NIKALOY STRAINER.	2"	1-1/2"	-	-
FD-2	FLOOR DRAIN	JRSMITH	2110	TWO-PIECE STRAINER WITH DOUBLE FLANGE, CLAMP RING, ROUND ADJUSTABLE NIKALOY STRAINER. MEDIUM DUTY.	3"	1-1/2"	-	-
FS-1	FLOOR SINK	JRSMITH	3100	SQUARE CAST IRON BODY, ACID RESISTANT INTERIOR, DOUBLE FLANGE WITH WEEPHOLES, BOTTOM OUTLET, INTERNAL ALUMINUM DOME STRAINER AND CAST IRON, ACID RESISTANT ANTI-TILTING NON-TRAFFIC GRATE.	2"	1-1/2"	-	-
GCO-1	GRADE CLEANOUT	JOSAM	58460A	COATED CAST IRON WITH FLANGE, BOTTOM CONNECTION, INTERNAL COUNTERSUNK PLUG AND SCORIATED ROUND TOP.	4"	-	-	-
RPBP-1	REDUCED PRESSURE BACKFLOW PREVENTOR	WATTS	LF909-QT-S	BRONZE BODIED VALVE WITH STAINLESS STEEL CHECK ASSEMBLIES, WITH 1/4 TURN BALL VALVES, PROVIDE WITH STRAINER AND FUNNEL DRAIN.	-	-	3/4"	-

ELECTRIC WATER HEATER SCHEDULE

PLAN CODE	MANUFACTURER & MODEL	SERVES	GPH RECOVERY @ 100°F RISE	CAPACITY (GAL)	HEATING CAPACITY (KW)	VOLTAGE	PHASE	DIMENSIONS			WEIGHT (LBS)	NOTES
								HEIGHT	WIDTH	DEPTH		
IWH-1	EEMAX / XTP020480	SINK	-	2	20	480	3	18.5	20.5	5.8	36	1, 2, 3

1. PROVIDE DISCONNECTS AS REQUIRED BY MANUFACTURER.
2. MOUNT HEATER ON BACK WALL WITH MANUFACTURER'S WALL MOUNTING BRACKET.
3. HW SUPPLY TO SINK TO BE WITHIN 12" OF FAUCET. COORDINATE EXACT WATER HEATER LOCATION PRIOR TO INSTALLATION.

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MECHANICAL SYMBOLS

PIPING SYSTEMS

- HHWS — HEATING HOT WATER SUPPLY PIPING
- HHWR — HEATING HOT WATER RETURN PIPING
- CHWS — CHILLED WATER SUPPLY PIPING
- CHWR — CHILLED WATER RETURN PIPING
- RS — REFRIGERANT SUCTION LINE
- RL — REFRIGERANT LIQUID LINE
- RG — REFRIGERANT HOT GAS LINE
- CS — CONDENSER WATER SUPPLY PIPING
- CR — CONDENSER WATER RETURN PIPING
- HPWS — HEAT PUMP WATER SUPPLY PIPING
- HPWR — HEAT PUMP WATER RETURN PIPING
- HPS — HIGH PRESSURE STEAM PIPING
- HPC — HIGH PRESSURE CONDENSATE PIPING
- MPS — MEDIUM PRESSURE STEAM PIPING
- MPC — MEDIUM PRESSURE CONDENSATE PIPING
- LPS — LOW PRESSURE STEAM PIPING
- LPC — LOW PRESSURE CONDENSATE PIPING

GENERAL PIPING

- NEW LINEWORK
- EXISTING LINEWORK
- DEMOLITION LINEWORK

PIPE VALVES & SYMBOLS

- DIRECTION OF FLOW IN PIPING
- BALL VALVE
- CHECK VALVE
- BUTTERFLY VALVE
- BALANCING VALVE
- GATE VALVE
- GLOBE VALVE
- TWO WAY CONTROL VALVE
- THREE WAY CONTROL VALVE
- SOLENOID VALVE
- STRAINER
- STRAINER WITH BLOWOFF
- RELIEF / SAFETY VALVE
- PRESSURE REDUCING VALVE
- VACUUM BREAKER
- CONTROL VALVE
- HOSE END BALL VALVE
- UNION
- TRIPLE DUTY VALVE
- THERMOMETER
- PRESSURE GAUGE
- PRESSURE / TEMPERATURE PORT
- AUTOMATIC AIR VENT
- MANUAL AIR VENT
- PIPING ELBOW UP
- PIPING ELBOW DOWN
- PIPING TEE UP
- PIPING TEE DOWN
- PIPE CAP
- PIPING REDUCER
- PRESSURE SWITCH
- TEMPERATURE SWITCH
- DIFFERENTIAL PRESSURE SWITCH

SHEET LIST

M1	MECHANICAL LEGEND & NOTES
M2	MECHANICAL FLOOR PLAN
M3	MECHANICAL DETAILS & SCHEDULES

HVAC & DUCT SYMBOLS

- LINEAR SLOT DIFFUSER
- INSULATED FLEXIBLE DUCT
- BRANCH DUCT WTIH 45° TP AND MANUAL BALANCING DAMPER
- BRANCH DUCT WITH CONICAL FITTING AND MANUAL BALANCING DAMPER
- ELBOW WITH TURNING VANES
- SUPPLY OR OUTSIDE AIR DUCT UP
- SUPPLY OR OUTSIDE AIR DUCT DOWN
- RETURN OR TRANSFER AIR DUCT UP
- RETURN OR TRANSFER AIR DUCT DOWN
- EXHAUST AIR DUCT UP
- EXHAUST AIR DUCT DOWN
- SUPPLY DIFFUSER
- RETURN GRILLE
- EXHAUST REGISTER
- AIR DEVICE DESIGNATION — B — 230 CFM
- MANUAL BALANCING DAMPER
- SQUARE TO ROUND TRANSITION
- 18x10 — RECTANGULAR DUCT (PLAN DIMENSION FIRST)
- 18"ø — ROUND DUCT
- 18x10 — OVAL DUCT (PLAN DIMENSTION FIRST)
- FLEXIBLE DUCT
- TRANSITION IN DUCT SIZE (SINGLE LINE DUCT)
- ROUND OR OVAL DUCT RISER
- F — FIRE DAMPER
- FS — FIRE / SMOKE DAMPER
- S — SMOKE DAMPER
- H — HUMIDISTAT
- T — THERMOSTAT
- CO — CARBON MONOXIDE SENSOR
- CO_2 — CARBON DIOXIDE SENSOR
- TS — TEMPERATURE SENSOR
- HS — HUMIDITY SENSOR
- PS — PRESSURE SENSOR
- S — EMERGENCY SHUT DOWN SWITCH
- M — MOTORIZED DAMPER

GENERAL SYMBOLS

- X — KEY NOTE REFERENCE
- CONNECTION POINT OF NEW TO EXISTING
- EXTENT OF DEMOLITION SYMBOL
- X — RISER DIAGRAM REFERENCE
- Name / Elevation — ELEVATION MARK
- SIM / 1 / A-101 — SECTION CUT: UPPER NUMBER INDICATES DETAIL, LOWER NUMBER INDICATES SHEET
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GRAPHIC SCALE

APPLICABLE CODES

LOCAL AHJ: BAILEY, CO

2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2018 INTERNATIONAL FUEL GAS CODE
2018 INTERNATIONAL BUILDING CODE

ABBREVIATIONS

A/C	AIR CONDITIONING(ER)
AAV	AUTOMATIC AIR VENT
ACCU	AIR COOLED CONDENSING UNIT
ADJ	ADJUSTABLE
AF	AIR FILTER
AFF	ABOVE FINISHED FLOOR
AHRI	AIR-CONDITIONING HEATING AND REFRIGERATION INSTITUTE
AHU	AIR HANDLING UNIT
AMB	AMBIENT
AP	ACCESS PANEL
AS	AIR SEPARATOR
AV	ACID VENT
B	BOILER
BAS	BUILDING AUTOMATION SYSTEM
BDD	BACKDRAFT DAMPER
BFF	BELOW FINISHED FLOOR
BOD	BOTTOM OF DUCT
BOG	BOTTOM OF GRILLE
BTU	BRITISH THERMAL UNIT
BV	BALL VALVE
CD	CONDENSATE DRAIN
CF	CUBIC FEET
CFH	CUBIC FEET PER HOUR
CFM	CUBIC FEET PER MINUTE
CH	CHILLER
CHWP	CHILLED WATER PUMP
CHWR	CHILLED WATER RETURN
CHWS	CHILLED WATER SUPPLY
CLG	CEILING
CONC	CONCENTRIC
CR	CONDENSER WATER RETURN
CRAC	COMPUTER ROOM AIR CONDITIONER
CS	CONDENSER WATER SUPPLY
CT	COOLING TOWER
CU	CONDENSING UNIT
CUH	CABINET UNIT HEATER
CV	CHECK VALVE
CWP	CONDERSER WATER PUMP
DB	DRY BULB
DDC	DIRECT DIGITAL CONTROLS
DIFF	DIFFUSER
DN	DOWN
DP	DEW POINT
DPR	DAMPER
DT	DRAW THROUGH
DX	DIRECT EXPANSION
(E)	EXISTING
E/A	EXHAUST AIR
EAG	EXHAUST AIR GRILLE
EAT	ENTERING AIR TEMPERATURE
ECC	ECCENTRIC
EDB	ENTERING DRY BULB
EF	EXHAUST FAN
ELEC	ELECTRICAL
ERV	ENERGY RECOVERY VENTILATOR
ES	EQUAL SPLIT
ESP	EXTERNAL STATIC PRESSURE
EUH	ELECTRIC UNIT HEATER
EWB	ENTERING WET BULB
EWT	ENTERING WATER TEMPERATURE
EXH	EXHAUST
FCU	FAN COIL UNIT
FDPR	FIRE DAMPER
FPM	FEET PER MINUTE
FR	FROM
FSD	FIRE/SMOKE DAMPER
FT	FEET
FTR	FLUE THRU ROOF
G	NATURAL GAS
GC	GENERAL CONTRACTOR
GFU	GAS FURNACE UNIT
GPH	GALLONS PER HOUR
GPM	GALLONS PER MINUTE
GR	GRILLE
GUH	GAS UNIT HEATER
HD	HEAD
HHWP	HEATING HOT WATER PUMP
HHWR	HEATING HOT WATER RETURN
HHWS	HEATING HOT WATER SUPPLY
HP	HORSEPOWER, HEAT PUMP
HSTAT	HUMIDISTAT
HTG	HEATING
HVU	HEATING AND VENTILATING UNIT

ABBREVIATIONS CONT...

IN	INCHES
IN WC	INCHES OF WATER COLUMN
KW	KILOWATTS
LAT	LEAVING AIR TEMPERATURE
LD	LINEAR DIFFUSER
LRA	LOCKED ROTOR AMPS
LWT	LEAVING WATER TEMPERATURE
MAU	MAKE UP AIR UNIT
MAX	MAXIMUM
MBH	1000 BTU PER HOUR
MC	MECHANICAL CONTRACTOR
MCA	MINIMUM CIRCUIT AMPACITY
MFR	MANUFACTURER
MIN	MINIMUM
MMBH	1,000,000 BTU PER HOUR
MTD	MOUNTED
MTZ	MOTORIZED
MVD	MANUAL VOLUME DAMPER
(N)	NEW
N/A	NOT APPLICABLE
NC	NOISE CRITERIA, NORMALLY CLOSED
ND	NECK DIAMETER
NIC	NOT IN CONTRACT
NO	NORMALLY OPEN
O/A	OUTSIDE AIR
OC	ON CENTER
OR	ON ROOF
OS&Y	OUTSIDE SCREW & YOKE
OSD	OPEN SIGHT DRAIN
OV	OUTSIDE VELOCITY
PD	PRESSURE DROP
PH	PHASE
PRV	PRESSURE REDUCING VALVE
PSI	POUNDS PER SQUARE INCH
(R)	RELOCATED EXISTING
R/A	RETURN AIR
RAG	RETURN AIR GRILL
RAO	RETURN AIR OPENING
RAR	RETURN AIR REGISTER
REC	RECOVERY
REG	REGISTER
RH	RELATIVE HUMIDITY
RLA	RUNNING LOAD AMPS
RPM	REVOLUTIONS PER MINUTE
RTU	ROOF TOP UNIT
S/A	SUPPLY AIR
SAG	SUPPLY AIR GRILL
SAR	SUPPLY AIR REGISTER
SDPR	SMOKE DAMPER
SF	SQUARE FEET, SUPPLY FAN
SO	SHUT OFF
SP	STATIC PRESSURE
SS	STAINLESS STEEL
ST	SOUND TRAP, STEAM TRAP
STM	STEAM
TAO	TRANSFER AIR OPENING
TD	TRANSFER DUCT, TEMP, DIFFERENCE
TDH	TOTAL DYNAMIC HEAD
TG	TRANSFER GRILL
THERM	THERMOMETER
TSTAT	THERMOSTAT
TYP	TYPICAL
UC	UNDER CUT
UF	UNDER FLOOR
UG	UNDER GROUND
UNO	UNLESS NOTED OTHERWISE
UV	ULTRAVIOLET
VAC	VACUUM
VAV	VARIABLE AIR VOLUME
VEL	VELOCITY
VF	VENTILATION FAN
VFD	VARIABLE FREQUENCY DRIVE
W	WATT
W/	WITH
W/O	WITHOUT
WB	WET BULB
WC	WATER COLUMN
WG	WATER GAUGE
WPD	WATER PRESSURE DROP

GENERAL NOTES

1. THE MECHANICAL INSTALLATION SHALL COMPLY WITH THE CURRENT LOCAL MECHANICAL CODE.
2. CONNECTION TO EQUIPMENT SHALL BE VERIFIED WITH MANUFACTURER'S CERTIFIED DRAWINGS. TRANSITIONS TO ALL EQUIPMENT SHALL BE VERIFIED AND PROVIDED FOR EQUIPMENT FURNISHED.
3. DIMENSIONS SHALL BE VERIFIED AND COORDINATED PRIOR TO PROCUREMENT OR FABRICATION. COORDINATE THE WORK WITH OTHER TRADES INVOLVED. FIELD MODIFICATIONS SUCH AS OFFSETS IN PIPING OR DUCTWORK NEEDED DUE TO OBSTRUCTIONS OR INTERFERENCES SHALL BE PROVIDED AT NO ADDITIONAL COST.
4. SEE SPECIFICATIONS FOR DUCT PRESSURE CLASS.
5. PROVIDE AIR TURNING VANES IN ALL 90 DEGREE RECTANGULAR ELBOWS.
6. COORDINATE DIFFUSER, GRILLE AND REGISTER LOCATIONS WITH ARCHITECTURAL REFLECTED CEILING PLANS, EQUIPMENT, FURNITURE AND DOOR SWINGS.
7. DUCT CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE SMACNA HVAC DUCT CONSTRUCTION STANDARD.
8. LOCATE THERMOSTATS, TEMPERATURE SENSORS, HUMIDISTATS, CO2 SENSORS AND HUMIDITY SENSORS AT 48" ABOVE FINISHED FLOOR UNLESS NOTES OTHERWISE. COORDINATE LOCATIONS WITH OTHER EQUIPMENT, FURNITURE, DOOR SWINGS AND LIGHT SWITCHES.
9. ALL DUCT SIZES SHOWN ARE INSIDE DIMENSIONS.
10. DAMPERS AND INTERIOR OF DUCT VISIBLE THROUGH AIR DEVICES SHALL BE PAINTED FLAT BLACK.
11. PROVIDE TRAPPED CONDENSATE DRAINS WITH APPROPRIATE DEPTH FOR ALL COOLING COILS.
12. ACCESS PANELS IN DUCT WORK AND CEILINGS SHALL BE PROVIDED WHERE REQUIRED FOR OPERATION, BALANCING, OR MAINTENANCE OF ALL MECHANICAL EQUIPMENT.
13. ALL DUCTWORK AND PIPING IS SHOWN SCHEMATICALLY. PROVIDE ALL TRANSITIONS, TURNING VANES, ELBOWS, FITTINGS, ETC. TO ALLOW SMOOTH FLOWS. ALL DUCT SPLITS SHALL TRANSITION TO FULL SIZE OF THE SUM OF BOTH BRANCHES, UPSTREAM OF SPLIT.
14. VERIFY FINISHES WITH ARCHITECT PRIOR TO PURCHASING GRILLES, REGISTERS, DIFFUSERS, LOUVERS AND OTHER AIR DISTRIBUTION DEVICES.
15. PROVIDE DUCT FLEX CONNECTIONS ON ALL DUCTWORK CONNECTING TO EACH FAN, AIR HANDLING UNIT, AND FAN COIL UNIT.
16. PROVIDE TRANSITIONS AT DIFFUSER NECKS AS REQUIRED TO MATCH SIZES OF FLEX DUCTS TO BE CONNECTED.
17. SLEEVE AND/OR FIRESTOP ALL PENETRATIONS THROUGH RATED WALLS, CEILINGS, AND FLOORS WITH UL LISTED ASSEMBLIES. FIRESTOP ASSEMBLIES SHALL BE EQUAL TO OR EXCEED THE RATING OF THE WALL, CEILING OR FLOOR. SEE ARCHITECTURAL DRAWINGS FOR FINAL FINISHES. ALL FIRESTOP MATERIAL TO BE PROVIDED BY A SINGLE MANUFACTURER.
18. MAINTAIN A MINIMUM CLEARANCE OF 6" BETWEEN DUCTWORK, PIPING, EQUIPMENT, ETC. AND ALL FIRE RATED AND FIRE/SMOKE RATED ASSEMBLIES TO ALLOW FOR INSPECTION OF ASSEMBLY.
19. SLEEVE AND SEAL ALL PIPING PENETRATIONS THROUGH BUILDING PARTITIONS AND MAINTAIN STC RATINGS. SEE ARCHITECTURAL DRAWINGS FOR PARTITION RATINGS.
20. ANY DEVIATIONS IN ELECTRICAL REQUIREMENTS FROM THE BASIS OF DESIGN FOR MECHANICAL EQUIPMENT SHALL BE THE RESPONSIBILITY OF THE MECHANICAL CONTRACTOR TO ENSURE COORDINATION WITH THE ELECTRICAL CONTRACTOR FOR PROPER WIRE SIZE, CONDUITS, DISCONNECTS, FUSES, STARTERS, VFD'S, ETC. AT NO ADDITIONAL COST.
21. THESE CONTRACT DOCUMENTS HAVE BEEN SUBMITTED FOR CONTRACTOR DEVELOPMENT OF THE CONSTRUCTION WORK PLAN. COORDINATION BETWEEN THE CONTRACTOR AND SUBCONTRACTORS IS THE RESPONSIBILITY OF THE CONTRACTOR. CHANGES TO THESE DRAWINGS AS A RESULT OF THE CONSTRUCTION COORDINATION AND THE DEVELOPMENT OF THE CONSTRUCTION WORK PLAN ARE THE RESPONSIBILITY OF THE CONTRACTOR.
22. THESE CONTRACT DOCUMENTS DETAIL THE CONCEPT OF THE WORK. COORDINATION OF CONCEPTUALLY EQUAL BUT NOMINALLY DIFFERENT SYSTEMS OR PRODUCTS SELECTED BY CONTRACTOR ARE THE RESPONSIBILITY OF THE CONTRACTOR.

PIPE INSULATION REQUIREMENTS

FLUID OPERATING TEMPERATURE RANGE AND USAGE(°F)	INSULATION CONDUCTIVITY		NOMINAL PIPE OR TUBE SIZE (INCHES)				
	CONDUCTIVITY BTU *IN.(H *SF *(°F)	MEAN RATING TEMPERATURE (°F)	< 1"	1" TO <1-1/2"	1-1/2" TO < 4"	4" TO < 8"	> 8"
> 350	0.32 - 0.34	250	4.5	5.0	5.0	5.0	5.0
251-350	0.29 - 0.32	200	3.0	4.0	4.5	4.5	4.5
201 - 250	0.27 - 0.30	150	2.5	2.5	2.5	3.0	3.0
141 - 200	0.25 - 0.29	125	1.5	1.5	2.0	2.0	2.0
105 - 140	0.21 - 0.28	100	1.0	1.0	1.5	1.5	1.5
40 - 60	0.21 - 0.27	75	0.5	0.5	1.0	1.0	1.0
< 40	0.20 - 0.26	50	0.5	1.0	1.0	1.0	1.5

GENERAL NOTES:

A. FOR PIPING SMALLER THAN 1-1/2" LOCATED IN PARTITIONS IN CONDITIONED SPACE, INSULATION CAN BE REDUCED BY 1", BUT NOT LESS THAN 1" IN THICKNESS.

DUCT INSULATION REQUIREMENTS

LOCATION / DUCT SYSTEM	MINIMUM INSULATION R-VALUE
EXTERIOR, OUTDOOR DUCTWORK / SUPPLY, RETURN, OUTSIDE AIR	R-12
UNCONDITIONED OUTSIDE INSULATED ENVELOPE / SUPPLY, RETURN, OUTSIDE AIR	R-12
UNCONDITIONED WITHIN INSULATED ENVELOPE / SUPPLY, RETURN, OUTSIDE AIR	R-6
INDIRECTLY CONDITIONED RETURN AIR PLENUM / SUPPLY, RETURN, OUTSIDE AIR	R-4.2
DESCRIPTION / TYPE	**MINIMUM THICKNESS**
EXHAUST DUCTWORK (INTERIOR) - LINED WITHIN 10 FT OF FAN	1.0"
LOUVER BLANK-OFF SECTIONS (MAINTAIN VAPOR BARRIER)	1.0"
TERMINAL UNIT (VAV BOX) INLET DUCTWORK - DUCT WRAP	1.5"
TERMINAL UNIT (VAV BOX) OUTLET DUCTWORK - LINED, 5 FT MIN.	1.0"
TRANSFER AIR AND RETURN AIR DUCTS - ACOUSTICAL LINER	1.0"
OUTSIDE AIR PLENUMS AND DUCTWORK - DUCT WRAP	1.0"

GENERAL NOTES:

A. OUTDOOR DUCTWORK SHALL BE DOUBLE-WALL, GASKETED, AND INSULATED BETWEEN INNER AND OUTER LAYER OF DUCTS. DUCTWORK SHALL BE SLOPED OR CAPPED, TO PREVENT STANDING WATER, WITH GALVANIZED SHEET METAL CONSTRUCTED WITH WATERPROOF SEAMS AND JOINTS AND SECURED WITH STAINLESS STEEL STRAPS.

B. INSULATION/LINER SHALL MEET FLAME/SMOKE SPREAD RATINGS OF 25/50 PER ASTM E84, UL 723, AND NFPA 255.

C. EXPOSED DUCTWORK IN CONDITIONED SPACE IS NOT REQUIRED TO BE INSULATED UNLESS NOTED OTHERWISE ON PLANS.

D. DUCT SIZES INDICATED ON DRAWINGS ARE "INSIDE CLEAR" DIMENSIONS. ACTUAL SHEET METAL SIZE SHALL ACCOUNT FOR DUCT WRAP OR LINER THICKNESS

PROJECT SPECIFIC INFORMATION

DESIGN CRITERIA	
DESCRIPTION	**VALUE**
CITY, STATE	BAILEY, CO
COUNTY	PARK COUNTY
ALTITUDE (FT)	7,500
CLIMATE ZONE	5B
SUMMER / COOLING	**TEMPERATURE**
OUTDOOR DRY BULB (DB), ASHRAE 0.4%	81°F
OUTDOOR WET BULB (WB), ASHRAE 0.4%	61°F
INDOOR COOLING DESIGN TEMPERATURES	75°F
WINTER / HEATING	**TEMPERATURE**
OUTDOOR DRY BULB (DB), ASHRAE 99.6%	-14°F
INDOOR DESIGN TEMPERATURE (DB) - STANDARD	70°F

GENERAL NOTES:

A. NO SPECIFIC HUMIDITY REQUIREMENTS UNLESS NOTED OTHERWISE.

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WATER TREATMENT PLANT IMPROVEMENTS

MECHANICAL LEGEND & NOTES

BAILEY WATER AND SANITATION DISTRICT
PO BOX 422
BAILEY, CO 80421

PREPARED UNDER THE DIRECT SUPERVISION OF

FOR AND ON BEHALF OF ELEMENT ENGINEERING, LLC

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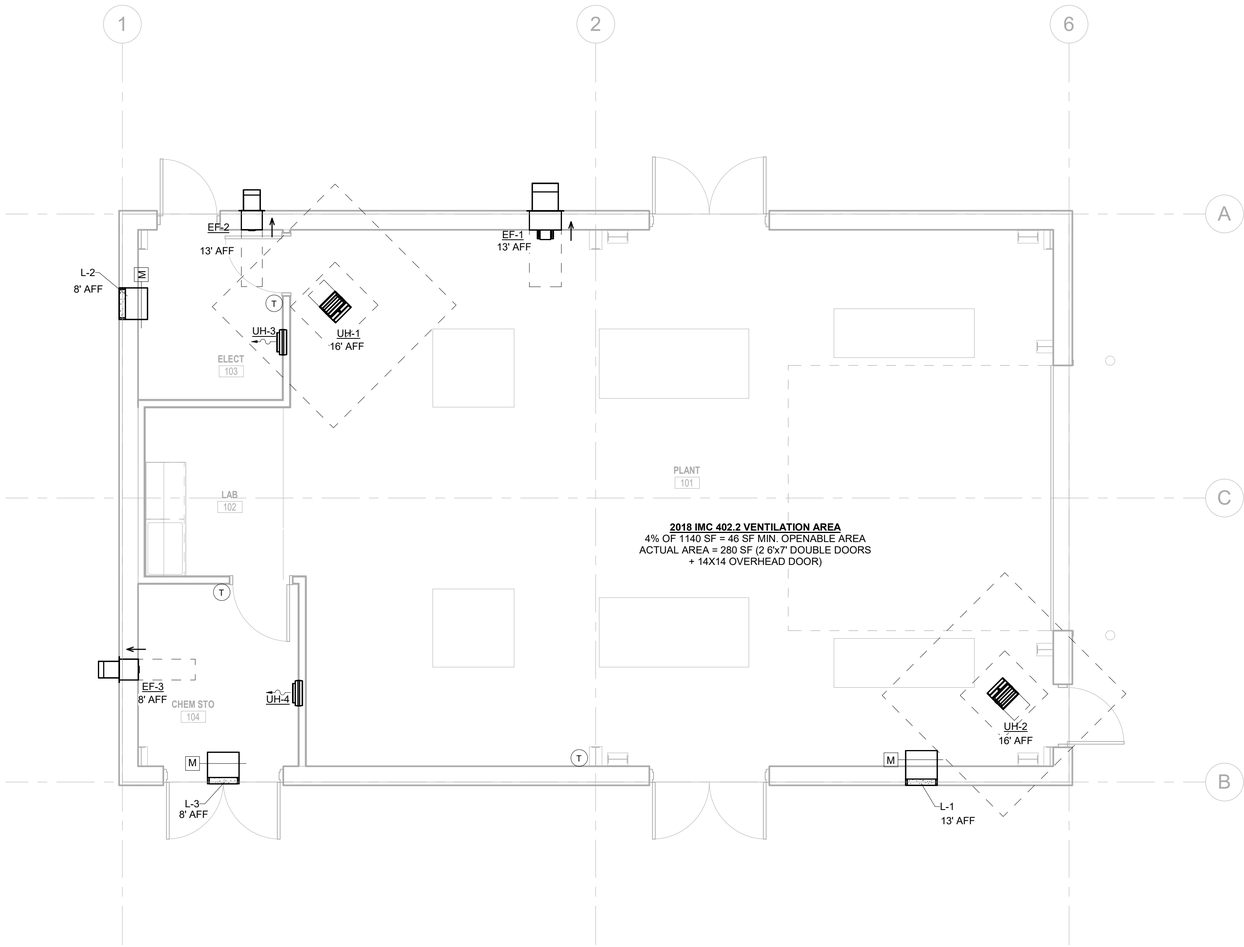
JOB NUMBER: 0107.0002 & AB25031

EDITION: 95% SET

SHEET: M1 OF M3

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KEYED NOTES (X)



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

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WATER TREATMENT PLANT IMPROVEMENTS

MECHANICAL FLOOR PLAN

BAILEY WATER AND SANITATION DISTRICT
PO BOX 422
BAILEY, CO 80421

PREPARED UNDER THE DIRECT SUPERVISION OF

FOR AND ON BEHALF OF
ELEMENT ENGINEERING, LLC

DRAWN BY:	CHECKED BY:
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JOB NUMBER
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EDITION
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SHEET
M2 OF M3

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ELECTRIC HEATER SCHEDULE

MARK	DESCRIPTION	KW	OUTPUT MBH	CFM	VOLT/PHASE	MCA	MOCP	BASIS OF DESIGN	REMARKS
UH-1	PLANT UNIT HEATER	7	23.9	300	480/3	4	15	REZNOR EUH-7	1-3
UH-2	PLANT UNIT HEATER	7	23.9	300	480/3	4	15	REZNOR EUH-7	1-3
UH-3	ELECTRICAL ROOM HEATER	1	5.1	160	408/1	3	15	REZNOR EHC-1	1-2, 4
UH-4	CHEMICAL STORAGE HEATER	1	5.1	160	408/1	3	15	REZNOR EHC-1	1-2, 4

1. PROVIDE DISCONNECT SWITCH.
2. COORDINATE COLOR WITH OWNERS AND ARCHITECTS.
3. PROVIDE WALL MOUNTED T-STAT.
4. UNIT MOUNTED THERMOSTAT.

FAN SCHEDULE

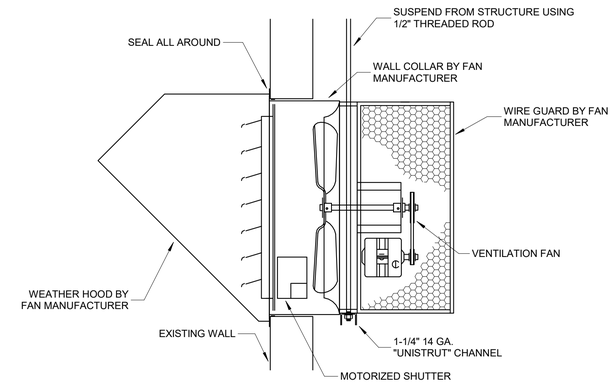
MARK	DESCRIPTION	CFM	STATIC PRESSURE	POWER	FAN RPM	VOLT/PHASE	BASIS OF DESIGN	REMARKS
EF-1	PLANT EXHAUST FAN	1000	0.1	1/4 HP	970	115/1	SE1-14-432-VG	1-4
EF-2	ELECTRICAL ROOM EXHAUST FAN	300	0.05	1/50 HP	1350	115/1	SE1-8-440-G	1-4
EF-3	CHEMICAL STORAGE ROOM EXHAUST FAN	300	0.05	1/50 HP	1350	115/1	SE1-8-440-G	1-4

1. DISCONNECT SWITCH.
2. INSECT SCREEN.
3. THERMOSTAT CONTROLLED.
4. BACKDRAFT DAMPER.

LOUVER SCHEDULE

MARK	DESCRIPTION	CFM	MAX S.P. IN. OF WATER	SIZE	BASIS OF DESIGN	REMARKS
L-1	PLANT INTAKE	300	0.03	20"x14"	GREENHECK EDJ-401	1-2
L-2	ELECTRICAL ROOM INTAKE	300	0.03	20"x14"	GREENHECK EDJ-401	1-2
L-3	CHEMICAL STORAGE INTAKE	300	0.03	20"x14"	GREENHECK EDJ-401	1-2

1. PROVIDE W/ ALUMINUM BIRDSCREEN.
2. VERIFY FINISH W/ ARCHITECTURE TO MATCH BUILDING COLOR.



1 SECTION AT VENT FAN

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WATER TREATMENT PLANT IMPROVEMENTS

MECHANICAL DETAILS & SCHEDULES

BAILEY WATER AND SANITATION DISTRICT
PO BOX 422
BAILEY, CO 80421

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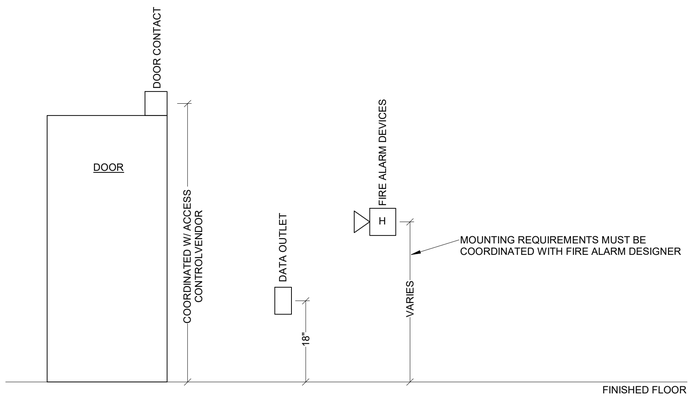
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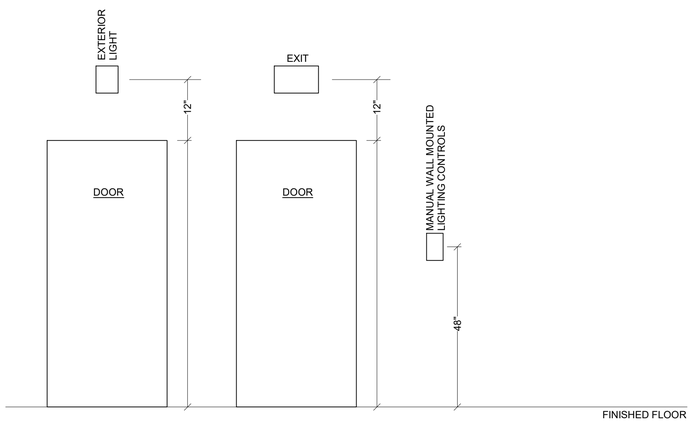
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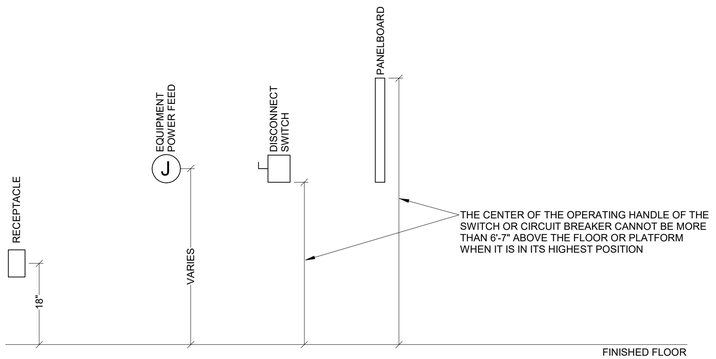
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DEVICE MOUNTING REQUIREMENTS







NOTES:

1. MOUNTING HEIGHTS SHOWN ON ARCHITECTURAL ELEVATIONS SHALL GOVERN OVER THOSE SHOWN ABOVE.
2. CONTRACTOR SHALL ENSURE THAT ALL MOUNTING HEIGHTS COMPLY WITH CURRENT ADA REQUIREMENTS.
3. WHERE EVER DEVICES ARE INDICATED TO BE ABOVE DOORS, DEVICE SHALL BE CENTERED BETWEEN TOP OF DOOR TRIM AND CEILING LINE OR +12" ABOVE TOP OF DOOR TRIM WHERE DISTANCE TO CEILING IS GREATER THAN 24".
4. ALL ABOVE COUNTER (DESIGNATED BY "AC") SHALL BE MOUNTED 8" ABOVE COUNTER OR MAXIMUM HEIGHT OF 44" TO TOP OF DEVICE. VERIFY HEIGHTS WITH ARCHITECT.
5. FOR CEILINGS BELOW 7'-4", FIRE ALARM STROBE OR HORN/STROBES SHALL BE WALL MOUNTED 6" BELOW FINISHED CEILING.
6. IN LOCATIONS WHERE SIMILAR DEVICES ARE MOUNTED AT THE SAME HEIGHT, DEVICES SHALL BE PROPERLY "GANGED" AND SHALL HAVE A SINGLE COVERPLATE.
7. IN LOCATIONS WHERE DIFFERENT DEVICES ARE MOUNTED AT DIFFERENT HEIGHTS WITHIN FOUR FEET OF ONE ANOTHER, DEVICES SHALL BE MOUNTED SUCH THAT THEY HAVE A COMMON CENTERLINE. IF THERE ARE THREE OR MORE DEVICES, THE CONTRACTOR SHALL REQUEST A DETAIL FROM THE ARCHITECT.

LABELING REQUIREMENTS

ALL ELECTRICAL LABELS SHALL COMPLY WITH LATEST NATIONAL ELECTRICAL CODE REQUIREMENTS. GENERAL LABELING REQUIREMENTS NOTED BELOW MAY NOT BE COMPLETE OR COVER ALL INSTALLATIONS.

WIRING DEVICES:
PANEL NAME - CIRCUIT NAME
PROVIDE BLACK LETTERING ON CLEAR LABEL FOR NORMAL CIRCUITS AND RED LETTERING ON CLEAR LABEL FOR EMERGENCY/STANDBY CIRCUITS.

STARTERS / DISCONNECTS / VFDs:
EQUIPMENT ID
VOLTAGE / PHASE / WIRES
INDICATE FUSE SIZE, IF APPLICABLE
FED FROM CIRCUIT NAME
FEEDING TO CIRCUIT NAME

ARC FLASH LABELS PER NFPA-70E & NEC INDICATING:
1. DANGER OR WARNING HEADER
2. INCIDENT ENERGY
3. MINIMUM ARC RATING
4. ARC FLASH BOUNDARY
5. PERSONAL PROTECTIVE EQUIPMENT (PPE)
6. LIMITED APPROACH
7. RESTRICTED APPROACH
8. SHOCK RISK
9. DATE LABEL WAS APPLIED

SWITCHBOARDS, TRANSFORMERS, HARMONIC FILTERS, ELECTRICAL PANELS:
EQUIPMENT NAME
EQUIPMENT RATING
FED FROM XXXX
VOLTAGE / PHASE / AMPS
PRIMARY DISCONNECT LOCATION AND NAME, WHERE APPLICABLE

COLORED - CONDUITS AND JUNCTION BOX REQUIREMENTS:
RED-COLORED - FIRE ALARM
BLUE-COLORED - TEMPERATURE CONTROLS

MAXIMUM AVAILABLE FAULT CURRENT:
SERVICE EQUIPMENT SHALL BE LEGIBLY MARKED IN THE FIELD WITH THE MAXIMUM AVAILABLE FAULT CURRENT. THE FIELD MARKING SHALL INCLUDE THE DATE. THE FAULT CURRENT CALCULATION WAS PERFORMED AND BE OF SUFFICIENT DURABILITY TO WITHSTAND THE ENVIRONMENT INVOLVED.

SHEET LIST

ELECTRICAL SHEET INDEX

#	TITLE
E1	ELECTRICAL LEGEND & NOTES
E2	ELECTRICAL POWER PLAN
E3	ELECTRICAL LIGHTING PLAN
E4	ELECTRICAL 1-LINE DIAGRAM & CALCS
E5	ELECTRICAL SCHEDULES
E6	ELECTRICAL SCHEDULES

APPLICABLE CODES

2012 INTERNATIONAL BUILDING CODE
2012 INTERNATIONAL ENERGY CONSERVATION CODE
2012 INTERNATIONAL FIRE CODE
2023 NATIONAL ELECTRICAL CODE

ELECTRICAL SYMBOL LIST

POWER

- DUPLEX RECEPTACLE, MOUNTED +18" O.C. UNO
  AC = MOUNTED +8" O.C. ABOVE COUNTER EWC = GFI RECEPTACLE FOR WATER COOLER
  GFI = GROUND FAULT CIRCUIT INTERRUPTER T = TAMPER RESISTANT PER NEC 406.12(A)
  WP = GFCI WITH WEATHERPROOF IN-USE COVER PER NEC 406.9(B)(1)
- DUPLEX RECEPTACLE LISTED FOR USE IN COUNTERTOPS, PROTECTED BY UPSTREAM GFCI
- DUPLEX RECEPTACLE, FLUSH MOUNTED IN FLOOR BOX
- QUADRUPLEX RECEPTACLE, MOUNTED +18" O.C. UNO
  AC = MOUNTED +8" O.C. ABOVE COUNTER GFCI = GROUND FAULT CIRCUIT INTERRUPTER
  T = TAMPER RESISTANT PER NEC 406.12 WP = GFCI WITH WEATHERPROOF IN-USE COVER
- QUADRUPLEX RECEPTACLE, FLUSH MOUNTED IN FLOOR BOX
- SPECIAL RECEPTACLE, COORDINATE INSTALLATION WITH EQUIPMENT SUPPLIED
  ED = ELECTRIC DRYER, PROVIDE 208V/1, 30A-2P 4-WIRE CONNECTION.
  ER = ELECTRIC RANGE, PROVIDE 208V/1, 50A-2P 4-WIRE CONNECTION.
- COUNTER-MOUNTED AIR SWITCH FOR GARBAGE DISPOSAL. COORDINATE WITH MILLWORK VENDOR.
- MOTOR CONNECTION, COORDINATE INSTALLATION WITH EQUIPMENT SUPPLIED
  G = GARAGE DOOR MOTOR ASSEMBLY WITH INTEGRAL LIGHTING COMPONENT
- (J) JUNCTION BOX SIZE PER NEC 314, PROVIDE COVER PLATE TO CONCEAL WIRING WITHIN
- PANELBOARD INSTALLED PER NEC 110.26 AND 240.24 REQUIREMENTS TO SUIT THE APPLICATION
- ELECTRICAL BRANCH CIRCUIT - PROTECTED PER NEC 240.4(D) REQUIREMENTS
- (F) DISCONNECT SWITCH (F = FUSIBLE)
- (M) UTILITY COMPANY METER

LIGHTING

- ROUND LUMINAIRE (HALF SHADE = UNSWITCHED) - REFER TO LUMINAIRE SCHEDULE
- ROUND EMERGENCY DOWNLIGHT - REFER TO LUMINAIRE SCHEDULE
- WALL MOUNTED LUMINAIRE - REFER TO LUMINAIRE SCHEDULE
- LINEAR WALL MOUNTED LUMINAIRE - REFER TO LUMINAIRE SCHEDULE
- TRACK LIGHTING (# OF HEADS SHOWN) - REFER TO LUMINAIRE SCHEDULE
- LINEAR LUMINAIRE - REFER TO LUMINAIRE SCHEDULE
- LINEAR EMERGENCY LUMINAIRE - REFER TO LUMINAIRE SCHEDULE
- 2'x4' RECESSED TROFFER LUMINAIRE - REFER TO LUMINAIRE SCHEDULE
- 2'x2' RECESSED TROFFER LUMINAIRE - REFER TO LUMINAIRE SCHEDULE
- EXIT SIGN - CEILING MOUNTED (SHADE = FACE, ARROW = DIRECTION), CONNECT AHEAD OF LIGHT SWITCH - REFER TO LUMINAIRE SCHEDULE
- EXIT SIGN - BACK MOUNTED (SHADE = FACE, ARROW = DIRECTION), CONNECT AHEAD OF LIGHT SWITCH - REFER TO LUMINAIRE SCHEDULE
- POLE MOUNTED LUMINAIRE (CIRCLE INDICATES POLE, BOXES INDICATE HEADS) - REFER TO LUMINAIRE SCHEDULE
- $ TOGGLE SWITCH, MOUNTED +48" O.C. UNO
  2 = TWO POLE 3 = THREE WAY
  4 = FOUR WAY D = DIMMER (SIZED TO MATCH LOAD SERVED)
  K = KEYED SWITCH M = MOMENTARY CONTACT SWITCH
  OC = OCC. SENSOR SWITCH DR = DOOR ACTIVATED
  P = SWITCH WITH PILOT LIGHT T = TIMER
  LV = LOW VOLTAGE CB = CIRCUIT BREAKER
- (OS) OCCUPANCY SENSOR - CEILING MOUNTED, DUAL TECHNOLOGY

COMMUNICATIONS

- DUPLEX DATA RECEPTACLE, MOUNTED +18" O.C. UNO AC = MOUNTED +8" O.C. ABOVE COUNTER
- DUPLEX DATA RECEPTACLE, FLUSH MOUNTED IN FLOOR BOX
- SIMPLEX TELEPHONE RECEPTACLE, MOUNTED +18" O.C. UNO
  AC = MOUNTED +8" O.C. ABOVE COUNTER
  W = MOUNTED +54" O.C. ABOVE FINISHED FLOOR FOR WALL MOUNTING PHONE
- COMBINATION TEL/DATA RECEPTACLE, FLUSH MOUNTED IN FLOOR BOX -- PROVIDE (1) DATA AND (1) TELEPHONE JACK UNO
- CABLE TELEVISION OUTLET, COORDINATE MOUNTING HEIGHT WITH OWNER
- (TV) CATV OUTLET. PROVIDE BACKBOX, COAX/CAT 5 CABLE, DEVICE JACK AS DIRECTED BY OWNERS AUTHORIZED REPRESENTATIVE. REFER TO PLANS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

ABBREVIATIONS

A	AMP
AC	ABOVE COUNTER
AFC	ABOVE FINISHED CEILING
AFF	ABOVE FINISHED FLOOR
AFI	ARC FAULT INTERRUPTER
AHJ	AUTHORITY HAVING JURISDICTION
AHU	AIR HANDLING UNIT
AIC	AMPS INTERRUPTING CAPACITY
AL	ALUMINUM
AWG	AMERICAN WIRE GAUGE
AV	AUDIO/VISUAL
BLDG	BUILDING
C	CONDUIT
CATV	CABLE TELEVISION SYSTEM
CCTV	CLOSED CIRCUIT TELEVISION
CKT	CIRCUIT
CL	CENTERLINE
CU	COPPER
DWG	DRAWING
(E)	EXISTING
EF	EXHAUST FAN
EMT	ELECTRIC METALLIC TUBING
EM	EMERGENCY
EPO	EMERGENCY POWER OFF
FLA	FULL LOAD AMPS
GD	GARBAGE DISPOSAL
GR	GROUND
GC	GENERAL CONTRACTOR
GFI/GFCI	GROUND FAULT CIRCUIT INTERRUPTER
HACR	HACR (HEATING, AC & REFRIGERATION) RATED
HP	HORSE POWER
IAHJ	INSPECTION AUTHORITY HAVING JURISDICTION
IG	ISOLATED GROUND
IP	INTERNET PROTOCOL
JB	JUNCTION BOX
KCMIL	1000 CIRCULAR MILS
KV	KILOVOLT
KVA	KILOVOLT AMPERES
KW	KILOWATT
KWH	KILOWATT HOUR
LAN	LOCAL AREA NETWORK
LCP	LIGHTING CONTROL PANEL
LRA	LOCKED ROTOR AMPS
LSIGA	L(LONG) S (SHORT) I (INSTANTANEOUS) G (GROUND FAULT) A (ARC ENERGY REDUCTION)
LTFC	LIQUID TIGHT FLEXIBLE CONDUIT
MC	MECHANICAL CONTRACTOR
MCA	MINIMUM CIRCUIT AMPACITY
MCB	MAIN CIRCUIT BREAKER
MCC	MOTOR CONTROL CENTER
MDP	MAIN DISTRIBUTION PANEL
MFR	MANUFACTURER
MLO	MAIN LUG ONLY
MSB	MAIN SWITCH BOARD
(N)	NEW
N.C.	NORMALLY CLOSED
N.O.	NORMALLY OPEN
NF	NON-FUSED
NL	NIGHT LIGHT
NIC	NOT IN CONTRACT
OAR	OWNERS AUTHORIZED REPRESENTATIVE
P	POLE
PC	PLUMBING CONTRACTOR
PH	PHASE
PPE	PERSONAL PROTECTION EQUIPMENT
PVC	POLYVINYL CHLORIDE CONDUIT
QTY	QUANTITY
RCP	REFLECTED CEILING PLAN
RLA	RUNNING LOAD AMPS
RMC	RIGID METAL CONDUIT
RNC	RIGID NON-METALLIC CONDUIT
SPDT	SINGLE POLE, DOUBLE THROW
SPST	SINGLE POLE, SINGLE THROW
ST	SHUNT TRIP
TL	TWISTLOCK
TR	TAMPER RESISTANT
TYP	TYPICAL
UL	UNDERWRITERS LABORATORIES, INC.
UNO	UNLESS NOTED OTHERWISE
USP	UNINTERRUPTIBLE POWER SUPPLY
V	VOLT
W	WIRE
WP	WEATHER PROOF
WPI	WEATHER PROTECTED IN-USE
XFMR	TRANSFORMER
XP	EXPOSION PROOF

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WATER TREATMENT PLANT IMPROVEMENTS

ELECTRICAL LEGEND & NOTES

BAILEY WATER AND SANITATION DISTRICT
PO BOX 422
BAILEY, CO 80421

PREPARED UNDER THE DIRECT SUPERVISION OF

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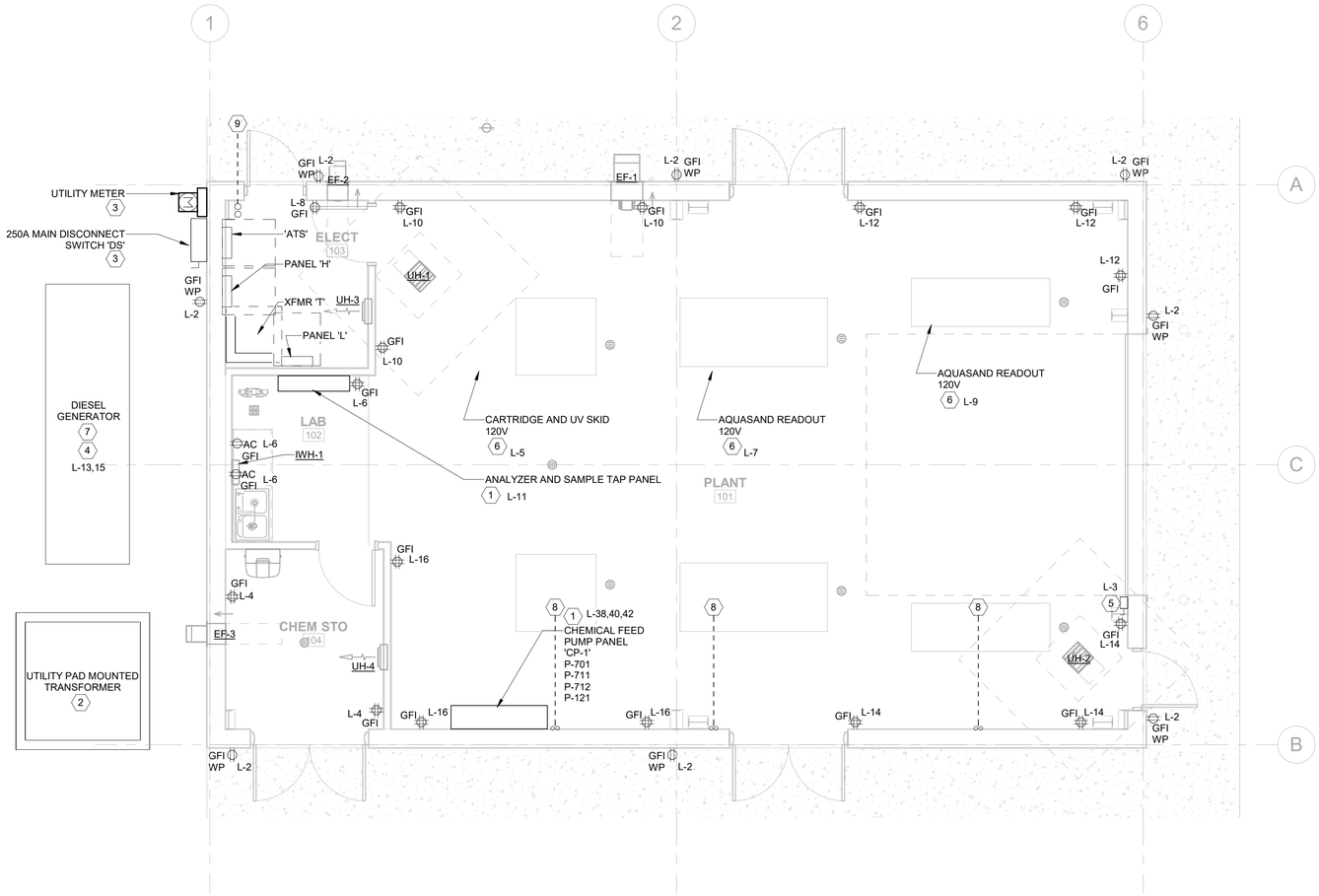
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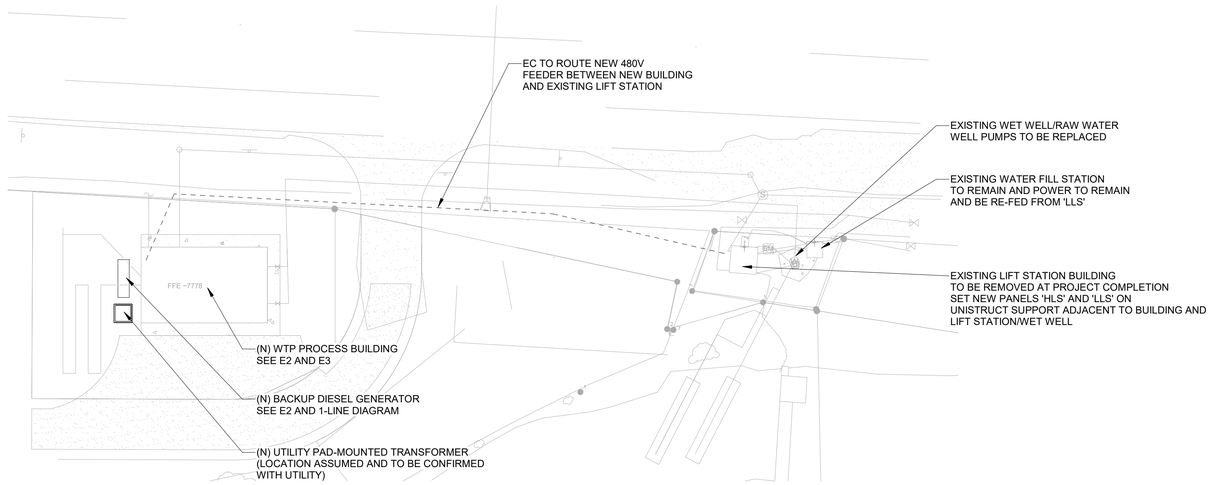
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1 ELECTRICAL POWER PLAN
1/4" = 1'-0"



2 ELECTRICAL SITE PLAN
1" = 30'-0"

GENERAL NOTES:

1. ALL ELECTRICAL SERVICE AND DISTRIBUTION EQUIPMENT IN TREATMENT BUILDING SHALL HAVE NEMA ENCLOSURES TO SUIT THE SPECIFIC APPLICATION AND ENVIRONMENT. ALL EQUIPMENT EXPOSED TO WEATHER SHALL BE NEMA 3R WEATHERPROOF.

2. COORDINATE ACCEPTABLE LOCATIONS FOR ALL SERVICE AND DISTRIBUTION EQUIPMENT TO ENSURE ALL WORKING CLEARANCES ARE PROVIDED PER NEC 110.26 REQUIREMENTS.

3. REFER TO COMMUNICATION CONDUIT RISER DETAIL FOR CONDUIT REQUIREMENTS. REFER TO MECHANICAL DRAWINGS FOR CONTROL REQUIREMENTS.

KEYED NOTES: (X)

1 COORDINATE CONTROL PANEL REQUIREMENTS AND LOCATION WITH OWNERS AUTHORIZED REPRESENTATIVE (OAR).

2 ASSUMED LOCATION OF UTILITY SERVICE TRANSFORMER. VIERFY EXACT REQUIREMENTS AND LOCATION WITH AUTHORIZED UTILITY REPRESENTATIVE.

3 PROPOSED LOCATION OF SERVICE EQUIPMENT. INSTALL EQUIPMENT TO PROVIDE ALL REQUIRED WORKING CLEARANCES FOR A COMPLETE AND OPERABLE INSTALLATION.

4 PROVIDE (2) 120V, 20A BRANCH CIRCUITS TO GENERATOR FOR BATTERY CHARGER AND BLOCK HEATER. PROVIDE (2) SPARE 1" CONDUITS FROM GENERATOR TO ATS FOR CONTROL WIRING. CONFIRM WITH GENERATOR WIRING INSTRUCTIONS.

5 COORDINATE WITH OAR CONNECTION TO OH DOOR CONTROLLER. PROVIDE DISCONNECT SWITCH AND FINAL FLEXIBLE CONNECTION TO DOOR CONTROLLER AS REQUIRED. PROVIDE CONDUIT TO REMOTE CONTROL STATION AS REQUIRED. VERIFY ACCEPTABLE LOCATION WITH OAR AND LOCATE AS DIRECTED FOR A COMPLETE AND OPERABLE INSTALLATION.

6 PROVIDE DISCONNECT SWITCH AND FINAL FLEXIBLE CONNECTION TO EQUIPMENT INDICATED PER MFR NAMEPLATE REQUIREMENTS.

7 PRELIMINARY LOCATION FOR STANDBY DIESEL GENERATOR. VERIFY WITH OAR ACCEPTABLE LOCATION AND LOCATE AS DIRECTED. LOCATE TO PROVIDE ALL REQUIRED CLEARANCES PER NFPA 30 REQUIREMENTS. RE: 1-LINE DIAGRAM FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

8 PROVIDE TWO (2) 1" CONDUITS FROM FUTURE SKID LOCATIONS UNDERGROUND AND TO BUILDING WALL AS SHOWN FOR FUTURE POWER AND CONTROL WIRING.

9 PROVIDE TWO (2) 2" CONDUITS FROM ELECTRICAL ROOM TO UTILITY PEDESTAL AT ROAD FOR TELE/DATA CABLING AND SERVICE. COORDINATE REQUIREMENTS AND LOCATIONS WITH OWNER AND UTILITY.

ELECTRICAL LEGEND:

RTU-X MECHANICAL EQUIPMENT - SEE SCHEDULE ON E602

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REVISIONS

NO.	DESCRIPTION	DATE	BY

WATER TREATMENT PLANT IMPROVEMENTS

ELECTRICAL POWER PLAN

BAILEY WATER AND SANITATION DISTRICT
PO BOX 422
BAILEY, CO 80421

PREPARED UNDER THE DIRECT SUPERVISION OF

FOR AND ON BEHALF OF ELEMENT ENGINEERING, LLC

DRAWN BY:	CHECKED BY:
EV	EDR

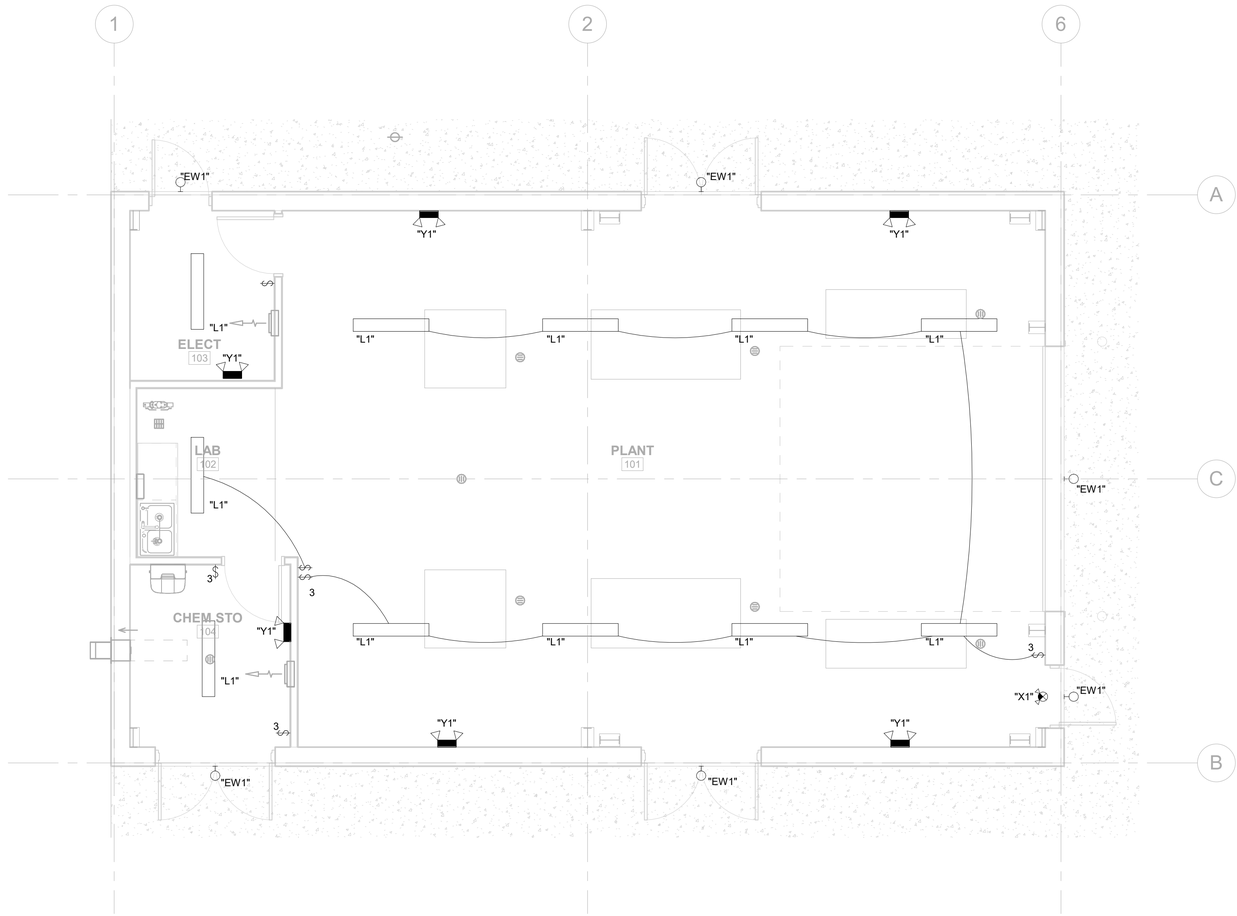
DATE: OCT 2025

JOB NUMBER: 0107.0002 & AB25031

EDITION: 95% SET

SHEET: E2 OF E6

Autodesk Docs://AB25031_Bailey WTP/AB25031-MEP-Bailey WTP-R23.rvt
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1 ELECTRICAL LIGHTING PLAN
1/4" = 1'-0"

GENERAL NOTES:

A. ALL ELECTRICAL SERVICE AND DISTRIBUTION EQUIPMENT IN TREATMENT BUILDING SHALL HAVE NEMA ENCLOSURES TO SUIT THE SPECIFIC APPLICATION AND ENVIRONMENT. ALL EQUIPMENT EXPOSED TO WEATHER SHALL BE NEMA 3R WEATHERPROOF.

B. INSTALL LUMINAIRES TO BEST ILLUMINATE THE SPACE TO AVOID ALL EQUIPMENT AND OTHER SYSTEMS. SUSPEND FROM STRUCTURE AS REQUIRED FOR A COMPLETE AND OPERABLE INSTALLATION.

C. ALL EXTERIOR LIGHTS HAVE INTEGRAL PHOTOCELL PER 2012 IECC REQUIREMENTS. CIRCUIT EXTERIOR LIGHTS AS 277V TO H-4.

D. ALL INTERIOR LIGHTS ARE IN SPACES WHERE AUTOMATIC SHUTOFF WOULD ENDANGER OCCUPANCTS, DUE TO THE PLANT USE OF THE SPACE. ON/OFF LIGHTING CONTROLS ONLY PROVIDED. CIRCUIT INTERIOR LIGHTS AS 277V TO H-2.

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REVISIONS

NO.	DESCRIPTION	DATE	BY

WATER TREATMENT PLANT IMPROVEMENTS

ELECTRICAL LIGHTING PLAN

BAILEY WATER AND SANITATION DISTRICT
PO BOX 422
BAILEY, CO 80421

PREPARED UNDER THE DIRECT SUPERVISION OF

FOR AND ON BEHALF OF
ELEMENT ENGINEERING, LLC

DRAWN BY:	CHECKED BY:
EV	EDR

DATE
OCT 2025

JOB NUMBER
0107.0002 & AB25031

EDITION
95% SET

SHEET
E3 OF E6

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SHORT CIRCUIT CALCULATIONS

PROJECT: **BAILEY WATER TREATMENT PLANT** PROJ. NO.: **AB25031**
LOCATION: **BAILEY, CO** DATE: **9/29/2025**

TRANSFORMERS

FAULT LOCATION	TRANS. KVA	PRI. VOLT. L-L	SEC. VOLT. L-L	XFMR %Z	SEC. FLA	XFMR. PRI. Isc**	XFMR. SEC. Isc	*MOTOR CONTRIB.	TOTAL CONTRIB. Isc
150KVA UTILITY TRANSFORMER	150	12470	480	3.50	180	1000000...	12028	0	12028

FEEDERS

FAULT LOCATION	CKT LEN. FT.	CONDU... Al/Cu	CONDU... SIZE	CONDU... NO./PH.	CONDUIT MAG=1 NON=2	CKT VOLT. L-L	CIRCUIT " C "	BEGINNING Isc	FAULT Isc
1 - UPSTREAM OF 250A METER	40	Al	350 kcmil	1	2	480	16812	12028	10902
2 - UPSTREAM OF 250A DISCONNECT 'DS'	10	Al	350 kcmil	1	2	480	16812	10902	10653
3 - UPSTREAM OF 250A 'ATS'	10	Al	350 kcmil	1	1	480	15484	10653	10395
4 - UPSTREAM OF 250A PANEL 'H'	5	Al	350 kcmil	1	1	480	15484	10395	10270
5 - UPSTREAM OF 30KVA XFMR 'T'	5	Cu	#6	1	1	480	2425	10395	9649
7 - UPSTREAM OF 100A PANEL 'L'	5	Al	#1	1	1	208	4645	2150	2109
8 - UPSTREAM OF PUMP CONTROL PANEL	50	Al		1	1	480	0	10270	#DIV/0!
9 - UPSTREAM OF 100A PANEL 'HLS'	200	Cu	#3	1	2	480	2958	10270	2930
10 - UPSTREAM OF 30KVA XFMR 'TLS'	5	Cu	#6	1	1	480	1480	2930	2829
12 - UPSTREAM OF 100A PANEL 'LLS'	5	Al	#1	1	1	208	4645	1511	1491

TRANSFORMERS

FAULT LOCATION	TRANS. KVA	PRI. VOLT. L-L	SEC. VOLT. L-L	XFMR %Z	SEC. FLA	XFMR. PRI. Isc**	XFMR. SEC. Isc	*MOTOR CONTRIB.	TOTAL CONTRIB. Isc
7 - 30KVA TRANSFORMER 'T'	30	480	208	3.50	83	9649	2150	0	2150
11 - 30KVA TRANSFORMER 'TLS'	30	480	240	3.50	72	2829	1511	0	1511

1. Transformer short circuit rating based on CORE standards.

* MULTIPLY THE TOTAL MOTOR LOAD CURRENT BY 4
** FOR INFINITE BUS USE 100,000,000
ALL CALCULATIONS BASED ON BUSSMAN POINT-TO-POINT METHOD FOR 3 PHASE CIRCUITS.

TRANSFORMER FEEDER & CONNECTION SCHEDULE

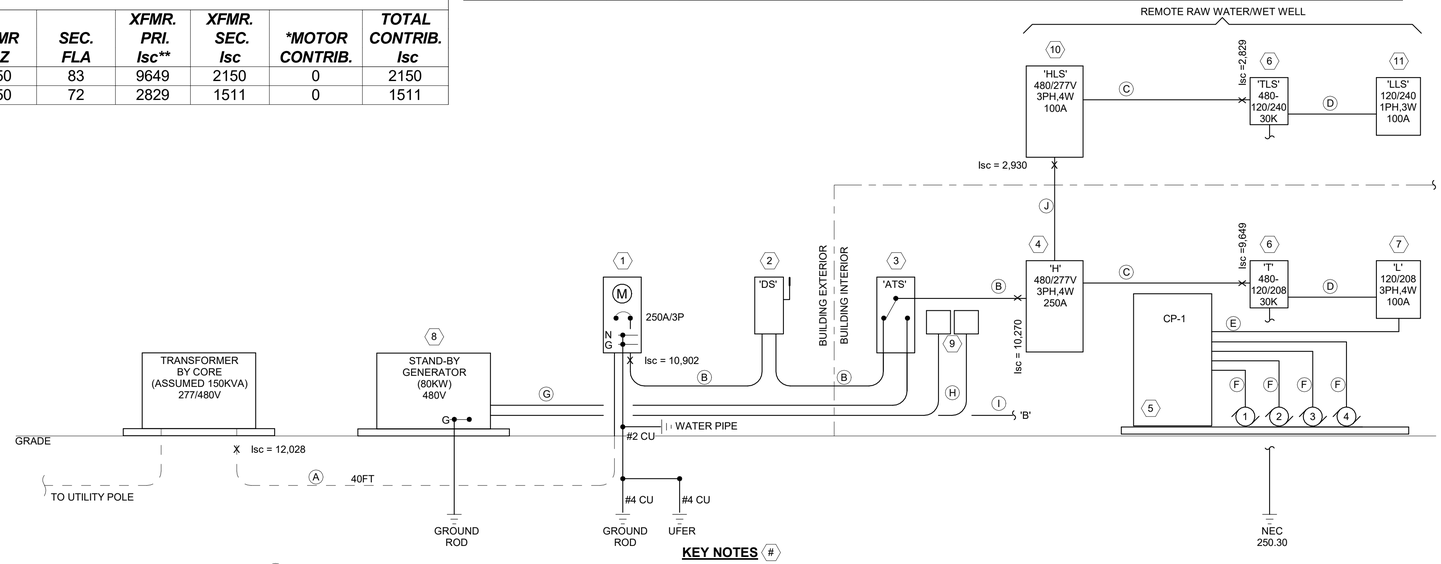
KVA RATING	PRIMARY FLA	PRIMARY OCPD	PRIMARY FEEDER (TP)	SECONDARY FLA	SECONDARY OCPD	SECONDARY FEEDER (TS)	GROUNDING ELECTRODE CONDUCTOR (GEC)	NOTES
15	18.0	25A/3P	3#10 CU, 1#10 CU G, 3/4"C	41.6	50A/3P	4#6 CU, 1#8 CU G, 1-1/4"C	1#8 CU	
30	36.1	45A/3P	3#6 CU, 1#10 CU G, 1"C	83.3	100A/3P	4#1 AL, 1#6 AL G, 1-1/2"C	1#6 AL	

GENERAL NOTES:
A. ALL TRANSFORMERS ARE 480 VOLT, 3 PHASE DELTA PRIMARY AND 208Y/120 VOLT, 3 PHASE SECONDARY. UNLESS OTHERWISE NOTED.
B. ALL TRANSFORMERS TO BE ALUMINUM WINDING, UNLESS OTHERWISE NOTED.
C. ALL CONDUCTORS ARE THWN AND ALUMINUM TYPE, UNLESS OTHERWISE NOTED OR INCREASED DUE TO VOLTAGE DROP.
D. INSTALL BONDING AND GROUNDING CONDUCTORS PER NEC 250.30, FOR GROUNDING SEPARATELY DRIVED ALTERNATING CURRENT SYSTEMS.

TRANSFORMER FEEDER & CONNECTION SCHEDULE - 240V

KVA RATING	PRIMARY FLA	PRIMARY OCPD	PRIMARY FEEDER (TP)	SECONDARY FLA	SECONDARY OCPD	SECONDARY FEEDER (TS)	GROUNDING ELECTRODE CONDUCTOR (GEC)	NOTES
30	36.1	45A/3P	3#6 CU, 1#10 CU G, 1"C	72.2	80A/3P	4#1 AL, 1#6 AL G, 1-1/2"C	1#6 AL	

GENERAL NOTES:
A. TRANSFORMER TO BE 480 VOLT, 3 PHASE DELTA PRIMARY AND 240/120 VOLT, 3 PHASE DELTA SECONDARY.
B. ALL TRANSFORMERS TO BE ALUMINUM WINDING, UNLESS OTHERWISE NOTED.
C. ALL CONDUCTORS ARE THWN AND ALUMINUM TYPE, UNLESS OTHERWISE NOTED OR INCREASED DUE TO VOLTAGE DROP.
D. INSTALL BONDING AND GROUNDING CONDUCTORS PER NEC 250.30, FOR GROUNDING SEPARATELY DRIVED ALTERNATING CURRENT SYSTEMS.



FEEDER SCHEDULE (X)

A. UTILITY COORDINATED. 3"C (4)#350KCMIL + #1/0GND AL
B. 3"C (4)#350KCMIL + #1/0GND AL
C. SEE TRANSFORMER FEEDER & CONNECTION SCHEDULE FOR PRIMARY FEEDER.
D. SEE TRANSFORMER FEEDER & CONNECTION SCHEDULE FOR SECONDARY FEEDER.
E. 1-1/4"C (4)#10 + #10GND CU
F. 3/4"C (3)#12 + #12GND CU
G. 3"C (4)#350KCMIL + #1/0GND AL
H. 3/4"C WITH REQUIRED WIRING TO EMERGENCY STOP AND REMOTE ANNUNCIATOR.
I. 3/4"C (4)#12 +#12GND TO PANEL B FOR BLOCK HEATER AND BATTERY CHARGER CIRCUITS.
J. 1-1/2"C (4)#3 + #8 GND CU

KEY NOTES (#)

1. METER ENCLOSURE TO BE COORDINATED WITH UTILITY COMPANY (CORE).
2. 400AS / 250AF, 480/277 VOLT, 3-PHASE, 4-WIRE, 35KAIC RATED, NEMA 3R.
3. AUTOMATIC TRANSFER SWITCH TO BE 250A RATED, 480/277 VOLT, 3-PHASE, 4-WIRE, 3-POLE, 35KAIC RATED.
4. NEW DISTRIBUTION PANEL FOR ALL 480V LOADS. SEE PANEL SCHEDULES.
5. CHEMICAL FEED CONTROL PANEL 'CP-1' AND 4 PUMP CONNECTIONS TO BE DETERMINED. COORDINATE AND PROVIDE ALL REQUIRED CONDUIT, CONDUCTORS, CONNECTIONS AND RELATED ACCESSORIES FOR A COMPLETE AND APPROVED INSTALLATION. ANTICIPATE A 30A/3P, 208V, 3-PHASE CONNECTION TO CONTROL PANEL AND INDIVIDUAL 120V 20A WIRED CONNECTIONS FROM 'CP-1' TO 4 PUMPS AND 2 UV DISINFECTION REACTORS.
6. NEW STEP-DOWN TRANSFORMER.
7. NEW PANELBOARD FOR ALL 120/208V LOADS. SEE PANEL SCHEDULES.
8. NEW PAD MOUNTED BACK-UP GENERATOR. BOD ROLLS ROYCE mtu 6R0120 DS80, OR EQUAL.
9. GENERATOR REMOTE ANNUCIATOR AND EMERGENCY STOP.
10. NEW REMOTE LIFT STATION PANEL. PROVIDE CONNECTIONS TO (2) 5HP LIFT STATION PUMPS AND EQUIPMENT AS SHOWN.
11. NEW PANELBOARD TO RE-FEED EXISTING WATER FILL STATION BUILDING. CONFIRM IN FIELD.

ONE-LINE DIAGRAM GENERAL NOTES

A. ALL SERVICE EQUIPMENT SHALL BE INSTALLED PER NEC REQUIREMENTS AND UTILITY PROVIDER'S SERVICE STANDARDS.
B. ALL DISTRIBUTION EQUIPMENT AND OVERCURRENT DEVICES INDICATED SHALL BE NEW AND IDENTIFIED AS A UL LISTED SERIES TESTED COMBINATION WITH UPSTREAM FUSE PER NEC 240.86(B) WHERE REQUIRED FOR SCCR RATING INDICATED. PROVIDE ALL EQUIPMENT LABELING PER NEC 110.22(C). PROVIDE SUBMITTAL DATA FOR REVIEW AND APPROVAL BY ARCHITECT/ENGINEER PRIOR TO ORDERING OR PURCHASING ANY EQUIPMENT.
C. UTILITY SERVICE EQUIPMENT SHALL BE SHALL BE GROUNDED AND BONDED IN ACCORDANCE WITH NEC 250.66, 250.80 AND 250.84 REQUIREMENTS.
D. ALL SERVICE EQUIPMENT SHALL BE GROUNDED AND BONDED IN ACCORDANCE WITH NEC 250.24 AND 250.92 REQUIREMENTS.
E. CONTRACTOR'S SERVICE EQUIPMENT VENDOR SHALL PROVIDE ALL REQUIRED ARC FLASH SYSTEM ANALYSIS, DOCUMENTATION AND EQUIPMENT LABELING PER NEC 110.16, 110.21, 110.22 AND 240.87 REQUIREMENTS TO THE SATISFACTION OF THE INSPECTING AUTHORITY HAVING JURISDICTION.
F. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE ALL NEW ELECTRICAL SERVICE INSTALLATION REQUIREMENTS WITH UTILITY AUTHORIZED SERVICE REPRESENTATIVE. COORDINATE EXACT LOCATION OF ALL SITE UTILITIES AND EQUIPMENT WITH FINAL APPROVED UTILITY SERVICE PLAN. PROVIDE INSTALLATION OF ALL RACEWAY SYSTEMS AND EQUIPMENT AS REQUIRED FOR NEW SERVICE TO BUILDING PER UTILITY SERVICE STANDARDS AND FINAL APPROVED SERVICE PLAN.
G. ALL SITEWORK AND UNDERGROUND CONDUIT SHALL BE PER UTILITY PROVIDER'S GUIDE FOR CUSTOMER INSTALLED UNDERGROUND CONDUITS AND VAULTS PRIMARY INSTALLATION AND LATEST ELECTRIC SERVICE CONSTRUCTION STANDARDS (ESCS). VERIFY EXACT REQUIREMENTS PRIOR TO BID.
H. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH SERVING UTILITIES FOR ALL LOW VOLTAGE SYSTEM SERVICES TO THE BUILDING INCLUDING, BUT NOT LIMITED TO, TELEPHONE, CATV, SECURITY SYSTEMS, ETC. PROVIDE ALL RACEWAYS AND STRUCTURES AS REQUIRED BY SERVING UTILITY COMPANIES FOR RESPECTIVE SYSTEMS IN BASE BID PROPOSAL.
I. CONTRACTOR SHALL SUBMIT FOR REVIEW AND APPROVAL EQUIPMENT SHOP DRAWINGS FOR ALL SERVICE ENTRANCE EQUIPMENT, DISTRIBUTION EQUIPMENT, PANELBOARDS, OR OTHER RELATED EQUIPMENT.
J. ALL ELECTRICAL SERVICE AND DISTRIBUTION EQUIPMENT EXPOSED TO WEATHER SHALL BE NEMA 3R RATED WEATHERPROOF.
K. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING APPLICABLE WIRING MEANS AND METHODS TO SUIT SPECIFIC FIELD CONDITIONS TO SUIT THE INTENDED APPLICATION. PROVIDE ALL RACEWAYS AND EQUIPMENT PER APPLICABLE CODE REQUIREMENTS. WHERE RACEWAY TYPES ARE INDICATED HEREON, THEY ARE FOR REFERENCE USE ONLY AND DO NOT NECESSARILY INDICATE THE SPECIFIC RACEWAY TYPE REQUIRED FOR THE SPECIFIC APPLICATION IN ALL AREAS.
L. PROVIDE SUPPORT FOR ALL CONDUCTORS IN VERTICAL RACEWAYS AS REQUIRED PER NEC 300.19 TO THE SATISFACTION OF THE INSPECTING AUTHORITY HAVING JURISDICTION.

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REVISIONS

NO.	DESCRIPTION	DATE	BY

WATER TREATMENT PLANT IMPROVEMENTS

ELECTRICAL 1-LINE DIAGRAM & CALCS

BAILEY WATER AND SANITATION DISTRICT
PO BOX 422
BAILEY, CO 80421

PREPARED UNDER THE DIRECT SUPERVISION OF

FOR AND ON BEHALF OF ELEMENT ENGINEERING, LLC

DRAWN BY:	CHECKED BY:
EV	EDR

DATE: OCT 2025
JOB NUMBER: 0107.0002 & AB25031
EDITION: 95% SET
SHEET: E4 OF E6

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COMcheck Software Version COMcheckWeb

Exterior Lighting Compliance Certificate

Project Information

Energy Code: 2012 IECC
Project Title: AB25031 - BAILEY WTP
Project Type: New Construction
Exterior Lighting Zone: 1 (Developed rural area (LZ1))

Construction Site:
BAILEY, Colorado 80421

Owner/Agent:
Colorado

Designer/Contractor:
EVstudio
5335 W. 48th Ave, Ste 300
Denver, Colorado 80212-2700
303.670.7242

Allowed Exterior Lighting Power

A Area/Surface Category	B Quantity	C Allowed Watts /	D Tradable Wattage	E Allowed Watts (B X C)
Main entry	24 ft of	20	Yes	480
			Total Tradable Watts (a) =	480
			Total Allowed Watts =	480
			Total Allowed Supplemental Watts (b) =	500

(a) Wattage tradeoffs are only allowed between tradable areas/surfaces.
(b) A supplemental allowance equal to 500 watts may be applied toward compliance of both non-tradable and tradable areas/surfaces.

Proposed Exterior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixture	D Fixture Watt.	E (C X D)
Main entry (24 ft of door width): Tradable Wattage				
LED: EW1: LED SCONCE: Other:	1	6	11	66
			Total Tradable Proposed Watts =	66

Exterior Lighting PASSES: Design 93% better than code

Exterior Lighting Compliance Statement

Compliance Statement: The proposed exterior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed exterior lighting systems have been designed to meet the 2012 IECC requirements in COMcheck Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Eric Reitan, P.E.
Name - Title

Signature

10-02-25
Date

COMcheck Software Version COMcheckWeb

Interior Lighting Compliance Certificate

Project Information

Energy Code: 2012 IECC
Project Title: AB25031 - BAILEY WTP
Project Type: New Construction

Construction Site:
BAILEY, Colorado 80421

Owner/Agent:
Colorado

Designer/Contractor:
EVstudio
5335 W. 48th Ave, Ste 300
Denver, Colorado 80212-2700
303.670.7242

Additional Efficiency Package(s)

Credits: LG Required: 1.0 Proposed:
Reduced Lighting Power 1.0 credit

Allowed Interior Lighting Power

A Area Category	B Floor Area (ft2)	C Allowed Watts / ft2	D Allowed Watts
1-WATER TREATMENT PLANT (Workshop)	1500	1.20	1800
		Total Allowed Watts =	1800

Proposed Interior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixture	D Fixture Watt.	E (C X D)
1-WATER TREATMENT PLANT (Workshop)				
LED: L1: 4' LED VAPOR TIGHT: Other:	1	11	67	737
			Total Proposed Watts =	737

Interior Lighting PASSES: Design 59% better than code

Interior Lighting Compliance Statement

Compliance Statement: The proposed interior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed interior lighting systems have been designed to meet the 2012 IECC requirements in COMcheck Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Eric Reitan, P.E.
Name - Title

Signature

10-02-25
Date

LUMINAIRE SCHEDULE

MARK	Description	Manufacturer	Model	VOLTAGE	CCT	CRI	LUMENS	FINISH	MOUNTING	TOTAL WATTAGE	REMARKS
EW1	EXTERIOR WALL SCONCE, INTEGRAL PHOTOCELL	LITHONIA	WPX1 LED P1 30K MVOLT PE	120-277V	3000 K	80	1537		WALL SURFACE	11	
L1	4' LINEAR LED, LENSED	LITHONIA	VAP 8000LM PCL MD MVOLT GZ10 40K 80CRI	120-277V	4000 K	80	8000		SURFACE	67	
X1	COMBINATION EXIT SIGN & EMERGENCY DISCHARGE LIGHT W/ REMOTE OUTPUT	LITHONIA	WLTC 1 G	120-277V	N/A	N/A			UNIVERSAL	5	
Y1	LED EMERGENCY LIGHT	LITHONIA	WLTU GY MR	120-277V	N/A	N/A			UNIVERSAL	5	

LUMINAIRE SCHEDULE GENERAL NOTES

1	LUMINAIRES INDICATED ABOVE WERE USED AS A BASIS OF DESIGN; ALTERNATE MANUFACTURERS WILL BE CONSIDERED WITH ARCHITECT'S AND OWNER'S APPROVAL.
2	CATALOG NUMBERS INDICATE BASIC LUMINAIRE TYPES REQUIRED FOR THIS PROJECT. CONTRACTOR SHALL BE RESPONSIBLE TO INCLUDE ALL ACCESSORIES AND HARDWARE REQUIRED FOR FINAL INSTALLATION.
3	ELECTRICAL CONTRACTORS SHALL BE RESPONSIBLE FOR VERIFYING LUMINAIRE LOCATIONS AND MOUNTING REQUIREMENTS PRIOR TO PURCHASE. INCLUDE ALL MOUNTING HARDWARE AS REQUIRED FOR A COMPLETE INSTALLATION.
4	FINAL FINISH OF ALL FIXTURES SHALL BE APPROVED IN WRITING BY ARCHITECT.
5	MOUNTING HEIGHTS SHALL BE COORDINATED WITH ARCHITECT'S ELEVATIONS.
6	THE FIXTURE SCHEDULE DOES NOT NECESSARILY LIST ALL ACCESSORIES AND HARDWARE NECESSARY FOR THE COMPLETE INSTALLATION, NOR DOES IT DETAIL THE CEILING CONSTRUCTION TO BE ENCOUNTERED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROPERLY DETERMINE AND PROVIDE CORR
7	FIXTURES AND TRACKS SHALL BE MOUNTED TO / FROM STRUCTURE IN A MANNER RECOMMENDED BY THE MANUFACTURER WITHOUT COMPROMISING THE INTEGRITY OF THE STRUCTURE. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MATERIALS REQUIRED TO INSURE A SAFE AND PROPER INSTALLATION.
8	REMOTE TRANSFORMERS, POWER SUPPLIES, OR DRIVERS SHALL BE LOCATED IN NEARBY ACCESSIBLE, CONCEALED-FROM-VIEW LOCATION WITH MANUFACTURER'S RECOMMENDED VENTILATION. CONTRACTOR SHALL SUPPLY MANUFACTURER'S TRANSFORMERS, POWER SUPPLIES, OR DRIVERS OF PROPER CAPACITY FOR A COMPLETE INSTALLATION.

LIGHTING CONTROLS REQUIREMENTS

GENERAL REQUIREMENTS

- LIGHTING CONTROLS SHALL BE PROVIDED BY LUTRON, LEVITON, GREENGATE, WATTSTOPPER, OR EQUIVALENT MANUFACTURER AS APPROVED BY OWNER AND ENGINEER. PROVIDE MANUFACTURER'S SHOP DRAWINGS TO ARCHITECT FOR REVIEW PRIOR TO PURCHASING.
- CONTROL SWITCHES, SENSORS, ETC. SHALL BE LOW-VOLTAGE OR WIRELESS WHENEVER PRACTICAL. INCLUDE ALL ACCESSORIES, RELAY PACKS, CAT-# CABLING, ETC. AS REQUIRED FOR A COMPLETE INSTALLATION.
- MANUAL DIMMING CONTROLS SHALL BE CAPABLE OF DIMMING LIGHTS TO 0% (OFF) SETTING. DIMMING COMPATIBILITIES BETWEEN THE LUMINAIRES AND CONTROLS TO BE COORDINATED BY THE CONTRACTOR TO ENSURE PROPER OPERATION. LUMINAIRES MUST BE ABLE TO DIM TO THE LEVEL INDICATED ON THE LUMINAIRE SCHEDULE.
- REMOTE LIGHTING CONTROL DEVICES (TIMECLOCKS, ETC.) SHALL BE CENTRALLY LOCATED IN ELECTRICAL ROOM, UNLESS INDICATED OTHERWISE ON PLANS. COORDINATE AND CONFIRM WITH OWNER PRIOR TO ROUGH-IN.
- ALL SWITCHES AND SENSORS SHALL BE LABELED TO IDENTIFY THE AREA CONTROLLED.
- ELECTRICAL CONTRACTOR SHALL LOCATE SENSORS AS PROVIDED BY MANUFACTURER PER APPROVED SHOP DRAWINGS. CONTROL LOCATIONS INDICATED ON THE DRAWINGS ARE FOR REFERENCE PURPOSES ONLY AND WILL BE ALTERED AS NECESSARY FOR CORRECT OPERATION BY MANUFACTURER.
- PROJECT TO HAVE FUNCTIONAL PERFORMANCE TESTING OF ALL LIGHTING SYSTEMS AND PROVIDE OWNER WITH REPORT OF DOCUMENTED PERFORMANCE WITHIN 90 DAYS OF RECEIPT OF CERTIFICATE OF OCCUPANCY. TESTING SHALL INCLUDE SYSTEM COMMISSIONING AS REQUIRED BY IECC C408.
- DAYLIGHT RESPONSIVE CONTROLS SHALL BE PROVIDED WHERE REQUIRED PER IECC C405.2.3 REQUIREMENTS. LIGHTS AND SENSORS IN THESE AREAS MUST BE INDEPENDENTLY CONTROLLED AND BE CAPABLE OF DIMMING FROM 10%-100%.
- PROGRAMMING, FACTORY START-UP AND TRAINING TO END-USER STAFF SHALL BE BY LIGHTING CONTROLS MANUFACTURER OR AUTHERIZED REPRESENTATIVE. CONTRACTOR SHALL INCLUDE AT LEAST ONE FOLLOW-UP VISITS WITH LIGHITNG CONTROL REPRESENTATIVE FOR FOLLOW-UP TRAINING OR ANY ADDITIONAL PROGRAMMING WITH OWNER IN BASE BID PROPOSAL.
- COMPLETE LIGHTING CONTROLS SYSTEM SHALL BE AS SIMPLIFIED AS ALLOWED BY IECC C405.2. STAND-ALONE AND SINGLE ROOM CONTROLS IS PREFERED OVER CENTRAL CONTROL PANELS. DESIGN ALTERNATES AS ALLOWED BY CODE TO SIMPLIFY THE DESIGN SHALL BE CONSIDERED AND REVIEWED BY THE ENGINEER WHERE PROPOSED BY CONTROLS MANUFACTURER OR CONTRACTOR.

INTERIOR LIGHTING

LIGHTING FOR INTERIOR APPLICATIONS SHALL COMPLY WITH 2012 IECC AND MEET ALL OF THE FOLLOWING REQUIREMENTS:

1. MECHANICAL, ELECTRICAL, CHEMICAL, AND PLANT ROOMS
A. AUTOMATIC CONTROLS NOT REQUIRED FOR OCCUPANT SAFETY. OCCUPANT TO MANUALLY TURN 'ON' AND MANUALLY TURN 'OFF' THE LIGHT FIXTURES

EXTERIOR LIGHTING

LIGHTING FOR EXTERIOR APPLICATIONS SHALL COMPLY WITH 2012 IECC AND MEET ALL OF THE FOLLOWING REQUIREMENTS:

1. LIGHTING SHALL BE CONTROLLED BY A DEVICE THAT AUTOMATICALLY TURNS OFF THE LIGHTING WHEN SUFFICIENT DAYLIGHT IS AVAILABLE..

2. ALL BUILDING EXTERIOR LIGHTING SHALL BE AUTOMATICALLY CONTROLLED AS A FUNCTION OF DUSK/DAWN AND A SET BUSINESS OPENING AND CLOSING TIME, OR BETWEEN TIMES ESTABLISHED BY THE AUTHORITY HAVING JURISDICTION.

3. ALL TIME SWITCHES SHALL BE CAPABLE OF RETAINING PROGRAMMING AND THE TIME SETTING DURING LOSS OF POWER FOR A PERIOD OF AT LEAST TEN HOURS.

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Denver, CO
Evergreen, CO
Meridian, ID
Austin, TX

REVISIONS

NO.	DESCRIPTION	DATE	BY

WATER TREATMENT PLANT IMPROVEMENTS

ELECTRICAL SCHEDULES

BAILEY WATER AND SANITATION DISTRICT
PO BOX 422
BAILEY, CO 80421

PREPARED UNDER THE DIRECT SUPERVISION OF

FOR AND ON BEHALF OF ELEMENT ENGINEERING, LLC

DRAWN BY:	CHECKED BY:
EV	EDR

DATE: OCT 2025

JOB NUMBER: 0107.0002 & AB25031

EDITION: 95% SET

SHEET: E5 OF E6

Autodesk Docs://AB25031_Bailey WTP/AB25031-MEP-Bailey WTP-R23.rvt
10/9/2025 8:26:11 AM

DATE:	10/2/2025							**PANEL VOLTAGE:**	480/277V			**CKT CODE:**	**1=(CONTINUOUS LOAD NEC 210.19(A)**																
JOB:	Bailey WTP							**PHASE AND WIRE:**	3PH,4W				**2=(NON-CONTINUOUS LOAD NEC 220.14)**																
PANEL:	**HLS**							**BUS (AMPS):**	100				**3=(RECEPTACLES NEC 220.44)**																
AIC RATING:	14,000							**MAINS:**	100/3				**4=(KITCHEN EQUIPMENT NEC 220.56)**																
CKT	***CB***			***LOAD DESIGNATION***				***LOAD***	***PHASES***			***LOAD***	***LOAD DESIGNATION***				***CB***		***CKT***										
NO.	***CODE***	***TRIP***	***POLE***	***DESCRIPTION***	***MISC***	***REC***	***LITE***	***VA***	***A***	***B***	***C***	***VA***	***LITE***	***REC***	***MISC***	***DESCRIPTION***	***POLE***	***TRIP***	***CODE***	***NO.***									
1	2	20	3	LIFT STATION PUMP - 5HP - #1	1			2105	2105	//////////	//////////					BUSSED SPACE				2									
3	2	---	---	---	---			2105	//////////	2105	//////////					BUSSED SPACE				4									
5	2	---	---	---	---			2105	//////////	//////////	2105					BUSSED SPACE				6									
7	2	20	3	LIFT STATION PUMP - 5HP - #2	1			2105	6285	//////////	//////////	4180			1	PANEL 'LLS' VIA XFMR	3	45	2	8									
9	2	---	---	---	---			2105	//////////	6105	//////////	4000			---	---	---	---	2	10									
11	2	---	---	---	---			2105	//////////	//////////	6105	4000			---	---	---	---	2	12									
							TOTAL	8390	8210	8210	**CONNECTED KVA**				24.8				**DEMAND %/NEC REF.**									
NOTES:								30.3	29.6	29.6	**CONN.KVA (CODE 1)**				0.0				**125**									
											CONN.KVA (CODE 2)				24.8				**100**									
											CONN.KVA (CODE 3)				0.0				**NEC 220.44**									
											CONN.KVA (CODE 4)				0.0				**NEC 220.56**									
BY:	EDR										***FEEDER DEMAND KVA****				24.8														
ISSUE DATE:	**10.02.25**										***FEEDER DEMAND AMPS***				29.8														
PANEL:	HLS																												

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DATE:	10/2/2025							**PANEL VOLTAGE:**	240/120V			**CKT CODE:**	**1=(CONTINUOUS LOAD NEC 210.19(A)**																
JOB:	Bailey WTP							**PHASE AND WIRE:**	3PH,4W				**2=(NON-CONTINUOUS LOAD NEC 220.14)**																
PANEL:	**LLS**							**BUS (AMPS):**	100				**3=(RECEPTACLES NEC 220.44)**																
AIC RATING:	10,000							**MAINS:**	80/3				**4=(KITCHEN EQUIPMENT NEC 220.56)**																
CKT	***CB***			***LOAD DESIGNATION***				***LOAD***	***PHASES***			***LOAD***	***LOAD DESIGNATION***				***CB***		***CKT***										
NO.	***CODE***	***TRIP***	***POLE***	***DESCRIPTION***	***MISC***	***REC***	***LITE***	***VA***	***A***	***B***	***C***	***VA***	***LITE***	***REC***	***MISC***	***DESCRIPTION***	***POLE***	***TRIP***	***CODE***	***NO.***									
1	2	80	3	EXISTING FILL STATION	1			4000	4180	//////////	//////////	180		1		CONVENIENCE RECEPT.	1	20	3	2									
3	2	---	---	---	---			4000	//////////	4000	//////////					SPARE	1	20		4									
5	2	---	---	---	---			4000	//////////	//////////	4000					SPARE	1	20		6									
7				BUSSED SPACE					0	//////////	//////////					SPARE	1	20		8									
9				BUSSED SPACE					//////////	0	//////////					SPARE	1	20		10									
11				BUSSED SPACE					//////////	//////////	0					SPARE	1	20		12									
							TOTAL	4180	4000	4000	**CONNECTED KVA**				12.2				**DEMAND %/NEC REF.**									
NOTES:								34.8	33.3	33.3	**CONN.KVA (CODE 1)**				0.0				**125**									
											CONN.KVA (CODE 2)				12.0				**100**									
											CONN.KVA (CODE 3)				0.2				**NEC 220.44**									
											CONN.KVA (CODE 4)				0.0				**NEC 220.56**									
BY:	EDR										***FEEDER DEMAND KVA****				12.2														
ISSUE DATE:	**10.02.25**										***FEEDER DEMAND AMPS***				33.8														
PANEL:	LLS																												

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MECHANICAL EQUIPMENT SCHEDULE

KEY	ITEM DESCRIPTION	QTY	MOCP/MFS	AMPS FLA/MCA	WATTS	VOLT	PHASE	FEEDER	DISCONNECT	BRANCH CIRCUIT	NOTES
EF-1	EXHAUST FAN	1	15A	4.8 MCA	576	120V	1	2#12, 1#12G, 3/4"C	ŞTO	L-1	
EF-2	EXHAUST FAN	1	15A	0.5 MCA	60	120V	1	2#12, 1#12G, 3/4"C	ŞTO	L-1	
EF-3	EXHAUST FAN	1	15A	0.5 MCA	60	120V	1	2#12, 1#12G, 3/4"C	ŞTO	L-1	
UH-1	ELECTRIC UNIT HEATER	1	15A	8.4 MCA	7000	480V	3	3#12, 1#12G, 3/4"C	30A/3P NON-FUSED	H-1,3,5	
UH-2	ELECTRIC UNIT HEATER	1	15A	8.4 MCA	7000	480V	3	3#12, 1#12G, 3/4"C	30A/3P NON-FUSED	H-7,9,11	
UH-3	ELECTRIC UNIT HEATER	1	15A	1.2 MCA	1000	480V	3	3#12, 1#12G, 3/4"C	30A/3P NON-FUSED	H-13,15,17	
UH-4	ELECTRIC UNIT HEATER	1	15A	1.2 MCA	1000	480V	3	3#12, 1#12G, 3/4"C	30A/3P NON-FUSED	H-19,21,23	
IWH-1	WATER HEATER	1	30A	24 MCA	20000	480V	3	3#12, 1#12G, 3/4"C	30A/3P NON-FUSED	H-25,27,29	

GENERAL NOTES:

A ELECTRICAL CONTRACTOR (EC) SHALL BE SOLELY RESPONSIBLE TO DETERMINE AND PROVIDE ALL REQUIRED WIRING MEANS AND METHODS FOR A COMPLETE AND OPERABLE INSTALLATION ACCEPTABLE TO THE INSPECTING AUTHORITY HAVING JURISDICTION (IAHJ). BRANCH CIRCUITING INDICATED IS FOR PLAN REVIEW PURPOSES ONLY AND SHALL BE CONFIRMED BY EC PRIOR TO ANY INSTALLATION TO SUIT THE ACTUAL INSTALLATION REQUIREMENTS AND ENVIRONMENT, TYPICAL.

B EC SHALL PROVIDE FINAL FLEXIBLE CONNECTION TO ALL EQUIPMENT PER MANUFACTURER'S (MFR) SPECIFICATIONS TO SUIT THE SPECIFIC APPLICATION.

C PROVIDE MOCP/MAX FUSE PER EQUIPMENT MFR NAMEPLATE DATA AND UL LISTING REQUIREMENTS. TYPICAL FOR ALL EQUIPMENT AS APPLICABLE.

D PROVIDE FIELD MARKING OF ALL DISCONNECTS PER NEC 110.22. WHERE REQUIRED, DISCONNECTING MEANS SHALL COMPLY WITH NEC 110.25 TO THE SATISFACTION OF THE IAHJ.

E EC SHALL BE RESPONSIBLE TO LOCATE AND INSTALL ALL EQUIPMENT TO PROVIDE REQUIRED WORKING CLEARANCES AND ACCESS PER NEC 110.26 TO THE SATISFACTION OF THE IAHJ.

SPECIFIC NOTES:

1

2

DATE:	10/2/2025							**PANEL VOLTAGE:**	480/277V			**CKT CODE:**	**1=(CONTINUOUS LOAD NEC 210.19(A)**																
JOB:	Bailey WTP							**PHASE AND WIRE:**	3PH,4W				**2=(NON-CONTINUOUS LOAD NEC 220.14)**																
PANEL:	**H**							**BUS (AMPS):**	300				**3=(RECEPTACLES NEC 220.44)**																
AIC RATING:	35,000							**MAINS:**	350/3				**4=(KITCHEN EQUIPMENT NEC 220.56)**																
CKT	***CB***			***LOAD DESIGNATION***				***LOAD***	***PHASES***			***LOAD***	***LOAD DESIGNATION***				***CB***		***CKT***										
NO.	***CODE***	***TRIP***	***POLE***	***DESCRIPTION***	***MISC***	***REC***	***LITE***	***VA***	***A***	***B***	***C***	***VA***	***LITE***	***REC***	***MISC***	***DESCRIPTION***	***POLE***	***TRIP***	***CODE***	***NO.***									
1	2	15	3	UH-1	1			2333	3070	//////////	//////////	737	11			LIGHTING - INTERIOR	1	20	3	2									
3	2	---	---	---	---			2333	//////////	2399	//////////	66	6			LIGHTING - EXTERIOR	1	20	3	4									
5	2	---	---	---	---			2333	//////////	//////////	2333					SPARE	1	20		6									
7	2	15	3	UH-2	1			2333	2333	//////////	//////////					SPARE	1	20		8									
9	2	---	---	---	---			2333	//////////	2333	//////////					SPARE	1	20		10									
11	2	---	---	---	---			2333	//////////	//////////	2333					BUSSED SPACE				12									
13	2	15	3	UH-3	1			333	333	//////////	//////////					BUSSED SPACE				14									
15	2	---	---	---	---			333	//////////	333	//////////					BUSSED SPACE				16									
17	2	---	---	---	---			333	//////////	//////////	333					BUSSED SPACE				18									
19	2	15	3	UH-4	1			333	333	//////////	//////////					BUSSED SPACE				20									
21	2	---	---	---	---			333	//////////	333	//////////					BUSSED SPACE				22									
23	2	---	---	---	---			333	//////////	//////////	333					BUSSED SPACE				24									
25	2	30	3	IWH-1	1			6667	6667	//////////	//////////					BUSSED SPACE				26									
27	2	---	---	---	---			6667	//////////	6667	//////////					BUSSED SPACE				28									
29	2	---	---	---	---			6667	//////////	//////////	6667					BUSSED SPACE				30									
31				BUSSED SPACE					8390	//////////	//////////	8390			1	PANEL 'HLS'	3	100	2	32									
33				BUSSED SPACE					//////////	8210	//////////	8210			---	---	---	---	2	34									
35				BUSSED SPACE					//////////	//////////	8210	8210			---	---	---	---	2	36									
37				BUSSED SPACE					5896	//////////	//////////	5896			1	PANEL 'L' VIA XFMR	3	45	2	38									
39				BUSSED SPACE					//////////	8000	//////////	8000			---	---	---	---	2	40									
41				BUSSED SPACE					//////////	//////////	4400	4400			---	---	---	---	2	42									
							TOTAL	27023	28276	24610	**CONNECTED KVA**				79.9				**DEMAND %/NEC REF.**									
NOTES:								97.6	102.1	88.8	**CONN.KVA (CODE 1)**				0.0				**125**									
											CONN.KVA (CODE 2)				79.1				**100**									
											CONN.KVA (CODE 3)				0.8				**NEC 220.44**									
											CONN.KVA (CODE 4)				0.0				**NEC 220.56**									
BY:	EDR										***FEEDER DEMAND KVA****				79.9														
ISSUE DATE:	**10.02.25**										***FEEDER DEMAND AMPS***				96.1														
PANEL:	H																												

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DATE:	10/2/2025							**PANEL VOLTAGE:**	208/120V			**CKT CODE:**	**1=(CONTINUOUS LOAD NEC 210.19(A)**																
JOB:	Bailey WTP							**PHASE AND WIRE:**	3PH,4W				**2=(NON-CONTINUOUS LOAD NEC 220.14)**																
PANEL:	**L**							**BUS (AMPS):**	100				**3=(RECEPTACLES NEC 220.44)**																
AIC RATING:	10,000							**MAINS:**	100/3				**4=(KITCHEN EQUIPMENT NEC 220.56)**																
CKT	***CB***			***LOAD DESIGNATION***				***LOAD***	***PHASES***			***LOAD***	***LOAD DESIGNATION***				***CB***		***CKT***										
NO.	***CODE***	***TRIP***	***POLE***	***DESCRIPTION***	***MISC***	***REC***	***LITE***	***VA***	***A***	***B***	***C***	***VA***	***LITE***	***REC***	***MISC***	***DESCRIPTION***	***POLE***	***TRIP***	***CODE***	***NO.***									
1	2	15	1	EF-1,2,3	3			576	1836	//////////	//////////	1260		7		EXTERIOR RECEPTS	1	20	3	2									
3	2	20	1	OH DOOR MOTOR	1			1500	//////////	2040	//////////	540		3		CHEM STO RECEPTS	1	20	3	4									
5	2	20	1	CARTRIDGE & UV SKID 120V	1			300	//////////	//////////	1020	720		4		LAB RECEPTS	1	20	3	6									
7	2	20	1	AQUASAND READOUT 120V	1			300	480	//////////	//////////	180		1		ELEC RM RECEPTS	1	20	3	8									
9	2	20	1	AQUASAND READOUT 120V	1			300	//////////	1380	//////////	1080		6		PLANT RECEPTS	1	20	3	10									
11	2	20	1	ANALYZER & SAMPLE TAP 120V	1			300	//////////	//////////	1380	1080		6		PLANT RECEPTS	1	20	3	12									
13	2	20	1	GEN. BATTERY CHARGER	1			500	1580	//////////	//////////	1080		6		PLANT RECEPTS	1	20	3	14									
15	2	20	1	GEN. BLOCK HEATER	1			1500	//////////	2580	//////////	1080		6		PLANT RECEPTS	1	20	3	16									
17				BUSSED SPACE					//////////	//////////	0					SPARE	1	20		18									
19				BUSSED SPACE					0	//////////	//////////					SPARE	1	20		20									
21				BUSSED SPACE					//////////	0	//////////					SPARE	1	20		22									
23				BUSSED SPACE					//////////	//////////	0					SPARE	1	20		24									
25				BUSSED SPACE					0	//////////	//////////					SPARE	1	20		26									
27				BUSSED SPACE					//////////	0	//////////					SPARE	1	20		28									
29				BUSSED SPACE					//////////	//////////	0					SPARE	1	20		30									
31				BUSSED SPACE					0	//////////	//////////					SPARE	1	20		32									
33				BUSSED SPACE					//////////	0	//////////					SPARE	1	20		34									
35				BUSSED SPACE					//////////	//////////	0					SPARE	1	20		36									
37				BUSSED SPACE					2000	//////////	//////////	2000			1	CP-1 (SIZE TO BE CONFIRMED)	3	30	2	38									
39				BUSSED SPACE					//////////	2000	//////////	2000			---	---	---	---	2	40									
41				BUSSED SPACE					//////////	//////////	2000	2000			---	---	---	---	2	42									
							TOTAL	5896	8000	4400	**CONNECTED KVA**				18.3				**DEMAND %/NEC REF.**									
NOTES:								49.1	66.7	36.7	**CONN.KVA (CODE 1)**				0.0				**125**									
											CONN.KVA (CODE 2)				11.3				**100**									
											CONN.KVA (CODE 3)				7.0				**NEC 220.44**									
											CONN.KVA (CODE 4)				0.0				**NEC 220.56**									
BY:	EDR										***FEEDER DEMAND KVA****				18.3														
ISSUE DATE:	**10.02.25**										***FEEDER DEMAND AMPS***				50.8														
PANEL:	L																												

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Denver, CO
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REVISIONS

NO.	DESCRIPTION	DATE	BY

WATER TREATMENT PLANT IMPROVEMENTS

ELECTRICAL SCHEDULES

BAILEY WATER AND SANITATION DISTRICT
PO BOX 422
BAILEY, CO 80421

PREPARED UNDER THE DIRECT SUPERVISION OF

FOR AND ON BEHALF OF ELEMENT ENGINEERING, LLC

DRAWN BY:	CHECKED BY:
EV	EDR

DATE: OCT 2025

JOB NUMBER: 0107.0002 & AB25031

EDITION: 95% SET

SHEET: E6 OF E6

Autodesk Docs://AB25031_Bailey WTP/AB25031-MEP-Bailey WTP-R23.rvt
10/9/2025 8:26:11 AM

PARK COUNTY PLANNING COMMISSION
PLANNING DEPARTMENT STAFF REPORT

Planning Commission Hearing Date: February 25, 2026

To: Planning Commission Members

Date: February 19, 2026

Prepared by: Julie Esterl, Senior Planner – Baseline Corporation

Case #: A25-0091

Subject: Bailey Water & Sanitation District (BWSD) – Salzamar Minor Subdivision

Request: The applicant proposes to subdivide a 33.58 acre property into three lots for the purpose of creating a 0.22 acre lot for the development of a water treatment plant.

Application Summary:

Applicant:	Miguel A. Garcia, Vice President, Board of Directors - Bailey Water and Sanitation District Anita L. Marchant, District Attorney - Foothills Legal Solutions, LLC
Owner:	Salzamar Properties, LLC - John Bezzant, Member/Manager
Location:	19 County Road 64A, Bailey, CO
Existing Zone District:	Residential and Commercial
Surrounding Zoning:	Residential, Commercial, and Conservation/Recreation
Lot Size:	33.58 acres
Existing Use:	Single-Family Residence in Residential Zone District Vacant in Commercial Zone District
Proposed Use:	Bailey Water & Sanitation District Water Treatment Plant on the proposed 0.22 acre Lot 2, Salzamar Minor Subdivision

Background:

Bailey Water and Sanitation District (BWSD) is in the process of a needed replacement of the water treatment facility originally constructed in the late 1960s in the southwest portion of Bailey on the south side of US Highway 285. Because expansion of the facility directly to the west of the property is limited due to right-of-way easements, flood zones, and stormwater facilities, BWSD has reached an agreement with Salzamar Properties, LLC (Salzamar) to purchase a portion of their 33.58-acre property located approximately 200-feet west of the existing facility. The Purchase and Sale Agreement between BWSD and Salzamar, as well as the Park County Land Use Regulations require the legal subdivision of the property prior to transfer of ownership and development.

Existing Conditions:

The property is split zoned with Commercial zoning on the north portion along USH 285, and Residential zoning on the remainder of the property. One single-family home is located on the eastern portion of the property and the remainder of the property is vacant. The residence gains access to the property from County Road 64A. The existing BWSD facility is located on a tract north of, and adjacent to, the Salzamar property, and has direct access to USH 285.

The northern portion of the property is bisected by the North Fork of the South Platte River. A 100-year floodplain exists on either side of the river, designated as Zone A.

A number of easements are noted in the Title Commitment, and have been shown on the plat including the Denver Municipal Water Works right-of-way, Bailey Water District access easement, and a CDOT permanent easement.

Proposal:

The Salzamar Minor Subdivision proposes to create three lots from the existing 33.58-acre property. Lot 1 (3.06-acres) and Lot 2 (0.22-acres) are located on the north side of the North Fork of the South Platte River, and will have shared access to USH 285 by a 24-foot mutual access and maintenance easement dedicated by the Salmazar Minor Subdivision. Lot 3 (30.30-acres) is located on the south side of the river, contains the existing single-family residence, and has existing access from County Road 64A. There are no development plans proposed for Lot 1 or Lot 3. The proposed BWSD water treatment plant is proposed for Lot 2.

While a small portion of the southeast corner of Lot 2 is located within Zone A of the floodplain, the proposed 30'x50' facility building is not located in the floodplain. In addition, the letter from the project engineer, Element, indicates that the building site will be elevated by 3-feet from the nearest estimated base floodplain elevation (BFE).

Referral Comments:

1. Park County Assessor: No conflicts.
2. Park County Advisory Board on the Environment: ABE found no wildlife or environmental concerns. ABE further recommends that the Army Corp of Engineers and the Colorado Department of Public Health and Environment be consulted regarding this application because of the proximity of the new water treatment facility to the South Platte River.
3. Colorado Department of Transportation (CDOT):
    - CDOT Access and Utility permits are required.
    - The existing access permit will need to be updated prior to subdivision approval.
    - Lots 1 & 2 must share state highway access. State highway access will not be allowed for Lot 3 as it has access to the local road.
    - The access will be required to be surfaced with pavement per CDOT standards from the highway roadway to the right-of-way line.
    - Planning should be underway to relocate the bulk water fill station as access maybe restricted in the future.

4. Colorado Natural Gas: The proposed 3-lot subdivision of a 33.56-acre property for the purpose of creating a 0.22-acre lot for a proposed water treatment facility is located in Colorado Natural Gas certified service territory. Colorado Natural Gas has no objection to the land development application Case #: A25-0091. Please call 811 prior to digging!
5. CORE Electric: No concerns or comments.
6. Park County Public Works: No response
7. Park County Public Health: No response
8. Colorado Parks and Wildlife: No response
9. Platte Canyon School District 1: No concerns or comments
10. Park County Heritage and Tourism: No response
11. Platte Canyon Fire Protection District: No response

Planning Review:

Access and Parking: Access has been considered for all proposed Lots. CDOT has provided comments on the need for access and utility permits for USH 285, including the need for the existing access permit to be updated prior to subdivision approval. As such, CDOT access permitting is included as a condition of this approval. On-site parking has been provided.

Subdivision Standards: All items from the application checklist have been provided, however, the Title Commitment that was submitted with the application is not the same as the Title referenced on the plat. As a condition of approval, this discrepancy will need to be addressed.

Zoning and Proposed Use: Proposed Lot 2 is zoned Commercial. The proposed use of Lot 2 is a water treatment plant, which qualifies as a Major Utility Facility as defined in the Land Use Regulations. Major Utility Facilities are allowed in the Commercial Zone District only after the issuance of a Conditional Use Permit (CUP). The applicant has submitted a CUP application which is being reviewed in conjunction with this minor subdivision application, and will be presented to the Planning Commission immediately after action is taken on this application.

Development Standards: The development standards for Lot 2, zoned Commercial include:

- Floor area – No maximum and no minimum requirement
- Lot Area – No minimum requirement
- Structure height – 40-feet. The proposed building is approximately 20-feet, and complies.
- Setback from any watercourse – 50 feet. The building is setback approximately 88-feet, and complies.
- Setback from any wetland – no wetlands identified.
- Front setback to State/Federal highway – 10 feet. The closest point of the building to ush 285 is approximately 16-feet, and complies.
- Front setback to all other roads – 5 feet. Not applicable.
- Side setback – 0 feet.
- Rear setback – 5 feet. The building is approximately 30-feet from the rear property line, and complies.

Floodplain: Floodplain mitigation appears to have been addressed, however, per Article 7, Division 10 – Floodplain Protection, a Floodplain Development Permit is required to ensure conformance with the provisions of the ordinance. This will be addressed with the review of the Conditional Use Permit.

Referral Comments: Most agencies had no comments or no response. The Park County Advisory Board on the Environment recommends referral to the Army Corp of Engineers and the Colorado Department of Public Health and Environment. This recommendation has been added as a condition of approval if directed by the Planning Commission.

Land Use Regulations and Strategic Master Plan:

Each of the standards for approval of a Minor Subdivision (LUR Section 6-303 of Article VI) is addressed below.

A. The proposed subdivision conforms to all applicable requirements for the zone district in which the property is located, including but not limited to requirements for setbacks, height, floor and lot areas, and minimum lot sizes.
Lot 2 conforms to all applicable requirements of the Commercial Zone District. There are no development plans for Lot 1 or Lot 3.

B. The proposed Minor Subdivision meets or satisfies all applicable requirements of these Land Use Regulations.
Upon completion of the review and correction of the Title Commitment discrepancy, this minor subdivision conforms to the Land Use Regulations for subdivision standards. It also conforms to land use standards for access and parking. The proposed use will require a Conditional Use Permit, and development within the floodplain will require a Floodplain Development Permit.

C. The proposed Minor Subdivision substantially conforms to the goals and policies of the Strategic Master Plan to the extent that such advisory provisions do not conflict with provisions or requirements of the Land Use Regulations and to the extent that such goals and policies set forth requirements which are sufficiently specific to permit the Planning Commission or the BOCC to decide that such application or subdivision meets or fails to meet such goal or policy.
The proposed minor subdivision will allow for improvements to water supply and quality for customers of the Bailey Water and Sanitation District. This conforms with the 2016 Strategic Master Plan Chapter 2.5 - Water Supply, Conservation and Stream Corridor Restoration, and specifically Goal 5.2 – Build and maintain water supply for the future.

D. The proposed Minor Subdivision (both during and following construction) will not result in substantial adverse impacts upon adjacent property or the public health, safety, and welfare of Park County residents.
There are no anticipated substantial adverse impacts to adjacent properties from this subdivision.

E. The proposed Minor Subdivision will obtain water and wastewater services from sources and facilities meeting the requirements of Divisions 7 and 8 of Article VII.

The proposal will not create additional residential lots, and therefore does not propose additional water or wastewater services. However, the proposal will improve water quality and distribution within the Bailey Water and Sanitation District.

F. Where Public Improvements are proposed to serve the subdivision, the Applicant has executed a Subdivision Improvement Agreement in a form recommended for approval by the Board of County Commissioners and the County Attorney, which adequately secures the timely and complete construction of the Public Improvements in accordance with these Land Use Regulations or other applicable design and construction standards.

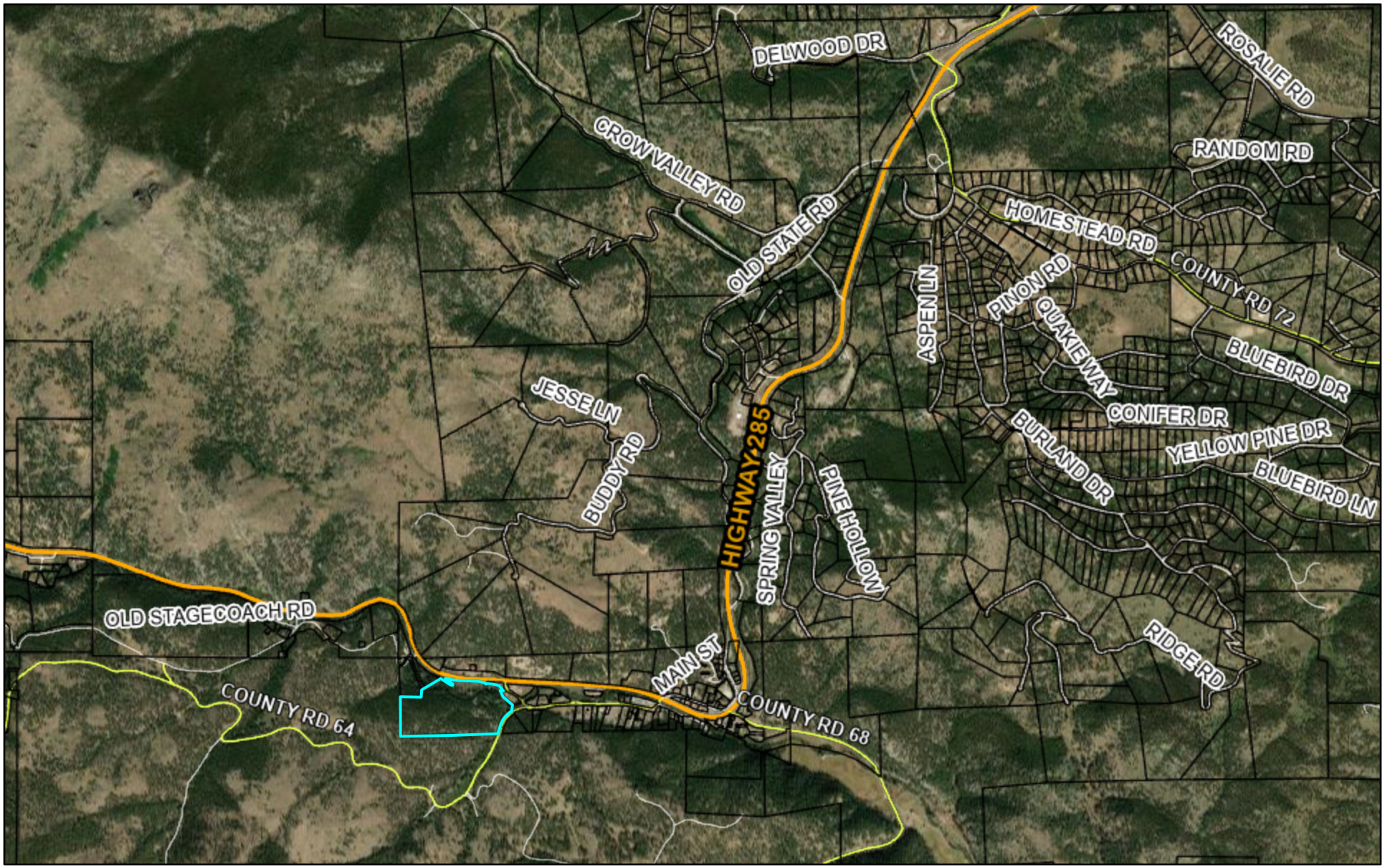
No traditional public improvements are proposed to serve this subdivision. The subdivision is proposed in order to provide water to existing and future customers of the Bailey Water and Sanitation District.

Recommendation:

Staff recommends that the Salzamar Minor Subdivision be recommended for approval to the Board of County Commissioners with the following conditions.

1. Update the existing CDOT access permit.
2. Address and reconcile the discrepancy between the Title Commitment submitted with the application and the Title Commitment referenced on the minor subdivision plat.
3. Obtain Conditional Use Permit approval.
4. If directed by the Planning Commission, the application will be sent for review to the Army Corp of Engineers and the Colorado Department of Public Health and Environment.

Park County Map



10/21/2025, 1:09:20 PM

County Line

County Roads

Parcels

Roads

Minor Roads

Highways

1:36,112

0 0.23 0.45 0.9 mi

0 0.38 0.75 1.5 km

Maxar

Park County Colorado

For informational use only.

Park County Map



11/13/2025, 3:25:12 PM

County Line

Roads

Highways

County Roads

Minor Roads

Parcels

Addresses

1:4,514

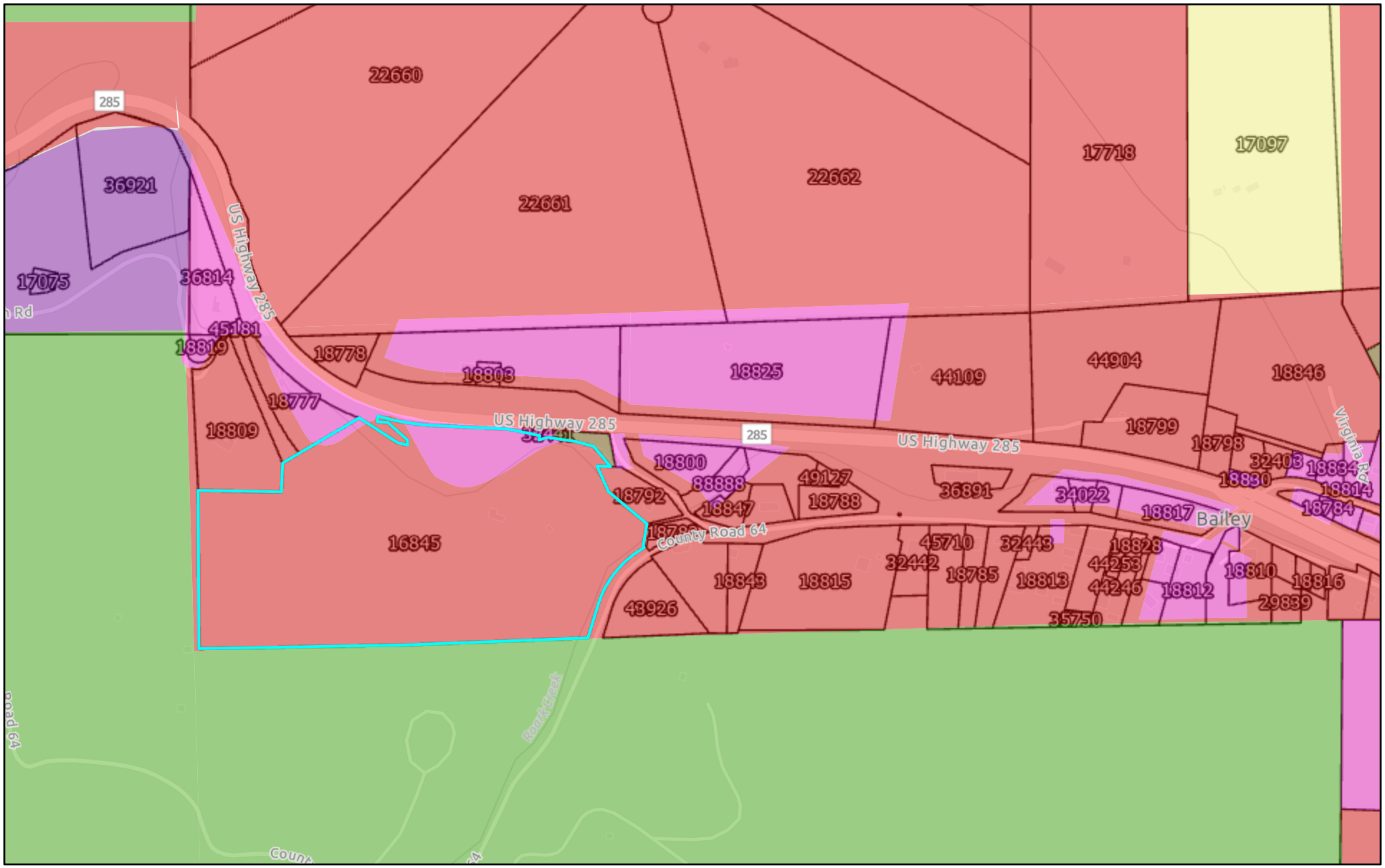
0 0.03 0.06 0.11 mi

0 0.04 0.09 0.18 km

Vantor

Park County Colorado
For informational use only.

Zoning Map



10/21/2025, 1:18:38 PM

1:9,028

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

Zoning

- Agricultural
- Commercial
- Conservation/Recreation
- Planned Unit Development
- Residential
- Rural Center Mixed Use
- Parcels

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Sources: Esri, TomTom, Garmin,

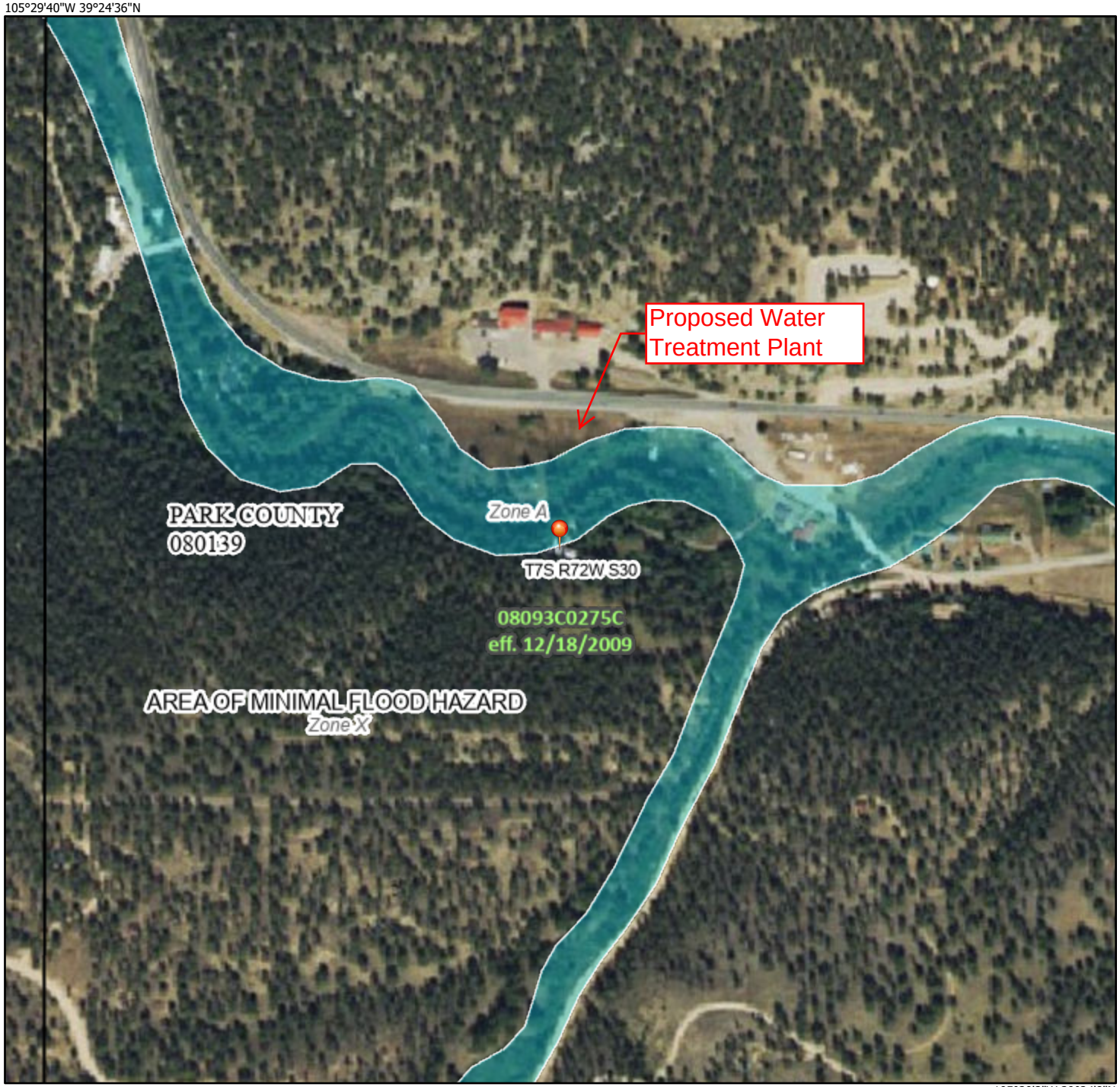
Park County

For informational use only.

National Flood Hazard Layer FIRMette

FEMA

105°29'40"W 39°24'36"N



0 250 500 1,000 1,500 2,000 Feet

1:6,000

105°29'2"W 39°24'8"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance / Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/18/2026 at 9:48 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

SALZAMAR MINOR SUBDIVISION

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 72 WEST OF THE 6TH P.M., COUNTY OF PARK, STATE OF COLORADO

SHEET 1 OF 3

TOTAL AREA = 1,462,646 SQ. FT., OR 33.58 ACRES, MORE OR LESS

Legal Description

SALZAMAR PROPERTIES, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE REAL PROPERTY OF 33.58 ACRES LOCATED IN PARK COUNTY, COLORADO DESCRIBED AS FOLLOWS:

PARCEL A, PARCEL B, AND PARCEL C PER WARRANTY DEED RECORDED MAY 11, 2017 AT RECEPTION NO. 735357, BEING A PART OF THE NORTH HALF OF THE SOUTH HALF OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 72 WEST OF THE 6TH P.M., COUNTY OF PARK, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE WEST LINE OF THE NW1/4 SW1/4 OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 72 WEST OF THE 6TH P.M. TO BEAR SOUTH 00°08'39" EAST BETWEEN A FOUND 2 1/2" IRON PIPE WITH 3 1/4" BRASS CAP, "US CADASTRAL SURVEY BLM T7S R73W R72W 1/4 S25 S30 1958" AT THE WEST QUARTER CORNER OF SAID SECTION 30 AND A FOUND 2 1/2" IRON PIPE WITH 3 1/4" BRASS CAP, "US CADASTRAL SURVEY BLM T7S R73W R72W S1/16 S25 S30 1958" AT THE SOUTH SIXTEENTH CORNER COMMON TO SAID SECTION 30 AND SECTION 25, TOWNSHIP 7 SOUTH, RANGE 73 WEST OF THE 6TH P.M. WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO:

BEGINNING AT SAID SOUTH SIXTEENTH CORNER;
THENCE NORTH 89°25'15" EAST, ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTH HALF OF SECTION 30, A DISTANCE OF 865.70 FEET TO THE CENTER-SOUTH SIXTEENTH CORNER OF SECTION 30;
THENCE CONTINUING ALONG SAID SOUTH LINE, NORTH 87°53'13" EAST, A DISTANCE OF 776.75 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 64;
THENCE ALONG SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

1. NORTH 17°52'54" EAST, A DISTANCE OF 146.14 FEET TO A POINT OF NON-TANGENT CURVATURE;
2. THENCE 318.71 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 418.42 FEET, AN INCLUDED ANGLE OF 43°38'30" AND SUBTENDED BY A CHORD BEARING NORTH 39°26'04" EAST, A DISTANCE OF 311.06 FEET;

THENCE NORTH 36°52'47" WEST, A DISTANCE OF 9.04 FEET;
THENCE NORTH 10°27'34" EAST, A DISTANCE OF 94.30 FEET TO A POINT ON THE SOUTH BANK OF THE NORTH FORK OF THE SOUTH PLATTE RIVER;
THENCE NORTH 49°38'55" WEST, A DISTANCE OF 211.29 FEET TO A POINT IN THE APPROXIMATE CENTER OF SAID NORTH FORK OF THE SOUTH PLATTE RIVER;
THENCE CONTINUING IN SAID APPROXIMATE CENTER, NORTH 23°51'47" WEST, A DISTANCE OF 117.48 FEET;
THENCE SOUTH 88°23'36" EAST, A DISTANCE OF 56.33 FEET;
THENCE NORTH 40°34'02" WEST, A DISTANCE OF 105.24 FEET;
THENCE NORTH 74°33'46" WEST, A DISTANCE OF 76.16 FEET;
THENCE NORTH 81°04'51" WEST, A DISTANCE OF 120.80 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 285;
THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING SIX (6) COURSES:

1. SOUTH 74°20'34" WEST, A DISTANCE OF 39.46 FEET;
2. THENCE NORTH 12°01'00" EAST, A DISTANCE OF 19.19 FEET;
3. THENCE NORTH 78°00'09" WEST, A DISTANCE OF 138.71 FEET;
4. THENCE NORTH 86°43'03" WEST, A DISTANCE OF 319.81 FEET TO A POINT OF NON-TANGENT CURVATURE;
5. THENCE 231.48 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 941.50 FEET, AN INCLUDED ANGLE OF 14°05'12" AND SUBTENDED BY A CHORD BEARING NORTH 79°54'30" WEST, A DISTANCE OF 230.89 FEET
6. THENCE SOUTH 11°53'06" WEST, A DISTANCE OF 24.80 FEET TO A POINT IN THE APPROXIMATE CENTER OF THE NORTH FORK OF THE SOUTH PLATTE RIVER;

THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 285 AND SAID APPROXIMATE CENTER OF THE NORTH FORK OF THE SOUTH PLATTE RIVER, THE FOLLOWING THREE (3) COURSES:

1. SOUTH 86°55'29" EAST, A DISTANCE OF 45.00 FEET;
2. THENCE SOUTH 47°55'29" EAST, A DISTANCE OF 111.00 FEET;
3. THENCE SOUTH 03°55'29"E, A DISTANCE OF 21.00 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE DEPARTING SAID APPROXIMATE CENTER OF THE NORTH FORK OF THE SOUTH PLATTE RIVER AND CONTINUING ON SAID SOUTH RIGHT-OF WAY LINE OF U.S. HIGHWAY 285 THE FOLLOWING TWO (2) COURSES:

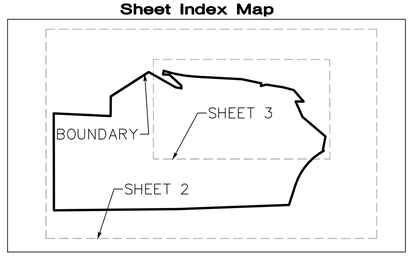
1. 41.00 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1031.50 FEET, AN INCLUDED ANGLE OF 2°16'39" AND SUBTENDED BY A CHORD BEARING NORTH 79°08'59" WEST, A DISTANCE OF 41.00 FEET;
2. THENCE NORTH 60°26'43" WEST, A DISTANCE OF 215.92 FEET TO A POINT ON THE WEST BANK OF SAID NORTH FORK OF THE SOUTH PLATTE RIVER;

THENCE SOUTH 57°18'58" WEST, A DISTANCE OF 314.38 FEET TO A POINT ON THE SOUTH BANK OF SAID NORTH FORK OF THE SOUTH PLATTE RIVER;
THENCE SOUTH 00°35'25" WEST, A DISTANCE OF 137.80 FEET;
THENCE NORTH 87°17'57" WEST, A DISTANCE OF 397.99 FEET TO A POINT ON SAID WEST LINE OF THE NW1/4 SW1/4 OF OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 72 WEST OF THE 6TH P.M.;
THENCE SOUTH 00°08'39" EAST, ALONG SAID WEST LINE, A DISTANCE OF 677.42 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 1,462,646 SQ. FT. OR 33.58 ACRES, MORE OR LESS.

TOGETHER WITH A NON-EXCLUSIVE RIGHT-OF-WAY AND EASEMENT FOR INGRESS AND EGRESS OVER, ACROSS, AND UPON, THE EXISTING DRIVEWAY. THIS EASEMENT AND RIGHT-OF-WAY SHALL RUN WITH THE LAND IN DEED RECORDED JUNE 15, 1993 AT RECEPTION NO. 413821.

Sheet Index Map



Dedication

KNOWN ALL MEN BY THESE PRESENTS THAT THE OWNER OF THE LAND DESCRIBED ABOVE HAVE CAUSED THE LAND TO BE LAID OUT AND PLATTED UNDER THE NAME SALZAMAR MINOR SUBDIVISION.

IN WITNESS WHEREOF, WE DO HEREUNTO SET OUR HANDS AND SEALS THIS _____ DAY OF _____, 2026.

OWNER:
SALZAMAR PROPERTIES, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____
NAME: _____
TITLE: _____

STATE OF COLORADO)
)SS
COUNTY OF PARK)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2026

WITNESS MY HAND AND SEAL

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

Mortgage Consent to Dedication

THE UNDERSIGNED HOLDERS OF MORTGAGE INTERESTS AND LIENS AGAINST THE PROPERTY OFFERED FOR DEDICATION AND FOR TRANSFER TO THE PUBLIC AND TO PARK COUNTY CONSENTS AND APPROVES OF SUCH DEDICATION AND TRANSFER AND SUBORDINATES AND RELEASES ITS INTERESTS TO SUCH DEDICATED AND TRANSFERRED PROPERTY

IN WITNESS WHEREOF, WE DO HEREUNTO SET OUR HANDS AND SEALS THIS _____ DAY OF _____, 2026.

_____
REPRESENTATIVE

STATE OF COLORADO)
)SS
COUNTY OF PARK)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2026

WITNESS MY HAND AND SEAL

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

Title Certificate

FIRST AMERICAN TITLE INSURANCE COMPANY HEREBY CERTIFIES THAT TITLE TO THE ABOVE-DESCRIBED PROPERTY IS VESTED IN THE OWNER.

DATE: _____

_____
[SIGNATURE OF AUTHORIZED AGENT

Approval by Board of County Commissioners

APPROVED AS A MINOR SUBDIVISION BY THE PARK COUNTY BOARD OF COMMISSIONERS THIS _____ DAY OF _____, 2026, SUBJECT TO ALL APPLICABLE PROVISIONS OF THE 2009 PARK COUNTY LAND USE REGULATIONS, AS AMENDED.

_____ _____ ATTEST: _____
BOCC CHAIRPERSON PARK COUNTY CLERK AND RECORDER

Applicant Information

NAME: _____

ADDRESS: _____

TELEPHONE NUMBER: _____

Land Owner Information

NAME: _____

ADDRESS: _____

TELEPHONE NUMBER: _____

Planner Information

NAME: _____

ADDRESS: _____

TELEPHONE NUMBER: _____

Engineer Information

NAME: _____

ADDRESS: _____

TELEPHONE NUMBER: _____

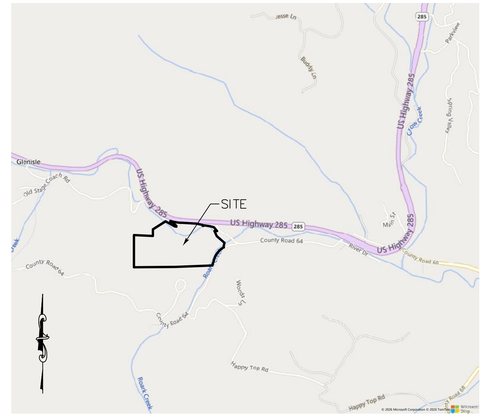
Notes

1. BASIS OF BEARINGS: GPS DERIVED BEARINGS BASED ON A BEARING OF SOUTH 00°08'39" EAST, ALONG THE WEST LINE OF THE NW1/4 SW1/4 OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 72 WEST OF THE 6TH P.M. BETWEEN A FOUND 2-1/2" IRON PIPE WITH 3-1/4" BRASS CAP, "US CADASTRAL SURVEY BLM T7S R73W R72W 1/4 S25 S30 1958" AT THE WEST QUARTER CORNER OF SAID SECTION 30 AND A FOUND 2-1/2" IRON PIPE WITH 3-1/4" BRASS CAP, "US CADASTRAL SURVEY BLM T7S R73W R72W S1/16 S25 S30 1958" AT THE SOUTH SIXTEENTH CORNER COMMON TO SAID SECTION 30 AND SECTION 25, TOWNSHIP 7 SOUTH, RANGE 73 WEST OF THE 6TH P.M, AS SHOWN HEREON. COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983 (NAD83). ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
2. FIRST AMERICAN TITLE INSURANCE COMPANY NUMBER 5509-4013858, DATED OCTOBER 31, 2022 AT 8:00 A.M., WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND DESCRIBED HEREON IS ALL OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.
3. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
4. THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT.
5. FLOOD INFORMATION: THE SUBJECT PROPERTY IS LOCATED IN ZONE X UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND ZONE A, SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, NO BASE FLOOD ELEVATIONS DETERMINED ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP; COMMUNITY-PANEL NO. 08093C-0275 C, DATED DECEMBER 18, 2009. FLOOD INFORMATION IS SUBJECT TO CHANGE.
6. THE WORD "CERTIFY" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
7. MONUMENTS NOT ACCEPTED WERE FOUND TO BE OUTSIDE OF A REASONABLE ERROR ELLIPSE BASED ON OTHER LOCALLY FOUND MONUMENTS. THEY WERE NOT ACCEPTED AS ORIGINAL, UNDISTURBED MONUMENTS.
8. THE FOLLOWING DOCUMENTS ARE MENTIONED IN THE ABOVE REFERENCED TITLE DOCUMENT AND ARE SHOWN GRAPHICALLY HEREON. THE FOLLOWING LIST CONTAINS THE TITLE DOCUMENT EXCEPTION NUMBER, DATE RECORDED, RECEPTION NUMBER AND/OR BOOK AND PAGE.

#12	NO DATE	BOOK 228, PAGE 342	DMWW RIVER CHANNEL IMPROVEMENTS R.O.W.
#13	FEB. 14, 1986	REC. NO. 348292	GRANT OF EASEMENT
#14	DEC. 10, 2007	REC. NO. 647683	PERMANENT EASEMENT
#16	AUG. 21, 2017	REC. NO. 738408	LAND SURVEY PLAT

9. THE FOLLOWING DOCUMENTS ARE MENTIONED IN THE ABOVE REFERENCED TITLE DOCUMENT AND APPEAR TO AFFECT THE SUBJECT PROPERTY BUT CANNOT BE SHOWN GRAPHICALLY. THE FOLLOWING LIST CONTAINS THE TITLE DOCUMENT EXCEPTION NUMBER, DATE RECORDED, RECEPTION NUMBER AND/OR BOOK AND PAGE.

#9	JAN. 04, 1890	BOOK 25, PAGE 45	U.S. PATENT
#10	JUL. 27, 1904	BOOK 69, PAGE 178	MOUNTAIN STATES TELEPHONE & TELEGRAPH R.O.W. (BLANKET IN NATURE)
#11	JUL. 27, 1939	BOOK 126, PAGE 3	MOUNTAIN STATES TELEPHONE & TELEGRAPH R.O.W (BLANKET IN NATURE)
#15	MAY 13, 2010	REC. NO. 670958	RESOLUTION NO. 30-2010
#17	JUN. 22, 2021	REC. NO. 780903	RESOLUTION NO. 2021-24



Vicinity Map
NO SCALE

Boundary Closure Report

COURSE:	N89°25'15"E	LENGTH:	865.70'
COURSE:	N87°53'13"E	LENGTH:	776.75'
COURSE:	N17°52'54"E	LENGTH:	146.14'
LENGTH:	318.71'	RADIUS:	418.42'
DELTA:	043°38'30"		
CHORD:	311.06'	COURSE:	N39°26'04"E
COURSE:	N36°52'47"W	LENGTH:	9.04'
COURSE:	N10°27'34"E	LENGTH:	94.30'
COURSE:	N49°38'55"W	LENGTH:	211.29'
COURSE:	N23°51'47"W	LENGTH:	117.48'
COURSE:	S88°23'36"E	LENGTH:	56.33'
COURSE:	N40°34'02"W	LENGTH:	105.24'
COURSE:	N74°33'46"W	LENGTH:	76.16'
COURSE:	N81°04'51"W	LENGTH:	120.80'
COURSE:	S74°20'34"W	LENGTH:	39.46'
COURSE:	N12°01'00"E	LENGTH:	19.19'
COURSE:	N78°00'09"W	LENGTH:	138.71'
COURSE:	N86°43'03"W	LENGTH:	319.81'
LENGTH:	231.48'	RADIUS:	941.50'
DELTA:	014°05'12"		
CHORD:	230.89'	COURSE:	N79°54'30"W
COURSE:	S11°53'06"W	LENGTH:	24.80'
COURSE:	S86°55'29"E	LENGTH:	45.00'
COURSE:	S47°55'29"E	LENGTH:	111.00'
COURSE:	S03°55'29"E	LENGTH:	21.00'
LENGTH:	41.00'	RADIUS:	1031.50'
DELTA:	002°16'39"		
CHORD:	41.00'	COURSE:	N79°08'59"W
COURSE:	N60°26'43"W	LENGTH:	215.92'
COURSE:	S57°18'58"W	LENGTH:	314.38'
COURSE:	S00°35'25"W	LENGTH:	137.80'
COURSE:	N87°17'57"W	LENGTH:	397.99'
COURSE:	S00°08'39"E	LENGTH:	677.42'

AREA: 1462646 SQ. FT.
ERROR CLOSURE: 0.006 COURSE: S57°45'02"E
ERROR NORTH: -0.0033 EAST: 0.0053

PRECISION 1: 938817

Surveyor Certificate

I HEREBY CERTIFY THAT THE SURVEY AND PLAT OF THAT REAL PROPERTY SHOWN AND DESCRIBED HEREON WERE MADE BY ME OR UNDER MY DIRECT RESPONSIBILITY, SUPERVISION, AND CHECKING, IN STRICT COMPLIANCE WITH COLORADO STATUTES, AND THAT BOTH SURVEY AND PLAT ARE TRUE, ACCURATE AND COMPLETE. THIS CERTIFICATION IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

_____
DAVID A. WILSON COLORADO LICENSE NO. 38280
REGISTERED LAND SURVEYOR

DATE: _____

Recorder's Certificate

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF PARK COUNTY, ON THE _____ DAY OF _____, 2026, AND DULY FILED AT RECEPTION NO. _____

_____
PARK COUNTY CLERK AND RECORDER

DATE
REVISION
1 2 3 4 5 6 7 8 9

SALZAMAR
MINOR SUBDIVISION

COPYRIGHT 2026 FLATIRONS, INC.

Flatirons, Inc.
Land Surveying Services
www.FlatironsInc.com
3825 IRIS AVE, SUITE 395, BOULDER, CO 80301 (303) 443-7001
655 FOURTH AVE, LONGMONT, CO 80501 (303) 776-1733
7000 N. BROADWAY, SUITE 209, DENVER, CO 80221 (303) 936-6997

DRAFT
WORKING COPY ONLY
ONLY FINAL VERSION WILL HAVE STAMP AND SIGNATURE
(SEAL)

JOB NUMBER: 25-83,315
DATE: 01-27-2026
DRAWN BY: R. SLAGLE
CHECKED BY: JJK/DAW

SHEET 1 OF 3

BY:RSLAGLE FILE:83315 PLAT.DWG DATE:1/27/2026 3:56 PM

SALZAMAR MINOR SUBDIVISION

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 72 WEST OF THE 6TH P.M., COUNTY OF PARK, STATE OF COLORADO

SHEET 2 OF 3

WEST 1/4 CORNER SEC. 30 T7S R72W 6TH P.M. FOUND 2-1/2" IRON PIPE WITH 3-1/4" BRASS CAP, "US CADASTRAL SURVEY BLM T7S R73W R72W 1/4 S25 S30 1958"

BASIS OF BEARINGS
S00°08'39"E 1337.45' (AM)
S00°36'02"E 1337.29' (R&LSP)
WEST LINE NW1/4 SW1/4 SEC. 30 T7S R72W 6TH P.M.

FOUND 3" BRASS CAP "COLO DEPT OF HIGHWAYS ROW MARKER" IN CONCRETE

(TIE) N24°05'59"E 119.08' (AM)

FOUND 3 1/4" BRASS CAP "COLO DEPT OF HIGHWAYS STA ELV ROW MARKER" IN CONCRETE.

(TIE) N01°14'24"E 46.20' (AM)

FOUND NO. 3 REBAR

TRACT 82 PARCEL NO. 18777

S57°18'58"W 314.36' (AM) S56°46'12"W 315.40' (R&LSP) N57°13'15"E 315.43' (DW)

N60°26'43"W 215.92' (C) N60°44'57"W 215.33' (R&LSP) S60°17'45"E 215.33' (DW)

DENVER WATER RIGHT-OF-WAY (BK. 228, PG. 343)

FOUND 1" CAPPED IRON PIPE

TRACT 34 PARCEL NO. 18809

27.13' (AM) N0°28'30"E 26.54' (DW)

S57°13'39"W 170.67' (AM) S57°13'15"W 170.75' (DW)

S89°46'50"W 180.63' (AM) N90°W 180.7± (DW)

S00°35'25"W 137.80' (AM) S00°01'26"W 137.68' (R&LSP)

110.68' (AM)

FOUND NO. 4 REBAR WITH RED PLASTIC CAP (ILLEGIBLE)

N87°17'57"W 397.99' (AM) N87°40'48"W 397.86' (R&LSP)

FOUND 1" IRON PIPE

S01°16'43"E 98.79' (AM)

FOUND NO. 3 REBAR

S00°08'39"E 677.42' (AM) S00°36'02"E 677.29' (R&LSP)

PIKE NATIONAL FOREST U.S. FOREST SERVICE

FLOOD ZONE X UNSHADED FLOOD ZONE A

FLOOD ZONE A FLOOD ZONE X UNSHADED

U.S. HIGHWAY 285 (R.O.W. VARIES)

PART OF TRACT 87 PARCEL NO. 32441

FOUND 1" IRON PIPE N26°21'10"W 0.64' FROM SE CORNER OF PARCEL A PER DEED RECORDED 5/24/69 AT REC. NO. 17720 (NOT ACCEPTED) (SEE NOTE 7)

FOUND NO. 5 REBAR WITH 1 1/2" RED PLASTIC CAP (ILLEGIBLE)

FOUND 3 1/4" ALUMINUM CAP, "CDOT ROW MONUMENT

FOUND 3" BRASS CAP "COLO DEPT OF HIGHWAYS ROW MARKER" IN CONCRETE

FOUND 1" IRON PIPE

FOUND MONUMENT S31°26'03"W 8.06' FROM CALCULATED CORNER (NOT ACCEPTED) (SEE NOTE 7)

N86°52'13"W 658.19' (AM)

FOUND 3 1/4" BRASS CAP "COLO DEPT OF HIGHWAY STA ELEV ROW MARKER" IN CONCRETE

LOT 1 CONTAINING 133,080 SQ. FT. OR 3.06 ACRES MORE OR LESS

LOT 2 CONTAINING 9,679 SQ. FT. OR 0.22 ACRES MORE OR LESS

SET 25' WITNESS CORNER

24' ACCESS EASEMENT DEDICATED BY THIS PLAT

FLOOD ZONE X UNSHADED FLOOD ZONE A

PE-10 EASEMENT (REC. NO. 647683)

PART OF TRACT 87 PARCEL NO. 18844

FOUND NO. 5 REBAR

EXISTING GRAVEL DRIVEWAY NON-EXCLUSIVE R.O.W. AND EASEMENT FOR INGRESS AND EGRESS (REC. NO. 413821)

FLOOD ZONE X UNSHADED FLOOD ZONE A

COUNTY ROAD 64A (R.O.W. VARIES)

SET 25' WITNESS CORNER

SET 30' WITNESS CORNER

DENVER WATER RIGHT-OF-WAY (BK. 228, PG. 343)

FOUND 3" IRON PIPE IN CONCRETE

FOUND NO. 4 REBAR WITH RED PLASTIC CAP "RLS 1593"

TRACT C PARCEL NO. 18792

BRIDGE

NORTH FORK SOUTH PLATTE RIVER

SEE DETAIL ON SHEET 3

DENVER WATER RIGHT-OF-WAY (BK. 228, PG. 343)

EASEMENT FOR INGRESS & EGRESS GRANTED TO BAILEY WATER AND SANITATION DISTRICT (BK. 392, PG. 891)

FOUND 60D NAIL (ACCEPTED AS CORNER)

FOUND MONUMENT S81°01'18"E 2.61' FROM CALCULATED CORNER (NOT ACCEPTED) (SEE NOTE 7)

FOUND NO. 4 REBAR WITH PINK HUB

FLOOD ZONE A FLOOD ZONE X UNSHADED

FLOOD ZONE A FLOOD ZONE X UNSHADED

FOUND NO. 4 REBAR WITH PINK HUB N06°15'20"E 5.92' FROM CALCULATED DENVER WATER R.O.W. CORNER (NOT ACCEPTED) (SEE NOTE 7)

FOUND MONUMENT S40°12'31"E 9.15' FROM CALCULATED CORNER (NOT ACCEPTED) (SEE NOTE 7)

N36°52'47"W 9.04' (C) N37°20'50"W 9.04' (R&LSP)

FOUND 1" CAPPED IRON PIPE WITH 90° ELBOW

TOTAL AREA CONTAINING 1,462,646 SQ. FT. OR 33.58 ACRES MORE OR LESS

LOT 3 CONTAINING 1,319,887 SQ. FT. OR 30.30 ACRES MORE OR LESS

L=318.41' R=418.42' Δ=43°36'04" CH=N39°02'59"E 310.78' (R&LSP)

L=318.71' R=418.42' Δ=43°38'30" CH=N39°26'04"E 311.06' (C)

FOUND MONUMENT S49°41'49"E 1.31' FROM CALCULATED CORNER (NOT ACCEPTED) (SEE NOTE 7)

N17°52'54"E 146.14' (C) N17°15'00"E 146.14' (R&LSP)

FOUND NO. 4 REBAR WITH BROKEN YELLOW PLASTIC CAP

FOUND NO. 4 REBAR WITH BROKEN YELLOW PLASTIC CAP

COUNTY ROAD 64 (R.O.W. VARIES)

GRAPHIC SCALE

80 0 40 80 160

(IN FEET)
1 inch = 80 ft.

POINT OF BEGINNING SOUTH 1/16 CORNER COMMON TO SEC. 30 T7S R72W 6TH P.M. & SEC. 25 T7S R73W 6TH P.M. FOUND 2-1/2" IRON PIPE WITH 3-1/4" BRASS CAP, "US CADASTRAL SURVEY BLM T7S R73W R72W S1/16 S25 S30 1958"

N89°25'15"E 865.70' (AM) N88°58'49"E 865.43' (R&LSP)

CENTER-SOUTH 1/16 CORNER SEC. 30 T7S R72W 6TH P.M. FOUND 2-1/2" IRON PIPE WITH 3-1/4" BRASS CAP, "US CADASTRAL SURVEY BLM C-C S1/16 S30 1958"

N87°53'13"E 776.75' (C) N87°27'12"E 776.99' (R&LSP)

PIKE NATIONAL FOREST U.S. FOREST SERVICE

Legend

- FOUND ALIQUOT MONUMENT AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- FOUND #5 REBAR WITH 1 1/2" ORANGE PLASTIC CAP, "JVH PLS 24958"
- FOUND 3" PIPE WITH 3" BRASS CAP, "D.M.W.W. RIGHT OF WAY POINT LS 7738 1975"
- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, "FLATIRONS INC 38280"
- SET 18" #5 REBAR WITH 1 1/2" ALUMINUM CAP, "FLATIRONS INC 38280"
- CALCULATED POSITION (NOT FOUND OR SET DUE TO LOCATION OF RIVER)
- (AM) AS MEASURED AT TIME OF SURVEY
- (C) CALCULATED FROM RECORD AND AS MEASURED INFORMATION
- (R) AS PER RECORD INFORMATION
- (LSP) AS PER LAND SURVEY PLAT PREPARED BY JVH CONSULTING INC. RECORDED AT RECEPTION NO. 738408 (TITLE COMMITMENT EXCEPTION NO. 16)
- (DW) AS PER DENVER MUNICIPAL WATER WORKS NORTH FORK SOUTH PLATTE CHANNEL IMPROVEMENTS RECORDED IN BOOK 228, PAGE 342 (TITLE COMMITMENT EXCEPTION NO. 12)
- EDGE OF ASPHALT
- GRAVEL
- FENCE
- GUARDRAIL
- CLEANOUT
- OVERHEAD UTILITY LINE
- UTILITY POLE
- GAS LINE

DATE	REVISION
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SALZAMAR MINOR SUBDIVISION

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Land Surveying Services
www.FlatironsInc.com
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655 FOURTH AVE, LONGMONT, CO 80501 (303) 776-1733
7000 N. BROADWAY, SUITE 209, DENVER, CO 80221 (303) 936-6997

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ONLY FINAL VERSION WILL HAVE STAMP AND SIGNATURE
(SEAL)

JOB NUMBER:	25-83,315
DATE:	01-27-2026
DRAWN BY:	R. SLAGLE
CHECKED BY:	JJK/DAW

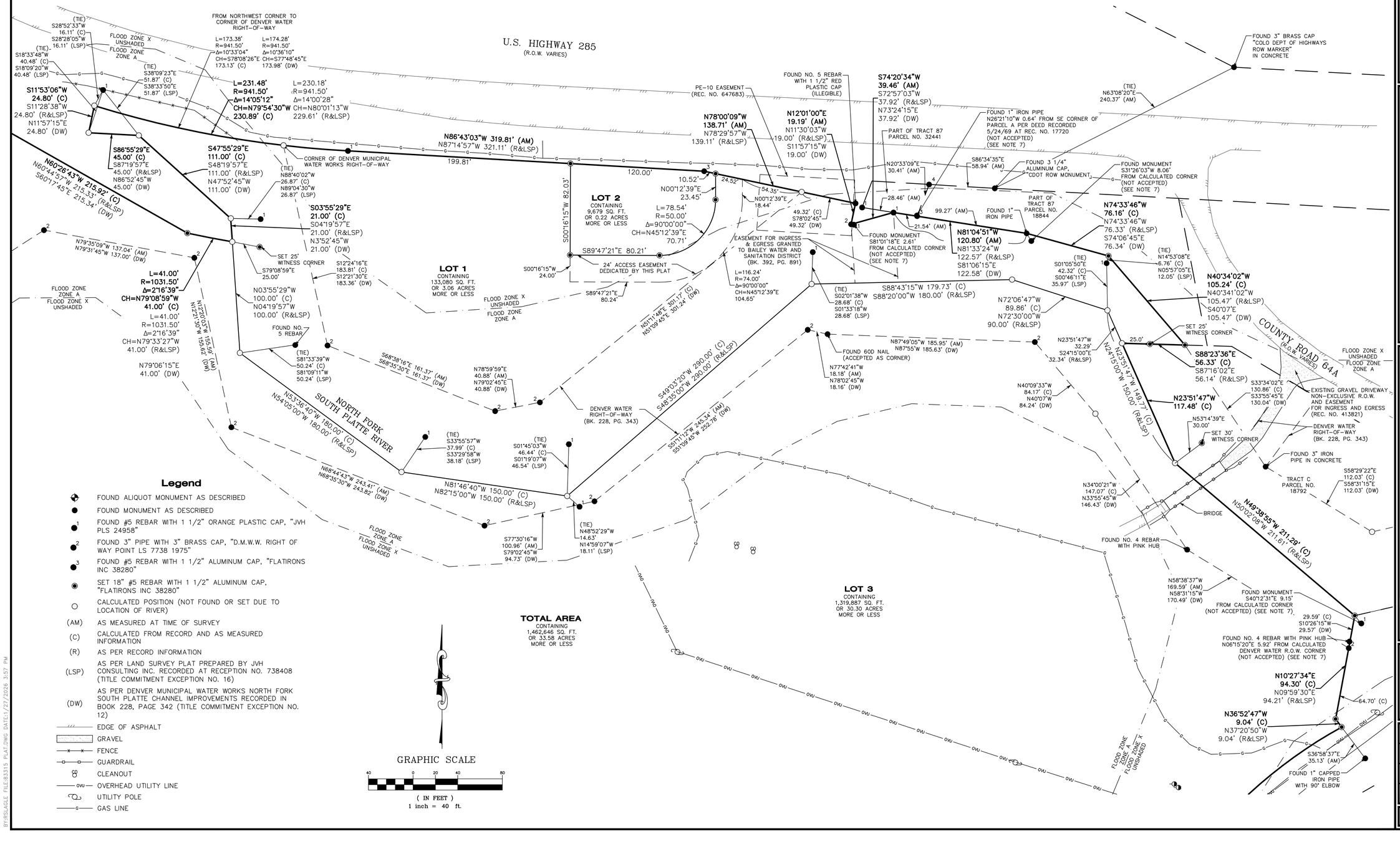
SHEET 2 OF 3

BY:RSLAGLE FILE:83315 PLAT.DWG DATE:1/27/2026 3:57 PM

SALZAMAR MINOR SUBDIVISION

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 72 WEST OF THE 6TH P.M., COUNTY OF PARK, STATE OF COLORADO

SHEET 3 OF 3



Legend

- FOUND ALIQUOT MONUMENT AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- FOUND #5 REBAR WITH 1 1/2" ORANGE PLASTIC CAP, "JVH PLS 24958"
- FOUND 3" PIPE WITH 3" BRASS CAP, "D.M.W.W. RIGHT OF WAY POINT LS 7738 1975"
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SALZAMAR MINOR SUBDIVISION

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(SEAL)

JOB NUMBER:	25-83,315
DATE:	01-27-2026
DRAWN BY:	R. SLAGLE
CHECKED BY:	JJK/DAW

SHEET 3 OF 3

BY:RSLAGLE FILE:83315 PLAT.DWG DATE:1/27/2026 3:57 PM

From: Mike Schmidt [redacted]
Sent: Tuesday, February 17, 2026 9:22 AM
To: Julie Esterl
Cc: [redacted]
Subject: Re: Referral Request - A25-0091 Bailey Water and Sanitation District Minor Subdivision (Park County)

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Good morning, Julie

Platte Canyon School District 1 has no concerns or comments.

Sincerely,

Mike

On Thu, Jan 29, 2026 at 3:22 PM Julie Esterl <[redacted] wrote:

> Referral Agencies,
>
> On behalf of Park County Development Services, I am forwarding the following land development application to you for review and comment.
>
> **Case #:** A25-0091
>
> **Case Name**: Bailey Water and Sanitation District-Salzamar Minor Subdivision
>
> **Applicant:** Bailey Water and Sanitation District

Request: The applicant is requesting a 3-lot subdivision of a 33.56-acre property for the purpose of creating a 0.22-acre lot for a proposed water treatment facility.

Legal Description: T07 R72 S30 SW4 TRACT A AND B IN SW4 AND SE4 AS DESC ON SURVEY R738408 30-7-72 – addressed as 19 County Road 64A, Bailey, CO.

Date of Planning Commission Hearing: Wednesday, February 25, 2026

Please return the attached Referral Response Form to me on or before Thursday, February 19, 2026.

Application materials may be accessed at the following Dropbox link:

[redacted]

Please let me know if you have questions or need assistance accessing the application materials.

Thank you,

JULIE ESTERL | **SENIOR PLANNER**

Office: 303.202.5010 x 222 | Mobile: 608.215.9300

112 N. Rubey Drive, #210, Golden, CO 80403

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BASELINE
Engineering · Planning · Surveying

--
Mike Schmidt

Superintendent, Platte Canyon S.D. 1
57243 US Hwy 285
P.O. Box 1069
Bailey, CO 80421
303-679-7402

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http://www.plattecanyonschools.org

Park County Planning Department

P.O. Box 1598
Fairplay, Colorado 80440
Phone: (719) 836-4261 ● *E-mail address:* shelli.yarbrough@parkcountyco.gov

Contract Planner

Baseline Corporation
Phone: (303) 202-5010 ext. 222 ● E-mail address: julie.esterl@baselinecorp.com

Referral Response

Submitted Date: January 29, 2026 **Comment Deadline Date:** February 19, 2026

Case #: A25-0091 **Case Name**: Bailey Water and Sanitation District-Salzamar Minor Subdivision

Applicant: Bailey Water and Sanitation District

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Date of Planning Commission Hearing: Wednesday, February 25, 2026

Date of BOCC Hearing: TBD

☑ We have reviewed this referral and find that it **does** comply with our specific organization's concerns.

☐ We have reviewed this referral and find that it **does not** comply with our specific organization's concerns for the following reasons:

_____

_____

☑ We have reviewed this referral and find no conflicts with our interests.

☐ A formal recommendation is under consideration and will be submitted to you prior to _____.

☐ Please refer to the enclosed letter.

☑ We offer the following comments regarding this referral:

ABE found no wildlife or environmental concerns.

ABE further recommends that the Army Corp of Engineers and the Colorado Department of Public Health and Environment be consulted regarding this application because of the proximity of the new water treatment facility to the South Platte River.

Signed: John Reiber Date: February 12, 2026

Title: Chairman

Park County Planning Department

P.O. Box 1598
Fairplay, Colorado 80440
Phone: (719) 836-4261 ● *E-mail address:* shelli.yarbrough@parkcountyco.gov

Contract Planner

Baseline Corporation
Phone: (303) 202-5010 ext. 222 ● E-mail address: julie.esterl@baselinecorp.com

Referral Response

Submitted Date: January 29, 2026 **Comment Deadline Date:** February 19, 2026

Case #: A25-0091 **Case Name**: Bailey Water and Sanitation District-Salzamar Minor Subdivision

Applicant: Bailey Water and Sanitation District

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_____
_____

☑ We have reviewed this referral and find no conflicts with our interests.

☐ A formal recommendation is under consideration and will be submitted to you prior to _____.

☐ Please refer to the enclosed letter.

☐ We offer the following comments regarding this referral:

_____
_____
_____
_____

Signed: Monica Jones Date: 02/02/2026

Title: Assessor

Park County Planning Department

P.O. Box 1598
Fairplay, Colorado 80440
Phone: (719) 836-4261 ● *E-mail address:* shelli.yarbrough@parkcountyco.gov

Contract Planner

Baseline Corporation
Phone: (303) 202-5010 ext. 222 ● E-mail address: julie.esterl@baselinecorp.com

Referral Response

Submitted Date: January 29, 2026 **Comment Deadline Date:** February 19, 2026

Case #: A25-0091 **Case Name**: Bailey Water and Sanitation District-Salzamar Minor Subdivision

Applicant: Bailey Water and Sanitation District

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Date of Planning Commission Hearing: Wednesday, February 25, 2026

Date of BOCC Hearing: TBD

☐ We have reviewed this referral and find that it **does** comply with our specific organization's concerns.

☐ We have reviewed this referral and find that it **does not** comply with our specific organization's concerns for the following reasons:

_____

_____

☐ We have reviewed this referral and find no conflicts with our interests.

☐ A formal recommendation is under consideration and will be submitted to you prior to _____.

☐ Please refer to the enclosed letter.

☑ We offer the following comments regarding this referral:

The proposed 3-lot subdivision of a 33.56-acre property for the purpose of creating a 0.22-acre lot for a proposed water treatment facility is located in Colorado Natural Gas certified service territory. Colorado Natural Gas has no objection to the land development application Case #: A25-0091 . Please call 811 prior to digging!

Signed: Justin Gutierrez Date: 01/30/2026

Title: Engineer

From: Brooks Kaufman <[redacted]
Sent: Tuesday, February 17, 2026 9:20 AM
To: [redacted]
[redacted]
Subject: RE: Referral Request - A25-0091 Bailey Water and Sanitation District Minor Subdivision (Park County)

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Good morning, Julie

CORE Electric Cooperative has no concerns or comments.

Respectfully

Brooks Kaufman
Lands and Rights of Way Manager

[redacted]

www.core.coop.

Book time to meet with me

From: Julie Esterl[redacted]
Sent: Thursday, January 29, 2026 3:22 PM
[redacted]

[redacted] Bailey Water and Sanitation District Minor Subdivision (Park County)

[CAUTION:] This email is from an external source. Avoid clicking links or opening attachments unless you trust the sender and verify the content's safety.

Referral Agencies,

On behalf of Park County Development Services, I am forwarding the following land development application to you for review and comment.

Case #: A25-0091
Case Name: Bailey Water and Sanitation District-Salzamar Minor Subdivision
Applicant: Bailey Water and Sanitation District
Request: The applicant is requesting a 3-lot subdivision of a 33.56-acre property for the purpose of creating a 0.22-acre lot for a proposed water treatment facility.
Legal Description: T07 R72 S30 SW4 TRACT A AND B IN SW4 AND SE4 AS DESC ON SURVEY R738408 30-7-72 – addressed as 19 County Road 64A, Bailey, CO.
Date of Planning Commission Hearing: Wednesday, February 25, 2026

Please return the attached Referral Response Form to me on or before Thursday, February 19, 2026.

Application materials may be accessed at the following Dropbox link:
[redacted]

Please let me know if you have questions or need assistance accessing the application materials.
Thank you,

JULIE ESTERL | **SENIOR PLANNER**
[redacted]
112 N. Rubey Drive, #210, Golden, CO 80403
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Engineering · Planning · Surveying

COLORADO
Department of Transportation
Region 2
Traffic & Safety – Access Permits

SH-285D /19 County Road 64A
Park County

February 18, 2026

Julie Esterl
Senior Planner – Baseline Corporation
PO BOX 1598
Fairplay, Colorado 80440

RE: Bailey Water & Sanitation District (File # A25-0091)

Julie,

I am in receipt of a referral request for comments for Bailey Water and Sanitation District – Salzamar Minor Subdivison, located at 19 County Road 64A Bailey, Colorado. Park County, (Parcel #16845 Account number R0016846). The submittals have been reviewed by CDOT. After review of all submitted documents, we have the following comments:

- CDOT Access and Utility permits are required.
- The existing access permit will need to be updated prior to subdivision approval.
- Lots 1 & 2 must share state highway access. State highway access will not be allowed for Lot 3 as it has access to the local road.
- The access will be required to be surfaced with pavement per CDOT standards from the highway roadway to the right-of-way line.
- Planning should be underway to relocate the bulk water fill station as access may be restricted in the future.

Please contact me at [redacted] with any questions.

Sincerely,

Kimberly Blanchard
Kimberly Blanchard
CDOT R2 Access Management Trainee

xc: [redacted] / file

PARK COUNTY PLANNING COMMISSION
PLANNING DEPARTMENT STAFF REPORT

Planning Commission Hearing Date: February 25, 2026

To:	Planning Commission
Date:	February 19, 2026
Prepared by:	Julie Esterl, Senior Planner – Baseline Corporation
Case #:	A26-0007
Subject:	Bailey Water and Sanitation District (BWSD) Conditional Use Permit
Request:	A Conditional Use Permit for a Major Utility Facility in the Commercial Zone District.

Application Summary:

Applicant:	Miguel A. Garcia, Vice President, Board of Directors - Bailey Water and Sanitation District Anita L. Marchant, District Attorney - Foothills Legal Solutions, LLC
Owner:	Salzamar Properties, LLC - John Bezzant, Member/Manager
Location:	19 County Road 64A, Bailey, CO
Existing Zone District:	Commercial
Surrounding Zoning:	Residential and Commercial
Lot Size:	0.22 acres
Existing Use:	Vacant land
Proposed Use:	Bailey Water & Sanitation District Water Treatment Plant

Background:

Bailey Water and Sanitation District (BWSD) is in the process of a needed replacement of the water treatment facility originally constructed in the late 1960s in the southwest portion of Bailey on the south side of US Highway 285. BWSD plans to purchase a 0.22-acre parcel, which is Lot 2 of the proposed Salzamar Minor Subdivision, for the purpose of establishing a new water treatment facility.

The proposed water treatment plant will pump and treat water, and by definition in the Land Use Regulations, qualifies as a Major Utility Facility, which is a conditional use in the Commercial Zone District. Because the property is zoned Commercial, a Conditional Use Permit is required prior to development of the water treatment plant.

Existing Conditions:

The proposed Lot 2 is zoned Commercial, is vacant, and has frontage along US Highway 285. There is an existing access point and CDOT access permit on USH 285. A small portion of the southeast corner of proposed Lot 2 is located in Zone A of the 100-year floodplain.

Proposal:

Bailey Water and Sanitation District plans to construct a new water treatment facility including a 30' x 50' building. Due to the proximity of the building to the floodplain, the building is planned to be constructed 3-feet above the Base Flood Elevation.

Joint access is proposed to the east and south of Lot 2 in order to provide access to both Lot 1 and Lot 2 from USH 285. A Mutual Access and Maintenance Agreement is included in the Purchase and Sale Agreement between BWSD and Salzamar. CDOT requires an update to the existing access permit to accommodate the shared access.

Planning Review:

Access and Parking: The Mutual Access and Maintenance Easement along with the updated CDOT access permit will provide legal access to the development. The updated permit is required to be issued prior to approval of the Salzamar Minor Subdivision. On-site parking has been provided.

Development Standards: The development standards for Lot 2, zoned Commercial include:

- Floor area – No maximum and no minimum requirement
- Lot Area – No minimum requirement
- Structure height – 40-feet. The proposed building is approximately 20-feet, and complies.
- Setback from any watercourse – 50 feet. The building is setback approximately 88-feet, and complies.
- Setback from any wetland – no wetlands identified.
- Front setback to State/Federal highway – 10 feet. The closest point of the building to ush 285 is approximately 16-feet, and complies.
- Front setback to all other roads – 5 feet. Not applicable.
- Side setback – 0 feet.
- Rear setback – 5 feet. The building is approximately 30-feet from the rear property line, and complies.

Floodplain: Floodplain mitigation appears to have been addressed, however, per Article 7, Division 10 – Floodplain Protection, a Floodplain Development Permit is required to ensure conformance with the provisions of the ordinance. Issuance of a Floodplain Development Permit is included as a condition of approval.

Property Addressing: The proposed Lot 2 of the Salzamar Minor Subdivision will require the assignment and posting of a new address in accordance with Section 7-1207 of the Land Use Regulations. This has been included as a condition of approval.

Land Use Regulations:

Each of the standards for approval of a Conditional Use Permit (LUR Section 5-503) is addressed below.

A. The use proposed is an authorized Conditional Use for the zone district in which the property described in the application is located.
The proposed use is a water treatment facility that will pump and treat water. Per the definitions section of the Land Use Regulations, this facility qualifies as a Major Utility Facility. The property is zoned Commercial, and a Major Utility Facility is allowed by Conditional Use in the Commercial Zone District. Therefore, the proposed use is an authorized Conditional Use.

B. The property described in the application for Conditional Use Permit possesses geological, physical, and other environmental conditions that are compatible with the proposed conditional use.
The location of the property is appropriate for the use as it is in close proximity to the existing Bailey Water and Sanitation District facility. The property is also located in proximity to the North Fork of the South Platte River from where raw water is drawn.

C. The Conditional Use will conform to all applicable requirements of the zone district and these Land Use Regulations, and does not create a substantial safety concern for anticipated visitors to the property.
The use and proposed development conform to the development standards of the Commercial Zone District. The facility will be fenced to provide safety to the facility and the public.

D. The property has a reasonably certain right of permanent legal access permitting vehicular access from the property to the public thoroughfare.
Once the access easement agreement and CDOT access permit are finalized, the property will have permanent legal access to US Highway 285.

E. Access to the property from the public thoroughfare reasonably meets County street, road, or driveway standards or, if the property is undeveloped, such access will be established prior to issuance of a building permit.
The water treatment plant improvement plans provided by the project engineer include details for the construction of the access driveway. These plans will be reviewed for compliance during building permit review.

F. The proposed Conditional Use is compatible with the uses and zoning for other properties within the neighborhood or immediately surrounding area.
The proposed water treatment plant is compatible with the existing Bailey Water and Sanitation District facility located to the east of the property. Park County administrative offices are located to the north. Lands to the west and south include vacant land and the North Fork of the South Platte River. There do not appear to be any conflicts with compatibility to surrounding uses.

G. In making this determination, conflicts with any enforceable covenants, conditions and restrictions of record will be considered.
There are no known covenants or restrictions on proposed Lot 2 of the Salzamar Minor Subdivision that would create any conflicts with the proposed use and development of the water treatment plant.

Impact Analysis:

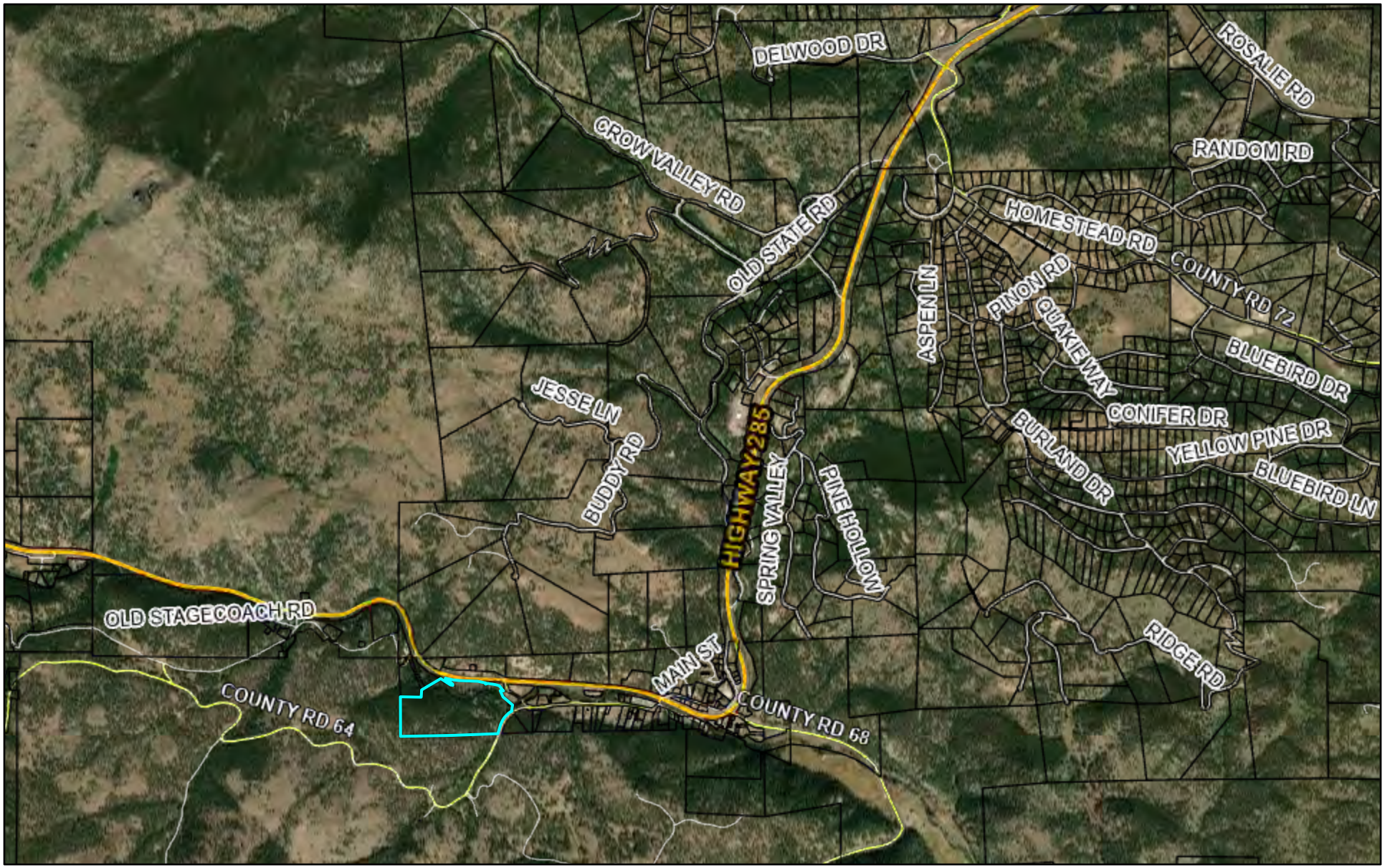
No adverse impacts to adjacent land uses are anticipated. In addition, no adverse impacts are anticipated to traffic, roadways, schools, parks, storm drainage facilities, or utilities. Approval of the conditional use permit will improve water delivery and quality to customers of the Bailey Water and Sanitation District.

Recommendation:

Based on the foregoing, staff recommends that this Conditional Use Permit be recommended for approval to the Board of County Commissioners with the following conditions:

1. Application for, and issuance of, a Floodplain Development Permit.
2. Assignment and posting of the property address.

Park County Map



10/21/2025, 1:09:20 PM

County Line

County Roads

Parcels

Roads

Minor Roads

Highways

1:36,112

0 0.23 0.45 0.9 mi

0 0.38 0.75 1.5 km

Maxar

Park County Colorado

For informational use only.

Park County Map



11/13/2025, 3:25:12 PM

County Line

Roads

Highways

County Roads

Minor Roads

Parcels

Addresses

1:4,514

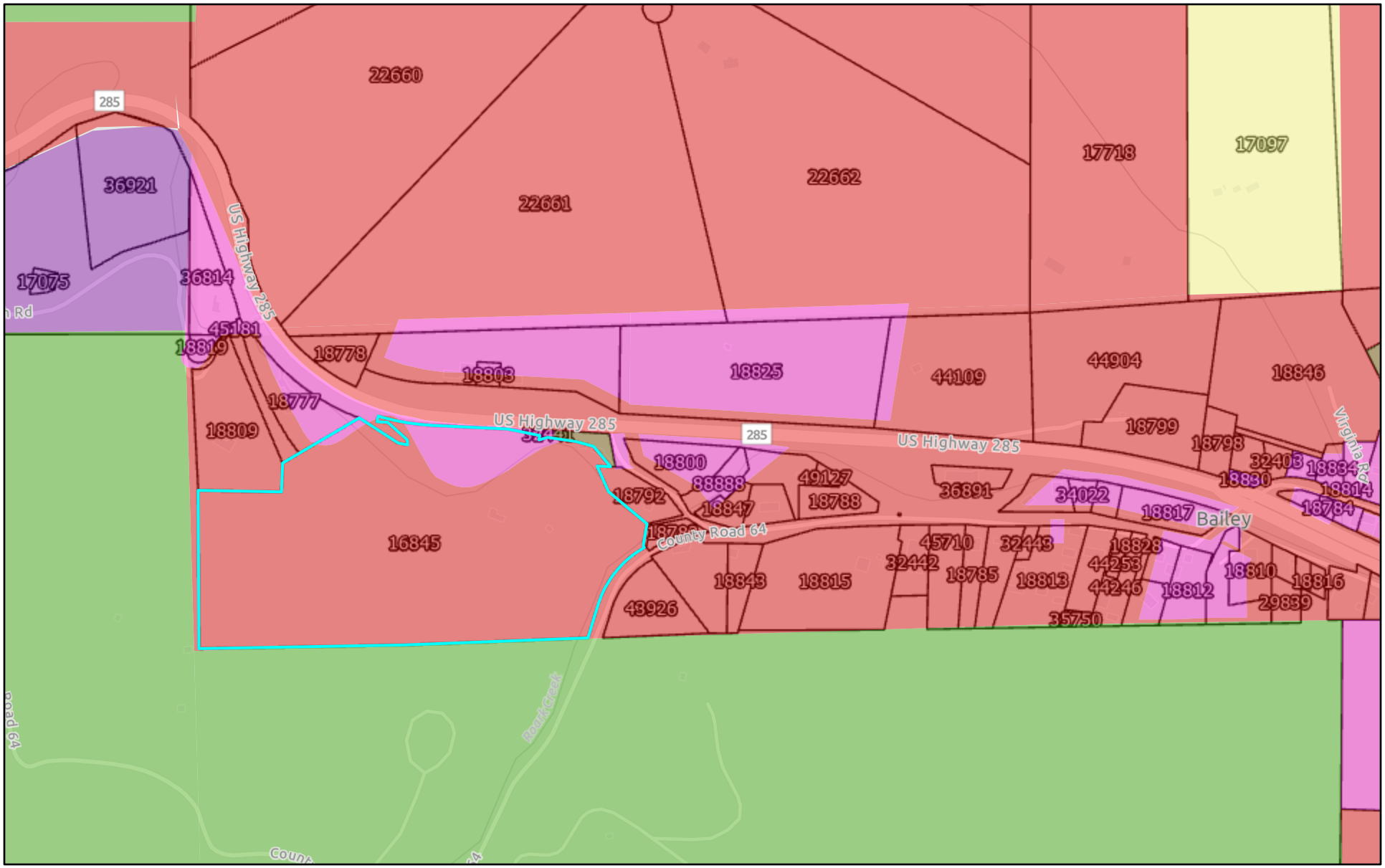
0 0.03 0.06 0.11 mi

0 0.04 0.09 0.18 km

Vantor

Park County Colorado
For informational use only.

Zoning Map



10/21/2025, 1:18:38 PM

1:9,028

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

Zoning

- Agricultural
- Commercial
- Conservation/Recreation
- Planned Unit Development
- Residential
- Rural Center Mixed Use
- Parcels

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Sources: Esri, TomTom, Garmin,

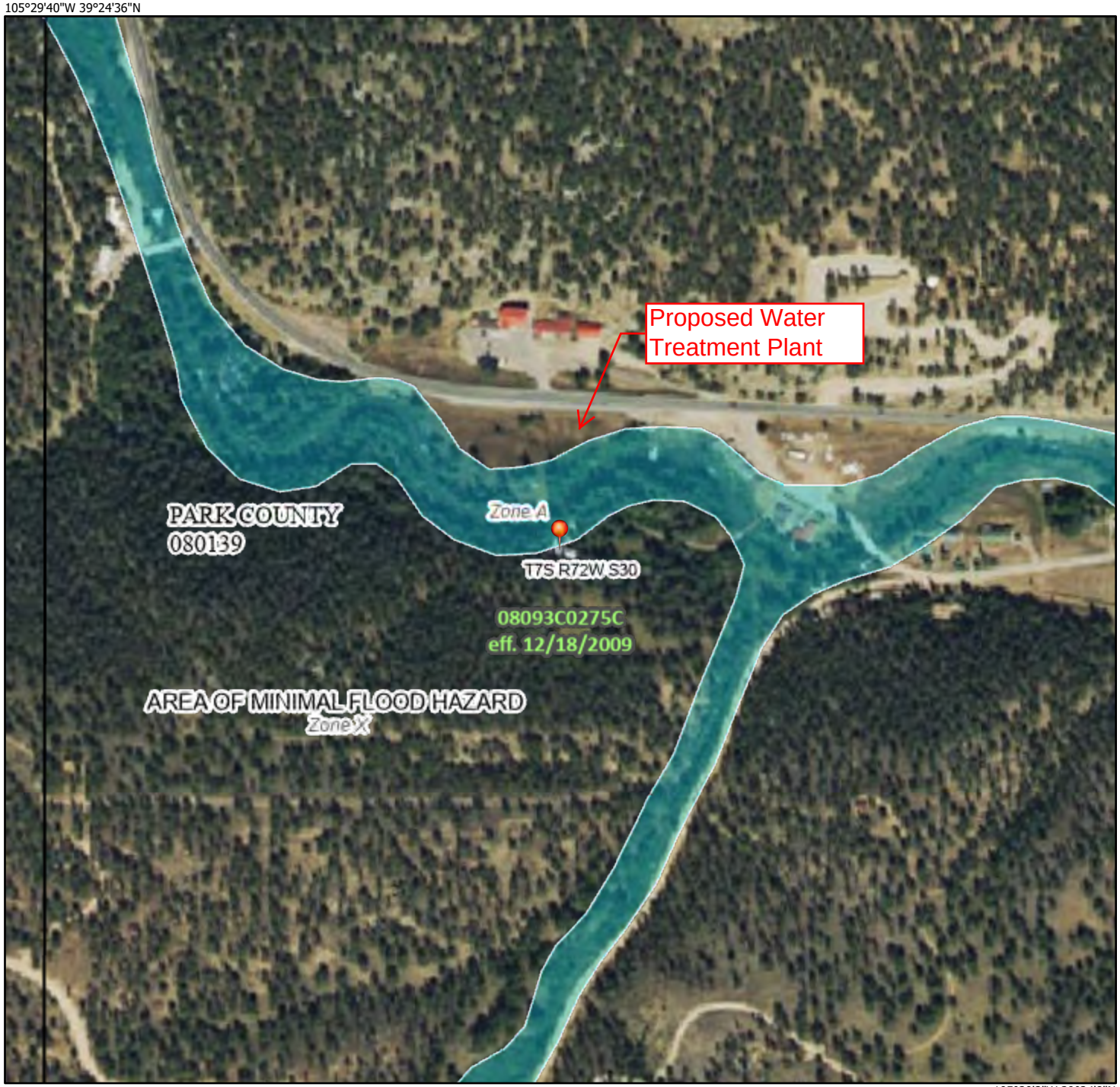
Park County

For informational use only.

National Flood Hazard Layer FIRMette

FEMA

105°29'40"W 39°24'36"N



0 250 500 1,000 1,500 2,000 Feet

1:6,000

105°29'2"W 39°24'8"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

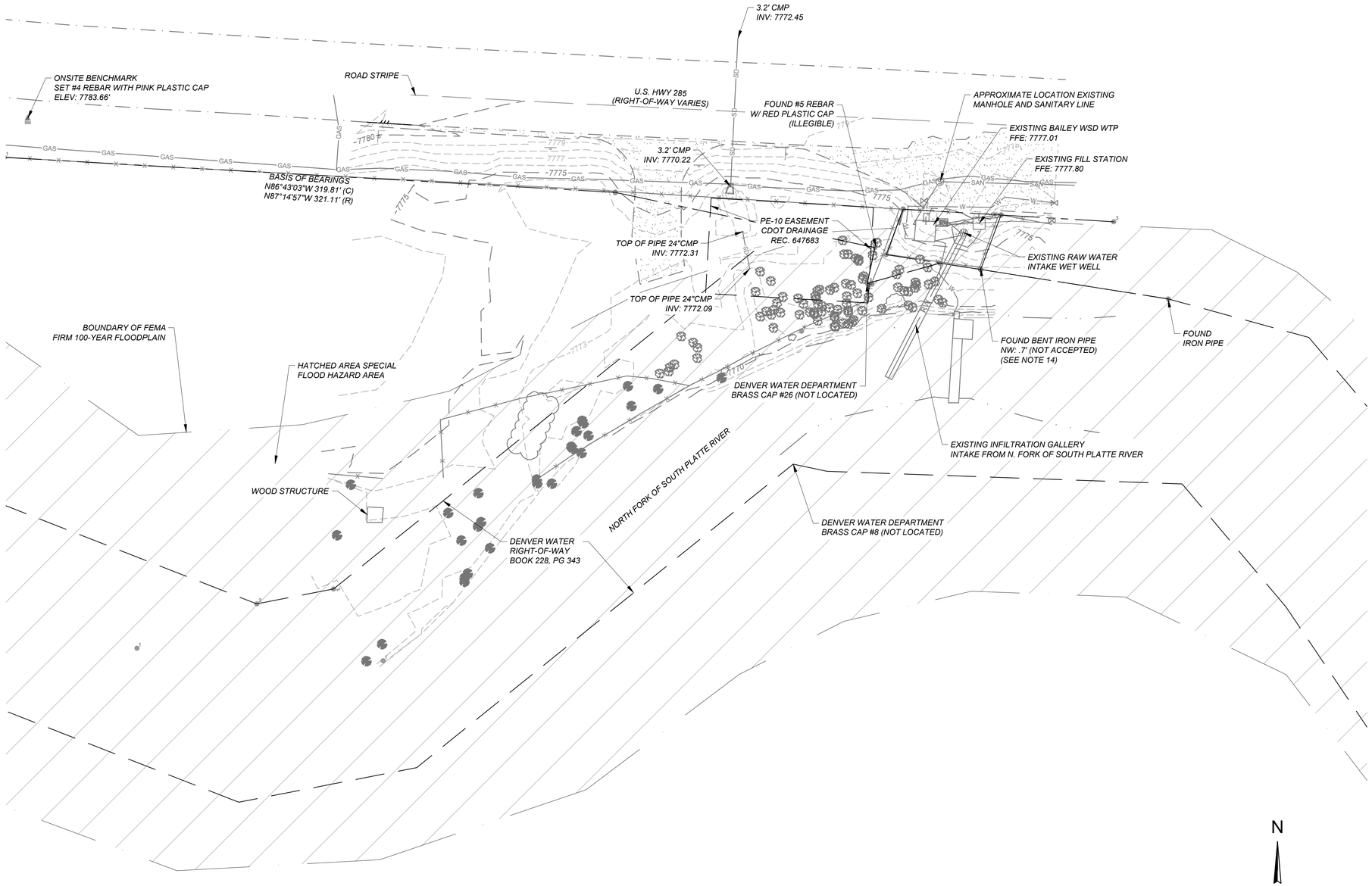
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/18/2026 at 9:48 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

LEGEND

- FOUND MONUMENT AS DESCRIBED
- SET BENCHMARK AS DESCRIBED
- CALCULATED POSITION (NOT FOUND OR SET)
- CONCRETE
- EDGE OF ASPHALT
- GRAVEL
- FLAGSTONE
- FENCE
- SIGN
- SHRUB/BUSH
- DECIDUOUS TREE
- CONIFEROUS TREE
- WATER LINE
- WATER MANHOLE
- WATER VALVE
- SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- STORM SEWER LINE
- FLARED END SECTION
- ELECTRIC LINE
- ELECTRIC METER
- OVERHEAD UTILITY LINE
- UTILITY POLE
- GAS LINE
- UNIDENTIFIED VALVE
- LOCATION OF BUILDING HEIGHT/FINISHED FLOOR

FFE	FINISHED FLOOR ELEVATION
ELEV	ELEVATION
INV	INVERT



A / -- TOPOGRAPHIC SURVEY - WTP
1" = 30'

Q:\CO-LAKE-EE\SHARED_PROJECTS\0107 - W2 ENGINEERS, LLC\0002 - BAILEY WSD WTP IMPROVEMENTS\CAD\DWG\CD'S\02_BAILEY WTP TOPO AND PROPERTY.DWG

ELEMENT ENGINEERING LLC
12687 W. CEDAR DRIVE, SUITE 300
LAKEWOOD, CO 80228
720.749.4165
WWW.ELEMENTENGINEERING.NET

REVISIONS

NO.	DESCRIPTION	DATE	BY

WATER TREATMENT PLANT IMPROVEMENTS

TOPOGRAPHIC SURVEY

BAILEY WATER AND SANITATION DISTRICT
PO BOX 422
BAILEY, CO 80421

PREPARED UNDER THE DIRECT SUPERVISION OF

FOR AND ON BEHALF OF ELEMENT ENGINEERING, LLC

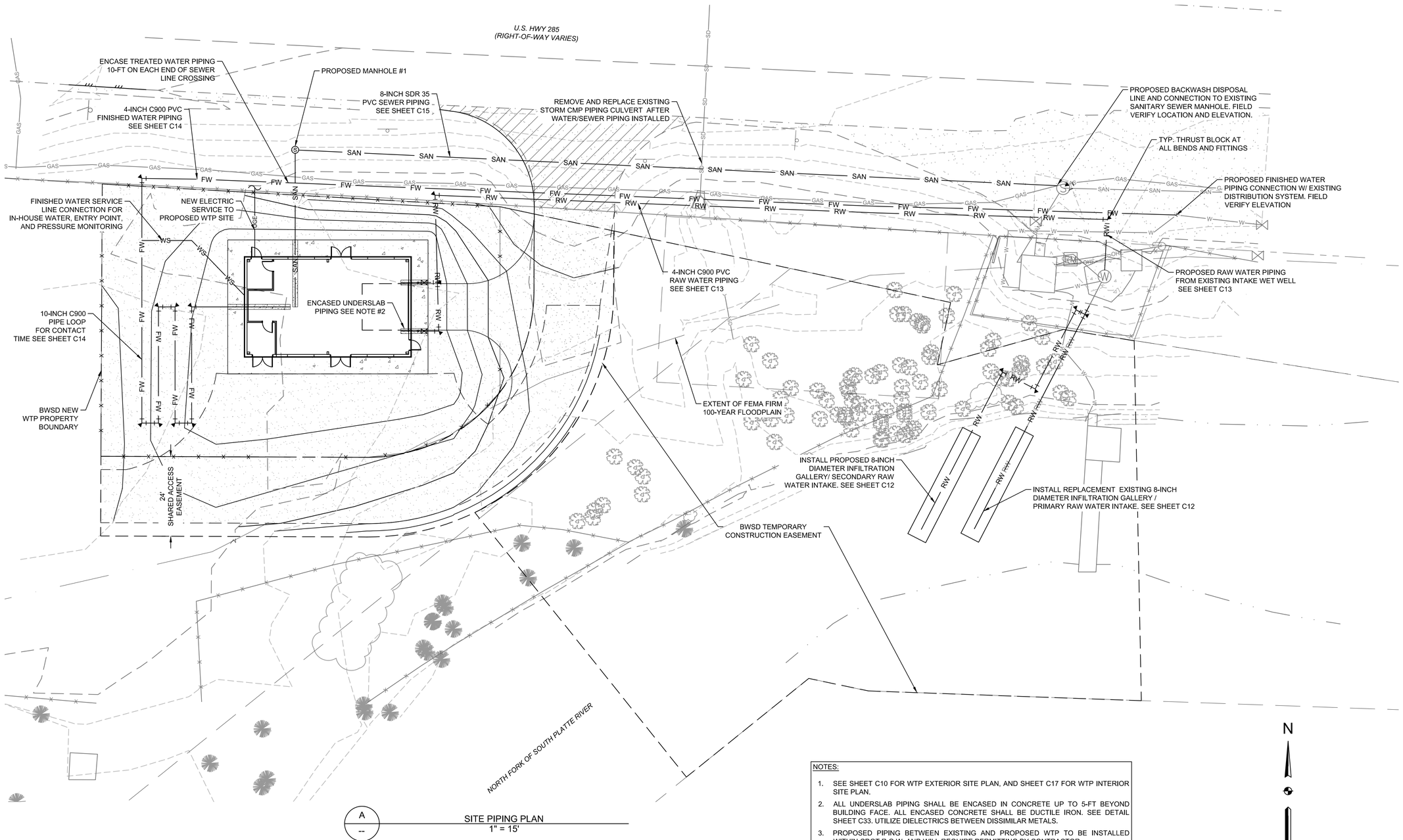
DESIGNED BY	CHECKED BY
MAH	AMA

DATE: OCTOBER 2025

JOB NUMBER: 0107.0002

EDITION: 90% CMAR

SHEET: C8 OF C37



A
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SITE PIPING PLAN
1" = 15'

NOTES:

1. SEE SHEET C10 FOR WTP EXTERIOR SITE PLAN, AND SHEET C17 FOR WTP INTERIOR SITE PLAN.
2. ALL UNDERSLAB PIPING SHALL BE ENCASED IN CONCRETE UP TO 5-FT BEYOND BUILDING FACE. ALL ENCASED CONCRETE SHALL BE DUCTILE IRON. SEE DETAIL SHEET C33. UTILIZE DIELECTRICS BETWEEN DISSIMILAR METALS.
3. PROPOSED PIPING BETWEEN EXISTING AND PROPOSED WTP TO BE INSTALLED WITHIN CDOT R.O.W. AND WILL REQUIRE PERMITTING BY CONTRACTOR.
4. PROPOSED AND EXISTING INFILTRATION GALLERIES WITHIN DENVER WATER R.O.W. WILL REQUIRE COORDINATION WITH DENVER WATER PRIOR TO AND THROUGHOUT CONSTRUCTION.
5. DO NOT ENTER OR DISTURB AREAS OUTSIDE OF THE DISTRICT'S PARCEL AND EASEMENTS AS SHOWN IN THIS SITE PLAN.
6. YARD PIPING SHALL BE FULLY RESTRAINED.

N

GRAPHIC SCALE
15 0 15 30
(IN FEET)
1 INCH = 15FT

ELEMENT ENGINEERING LLC
1268F W. CEDAR DRIVE, SUITE 300
LAKEWOOD, CO 80228
720.749.4165
WWW.ELEMENTENGINEERING.NET

REVISIONS

NO.	DESCRIPTION	DATE	BY

WATER TREATMENT PLANT IMPROVEMENTS

SITE PIPING PLAN

BAILEY WATER AND SANITATION DISTRICT
PO BOX 422
BAILEY, CO 80421

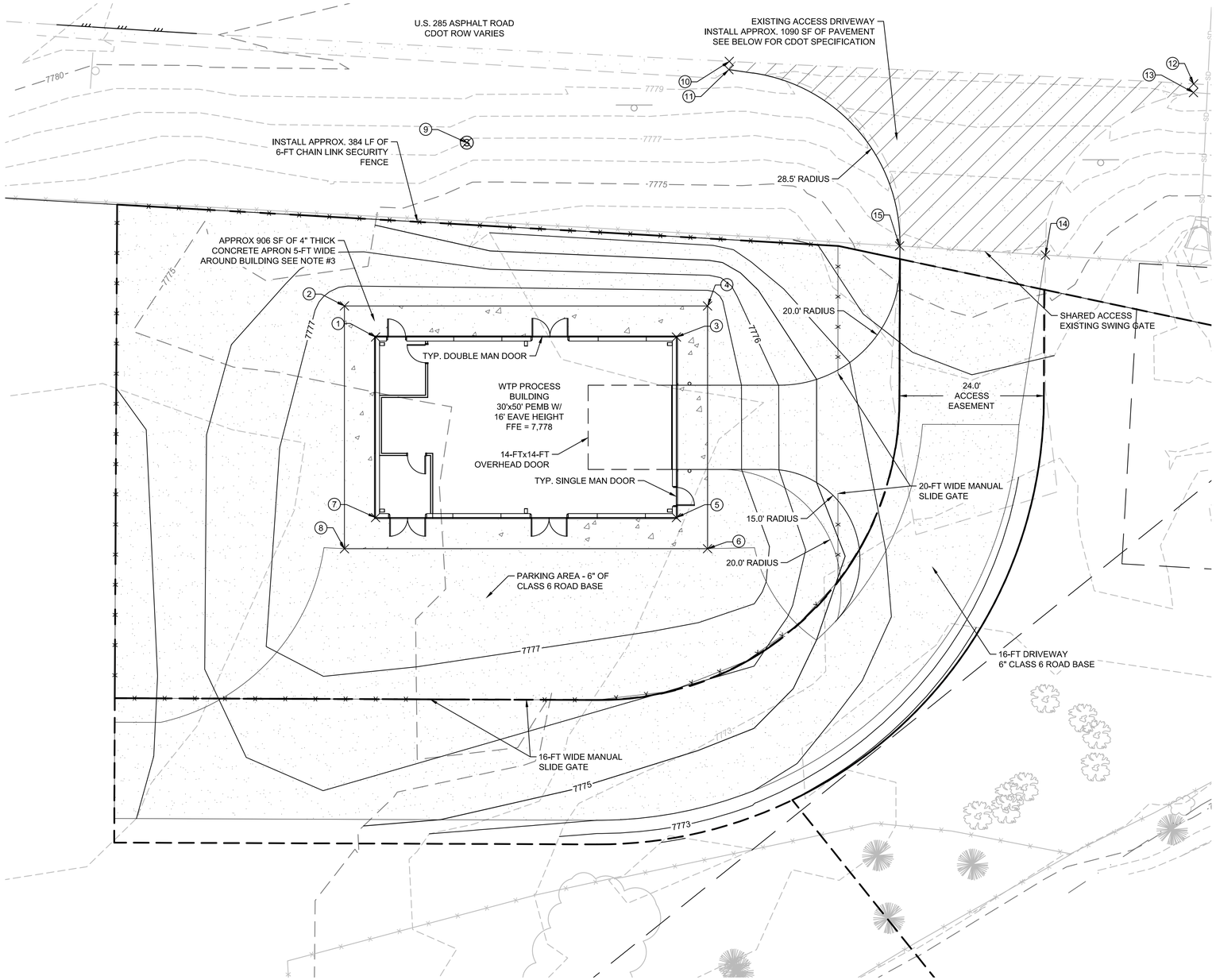
PREPARED UNDER THE DIRECT SUPERVISION OF

FOR AND ON BEHALF OF ELEMENT ENGINEERING, LLC

DESIGNED BY	CHECKED BY
MAH	AMA

DATE: OCTOBER 2025
JOB NUMBER: 0107.0002
EDITION: 90% CMAR
SHEET: C9 OF C37

Q:\CO-LAKE-EE\SHARED_PROJECTS\0107 - W2 ENGINEERS, LLC\0002 - BAILEY WSD WTP IMPROVEMENTS\CAD\DWG\CDS\03_SITE PLAN BAILEY WTP.DWG



A
--

SITE PLAN
1" = 10'

N

GRAPHIC SCALE
15 0 10 20
(IN FEET)
1 INCH = 10FT

POINT TABLE				
POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	15733127.83	3003046.32	7778.00	BUILDING CORNER
2	1573133.00	3003041.15	7777.81	EOC
3	1573127.83	3003096.32	7778.00	BUILDING CORNER
4	1573133.00	3003101.49	7777.81	EOC
5	1573097.83	3003096.32	7778.00	BUILDING CORNER
6	1573092.66	3003101.49	7777.81	EOC
7	1573097.83	3003046.32	7778.00	BUILDING CORNER
8	1573092.66	3003041.15	7777.81	EOC
9	1573160.13	3003061.50	7776.94	PROP. MANHOLE #1
10	1573173.64	3003105.10	7779.20	EOA
11	1573172.27	3003105.03	7779.16	EOA
12	1573169.90	3003182.27	7779.02	EOA
13	1573168.46	3003182.24	7779.00	EOA
14	1573141.45	3003157.63	7775.73	EOA
15	1573142.97	3003133.40	7775.73	EOA

ACCESS DRIVEWAY ASPHALT SPECIFICATION

1. AGGREGATE BASE COURSE
   - 1.1. THICKNESS: 12" MIN.
   - 1.2. MATERIAL: CLASS 6 ABC (CRUSHED STONE OR GRAVEL)
   - 1.3. COMPACTION: 95% OF MAXIMUM DRY DENSITY (PER AASHTO T180)
2. HOT MIX ASPHALT (HMA)
   - 2.1. THICKNESS: 6" MIN.
   - 2.2. LOWER LIFT 3" - GRADE S
   - 2.3. UPPER LIFT 3" - GRADE SX(75) PG58-28

NOTES:

1. BELOW GRADE FEATURES AND UTILITIES NOT SHOWN. REFER TO SHEET C9.
2. REFER TO SHEET C17 FOR INTERIOR WTP PLAN.
3. SLOPE CONCRETE APRON AWAY FROM BUILDING AT 2%
4. CONTRACTOR SHALL PREPARE AND SUBMIT A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR APPROVAL, IMPLEMENTATION, AND MAINTENANCE.

ELEMENT ENGINEERING LLC
12687 W. CEDAR DRIVE, SUITE 300
LAKEWOOD, CO 80228
720.749.4165
WWW.ELEMENTENGINEERING.NET

REVISIONS

NO.	DESCRIPTION	DATE	BY

WATER TREATMENT PLANT IMPROVEMENTS

SITE PLAN

BAILEY WATER AND SANITATION DISTRICT
PO BOX 422
BAILEY, CO 80421

PREPARED UNDER THE DIRECT SUPERVISION OF

FOR AND ON BEHALF OF
ELEMENT ENGINEERING, LLC

DESIGNED BY	CHECKED BY
MAH	AMA

DATE: OCTOBER 2025
JOB NUMBER: 0107.0002
EDITION: 90% CMAR
SHEET: C10 OF C37

Q:\CO-LAKE-EE\SHARED_PROJECTS\0107 - W2 ENGINEERS, LLC\0002 - BAILEY WSD WTP IMPROVEMENTS\CAD\DWG\CD'S\02_BAILEY WTP TOPO AND PROPERTY.DWG

PARK COUNTY APPLICATION FOR
CONDITIONAL USE PERMIT
NON-REFUNDABLE APPLICATION FEE: $1700

All applicants must submit one complete application and attend a pre-application conference with the Park County Planning Department Staff seven (7) to ten (10) working days prior to the application submittal deadline. Following the receipt and approval of the complete application the case will be placed on the Planning Commission agenda.

If you have questions regarding this form please contact the Planning Department by phone at (719) 836-4292, or e-mail planning.zoning@parkcountyco.gov, fax (719) 836-4268, or write to us at P.O. Box 1598 Fairplay, CO 80440.

A. APPLICANT AND OWNERSHIP INFORMATION

Applicant's Name: Bailey Water and Sanitation

Mailing Address: P.O. Box 422

City: Bailey State: CO Zip: 80421

Phone Numbers:

District Administrator: Cami Wienhold [redacted]

District Engineer: Will Raatz [redacted]

District Attorney: Anita L. Marchant [redacted]

Owner's Name: Salzamar Properties, LLC (John Bezzant, Member/Manager

Mailing Address: 3380 County Road 64A, Bailey, CO 80421

Telephone No. and Email Address: c/o Carrie Bernstein, Attorney for Salzamar Properties, LLC Phone: [redacted] Email: [redacted]

B. PROPERTY INFORMATION

Complete Legal Description of Property Proposed for the Conditional Use Permit (attach additional page, if necessary):

See attached Survey of Proposed Lot (Attachment 1)
See also List of Attachments to this Application and Attachments 1-12

Street Address of Property: TBD Hwy 285, Bailey, CO 80421
Property's Total Acreage: New parcel will be approximately 0.22 of an acre of the larger Salzamar property, consisting of approximately 30 acres
Current Zone District of Property: Residential ~~Commercial~~ -JS 2/9/2026

For County Use Only
Planning Department Confirmation of Current Zone District:
District
Print Full Name

Requirements for a Conditional Use Permit
Article V, Division 5, Section 5-501

For County Use Only: Initial Receipt of the Required Information

C. APPLICATION REQUIREMENTS

1. Application Fee. An application fee in the amount of $1700 must be paid at the time of submission of the application. Make the check or money order payable to: Park County Planning Department. The fee pays for the typical cost to the County to process the application. Any additional costs that may occur are the applicant's responsibility. County to confirm receipt. (1.)_____

2. Tax receipt showing payment of current taxes. This can be obtained at the Park County Treasurer's office. (2.) JE

3. Proof of ownership in the form of a recorded Warranty Deed. This can be obtained at the Park County Clerk and Recorders office. (3.) JE

4. A legal description of the subject property prepared by a licensed Colorado land surveyor. (4.) JE

5. A signed and notarized certification from the Applicant that proper notice has been provided to the mineral estate owner pursuant to C.R.S. § 24-65.5-103, or a certification that such notice is not required because the surface estate has not been separated from the mineral estate for the property described in the application. A form of certification is provided in Appendix B (attached). (5.) JE

6. A list of names and mailing addresses of all owners of adjacent property to the property subject to the proposed Conditional Use Permit, this information is at the Park County Assessor's Office. (6.) JE

7. A copy of all recorded covenants that apply to the subject property. (see Title) (7.) JE

8. Current Conditions Map including, in one or more mapped or graphic formats the following information: (8.) JE
   a. Topography of the property subject to the Conditional Use Permit shown in elevation contours of not more than twenty (20) or forty (40) foot increments. Applicants are encouraged to use USGS or other commercially available topographic maps. (8a.) JE
   b. Points of access to the property, internal roads and trails including widths and approximate grades. The Current Conditions Map must illustrate how access is obtained from the subject property to the nearest road or highway. (8b.) JE
   c. Where any access to the property subject to the Conditional Use Permit application is obtained from a road, trail easement, driveway, historic use, or other private right of access other than an adjacent County owned right-of-way, the applicant shall provide evidence of permanent legal right of access.

For County Use Only:
Initial Receipt of the Required Information

Such evidence may include deed, easement agreement, or attorney opinion of legal right of access.

d. Natural features of the property subject to the Conditional Use Permit application, including wetlands, riparian areas, water bodies, (e.g. lakes, ponds, streams, whether continuous or seasonal) and slopes greater than thirty percent (30%).

(8c.) JE

(8d.) JE

9. A site plan drawn to a constant scale showing the precise locations and dimensions of all property lines, easements, and existing and proposed structures and uses; including but not necessarily limited to vehicular and pedestrian access, parking, landscaping, lighting, and utility infrastructure.

(9.) JE

10. If the proposed Conditional Use pertains to property located in a geological hazard area according to the geological hazard map, then the application must contain a geo-technical report prepared by a qualified professional geologist addressing the presence and extent of any geological hazards, including but not limited to, underground excavations on/or adjacent to the subject property and radioactive or toxic materials and/or minerals. County to confirm need.

(10.) N/a

11. A Vicinity Map of where the proposed property is located within Park County. (see plan set)

12. The property must be clearly identified with the address and posted according to the Park County address requirements (attached). County to confirm. New address will be needed.

(11.) JE

(12.) ~~N/a~~

13. Any other studies, reports, plans, or drawings that are judged necessary by the Planning director to ensure compliance with the Standards for Approval of a Conditional Use Permit (Section 5-503 of the Land Use Regulations).

(13.) N/a

14. A written proposal describing the existing use and proposed conditional use.

(14.) JE

Note: All applications for a Conditional Use Permit for a Single Family Dwelling (not related to mining or oil or gas production) in a Mining Zone District shall meet all of the following requirements of Article V Section 5-311, Table Footnotes #2

For County Use Only: Initial Receipt of the Required Information

1. All applications, including the required geo-technical report, shall be forwarded to the Colorado Geological Survey for a review and evaluation of the proposed use and site constraints. The applicant shall pay all costs assessed of charged by the Colorado Geological Survey for the review and processing of the application. Within fifteen (15) days following the County's receipt of a report from the Colorado Geological Survey, the applicant shall submit a written response to the Planning Director/County Designee addressing in detail the applicant's proposed methods for mitigating any hazards or concerns identified by the Colorado Geological Survey. Applicants are strongly encouraged to adopt and employ all mitigation measures recommended by the Colorado Geological Survey. No application shall be deemed complete and no review of the application by the County shall be initiated until an evaluation and report from the Colorado Geological Survey is received by the County, the applicant has paid all fees associated with such review by the Colorado Geological Survey, and the applicant has submitted its response to the Planning director/County Designee as required by this paragraph.

(1.) N/A

2. Applicants shall submit a report addressing the absence or presence of commercially valuable mineral resources on the proposed site and adjacent sites as part of the application. The applicant bears the burden of establishing that the proposed residential use does not conflict or interfere with the mining of mineral resources located within the property described in the application or within adjacent properties.

(2.)_____

3. Single Family Dwelling Unit (Not related to Mining or Oil or Gas Production) shall be deemed incompatible with the purpose and intent of the Mining Zone District and no Conditional Use Permit shall be granted by the County unless the applicant establishes by competent and sufficient evidence presented to the County that:
   a. The residential use meets all review standards for Conditional Uses contained in Section 5-503 of the Park County Land Use Regulations; and

   (3a.)_____

   b. The proposed residential use on the site will not present a hazard to the occupants of the residential structure or that hazards identified for the site are or will be mitigated by the applicant; and

   (3b.)_____

   c. The proposed residential use will not conflict or interfere with the mining of mineral resources located within the property described in the application for conditional use or on adjacent properties; and

   (3c.)_____

   d. The proposed residential use will not interfere with or impair historical access to adjacent uses, properties, or mining claims; and

   (3d.)_____

   e. The applicant has delivered to the County a signed an notarized certification that proper notice has been provided to the mineral estate owner pursuant to and in accordance with Colorado Revised Statutes §24-65.5-103, or a certification that such notice is not required because the surface estate has not been detached from the mineral estate for the property described in the application. A form of certification is provided in Appendix B of the Land Use Regulations and is attached.

   (3e.)_____

For County Use Only:
Initial Receipt of the Required Information

4. If the application for Conditional Use is approved, then the applicant may be required to record documentation prepared by the County Attorney disclosing the potential for
geologic hazards at the property, assuming the risk associated with non-mining use of the property, and indemnifying the County from all injury and damage claims resulting from said use of the property.

(4.) N/A

Note: Refer to Park County Land Use Regulations Article V Standards for Approval of Conditional Use Permit.

D. APPLICANT AND LANDOWNER SIGNATURES:

The undersigned applicant and landowner hereby verifies and affirms that the information contained in this application is complete and accurate. The undersigned applicant and landowner understands and acknowledges that the submission of inaccurate and incorrect information may result in the denial or rejection of the application and/or result in the invalidation of any approvals issued by Park County, Colorado.

Applicant: Signed: _____

Print name: Miguel A. Garcia

If company, state Title/Position: Vice President, Board of Directors, Bailey Water and Sanitation District

E. VERIFICATION OF DATE OF DELIVERY OF APPLICATION

This application was submitted to the Park County Planning Department on the following date and time:

_____ ____, 20____
Month Day Year

Payment of the Applicant Fee was made by:

Personal Check #_____	Amount $ _____
Cash	Amount $ _____
Other_____	Amount $ _____

For County Use Only:
Verification of Date of Delivery and County Receipt of Application
Date:_____

Print Name:_____

APPLICANT MUST ATTEND THE HEARING. IF A REPRESENTATIVE ATTENDS THE HEARING ON BEHALF OF THE APPLICANT, A NOTARIZED LETTER OF CONSENT MUST ACCOMPANY THE APPLICATION.

ALL PLANNING COMMISSION HEARINGS WILL BE SCHEDULED FOR THE SECOND WEDNESDAY OF EVERY MONTH. IF A QUORUM IS NOT AVAILABLE, THE HEARING WILL BE SCHEDULED THE NEXT AVAILABLE DATE.

APPENDIX B

APPLICANT CERTIFICATION REGARDING NOTICE TO MINERAL ESTATE OWNER

I, Bailey Water & Sanitation Dist., submitted an application for land use approval from Park County generally described as:

X Conditional Use Permit

___ Determination of Location and Extent of Public Facilities Use

___ Planned Unit Development with Rezoning

___ Special Use Permit; (Telecommunications, Wetlands)

X Subdivision; (Major Preliminary Plan, Major Final Plat, Minor, Sketch, Combined)

I understand that state law, found at CRS 24-65.5-101 through 24-65.5-104, imposes specific legal requirements involving my providing written notice to the mineral estate owner of my application. (★)

I HEREBY CERTIFY that I have complied with the notice requirements imposed upon me by CRS 24-65.5-101 through 24-65.5-104.

(★) No mineral estate owner(s) indicated in Assessor's records or title commitments.

Signature of Applicant

Miguel Garcia, Board V.P

Print Name

For County Use Only

Application Name/Case Number:_____

Attest:

Darrell Evig, Board Secretary

ANITA LYNN MARCHANT
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20064031531
MY COMMISSION EXPIRES AUGUST 10, 2026

State of Colorado
County of Park

Acknowledged before me this 28th day of January, 2020 by Miguel Garcia, V.P. of Dist. Board & Darrell Evig, Secretary of the Board

Notary Public

APPENDIX C

AFFIDAVIT OF UNDERSTANDING

I, Bailey Water and Sanitation District, the undersigned applicant, hereby acknowledge and agree to the following terms and conditions related to the submission of my application to the Park County Development Services Department.

1. ACKNOWLEDGMENT OF APPENDIX C REQUIREMENTS: I understand that, pursuant to Appendix C – Development Review Fees of the Park County Land Use Regulations, all application fees are non-refundable once an application has been received by the County, regardless of its status or outcome.

2. RESPONSIBILITY FOR COMPLETENESS: I acknowledge that it is solely my responsibility to ensure that all required materials, forms, maps, and supporting documentation are submitted in full compliance with the applicable Land Use Regulations and departmental procedures.

3. INCOMPLETE, WITHDRAWN, OR DENIED APPLICATIONS: I understand that any application that is incomplete, withdrawn, or denied—whether administratively or by action of the Board of County Commissioners—shall not be eligible for reimbursement, credit, or transfer of any portion of the fee paid. Any subsequent or corrected submittal shall constitute a new application and require payment of the applicable fee as set forth in Appendix C.

4. CERTIFICATION: I affirm that I have read and fully understand this affidavit and the non-refundable nature of the application fee as described in Appendix C. I further acknowledge that this affidavit shall be retained as part of the official record of my application.

Applicant Name: Bailey Water and Sanitation District

Mailing Address: P.O. Box 422 Bailey, Colorado

Project Name / Type: Subdivision, Conditional Use Permit (utilities) for water intake facility

Signature of Applicant: _____

Print Name: Miguel A. Garcia, Vice President,
Board of Directors, Bailey Water and Sanitation District

ANITA LYNN MARCHANT
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20064031531
MY COMMISSION EXPIRES AUGUST 10, 2026

STATE OF Colorado)
) ss.
COUNTY OF Jefferson)

Acknowledged before me this 9th day of February, 2026 by Miguel A. Garcia, as VP of BWSD.

Witness my hand and official seal.

My Commission Expires: 8-10-2026

_____
Notary Public

Anita L. Marchant, Esq.
Managing Member
[redacted]

FOOTHILLS LEGAL SOLUTIONS
LEGAL SOLUTIONS, PERSONALIZED SERVICE

18475 W. Colfax Ave.
Suite 132, Office 210
Golden, CO 80401
www.foothillslegalsolutions.com

February 5, 2026

Planning and Zoning Department
Park County
856 Castello Ave
Fairplay, CO 80440

RE: Narrative in Support of Conditional Use Permit (CUP) Application re Utilities Bailey Water and Sanitation District — Concurrent Subdivision Application and Use of Property for Water Intake Facility

Dear Commissioners:

I represent the Bailey Water and Sanitation District ("BWSD" or the "District"). This narrative is in support of the District's Conditional Use Application ("CUP"), which is being submitted with the District's subdivision application and at the request of the Planning Department/contract Planner Julie Esterl with Basline, who is working on the District's subdivision application.

BWSD is a Colorado Title 32 special district and political subdivision of the State of Colorado, created to provide water and sanitation services to the town of Bailey and surrounding areas. The District is governed under the Special District Act, C.R.S. §§ 32-1-101 et seq., and is authorized by law to own, operate, and improve water and wastewater infrastructure as necessary to fulfill its statutory purpose of protecting the public health, safety, and welfare of its constituents.

The District is currently facing a critical infrastructure crisis. Its existing water intake and treatment facilities—originally constructed decades ago—are deteriorating and need to be replaced. The District is in the process of securing grant and loan funding which will allow the it to construct an updated water intake facility. This will provide uninterrupted service to the District's 110 customers. These customers include both residential properties and small businesses that support Bailey's tourism-driven economy.

To construct the new facility, the District has entered into a contract to purchase less than one-half acre of land from Salzamar Properties, LLC (hereinafter "Salzamar"), which must be subdivided from a larger 33-acre parcel owned by Salzamar. The District was recently informed that a CUP is necessary in addition to the District's pending subdivision application. Without purchase of the subdivided parcel, and associated development approval including the CUP, the District cannot proceed with closing on the property or construction of the water intake facility and risks losing its funding—placing the entire system and community at risk. The purchase and

sale agreement (attached to the subdivision application and this CUP application) requires closing on the property by April 2026.

The need for a CUP was brought to the attention of the District last week by Julie Esterl, the contract planner working on the District's subdivision application. She discovered that the zoning on the property is not residential, as originally thought, but split (residential and commercial). The portion of the Salzamar parcel the District's subdivision application requests to divide off (the 0.22 acre piece) is in an area of the larger parcel that is zoned Commercial. Per the county land use code a "minor" utility facility is permitted in the commercial zoned area, but a "major" utility facility requires a conditional use permit. The District's Engineer, Will Raatz confirmed that the water intake facility would be a "major" utility facility, as defined in the code, and will therefore require the CUP application. It is the District's understanding that this CUP application will proceed concurrently with the District's subdivision application, and will not delay the subdivision application process.

Attached is the CUP Application and Attachments 1-12 to same.

The District greatly appreciates your consideration of this time-sensitive and essential request. Please do not hesitate to contact me with any questions or for further documentation.

Sincerely,

Anita L. Marchant, Esq.

StatementOfTaxesDue

Account Number R0016845
Parcel 16845

Assessed To
SALZAMAR PROPERTIES LLC
3380 COUNTY ROAD 72
BAILEY, CO 80421-2133

Legal Description
T07 R72 S30 SW4 TRACT A AND B IN SW4 AND SE4 AS DESC ON SURVEY R738408 30-7-72

Situs Address
19 CO RD 64A BAILEY 80421

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2024	$3,391.22	$0.00	$0.00	($3,391.22)	$0.00
Total Tax Charge					$0.00
Grand Total Due as of 10/17/2025					**$0.00**

Tax Billed at 2024 Rates for Tax Area 0005 - Platte Canyon Fire

Authority	Mill Levy	Amount
PARK COUNTY	13.8177000*	$792.17
PARK COUNTY ROAD AND BRIDGE	0.5140000	$29.47
SCHOOL DISTRICT RE-1	24.9290000	$1,429.18
RE-1 BOND	4.5060000	$258.33
UPPER SOUTH PLATTE WATER	0.0920000*	$5.27
CENTER OF COLO WTR CON DIST	1.0000000	$57.33
PLATTE CANYON FIRE	14.2940000	$819.47
Taxes Billed 2024	59.1527000	$3,391.22

* Credit Levy

Values	Actual	Assessed
SINGLE FAMILY LAND	$803,571	$53,840
SINGLE FAMILY IMP	$107,030	$7,170
Total	$910,601	$61,010

AMOUNTS SHOWN ARE CORRECT AT THE TIME OF PRINTING.
ALL TAX LIEN SALE AMOUNTS ARE SUBJECT TO CHANGE DUE TO ENDORSEMENT OF CURRENT TAXES BY THE LIENHOLDER OR TO ADVERTISING AND DISTRAINT WARRANT FEES. CHANGES MAY OCCUR AND THE TREASURER'S OFFICE WILL NEED TO BE CONTACTED PRIOR TO REMITTANCE AFTER AUGUST 1.
TAX LIEN PAYMENTS:
1. MUST BE PAID BY CASH, CASHIERS CHECK, MONEY ORDER OR ONLINE AT WWW.PARKCO.US/TREASURER.
2. PLEASE PUT "ATTN:TAX LIEN" ON THE OUTSIDE OF THE ENVELOPE.
3. MUST BE RECEIVED IN THE OFFICE BY THE ABOVE DUE DATE. POSTMARKS NOT ACCEPTED.
4. PAYMENTS WILL ONLY BE ACCEPTED FROM THE OWNER, HIS AGENT OR ANY OTHER PERSON HAVING A LEGAL OR EQUITABLE CLAIM AGAINST THE PROPERTY PER STATUTE CRS 39-12-103

Park County Treasurer
P.O. Box 638, Fairplay CO 80440
(719)-836-4334

735357 5/11/2017 10:39 AM Debra A Green
1 of 5 R$33.00 D$70.50 Park County Clerk

WARRANTY DEED

THIS DEED, Made this 10th day of May, 2017 between

Allene L. Sutton

, grantor, and

Salzamar Properties, LLC, a Colorado limited liability company

whose legal address is 3380 CR 72, Bailey, Co 80421

, grantees:

WITNESS, That the grantor, for and in consideration of the sum of Seven Hundred Five Thousand Dollars and No/100's ($705,000.00), the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantees, their heirs and assigns forever, not in tenancy in common but in joint tenancy, all the real property together with improvements, if any, situate, lying and being in the County of Park, and State of COLORADO, described as follows:

See Exhibit A attached hereto and made a part hereof.

Doc Fee
$ 70.50

also known by street and number as 19 County Road 64A, Bailey, CO

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantees, their heirs and assigns forever. And the grantor, for himself, his heirs and personal representatives, does covenant, grant, bargain and agree to and with the grantees, their heirs and assigns, that at the time of the ensealing and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except all taxes and assessments for the current year, a lien but not yet due or payable, and those specific Exceptions described by reference to recorded documents as reflected into the Title Documents accepted by Buyer in accordance with section 8.1 "Title Review", of the contract dated **March 27, 2017**, between the parties.

The grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantees, their heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

SELLER:

Allene L. Sutton

Allene L. Sutton

STATE OF)ss:
COUNTY OF
The foregoing instrument was acknowledged before me this _____ day of May, 2017 by **Allene L. Sutton**

See Attached

Notary Public
Witness my hand and official seal.
My Commission expires:

California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Diego s.s.

On 05/09/2017 before me, David Jess Rodriguez JR Notary Public,

personally appeared Allene L. Sutton

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

DAVID JESS RODRIGUEZ JR.
Commission No. 2146232
NOTARY PUBLIC - CALIFORNIA
SAN DIEGO COUNTY
Commission Expires March 14, 2020

Signature of Notary Public

See

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a

document titled/for the purpose of _____

_____

_____

containing _____ pages, and dated _____/_____/20_____

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EXHIBIT "A"

PARCEL A:

A PARCEL OF LAND DESCRIBED ON EXEMPTION PLAT RECORDED AT BOOK 387, PAGE 919, IN THE PARK COUNTY CLERK AND RECORDER'S OFFICE, LOCATED IN THE NORTH HALF OF THE SOUTH HALF OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 72 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 30, WHENCE THE SOUTH ONE-SIXTEENTH CORNER OF SAID SECTION 30 BEARS SOUTH 00°36'02" EAST A DISTANCE OF 1337.29 FEET, SAID LINE FORMING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE SOUTH 00°36'02" EAST ALONG THE WESTERLY LINE OF SAID NORTH HALF OF THE SOUTH HALF OF SECTION 30 A DISTANCE OF 660.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00°36'02" EAST CONTINUING ALONG SAID WESTERLY LINE A DISTANCE OF 677.29 FEET TO THE SOUTH ONE-SIXTEENTH CORNER OF SAID SECTION 30;
THENCE NORTH 88°58'49" EAST ALONG THE SOUTHERLY LINE OF SAID NORTH HALF OF THE SOUTH HALF OF SECTION 30 A DISTANCE OF 865.43 FEET TO THE CENTER SOUTH ONE-SIXTEENTH CORNER OF SAID SECTION 30;
THENCE NORTH 87°27'12" EAST CONTINUING ALONG SAID SOUTHERLY LINE OF A DISTANCE OF 776.99 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF A COUNTY ROAD; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF A COUNTY ROAD THE FOLLOWING TWO (2) COURSES:

1. NORTH 17°15'00" EAST A DISTANCE OF 146.14 FEET TO A POINT OF CURVE;
2. THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 43°36'04", A RADIUS OF 418.42 FEET, AN ARC DISTANCE OF 318.41 FEET AND A CHORD BEARING NORTH 39°02'59 EAST A DISTANCE OF 310.78 FEET;

THENCE NORTH 37°20'50" WEST A DISTANCE OF 9.04 FEET;
THENCE NORTH 09°59'30" EAST A DISTANCE OF 94.21 FEET TO A POINT ON THE SOUTH BANK OF THE NORTH FORK OF THE SOUTH PLATTE RIVER;
THENCE NORTH 50°02'08" WEST A DISTANCE OF 211.61 FEET TO A POINT IN THE APPROXIMATE CENTER OF SAID NORTH FORK OF THE SOUTH PLATTE RIVER;
THENCE ALONG SAID APPROXIMATE CENTER OF THE NORTH FORK OF THE SOUTH PLATTE RIVER THE FOLLOWING EIGHT (8) COURSES:

1. NORTH 24°15'00" WEST A DISTANCE OF 150.00 FEET;
2. THENCE NORTH 72°30'00" WEST A DISTANCE OF 90.00 FEET;
3. THENCE SOUTH 88°20'00" WEST A DISTANCE OF 180.00 FEET;
4. THENCE SOUTH 48°35'00" WEST A DISTANCE OF 290.00 FEET;
5. THENCE NORTH 82°15'00" WEST A DISTANCE OF 150.00 FEET;
6. THENCE NORTH 54°05'00" WEST A DISTANCE OF 180.00 FEET;
7. THENCE NORTH 04°19'57" WEST A DISTANCE OF 100.00 FEET TO A POINT ON A CURVE AND THE SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY 285;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY 285 THE FOLLOWING TWO (2) COURSES:

1. ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 02°16'39", A RADIUS OF 1031.50 FEET, ANARC DISTANCE OF 41.00 FEET AND A CHORD BEARING NORTH 79°33'27" WEST A DISTANCE OF 41.00 FEET;
2. THENCE NORTH 60°44'57" WEST A DISTANCE OF 215.33 FEET TO A POINT ON THE

WEST BANK OF THE NORTH FORK OF THE SOUTH PLATTE RIVER;
THENCE SOUTH 56°46'12" WEST A DISTANCE OF 315.40 FEET TO A POINT ON THE SOUTH BANK OF SAID NORTH FORK OF THE SOUTH PLATTE RIVER;
THENCE SOUTH 00°01'26" WEST A DISTANCE OF 137.68 FEET
THENCE NORTH 87°40'48" WEST A DISTANCE OF 397.86 FEET TO THE POINT OF BEGINNING;

PARCEL B:

A PARCEL OF LAND DESCRIBED ON EXEMPTION PLAT RECORDED AT BOOK 387, PAGE 919, IN THE PARK COUNTY CLERK AND RECORDER'S OFFICE, LOCATED IN THE NORTH HALF OF THE SOUTH HALF OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 72 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 30, WHENCE THE SOUTH ONE-SIXTEENTH CORNER OF SAID SECTION 30 BEARS SOUTH 00°36'02" EAST A DISTANCE OF 1337.29 FEET, SAID LINE FORMING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;
THENCE SOUTH 72°05'29" EAST A DISTANCE OF 1840.24 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 40°34'02" WEST A DISTANCE OF 105.47 FEET;
THENCE NORTH 74°33'46" WEST A DISTANCE OF 76.33 FEET;
THENCE NORTH 81°33'24" WEST A DISTANCE OF 122.57 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY 285;
THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY 285 THE FOLLOWING SIX (6) COURSES:

1. SOUTH 72°57'03" WEST A DISTANCE OF 37.92 FEET;
2. THENCE NORTH 11°30'03" EAST A DISTANCE OF 19.00 FEET;
3. THENCE NORTH 78°29'57" WEST A DISTANCE OF 139.11 FEET;
4. THENCE NORTH 87°14'57" WEST A DISTANCE OF 321.11 FEET TO A POINT OF CURVE;
5. THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 14°00'28, A RADIUS OF 941.50 FEET, AN ARC DISTANCE OF 230.18 FEET AND CHORD BEARING NORTH 80°02'13 WEST A DISTANCE OF 229.61 FEET;
6. THENCE SOUTH 11°28'38" WEST A DISTANCE OF 24.80 FEET TO A POINT IN THE APPROXIMATE CENTER OF SAID NORTH FORK OF THE SOUTH PLATTE RIVER;

THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY 285 AND SAID APPROXIMATE CENTER OF SAID NORTH FORK OF THE SOUTH PLATTE RIVER THE FOLLOWING THREE (3) COURSES;

1. SOUTH 87°19'57" EAST A DISTANCE OF 45.00 FEET;
2. THENCE SOUTH 48°19'57" EAST A DISTANCE OF 111.00 FEET;
3. THENCE SOUTH 04°19'57" EAST A DISTANCE OF 21.00 FEET;

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY 285 AND CONTINUING ALONG THE APPROXIMATE CENTER OF SAID NORTH FORK OF THE SOUTH PLATTE RIVER THE FOLLOWING SEVEN (7) COURSES;

1. CONTINUING SOUTH 04°19'57" EAST A DISTANCE OF 100.00 FEET;
2. THENCE SOUTH 54°05'00" EAST A DISTANCE OF 180.00 FEET;
3. THENCE SOUTH 82°15'00" EAST A DISTANCE OF 150.00 FEET;
4. THENCE NORTH 48°35'00" EAST A DISTANCE OF 290.00 FEET;
5. THENCE NORTH 88°20'00" EAST A DISTANCE OF 180.00 FEET;
6. THENCE SOUTH 72°30'00" EAST A DISTANCE OF 90.00 FEET;
7. THENCE SOUTH 24°15'00" EAST A DISTANCE OF 32.34 FEET;

THENCE SOUTH 87°16'02" EAST A DISTANCE OF 56.14 FEET TO THE POINT OF BEGINNING.

PARCEL C

Together with a non-exclusive right of way and easement for ingress and egress over, across, and upon , the existing driveway. This easement and right of way shall run with the land in deed recorded June 15, 1993 at Reception No. 413821.

Also known by street address as: **19 County Road 64A Bailey, CO**

A.P.N. # 16845

EXHIBIT "A"

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 7 SOUTH,
RANGE 72 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF BAILEY, COUNTY OF PARK, STATE OF COLORADO

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 72 WEST OF THE 6TH P.M., TOWN OF BAILEY, COUNTY OF PARK, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST–WEST CENTERLINE LINE OF SECTION 30 TO BEAR SOUTH 88°13'21" WEST, A DISTANCE OF 3545.59 FEET BETWEEN A FOUND 3.25 INCH BRASS CAP ON A 2.5 INCH IRON PIPE STAMPED "T7S R72W $\frac{1}{4}$ S30 S29 1958 U.S. CADASTRAL SURVEY BUREAU OF LAND MANAGEMENT" AT THE EAST QUARTER CORNER OF SECTION 30 AND A FOUND BLM 3.25 INCH BRASS CAP ON A 2.5 INCH IRON PIPE STAMPED "T7S R73W R72W $\frac{1}{4}$ S25 S30 1958 U.S. CADASTRAL SURVEY BUREAU OF LAND MANAGEMENT" AT THE WEST QUARTER CORNER OF SECTION 30, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 30, THENCE SOUTH 77°23'04" WEST, A DISTANCE OF 2405.46 FEET TO THE POINT OF BEGINNING, ALSO BEING A POINT ON THE SOUTHERN RIGHT–OF–WAY LINE FOR COLORADO HIGHWAY 285;
THENCE ALONG SAID RIGHT–OF–WAY LINE, SOUTH 86°43'03" EAST, A DISTANCE OF 120.08 FEET; THENCE SOUTH 78°00'09" EAST, A DISTANCE OF 10.43 FEET;
THENCE DEPARTING SAID RIGHT–OF–WAY LINE THE FOLLOWING FOUR (4) COURSES:

1. THENCE SOUTH 00°00'07" WEST, A DISTANCE OF 23.47 FEET TO A POINT OF CURVATURE;
2. THENCE 78.54 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, AN INCLUDED ANGLE OF 90°00'00" AND SUBTENDED BY A CHORD BEARING SOUTH 45°12'39" WEST, A DISTANCE OF 70.71 FEET;
3. THENCE NORTH 89°46'34" WEST, A DISTANCE OF 80.30 FEET;
4. THENCE NORTH 00°16'15" EAST, A DISTANCE OF 82.02 FEET, MORE OR LESS, TO THE SOUTHERN RIGHT–OF–WAY LINE OF COLORADO HIGHWAY 285 AND THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 9,684 SQUARE FEET OR 0.22 ACRES, MORE OR LESS.

Digitally signed by David Wilson
DN: cn=David Wilson, o=Flatirons Inc., ou, email=Dwilson@flatironsinc.com, c=US
Date: 2025.01.13 15:52:31 -07'00'

I, DAVID WILSON, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT THIS PARCEL DESCRIPTION AND ATTACHED EXHIBIT, BEING MADE A PART THEREOF, WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, ARE ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND ARE NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED. SAID PARCEL DESCRIPTION AND EXHIBIT WERE PREPARED AT THE REQUEST OF THE CLIENT AND ARE NOT INTENDED TO REPRESENT A MONUMENTED LAND SURVEY OR SUBDIVIDE LAND IN VIOLATION OF STATE STATUTE.

COLORADO LICENSED
DAVID A. WILSON
38280
1/13/25
PROFESSIONAL LAND SURVEYOR

DAVID A. WILSON
COLORADO P.L.S. #38280
FLATIRONS, INC.

JOB NUMBER: 23–79060
DRAWN BY: D.WILSON/TDH
DATE: 01/13/2025

THIS IS NOT A "LAND SURVEY PLAT" OR "IMPROVEMENT SURVEY PLAT" AND THIS EXHIBIT IS NOT INTENDED FOR PURPOSES OF TRANSFER OF TITLE OR SUBDIVISIONS OF LAND. RECORD INFORMATION SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY CLIENT.

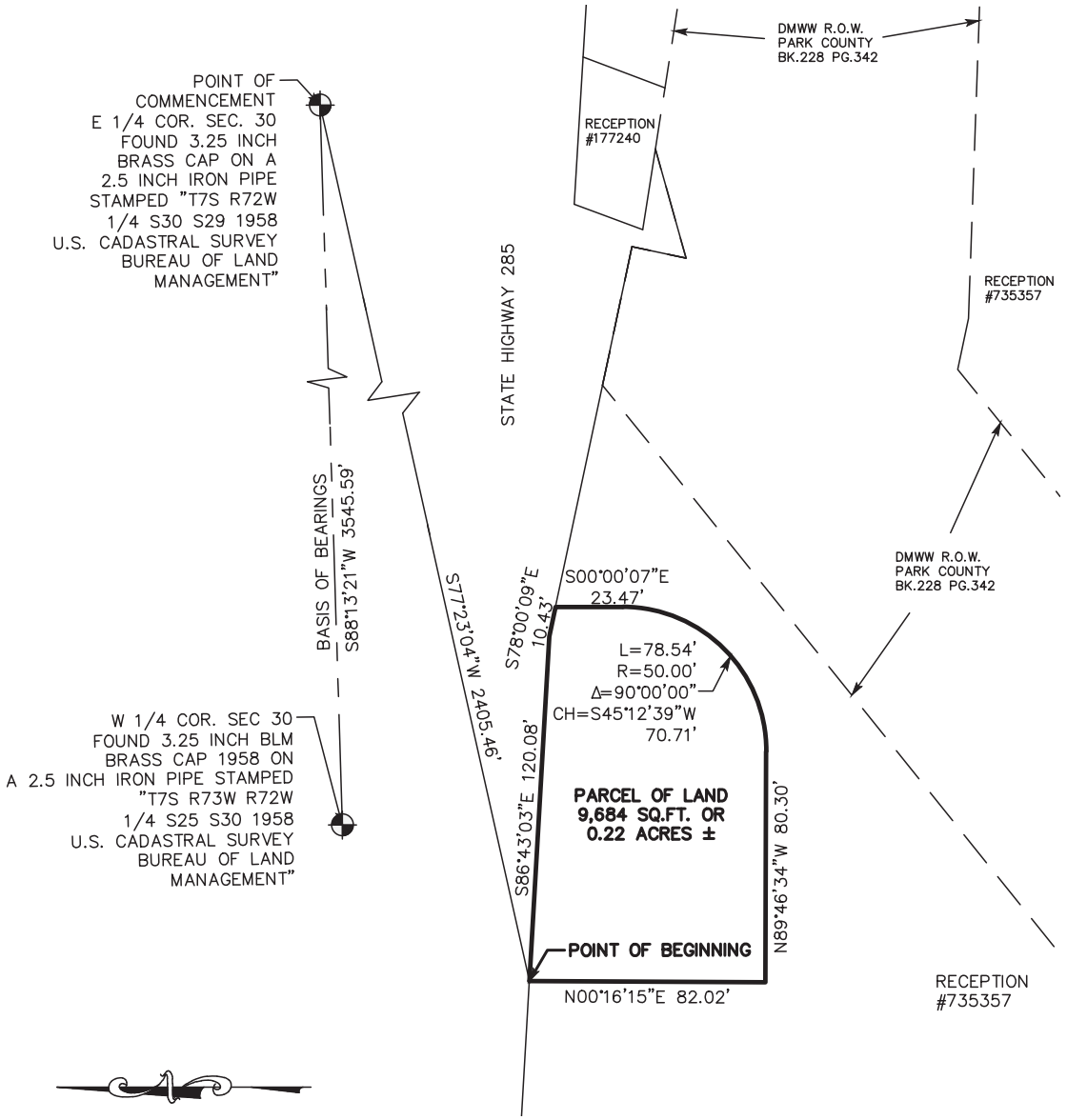
Flatirons, Inc.
Land Surveying Services
655 FOURTH AVE
LONGMONT, CO 80501
PH: (303) 776–1733
FAX: (303) 776–4355
www.FlatironsInc.com

BY:DWILSON FILE:79060–LSP–C21 LEGAL PROPOSED LOT–ESMT.DWG DATE:1/13/2025 3:50 PM

EXHIBIT "A"

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 7 SOUTH,
RANGE 72 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF BAILEY, COUNTY OF PARK, STATE OF COLORADO

SHEET 2 OF 2



GRAPHIC SCALE

50 0 25 50

(IN FEET)
1 inch = 50 ft.

COLORADO LICENSED
DAVID W. WILSON
38280
1/13/25
PROFESSIONAL LAND SURVEYOR

JOB NUMBER: 23-79060
DRAWN BY: D.WILSON/TDH
DATE: 01/13/2025

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655 FOURTH AVE
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PH: (303) 776-1733
FAX: (303) 776-4355
www.FlatironsInc.com

BY:DWILSON FILE:79060-LSP-C21 LEGAL PROPOSED LOT-ESMT.DWG DATE:1/13/2025 3:49 PM

SALZAMAR MINOR SUBDIVISION

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 72 WEST OF THE 6TH P.M., COUNTY OF PARK, STATE OF COLORADO

SHEET 1 OF 3

TOTAL AREA = 1,462,646 SQ. FT., OR 33.58 ACRES, MORE OR LESS

Legal Description

SALZAMAR PROPERTIES, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE REAL PROPERTY OF 33.58 ACRES LOCATED IN PARK COUNTY, COLORADO DESCRIBED AS FOLLOWS:

PARCEL A, PARCEL B, AND PARCEL C PER WARRANTY DEED RECORDED MAY 11, 2017 AT RECEPTION NO. 735357, BEING A PART OF THE NORTH HALF OF THE SOUTH HALF OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 72 WEST OF THE 6TH P.M., COUNTY OF PARK, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE WEST LINE OF THE NW1/4 SW1/4 OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 72 WEST OF THE 6TH P.M. TO BEAR SOUTH 00°08'39" EAST BETWEEN A FOUND 2 1/2" IRON PIPE WITH 3 1/4" BRASS CAP, "US CADASTRAL SURVEY BLM T7S R73W R72W 1/4 S25 S30 1958" AT THE WEST QUARTER CORNER OF SAID SECTION 30 AND A FOUND 2 1/2" IRON PIPE WITH 3 1/4" BRASS CAP, "US CADASTRAL SURVEY BLM T7S R73W R72W S1/16 S25 S30 1958" AT THE SOUTH SIXTEENTH CORNER COMMON TO SAID SECTION 30 AND SECTION 25, TOWNSHIP 7 SOUTH, RANGE 73 WEST OF THE 6TH P.M. WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO:

BEGINNING AT SAID SOUTH SIXTEENTH CORNER;
THENCE NORTH 89°25'15" EAST, ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTH HALF OF SECTION 30, A DISTANCE OF 865.70 FEET TO THE CENTER-SOUTH SIXTEENTH CORNER OF SECTION 30;
THENCE CONTINUING ALONG SAID SOUTH LINE, NORTH 87°53'13" EAST, A DISTANCE OF 776.75 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 64;
THENCE ALONG SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

1. NORTH 17°52'54" EAST, A DISTANCE OF 146.14 FEET TO A POINT OF NON-TANGENT CURVATURE;
2. THENCE 318.71 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 418.42 FEET, AN INCLUDED ANGLE OF 43°38'30" AND SUBTENDED BY A CHORD BEARING NORTH 39°26'04" EAST, A DISTANCE OF 311.06 FEET;

THENCE NORTH 36°52'47" WEST, A DISTANCE OF 9.04 FEET;
THENCE NORTH 10°27'34" EAST, A DISTANCE OF 94.30 FEET TO A POINT ON THE SOUTH BANK OF THE NORTH FORK OF THE SOUTH PLATTE RIVER;
THENCE NORTH 49°38'55" WEST, A DISTANCE OF 211.29 FEET TO A POINT IN THE APPROXIMATE CENTER OF SAID NORTH FORK OF THE SOUTH PLATTE RIVER;
THENCE CONTINUING IN SAID APPROXIMATE CENTER, NORTH 23°51'47" WEST, A DISTANCE OF 117.48 FEET;
THENCE SOUTH 88°23'36" EAST, A DISTANCE OF 56.33 FEET;
THENCE NORTH 40°34'02" WEST, A DISTANCE OF 105.24 FEET;
THENCE NORTH 74°33'46" WEST, A DISTANCE OF 76.16 FEET;
THENCE NORTH 81°04'51" WEST, A DISTANCE OF 120.80 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 285;
THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING SIX (6) COURSES:

1. SOUTH 74°20'34" WEST, A DISTANCE OF 39.46 FEET;
2. THENCE NORTH 12°01'00" EAST, A DISTANCE OF 19.19 FEET;
3. THENCE NORTH 78°00'09" WEST, A DISTANCE OF 138.71 FEET;
4. THENCE NORTH 86°43'03" WEST, A DISTANCE OF 319.81 FEET TO A POINT OF NON-TANGENT CURVATURE;
5. THENCE 231.48 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 941.50 FEET, AN INCLUDED ANGLE OF 14°05'12" AND SUBTENDED BY A CHORD BEARING NORTH 79°54'30" WEST, A DISTANCE OF 230.89 FEET
6. THENCE SOUTH 11°53'06" WEST, A DISTANCE OF 24.80 FEET TO A POINT IN THE APPROXIMATE CENTER OF THE NORTH FORK OF THE SOUTH PLATTE RIVER;

THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 285 AND SAID APPROXIMATE CENTER OF THE NORTH FORK OF THE SOUTH PLATTE RIVER, THE FOLLOWING THREE (3) COURSES:

1. SOUTH 86°55'29" EAST, A DISTANCE OF 45.00 FEET;
2. THENCE SOUTH 47°55'29" EAST, A DISTANCE OF 111.00 FEET;
3. THENCE SOUTH 03°55'29"E, A DISTANCE OF 21.00 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE DEPARTING SAID APPROXIMATE CENTER OF THE NORTH FORK OF THE SOUTH PLATTE RIVER AND CONTINUING ON SAID SOUTH RIGHT-OF WAY LINE OF U.S. HIGHWAY 285 THE FOLLOWING TWO (2) COURSES:

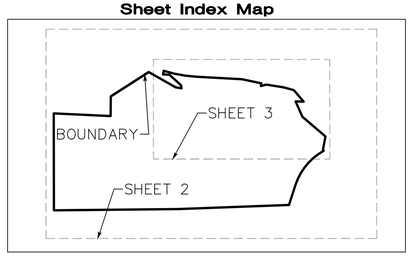
1. 41.00 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1031.50 FEET, AN INCLUDED ANGLE OF 2°16'39" AND SUBTENDED BY A CHORD BEARING NORTH 79°08'59" WEST, A DISTANCE OF 41.00 FEET;
2. THENCE NORTH 60°26'43" WEST, A DISTANCE OF 215.92 FEET TO A POINT ON THE WEST BANK OF SAID NORTH FORK OF THE SOUTH PLATTE RIVER;

THENCE SOUTH 57°18'58" WEST, A DISTANCE OF 314.38 FEET TO A POINT ON THE SOUTH BANK OF SAID NORTH FORK OF THE SOUTH PLATTE RIVER;
THENCE SOUTH 00°35'25" WEST, A DISTANCE OF 137.80 FEET;
THENCE NORTH 87°17'57" WEST, A DISTANCE OF 397.99 FEET TO A POINT ON SAID WEST LINE OF THE NW1/4 SW1/4 OF OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 72 WEST OF THE 6TH P.M.;
THENCE SOUTH 00°08'39" EAST, ALONG SAID WEST LINE, A DISTANCE OF 677.42 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 1,462,646 SQ. FT. OR 33.58 ACRES, MORE OR LESS.

TOGETHER WITH A NON-EXCLUSIVE RIGHT-OF-WAY AND EASEMENT FOR INGRESS AND EGRESS OVER, ACROSS, AND UPON, THE EXISTING DRIVEWAY. THIS EASEMENT AND RIGHT-OF-WAY SHALL RUN WITH THE LAND IN DEED RECORDED JUNE 15, 1993 AT RECEPTION NO. 413821.

Sheet Index Map



Dedication

KNOWN ALL MEN BY THESE PRESENTS THAT THE OWNER OF THE LAND DESCRIBED ABOVE HAVE CAUSED THE LAND TO BE LAID OUT AND PLATTED UNDER THE NAME SALZAMAR MINOR SUBDIVISION.

IN WITNESS WHEREOF, WE DO HEREUNTO SET OUR HANDS AND SEALS THIS _____ DAY OF _____, 2026.

OWNER:
SALZAMAR PROPERTIES, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____
NAME: _____
TITLE: _____

STATE OF COLORADO)
)SS
COUNTY OF PARK)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2026

WITNESS MY HAND AND SEAL

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

Mortgage Consent to Dedication

THE UNDERSIGNED HOLDERS OF MORTGAGE INTERESTS AND LIENS AGAINST THE PROPERTY OFFERED FOR DEDICATION AND FOR TRANSFER TO THE PUBLIC AND TO PARK COUNTY CONSENTS AND APPROVES OF SUCH DEDICATION AND TRANSFER AND SUBORDINATES AND RELEASES ITS INTERESTS TO SUCH DEDICATED AND TRANSFERRED PROPERTY

IN WITNESS WHEREOF, WE DO HEREUNTO SET OUR HANDS AND SEALS THIS _____ DAY OF _____, 2026.

_____
REPRESENTATIVE

STATE OF COLORADO)
)SS
COUNTY OF PARK)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2026

WITNESS MY HAND AND SEAL

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

Title Certificate

FIRST AMERICAN TITLE INSURANCE COMPANY HEREBY CERTIFIES THAT TITLE TO THE ABOVE-DESCRIBED PROPERTY IS VESTED IN THE OWNER.

DATE: _____

_____
[SIGNATURE OF AUTHORIZED AGENT

Approval by Board of County Commissioners

APPROVED AS A MINOR SUBDIVISION BY THE PARK COUNTY BOARD OF COMMISSIONERS THIS _____ DAY OF _____, 2026, SUBJECT TO ALL APPLICABLE PROVISIONS OF THE 2009 PARK COUNTY LAND USE REGULATIONS, AS AMENDED.

_____ _____ ATTEST: _____
BOCC CHAIRPERSON PARK COUNTY CLERK AND RECORDER

Applicant Information

NAME: _____

ADDRESS: _____

TELEPHONE NUMBER: _____

Land Owner Information

NAME: _____

ADDRESS: _____

TELEPHONE NUMBER: _____

Planner Information

NAME: _____

ADDRESS: _____

TELEPHONE NUMBER: _____

Engineer Information

NAME: _____

ADDRESS: _____

TELEPHONE NUMBER: _____

Notes

1. BASIS OF BEARINGS: GPS DERIVED BEARINGS BASED ON A BEARING OF SOUTH 00°08'39" EAST, ALONG THE WEST LINE OF THE NW1/4 SW1/4 OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 72 WEST OF THE 6TH P.M. BETWEEN A FOUND 2-1/2" IRON PIPE WITH 3-1/4" BRASS CAP, "US CADASTRAL SURVEY BLM T7S R73W R72W 1/4 S25 S30 1958" AT THE WEST QUARTER CORNER OF SAID SECTION 30 AND A FOUND 2-1/2" IRON PIPE WITH 3-1/4" BRASS CAP, "US CADASTRAL SURVEY BLM T7S R73W R72W S1/16 S25 S30 1958" AT THE SOUTH SIXTEENTH CORNER COMMON TO SAID SECTION 30 AND SECTION 25, TOWNSHIP 7 SOUTH, RANGE 73 WEST OF THE 6TH P.M, AS SHOWN HEREON. COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983 (NAD83). ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
2. FIRST AMERICAN TITLE INSURANCE COMPANY NUMBER 5509-4013858, DATED OCTOBER 31, 2022 AT 8:00 A.M., WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND DESCRIBED HEREON IS ALL OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.
3. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
4. THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT.
5. FLOOD INFORMATION: THE SUBJECT PROPERTY IS LOCATED IN ZONE X UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND ZONE A, SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, NO BASE FLOOD ELEVATIONS DETERMINED ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP; COMMUNITY-PANEL NO. 08093C-0275 C, DATED DECEMBER 18, 2009. FLOOD INFORMATION IS SUBJECT TO CHANGE.
6. THE WORD "CERTIFY" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
7. MONUMENTS NOT ACCEPTED WERE FOUND TO BE OUTSIDE OF A REASONABLE ERROR ELLIPSE BASED ON OTHER LOCALLY FOUND MONUMENTS. THEY WERE NOT ACCEPTED AS ORIGINAL, UNDISTURBED MONUMENTS.
8. THE FOLLOWING DOCUMENTS ARE MENTIONED IN THE ABOVE REFERENCED TITLE DOCUMENT AND ARE SHOWN GRAPHICALLY HEREON. THE FOLLOWING LIST CONTAINS THE TITLE DOCUMENT EXCEPTION NUMBER, DATE RECORDED, RECEPTION NUMBER AND/OR BOOK AND PAGE.

#12	NO DATE	BOOK 228, PAGE 342	DMWW RIVER CHANNEL IMPROVEMENTS R.O.W.
#13	FEB. 14, 1986	REC. NO. 348292	GRANT OF EASEMENT
#14	DEC. 10, 2007	REC. NO. 647683	PERMANENT EASEMENT
#16	AUG. 21, 2017	REC. NO. 738408	LAND SURVEY PLAT

9. THE FOLLOWING DOCUMENTS ARE MENTIONED IN THE ABOVE REFERENCED TITLE DOCUMENT AND APPEAR TO AFFECT THE SUBJECT PROPERTY BUT CANNOT BE SHOWN GRAPHICALLY. THE FOLLOWING LIST CONTAINS THE TITLE DOCUMENT EXCEPTION NUMBER, DATE RECORDED, RECEPTION NUMBER AND/OR BOOK AND PAGE.

#9	JAN. 04, 1890	BOOK 25, PAGE 45	U.S. PATENT
#10	JUL. 27, 1904	BOOK 69, PAGE 178	MOUNTAIN STATES TELEPHONE & TELEGRAPH R.O.W. (BLANKET IN NATURE)
#11	JUL. 27, 1939	BOOK 126, PAGE 3	MOUNTAIN STATES TELEPHONE & TELEGRAPH R.O.W (BLANKET IN NATURE)
#15	MAY 13, 2010	REC. NO. 670958	RESOLUTION NO. 30-2010
#17	JUN. 22, 2021	REC. NO. 780903	RESOLUTION NO. 2021-24



Vicinity Map
NO SCALE

Boundary Closure Report

COURSE:	N89°25'15"E	LENGTH:	865.70'
COURSE:	N87°53'13"E	LENGTH:	776.75'
COURSE:	N17°52'54"E	LENGTH:	146.14'
LENGTH:	318.71'	RADIUS:	418.42'
DELTA:	043°38'30"		
CHORD:	311.06'	COURSE:	N39°26'04"E
COURSE:	N36°52'47"W	LENGTH:	9.04'
COURSE:	N10°27'34"E	LENGTH:	94.30'
COURSE:	N49°38'55"W	LENGTH:	211.29'
COURSE:	N23°51'47"W	LENGTH:	117.48'
COURSE:	S88°23'36"E	LENGTH:	56.33'
COURSE:	N40°34'02"W	LENGTH:	105.24'
COURSE:	N74°33'46"W	LENGTH:	76.16'
COURSE:	N81°04'51"W	LENGTH:	120.80'
COURSE:	S74°20'34"W	LENGTH:	39.46'
COURSE:	N12°01'00"E	LENGTH:	19.19'
COURSE:	N78°00'09"W	LENGTH:	138.71'
COURSE:	N86°43'03"W	LENGTH:	319.81'
LENGTH:	231.48'	RADIUS:	941.50'
DELTA:	014°05'12"		
CHORD:	230.89'	COURSE:	N79°54'30"W
COURSE:	S11°53'06"W	LENGTH:	24.80'
COURSE:	S86°55'29"E	LENGTH:	45.00'
COURSE:	S47°55'29"E	LENGTH:	111.00'
COURSE:	S03°55'29"E	LENGTH:	21.00'
LENGTH:	41.00'	RADIUS:	1031.50'
DELTA:	002°16'39"		
CHORD:	41.00'	COURSE:	N79°08'59"W
COURSE:	N60°26'43"W	LENGTH:	215.92'
COURSE:	S57°18'58"W	LENGTH:	314.38'
COURSE:	S00°35'25"W	LENGTH:	137.80'
COURSE:	N87°17'57"W	LENGTH:	397.99'
COURSE:	S00°08'39"E	LENGTH:	677.42'

AREA: 1462646 SQ. FT.
ERROR CLOSURE: 0.006 COURSE: S57°45'02"E
ERROR NORTH: -0.0033 EAST: 0.0053

PRECISION 1: 938817

Surveyor Certificate

I HEREBY CERTIFY THAT THE SURVEY AND PLAT OF THAT REAL PROPERTY SHOWN AND DESCRIBED HEREON WERE MADE BY ME OR UNDER MY DIRECT RESPONSIBILITY, SUPERVISION, AND CHECKING, IN STRICT COMPLIANCE WITH COLORADO STATUTES, AND THAT BOTH SURVEY AND PLAT ARE TRUE, ACCURATE AND COMPLETE. THIS CERTIFICATION IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

_____
DAVID A. WILSON COLORADO LICENSE NO. 38280
REGISTERED LAND SURVEYOR

DATE: _____

Recorder's Certificate

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF PARK COUNTY, ON THE _____ DAY OF _____, 2026, AND DULY FILED AT RECEPTION NO. _____

_____
PARK COUNTY CLERK AND RECORDER

DATE
REVISION
1 2 3 4 5 6 7 8 9

SALZAMAR
MINOR SUBDIVISION

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Flatirons, Inc.
Land Surveying Services
www.FlatironsInc.com
3825 IRIS AVE, SUITE 395, BOULDER, CO 80301 (303) 443-7001
655 FOURTH AVE, LONGMONT, CO 80501 (303) 776-1733
7000 N. BROADWAY, SUITE 209, DENVER, CO 80221 (303) 936-6997

DRAFT
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(SEAL)

JOB NUMBER: 25-83,315
DATE: 01-27-2026
DRAWN BY: R. SLAGLE
CHECKED BY: JJK/DAW

SHEET 1 OF 3

BY:RSLAGLE FILE:83315 PLAT.DWG DATE:1/27/2026 3:56 PM

SALZAMAR MINOR SUBDIVISION

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 30, TOWNSHIP
7 SOUTH, RANGE 72 WEST OF THE 6TH P.M.,
COUNTY OF PARK, STATE OF COLORADO

SHEET 2 OF 3

WEST 1/4 CORNER SEC. 30
T7S R72W 6TH P.M.
FOUND 2-1/2" IRON PIPE
WITH 3-1/4" BRASS CAP,
"US CADASTRAL SURVEY BLM T7S
R73W R72W 1/4 S25 S30 1958"

BASIS OF BEARINGS
S00°08'39"E 1337.45' (AM)
S00°36'02"E 1337.29' (R&LSP)
WEST LINE NW1/4 SW1/4 SEC. 30 T7S R72W 6TH P.M.

FOUND 3" BRASS CAP
"COLO DEPT OF HIGHWAYS
ROW MARKER"
IN CONCRETE

(TIE)
N24°05'59"E
119.08' (AM)

FOUND 3 1/4" BRASS CAP
"COLO DEPT OF
HIGHWAYS STA ELV ROW
MARKER" IN CONCRETE.

(TIE)
N01°14'24"E
46.20' (AM)

FOUND NO.
3 REBAR

TRACT 82
PARCEL NO. 18777

S57°18'58"W 314.36' (AM)
S56°46'12"W 315.40' (R&LSP)
N57°13'15"E 315.43' (DW)

N60°26'43"W 215.92' (C)
N60°44'57"W 215.33' (R&LSP)
S60°17'45"E 215.33' (DW)

DENVER WATER
RIGHT-OF-WAY
(BK. 228, PG. 343)

FOUND 1" CAPPED
IRON PIPE

TRACT 34
PARCEL NO. 18809

27.13' (AM)
N0°28'30"E 26.54' (DW)

S57°13'39"W 170.67' (AM)
S57°13'15"W 170.75' (DW)

S89°46'50"W 180.63' (AM)
N90°W 180.7± (DW)

S00°35'25"W
137.80' (AM)
S00°01'26"W
137.68' (R&LSP)

110.68' (AM)

FOUND NO. 4 REBAR
WITH RED PLASTIC CAP
(ILLEGIBLE)

N87°17'57"W 397.99' (AM)
N87°40'48"W 397.86' (R&LSP)

FOUND 1" IRON PIPE

S01°16'43"E
98.79' (AM)

FOUND NO. 3 REBAR

S00°08'39"E 677.42' (AM)
S00°36'02"E 677.29' (R&LSP)

PIKE NATIONAL FOREST
U.S. FOREST SERVICE

FLOOD ZONE X
UNSHADED
FLOOD ZONE
ZONE A

FLOOD ZONE
ZONE A
FLOOD ZONE X
UNSHADED

U.S. HIGHWAY 285
(R.O.W. VARIES)

PART OF TRACT 87
PARCEL NO. 32441

FOUND NO. 5 REBAR
WITH 1 1/2" RED
PLASTIC CAP
(ILLEGIBLE)

FOUND 1" IRON PIPE
N26°21'10"W 0.64' FROM SE CORNER OF
PARCEL A PER DEED RECORDED
5/24/69 AT REC. NO. 17720
(NOT ACCEPTED)
(SEE NOTE 7)

FOUND 3" BRASS CAP
"COLO DEPT OF HIGHWAYS
ROW MARKER"
IN CONCRETE

FOUND 3 1/4"
ALUMINUM CAP,
"CDOT ROW MONUMENT

FOUND 1"
IRON PIPE

FOUND MONUMENT
S31°26'03"W 8.06'
FROM CALCULATED CORNER
(NOT ACCEPTED)
(SEE NOTE 7)

N86°52'13"W 658.19' (AM)

FOUND 3 1/4" BRASS CAP
"COLO DEPT OF HIGHWAY
STA ELEV ROW MARKER"
IN CONCRETE

LOT 1
CONTAINING
133,080 SQ. FT.
OR 3.06 ACRES
MORE OR LESS

LOT 2
CONTAINING
9,679 SQ. FT.
OR 0.22 ACRES
MORE OR LESS

SET 25'
WITNESS CORNER

24' ACCESS EASEMENT
DEDICATED BY THIS PLAT

FLOOD ZONE X
UNSHADED
FLOOD ZONE
ZONE A

PE-10 EASEMENT
(REC. NO. 647683)

PART OF
TRACT 87
PARCEL NO.
18844

FOUND NO.
5 REBAR

NORTH FORK
SOUTH PLATTE RIVER

SEE DETAIL ON
SHEET 3

DENVER WATER
RIGHT-OF-WAY
(BK. 228, PG. 343)

EASEMENT FOR INGRESS
& EGRESS GRANTED
TO BAILEY WATER AND
SANITATION DISTRICT
(BK. 392, PG. 891)

FOUND 60D NAIL
(ACCEPTED AS CORNER)

FOUND MONUMENT
S81°01'18"E 2.61'
FROM CALCULATED CORNER
(NOT ACCEPTED)
(SEE NOTE 7)

EXISTING GRAVEL DRIVEWAY
NON-EXCLUSIVE R.O.W.
AND EASEMENT
FOR INGRESS AND EGRESS
(REC. NO. 413821)

FLOOD ZONE X
UNSHADED
FLOOD ZONE
ZONE A

SET 25'
WITNESS CORNER

SET 30'
WITNESS CORNER

COUNTY ROAD 64A
(R.O.W. VARIES)

DENVER WATER
RIGHT-OF-WAY
(BK. 228, PG. 343)

FOUND 3" IRON
PIPE IN CONCRETE

FOUND NO. 4 REBAR
WITH RED PLASTIC CAP
"RLS 1593"

FOUND NO. 4 REBAR
WITH PINK HUB

TRACT C
PARCEL NO.
18792

BRIDGE

DENVER WATER
RIGHT-OF-WAY
(BK. 228, PG. 343)

FLOOD ZONE
ZONE A
FLOOD ZONE X
UNSHADED

FLOOD ZONE
ZONE A
FLOOD ZONE X
UNSHADED

FOUND NO. 4 REBAR WITH PINK HUB
N06°15'20"E 5.92' FROM CALCULATED
DENVER WATER R.O.W. CORNER
(NOT ACCEPTED) (SEE NOTE 7)

FOUND MONUMENT
S40°12'31"E 9.15'
FROM CALCULATED CORNER
(NOT ACCEPTED) (SEE NOTE 7)

N36°52'47"W
9.04' (C)
N37°20'50"W
9.04' (R&LSP)

FOUND 1" CAPPED
IRON PIPE
WITH 90° ELBOW

TOTAL AREA
CONTAINING
1,462,646 SQ. FT.
OR 33.58 ACRES
MORE OR LESS

LOT 3
CONTAINING
1,319,887 SQ. FT.
OR 30.30 ACRES
MORE OR LESS

L=318.41'
R=418.42'
Δ=43°36'04"
CH=N39°02'59"E
310.78' (R&LSP)

L=318.71'
R=418.42'
Δ=43°38'30"
CH=N39°26'04"E
311.06' (C)

FOUND MONUMENT
S49°41'49"E 1.31'
FROM CALCULATED CORNER
(NOT ACCEPTED)
(SEE NOTE 7)

N17°52'54"E
146.14' (C)
N17°15'00"E
146.14' (R&LSP)

FOUND NO. 4 REBAR
WITH BROKEN YELLOW
PLASTIC CAP

FOUND NO. 4 REBAR
WITH BROKEN YELLOW
PLASTIC CAP

COUNTY ROAD 64
(R.O.W. VARIES)

POINT OF BEGINNING
SOUTH 1/16 CORNER COMMON
TO SEC. 30 T7S R72W 6TH P.M. &
SEC. 25 T7S R73W 6TH P.M.
FOUND 2-1/2" IRON PIPE
WITH 3-1/4" BRASS CAP,
"US CADASTRAL SURVEY BLM T7S
R73W R72W S1/16 S25 S30 1958"

N89°25'15"E 865.70' (AM)
N88°58'49"E 865.43' (R&LSP)

CENTER-SOUTH 1/16 CORNER
SEC. 30 T7S R72W 6TH P.M.
FOUND 2-1/2" IRON PIPE
WITH 3-1/4" BRASS CAP,
"US CADASTRAL SURVEY BLM
C-C S1/16 S30 1958"

N87°53'13"E 776.75' (C)
N87°27'12"E 776.99' (R&LSP)

PIKE NATIONAL FOREST
U.S. FOREST SERVICE

GRAPHIC SCALE

80 0 40 80 160

(IN FEET)
1 inch = 80 ft.

Legend

- FOUND ALIQUOT MONUMENT AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- FOUND #5 REBAR WITH 1 1/2" ORANGE PLASTIC CAP, "JVH PLS 24958"
- FOUND 3" PIPE WITH 3" BRASS CAP, "D.M.W.W. RIGHT OF WAY POINT LS 7738 1975"
- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, "FLATIRONS INC 38280"
- SET 18" #5 REBAR WITH 1 1/2" ALUMINUM CAP, "FLATIRONS INC 38280"
- CALCULATED POSITION (NOT FOUND OR SET DUE TO LOCATION OF RIVER)
- (AM) AS MEASURED AT TIME OF SURVEY
- (C) CALCULATED FROM RECORD AND AS MEASURED INFORMATION
- (R) AS PER RECORD INFORMATION
- (LSP) AS PER LAND SURVEY PLAT PREPARED BY JVH CONSULTING INC. RECORDED AT RECEPTION NO. 738408 (TITLE COMMITMENT EXCEPTION NO. 16)
- (DW) AS PER DENVER MUNICIPAL WATER WORKS NORTH FORK SOUTH PLATTE CHANNEL IMPROVEMENTS RECORDED IN BOOK 228, PAGE 342 (TITLE COMMITMENT EXCEPTION NO. 12)
- EDGE OF ASPHALT
- GRAVEL
- FENCE
- GUARDRAIL
- CLEANOUT
- OVERHEAD UTILITY LINE
- UTILITY POLE
- GAS LINE

DATE	REVISION
	1
	2
	3
	4
	5
	6
	7
	8

SALZAMAR
MINOR SUBDIVISION

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Land Surveying Services
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7000 N. BROADWAY, SUITE 209, DENVER, CO 80221 (303) 936-6997

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AND SIGNATURE
(SEAL)

JOB NUMBER:	25-83,315
DATE:	01-27-2026
DRAWN BY:	R. SLAGLE
CHECKED BY:	JJK/DAW

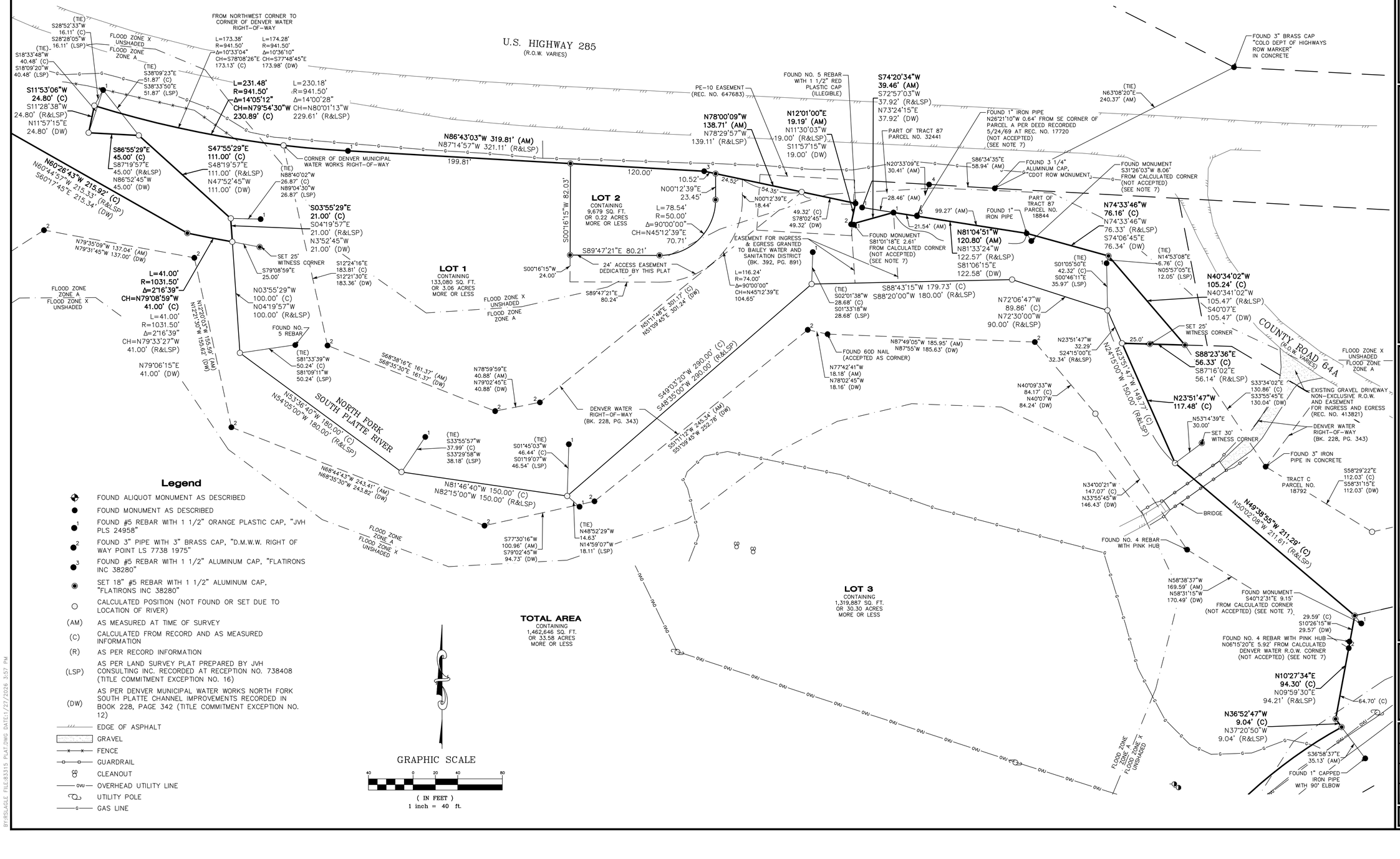
SHEET 2 OF 3

BY:RSLAGLE FILE:83315 PLAT.DWG DATE:1/27/2026 3:57 PM

SALZAMAR MINOR SUBDIVISION

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 72 WEST OF THE 6TH P.M., COUNTY OF PARK, STATE OF COLORADO

SHEET 3 OF 3



Legend

- FOUND ALIQUOT MONUMENT AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- FOUND #5 REBAR WITH 1 1/2" ORANGE PLASTIC CAP, "JVH PLS 24958"
- FOUND 3" PIPE WITH 3" BRASS CAP, "D.M.W.W. RIGHT OF WAY POINT LS 7738 1975"
- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, "FLATIRONS INC 38280"
- SET 18" #5 REBAR WITH 1 1/2" ALUMINUM CAP, "FLATIRONS INC 38280"
- CALCULATED POSITION (NOT FOUND OR SET DUE TO LOCATION OF RIVER)
- (AM) AS MEASURED AT TIME OF SURVEY
- (C) CALCULATED FROM RECORD AND AS MEASURED INFORMATION
- (R) AS PER RECORD INFORMATION
- (LSP) AS PER LAND SURVEY PLAT PREPARED BY JVH CONSULTING INC. RECORDED AT RECEPTION NO. 738408 (TITLE COMMITMENT EXCEPTION NO. 16)
- (DW) AS PER DENVER MUNICIPAL WATER WORKS NORTH FORK SOUTH PLATTE CHANNEL IMPROVEMENTS RECORDED IN BOOK 228, PAGE 342 (TITLE COMMITMENT EXCEPTION NO. 12)
- EDGE OF ASPHALT
- GRAVEL
- FENCE
- GUARDRAIL
- CLEANOUT
- OVERHEAD UTILITY LINE
- UTILITY POLE
- GAS LINE

DATE	REVISION
1	
2	
3	
4	
5	
6	
7	
8	

SALZAMAR MINOR SUBDIVISION

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Flatirons, Inc.
Land Surveying Services
www.FlatironsInc.com
3825 IRIS AVE, SUITE 305, BOULDER, CO 80301 (303) 443-7001
655 FOURTH AVE, LONGMONT, CO 80501 (303) 776-1733
7000 N. BROADWAY, SUITE 205, DENVER, CO 80221 (303) 936-6997

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JOB NUMBER:	25-83,315
DATE:	01-27-2026
DRAWN BY:	R. SLAGLE
CHECKED BY:	JJK/DAW

SHEET 3 OF 3

BY:RSLAGLE FILE:83315 PLAT.DWG DATE:1/27/2026 3:57 PM

Anita Marchant

From: Raechelle Yarbrough <Shelli.Yarbrough@parkcountyco.gov>
Sent: Monday, October 20, 2025 3:06 PM
To: Anita Marchant
Subject: Parcel 16845 - adjacent property owners

Hello, Anita,

Below are the adjacent property owners and addresses as requested for parcel number 16845.

Parcel 18777
Two Bridges Lodge LLC
3380 County Road 72
Bailey, CO 80421

Parcel 18809
Tbjp 52 LLC
3380 County Road 72
Bailey, CO 80421

Parcel 43926
Wellington Cleon G Jr & Cynthia Anne Revocable Trust
676 Madeira Dr
Traverse City, MI 49696

Parcel 18794
Renee Mulvaney
110 Co Rd 64
Bailey, CO 80421

Parcel 18782
Marc Rohloff
Sara Rohloff
Cabel Rohloff
1713 Yucca Ct
Fort Collins, CO 80525

Parcel 18792
Falkner Patrick And Debra Trust
57 County Road 64a
Bailey, CO 80421

Parcel 18844
Snt Enterprises Llp
60006 Us Hwy 285
Bailey, CO 80421

The following own their home but are on leased land:
Joe & Cynthia Foreman
1460 Lone Scout Lookout
Monument, CO 80132

Jeffrey & Christina Larsen
8350 W Virginia Ave
Lakewood, CO 80226

Thank you,
Shelli

Shelli Yarbrough
Planner I
Park County Planning Department
856 Castello Ave.
Po Box 1598
Fairplay, CO 80440
719-836-4261

Offices open M-Thr 7 AM-5 PM

December 30, 2025

Floodplain Administrator
Park County
856 Castello Ave.
Fairplay, CO 80440

Subject **Bailey Water and Sanitation District Water Treatment Improvements**
Element Job No: 0107.0002

Dear Park County Floodplain Administrator:

Element Engineering (Element) and the Bailey Water and Sanitation District (District) are in the process of performing an environmental review pursuant to the National Environmental Policy Act to assess the environmental impacts of water treatment improvements in Park County, Colorado. The project shall be funded through the Colorado Department of Public Health and Environment (CDPHE) with state dollars through CDPHE's State Revolving Fund program. This letter is submitted to request a review of our project by the Park County Floodplain Administrator, to determine the need for a Floodplain Development Permit (FDP).

PROJECT NEED AND BACKGROUND

The Bailey Water and Sanitation District owns and operates a community water system under Public Water System Identification Number CO-0147010. The existing water system consists of a raw surface water source, a surface water treatment plant (WTP), three (3) water storage tanks (WST), and distribution system piping. The existing WTP processes include coagulant/polymer chemical feed, multi-media filter, two-stage bag filtration, ultraviolet (UV) disinfection, liquid chlorine injection, and contact time. While the existing WTP consistently operates in compliance with Regulation 11, there are several deficiencies of the system that need to be addressed including their raw water intake, a means to remove metals from raw water, aged and deteriorated process equipment, and stabilization of water quality in the distribution system. Of particular concern are the levels of copper and zinc present in the drinking water system, that need to be reduced to assist the District's Wastewater Treatment Plant (WWTP) with meeting effluent limits that recently came into effect in November 2024.

PROPOSED PROJECT

The District's proposed Water Treatment Plant Improvements project will include rehabilitation and improvements to the raw water intake system; the complete replacement of the existing WTP; and the addition of treatment processes to reduce copper and zinc originating from raw water and the distribution system. A new WTP process building will be necessary to house the proposed equipment rated for an increased capacity from 30 gallons per minute (gpm) to 40 gpm to make better use of the proposed infiltration gallery and ensure service area demands can be met beyond the anticipated population growth over the next twenty years.

The proposed water treatment plant (WTP) will be constructed at a new site approximately 200 feet to the west of the existing WTP and raw water intake infrastructure. The property for the proposed WTP was recently purchased by the District to complete the proposed project, across the street from the Park

County administrative building and offices. Access to the proposed WTP site is provided directly from US Highway 285. The District's existing infiltration gallery within the Middle Fork of the South Platte River will be in-kind replaced to restore hydraulic capacity, and a secondary adjacent backup infiltration gallery will be installed. Only one (1) of the two (2) infiltration galleries will be in operation at any given point in time. The infiltration galleries will divert raw water from the river to an existing 4-foot diameter subgrade concrete well with two (2) submersible well pumps that will be replaced as part of this project. Raw water from the existing well will be pumped through a 4-inch pressure pipe network over to the proposed WTP building site. Finished water piping and sanitary waste piping will also be installed to tie-in with existing distribution and sanitary collection system piping in front of the existing WTP property. All yard piping tie-ins will be installed within US 285 CDOT ROW, adjacent to paved surfaces.

FLOODPLAIN DETERMINATION

The floodplain of the North Fork of the South Platte River in the vicinity of the District's existing WTP and proposed WTP is shown on FEMA Flood Insurance Rate Map panel 08093C0275C. While parts of the existing WTP are shown to be mapped within the 100-year floodplain, the location for the proposed WTP building and associated equipment are located outside the mapped floodplain; however, the southeastern corner of the proposed access driveway is shown within the mapped floodplain.

As a conservative mitigation measure during a flooding event, we propose to elevate the proposed WTP building site by 3-ft from the nearest estimated base floodplain elevation (BFE). The proposed driveway within the mapped floodplain is proposed to be returned to existing grade, to maintain the existing floodway. During a major flooding event, the proposed WTP building and processes will be unaffected. The proposed WTP will also be accessible from the northeastern gate, which will be located outside of the mapped floodplain.

At the existing WTP site, the infiltration galleries will be unaffected, and the existing wet well will be equipped with replacement submersible pumps that will not be affected during a flooding event. A new electrical panel will be installed for the submersible pumps and located north of the mapped floodplain area and on Unistrut to mitigate any damage during a flooding event.

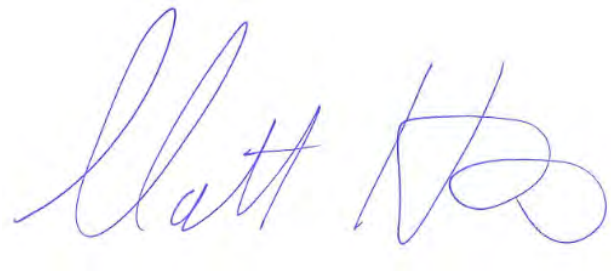
ANTICIPATED IMPACT TO FLOODPLAIN

No impact on floodplains is expected, and an FDP is not anticipated to be required, because all proposed structures are to be located outside of mapped floodplains. The existing raw water intake infrastructure that exists within the floodplain will remain, and the new electrical control panel for the replacement pumps will be located outside as well as include mitigation by elevation on Unistrut. Enclosed are exhibits of the proposed project in relation to the floodplain extents shown on the FEMA FIRM. A copy of the relevant FEMA FIRM is also included for reference.

Enclosed are a US Geological Survey topographical map, a vicinity map, a FEMA FIRMette of the project area, and a Proposed Improvement Exhibit that depict the project's area of potential effect as well as the boundaries of the FEMA FIRM 100-year floodplain. Element and the Bailey Water and Sanitation District request that your office review the proposed project to identify the need for an FDP through Park County.

We would appreciate a response within 30 days of your receipt of this request to Matthew Hess, 720-484-0504, matt.hess@bowman.com. If you need any further information or wish to discuss the project, please contact me at 720-484-0504 or by email at matt.hess@bowman.com.

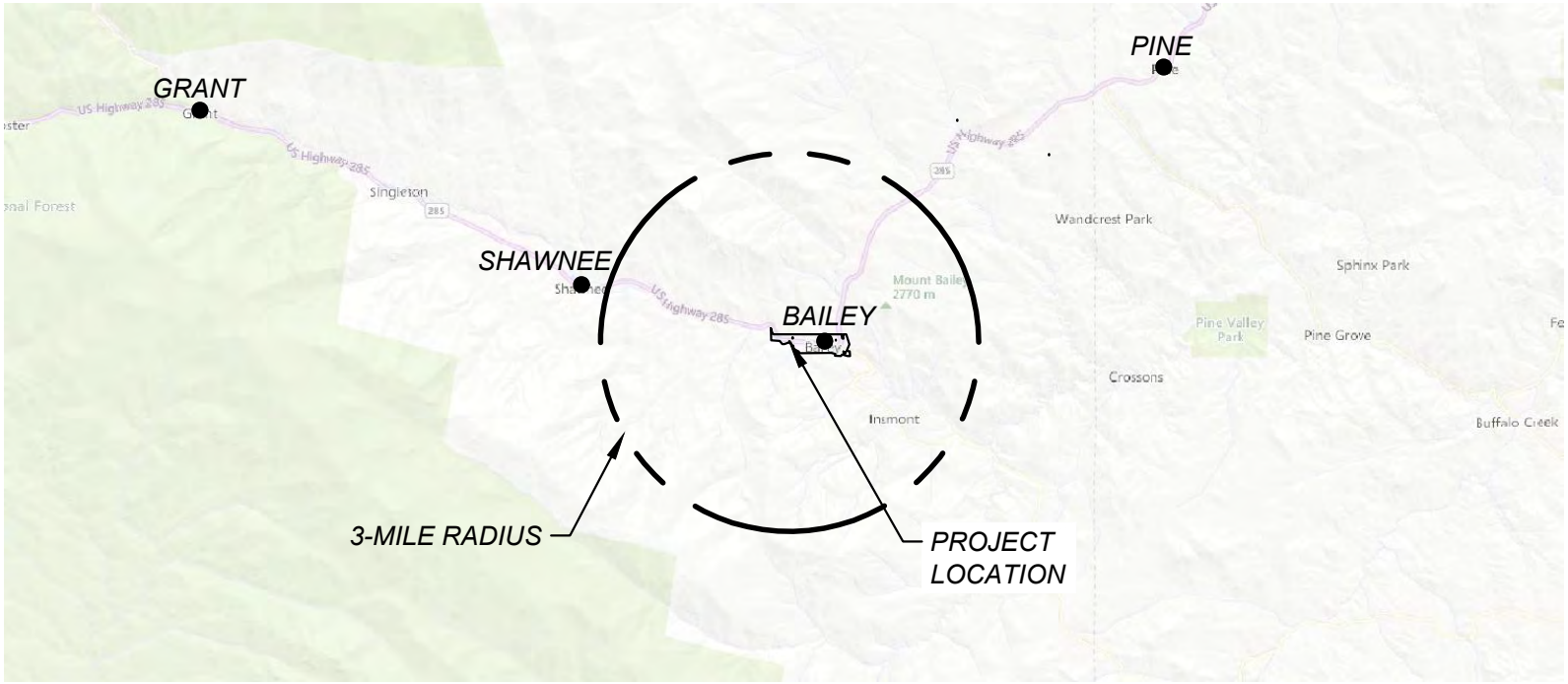
Sincerely,



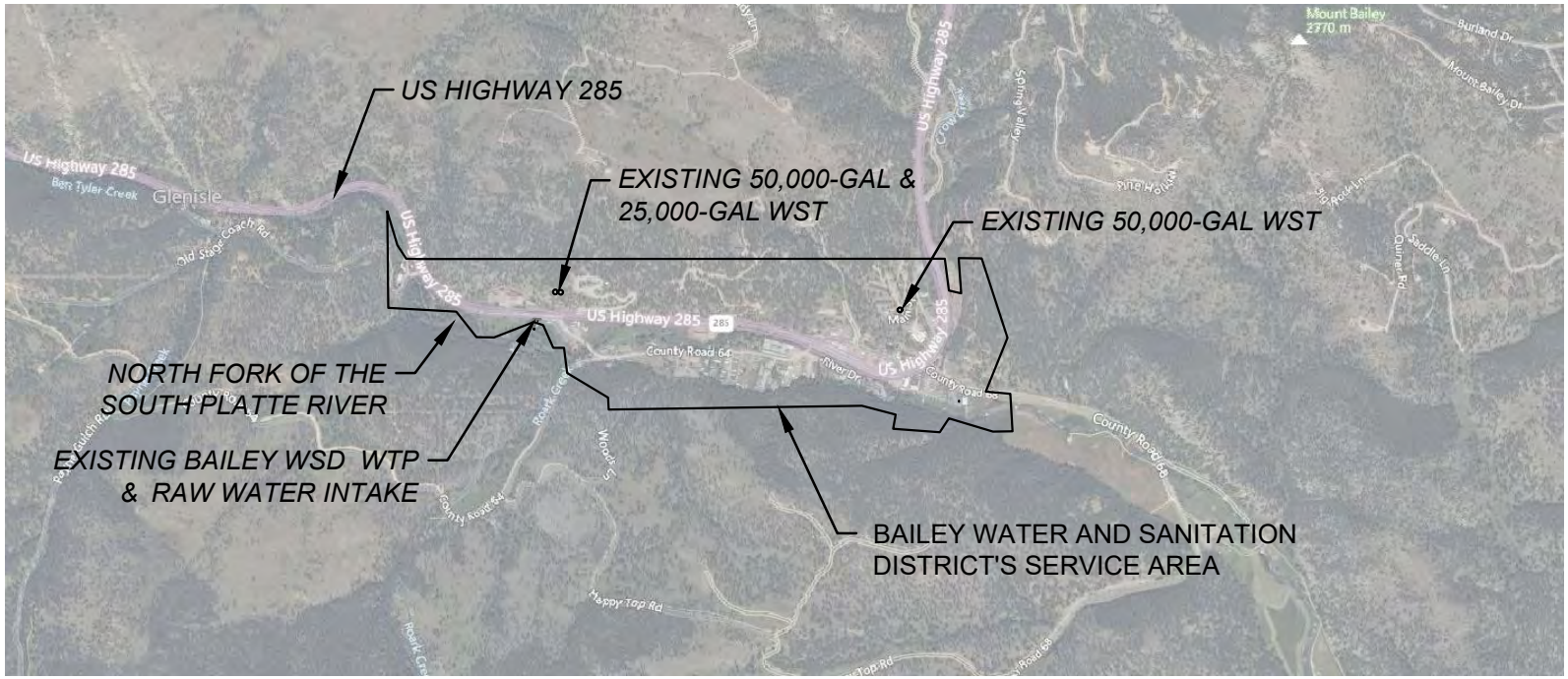
Matthew A. Hess, PE
Project Engineer

Attachments

USGS Topo Map
Vicinity Map
FEMA FIRMette
Proposed Improvement Exhibit



N



N

BAILEY WSD - WATER SERVICE AREA

DATE
AUGUST 2024

JOB NUMBER
0107.0002

SCALE
NTS

ELEMENT ENGINEERING LLC
12687 W. CEDAR DRIVE, SUITE 300
LAKEWOOD, CO 80228
720.749.4165
WWW.ELEMENTENGINEERING.NET

National Flood Hazard Layer FIRMette

FEMA

105°29'40"W 39°24'39"N



105°29'3"W 39°24'11"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

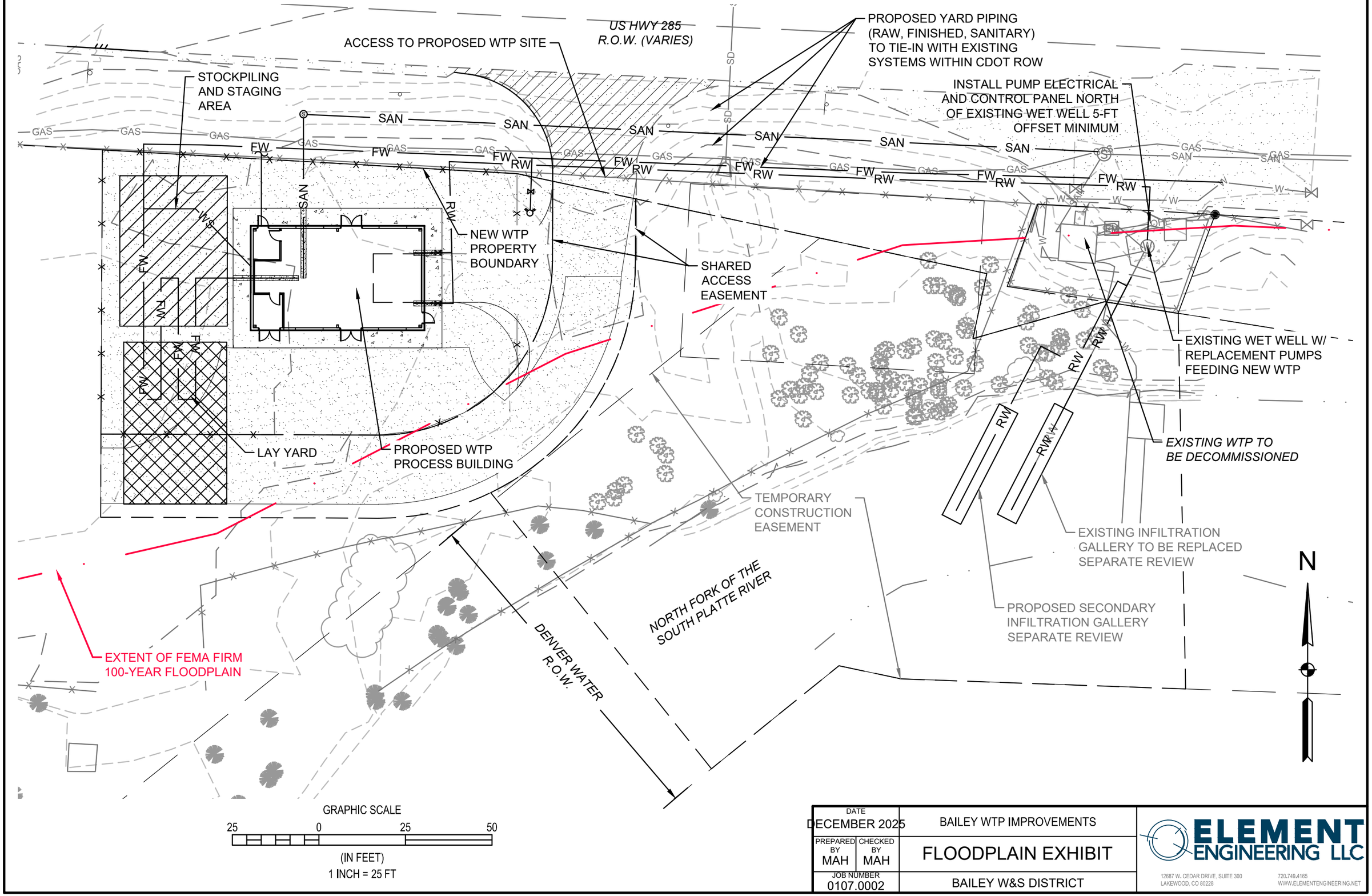
N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/13/2025 at 6:40 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



Q:\CO-LAKE-EE\SHARED_PROJECTS\0107 - W2 ENGINEERS, LLC\0002 - BAILEY W\SD WTP IMPROVEMENTS\CAD\DWG\CD'S\03_SITE PLAN BAILEY WTP.DWG

DATE	DECEMBER 2025
PREPARED BY	MAH
CHECKED BY	MAH
JOB NUMBER	0107.0002

BAILEY WTP IMPROVEMENTS

FLOODPLAIN EXHIBIT

BAILEY W&S DISTRICT

ELEMENT ENGINEERING LLC
12687 W. CEDAR DRIVE, SUITE 300
LAKEWOOD, CO 80228
720.749.4165
WWW.ELEMENTENGINEERING.NET

90% DESIGN CMAR PLANS

BAILEY WATER AND SANITATION DISTRICT

WATER TREATMENT PLANT IMPROVEMENTS

PWSID: CO-0147010, PARK COUNTY, CO

SECTION 30, TOWNSHIP 7 SOUTH, RANGE 72 WEST OF THE NEW MEXICO P.M.

OCTOBER 2025

TOWN OF BAILEY
59856 HIGHWAY 285
BAILEY, CO 80421
303.816.5920

DISTRICT ENGINEER
W2 ENGINEERING
WILL RAATZ

CIVIL ENGINEERING

ELEMENT ENGINEERING
MATTHEW A. HESS, P.E. #61634
NICHOLAUS P. MARCOTTE, P.E. #47164
ALICE M. ARSENAULT, P.E. #53350
7245 W. ALASKA DR., SUITE 210
LAKEWOOD, CO 80226
720.749.4165

CONTRACTOR

GLACIER CONSTRUCTION CO.
ABRAM KARRAKER

ARCHITECTURAL

EVSTUDIOS
JEFFERY SCOTT, NCARB, ARC NO. 406544
5335 W 48TH AVENUE, STE 300
DENVER, CO 80212
303.670.7242

MECHANICAL | PLUMBING ENGINEERING

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DENVER, CO 80212
303.670.7242

ELECTRICAL ENGINEERING

EVSTUDIOS
ERIC REITAN, P.E.
5335 W 48TH AVENUE, STE 300
DENVER, CO 80212
303.670.7242

STRUCTURAL ENGINEERING

EVSTUDIOS
KATELYN WAGER, P.E. #54327
5335 W 48TH AVENUE, STE 300
DENVER, CO 80212
303.670.7242

UTILITIES

WATER & SEWER

BAILEY WATER AND SANITATION DISTRICT
PO BOX 422
BAILEY, CO 80421
303.838.8184

PHONE | INTERNET

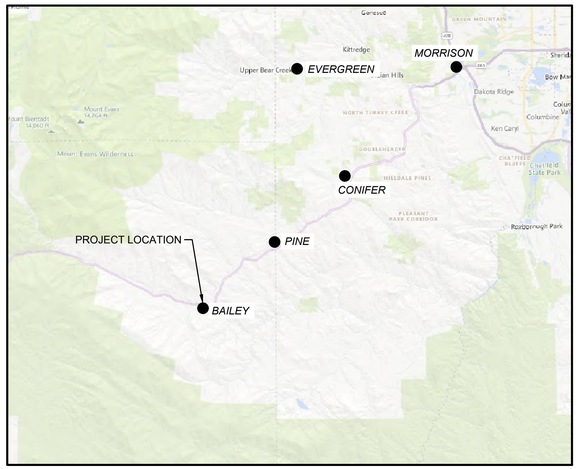
CENTURY LINK

ELECTRIC

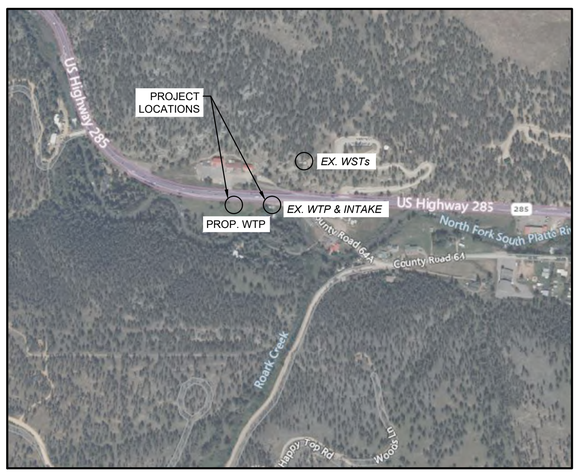
CORE ELECTRIC COOPERATIVE

GAS

COLORADO NATURAL GAS



LOCATION MAP
1" = 5 MI.



VICINITY MAP
1" = 500'

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ELEMENT ENGINEERING LLC
12687 W. CEDAR DRIVE, SUITE 300
LAKEWOOD, CO 80228
720.749.4165
WWW.ELEMENTENGINEERING.NET

REVISIONS

NO.	DESCRIPTION	DATE	BY

WATER TREATMENT PLANT IMPROVEMENTS

COVER

BAILEY WATER AND SANITATION DISTRICT
PO BOX 422
BAILEY, CO 80421

PREPARED UNDER THE DIRECT SUPERVISION OF

FOR AND ON BEHALF OF ELEMENT ENGINEERING, LLC

DESIGNED BY	CHECKED BY
MAH	AMA

DATE: OCTOBER 2025

JOB NUMBER: 0107.0002

EDITION: 90% CMAR

SHEET: C1 OF C37

Q:\CO-LAKE-EE\SHARED_PROJECTS\0107 - W2 ENGINEERS, LLC\0002 - BAILEY WSD WTP IMPROVEMENTS\CAD\DWG\CD'S\01_BAILEY WTP COVER AND NOTES.DWG

GENERAL CIVIL CONSTRUCTION NOTES:

1. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.

2. THE CONTRACTOR SHALL PROVIDE ALL BONDS AND INSURANCE REQUIRED BY THE CONTRACT DOCUMENTS.

3. UNLESS OTHERWISE APPROVED BY THE ENGINEER AND OWNER CONSTRUCTION SHALL BE LIMITED TO HOURS BETWEEN 7:00 AM AND 5:00 PM, MONDAY THROUGH FRIDAY. IF THE CONTRACTOR WISHES TO WORK ON SATURDAY OR SUNDAY THE ENGINEER MUST BE NOTIFIED BY WEDNESDAY NOON PRIOR TO THAT WEEKEND FOR APPROVAL.

4. THE CONTRACTOR IS TO PROVIDE A DETAILED CONSTRUCTION SCHEDULE DELINEATING CONSTRUCTION MILESTONES AND THE NATURE OF WORK BEING PERFORMED. THE SCHEDULE SHALL DETAIL ACTIVITIES FROM THE START OF CONSTRUCTION THROUGH STARTUP. THIS SCHEDULE SHALL BE PROVIDED TO THE ENGINEER TWO (2) WEEKS PRIOR TO CONSTRUCTION AND UPDATED WEEKLY.

5. THE CONTRACTOR SHALL PERFORM ALL WORK NECESSARY TO COMPLETE THE PROJECT IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DRAWINGS INCLUDING SUCH INCIDENTALS AS MAY BE NECESSARY TO MEET APPLICABLE AGENCY REQUIREMENTS AND PROVIDE A COMPLETED PROJECT.

6. THE CONTRACTOR SHALL FURNISH ALL MATERIALS, LABOR AND EQUIPMENT AND PERFORM WORK SHOWN OR IMPLIED AS NECESSARY FOR THE COMPLETED TREATMENT, PUMPING, AND DISTRIBUTION SYSTEM, READY FOR USE.

7. THE ENGINEER HAS ATTEMPTED TO LOCATE EXISTING SUBSURFACE UTILITIES, HOWEVER, SOME MAY EXIST THAT ARE NOT SHOWN. THE CONTRACTOR SHALL POTHOLE AS NECESSARY AND EXERCISE CARE IN HIS WORK SO AS TO AVOID DAMAGE TO ANY UTILITIES. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE CONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR SHALL CONSIDER EXPLORATORY POTHOLING AS NECESSARY TO LOCATE ALL EXISTING UTILITIES AS NECESSARY TO COMPLETE THE WORK. THIS IS INCIDENTAL TO THE PROJECT AND IS NOT CONSIDERED A SEPARATE PAY ITEM.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION STAKING. ALL DIMENSIONS, ELEVATIONS, AND LOCATIONS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO BEGINNING THE WORK.

9. ANY SUBSURFACE CONDITIONS ENCOUNTERED THAT ARE UNUSUAL OR DIFFERENT THAN THOSE INDICATED BY THE ENGINEER SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER.

10. CONTRACTOR SHALL OBTAIN, AT HIS OWN EXPENSE, ALL PERMITS REQUIRED OF THIS WORK AND SHALL FAITHFULLY ADHERE TO THE ALL PERMIT REQUIREMENTS.

11. TEMPORARY AND PERMANENT EROSION CONTROL STRUCTURE METHODS SHALL BE IN ACCORDANCE WITH PARK COUNTY REGULATIONS AND ARE TO BE UTILIZED DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A PARK COUNTY AND CDPHE SWMP/PERMIT, AND SHALL COMPLY WITH ALL REQUIREMENTS OF THESE PERMITS.

12. ALL EROSION CONTROL STRUCTURES SHOWN OR AS REQUIRED DURING CONSTRUCTION SHALL BE CONTINUOUSLY MAINTAINED THROUGH WARRANTY PERIOD AND UNTIL RE-VEGETATION TAKES HOLD. CONTRACTOR IS NOT REQUIRED TO MAINTAIN THE SITE AFTER RE-VEGETATION HAS TAKEN HOLD.

13. CONTRACTOR SHALL CLEAN UP, SEED, AND RESTORE DISTURBED AREAS IMMEDIATELY UPON COMPLETION OF THE WORK IN THE AFFECTED AREA.

14. ALL EXISTING FACILITIES SHALL BE MAINTAINED IN-PLACE BY THE CONTRACTOR UNLESS OTHERWISE SHOWN OR DIRECTED. CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO SUPPORT, MAINTAIN, OR OTHERWISE PROTECT EXISTING UTILITIES AND OTHER FACILITIES AT ALL TIMES DURING CONSTRUCTION. CONTRACTOR TO LEAVE EXISTING FACILITIES IN AN EQUAL OR BETTER-THAN-ORIGINAL CONDITION.

15. THE CONTRACTOR SHALL ERECT AND MAINTAIN BARRICADES, WARNING SIGNS, CONES IN ACCORDANCE WITH STATE, LOCAL AND FEDERAL GUIDELINES TO ENSURE THE SAFETY OF WORKERS AND THE PUBLIC. ALL BARRICADES, SIGNS SHALL BE IN PLACE PRIOR TO THE BEGINNING OF ANY CONSTRUCTION ACTIVITY.

16. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN APPROVAL FOR A TRAFFIC CONTROL PLAN. THE TRAFFIC CONTROL PLAN MUST BE SUBMITTED AND APPROVED BY PARK COUNTY, CDOT, AND THE OWNER'S REPRESENTATIVE.

17. UNLESS OTHERWISE GRANTED PERMISSION BY THE OWNER IN WRITING, THE CONTRACTOR MUST ALLOW ACCESS TO ALL PROPERTIES FOR BOTH RESIDENTS AND EMERGENCY VEHICLES.

18. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE CLEANLINESS AND SAFETY OF ALL ROADWAYS ADJACENT TO THE PROJECT SITE. IF AT ANY TIME, THESE ROADWAYS ARE FOUND TO BE DANGEROUS OR NOT PASSABLE DUE TO DEBRIS OR MUD, THE COUNTY MAY SHUT THE PROJECT DOWN.

19. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ENGINEER OF ANY PROBLEM IN CONFORMING TO THE APPROVED PLANS FOR ANY ELEMENT OF THE PROPOSED IMPROVEMENTS PRIOR TO ITS CONSTRUCTION.

20. THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO AND THE FACILITY OPERATOR FOR LOCATION OF UNDERGROUND UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION, AS WELL AS ANY INDEPENDENT LOCATOR FOR PRIVATE LINES.

21. THE CONTRACTOR SHALL NOTIFY THE INSPECTOR AT LEAST 48 HOURS PRIOR TO ANY DESIRED INSPECTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER 48 HOURS PRIOR TO THE START OF CONSTRUCTION.

22. SERVICE TRENCHES AND UTILITY MAIN TRENCHES SHALL BE COMPACTED THROUGHOUT THE DEPTH OF THE TRENCH PER THE SPECIFICATIONS.

23. THE CONTRACTOR SHALL MAINTAIN ONE COMPLETE SET OF APPROVED DRAWINGS ON THE CONSTRUCTION SITE AT ALL TIMES WHEREON HE WILL RECORD ANY APPROVED DEVIATIONS IN THE CONSTRUCTION FROM THE APPROVED DRAWINGS AS WELL AS THE LOCATIONS AND DEPTHS OF ALL EXISTING UTILITIES. THESE FIELD RECORD DRAWINGS SHALL BE KEPT UP TO DATE AT ALL TIMES AND SHALL BE AVAILABLE FOR INSPECTION BY THE OWNER'S REPRESENTATIVE UPON REQUEST.

24. UPON COMPLETION OF CONSTRUCTION AND PRIOR TO INITIAL ACCEPTANCE OF THE WORK, THE CONTRACTOR SHALL SUBMIT A CLEAN SET OF FIELD RECORD DRAWINGS CONTAINING ALL AS-BUILT INFORMATION TO THE ENGINEER. ALL INFORMATION SHOWN ON THE CONTRACTOR'S FIELD RECORD DRAWINGS SHALL BE SUBJECT TO VERIFICATION BY THE ENGINEER. IF SIGNIFICANT ERRORS OR DEVIATIONS ARE NOTED BY THE ENGINEER, AN AS-BUILT SURVEY PREPARED AND STAMPED BY A REGISTERED PROFESSIONAL LAND SURVEYOR SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE.

25. ALL SUBMITTAL RECORDS ARE TO BE KEPT ONSITE AS WELL AS ALL DAILY INSPECTION REPORTS, INCLUDING, BUT NOT LIMITED TO, COMPACTION TESTS, CONCRETE TESTS, ETC.

26. ALL EQUIPMENT AND MATERIAL IS TO BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS AND REQUIREMENTS. ALL EQUIPMENT STARTUP SHALL BE PROVIDED BY A MANUFACTURER APPROVED FIELD REPRESENTATIVE. MANUFACTURER FIELD TRAINING FOR THE OPERATIONS STAFF SHALL ALSO BE PROVIDED AT EITHER THE TIME OF STARTUP OR AT ANOTHER TIME AS APPROVED BY THE OPERATOR.

27. MANHOLE VAULT/EXTERIOR JOINTS SHALL BE WRAPPED IN 12" WIDE CONSEAL CS 2012 OR APPROVED EQUAL.

28. MEGALUGS AND CONCRETE THRUST BLOCKS WILL BE REQUIRED FOR ALL MAIN LINES. TRACER WIRE IS REQUIRED ON ALL PIPES. TRACER WIRE SHALL BE 12 GAUGE DIRECT BURY SOLID SINGLE STRAND COPPER WIRE WITH TEST STATIONS AT TERMINATIONS OF PROPOSED PIPE.

29. PIPE BEDDING SHALL BE SQUEEGEE 6" BELOW THE BOTTOM OF THE PIPE AND 12" ABOVE THE PIPE.

30. ALL BURIED DUCTILE IRON PIPE, FITTINGS, VALVES AND OTHER APPURTENANCES SHALL BE WRAPPED WITH POLYETHYLENE SHEETING.

31. FOR ALL VALVES TO BE ABANDONED: CLOSE VALVE, REMOVE AND DISPOSE OF VALVE BOX AND COVER, FILL HOLE WITH APPROVED MATERIAL AND RESTORE SITE.

32. FOR ALL PIPE TO BE ABANDONED: AT A MINIMUM, UNLESS OTHERWISE NOTED ON THE PLANS, ALL ENDS ARE TO BE CAPPED WITH CONCRETE. ABANDONED WATERLINES ABOVE OR BELOW THE NEW WATERLINE ADN/OR CONFLICTS WITH CLEARANCES SHALL BE REMOVED (18" BEYOND O.D.) AND CAPPED WITH CONCRETE. ACTIVE WATERLINES WILL REQUIRE PLUGS/CI CAPS AND THRUST BLOCKS. THE COST FOR THIS WILL BE INCLUDED IN THE INSTALLATION OF THE WATERLINE.

33. NO TEMPORARY OR PERMANENT THRUST BLOCKS ALLOWED AGAINST NEW OR EXISTING PIPE. TEMPORARY THRUST BLOCKS (4X4 AGAINST TRENCH WALL) WILL BE ALLOWED.

34. ALL BOLTS FOR ABOVE GRADE FITTINGS SHALL BE ASTM 316 STAINLESS STEEL.

35. CONTRACTOR SHALL FIELD VERIFY INVERTS PRIOR TO COMPLETING CONNECTIONS TO EXISTING STRUCTURES. IF ANY DISCREPANCIES ARE FOUND THE ENGINEER SHALL BE CONTACTED IMMEDIATELY.

36. ALL YARD VALVES SHALL HAVE EXTENSIONS THAT TERMINATE 7-FOOT BELOW THE TOP OF THE VALVE BOX.

37. CONTRACTOR SHALL HAUL OFF AND DISPOSE OF ANY EXCESS SPOIL MATERIAL, ANY MISCELLANEOUS DEBRIS, AND ANY STRUCTURES, PIPING OR OTHER DEBRIS CALLED OUT TO BE DEMOLISHED AT HIS OWN EXPENSE. ALL MATERIAL MUST BE DISPOSED OF IN AN APPROVED OFFSITE LOCATION.

38. PIPE, FITTINGS, AND ACCESSORIES SHALL BE HANDLED IN SUCH A MANNER THAT WILL ENSURE INSTALLATION IN SOUND, UNDAMAGED CONDITION. EQUIPMENT, TOOLS, AND METHODS USED IN HANDLING AND INSTALLING PIPE AND FITTINGS SHALL NOT DAMAGE THE PIPE AND FITTINGS.

39. THE INTERIOR OF ALL PIPE AND FITTINGS SHALL BE THOROUGHLY CLEANED OF ALL FOREIGN MATTER PRIOR TO INSTALLATION. BEFORE JOINTING, ALL JOINT CONTACT SURFACES SHALL BE WIRE BRUSHED IF NECESSARY, WIPED CLEAN, AND KEPT CLEAN UNTIL JOINTING IS COMPLETED.

40. PRECAUTIONS SHALL BE TAKEN TO PREVENT FOREIGN MATERIAL FROM ENTERING THE PIPE DURING INSTALLATION. DEBRIS, TOOLS, CLOTHING, OR OTHER OBJECTS SHALL NOT BE PLACED IN OR ALLOWED TO ENTER THE PIPE. END OF LINES TO BE PLUGGED TO PREVENT DEBRIS OR ANIMALS FROM ENTERING PIPE.

41. CUTTING SHALL BE DONE IN A NEAT MANNER, WITHOUT DAMAGE TO THE PIPE OR THE LINING. CUTS SHALL BE SMOOTH, STRAIGHT, AND AT RIGHT ANGLES TO THE PIPE AXIS. AFTER CUTTING, THE ENDS OF THE PIPE SHALL BE DRESSED WITH A FILE OR POWER GRINDER TO REMOVE ALL ROUGHNESS AND SHARP EDGES. THE CUT ENDS OF PUSH-ON JOINT PIPE SHALL BE SUITABLY BEVELED.

42. NO DEFLECTION SHALL BE PERMITTED ON INTERIOR PIPE AND FITTINGS.

43. DIAMETRICALLY OPPOSITE NUTS SHALL BE TIGHTENED PROGRESSIVELY AND EVENLY. FINAL TIGHTENING SHALL BE DONE WITH A TORQUE LIMITING WRENCH SET FOR THE TORQUE RECOMMENDED BY THE MANUFACTURER FOR ALL FITTINGS AND SERVICE SADDLES.

44. BEFORE THE JOINT IS ASSEMBLED, THE FLANGE FACES SHALL BE THOROUGHLY CLEANED OF ALL FOREIGN MATERIAL WITH A POWER WIRE BRUSH. THE GASKET SHALL BE CENTERED AND THE CONNECTING FLANGES DRAWN UP WATERTIGHT WITHOUT UNNECESSARY STRESSING OF THE FLANGES. ALL BOLTS SHALL BE TIGHTENED IN A PROGRESSIVE DIAMETRICALLY OPPOSITE SEQUENCE USING TORQUE WRENCHES AT SETTINGS RECOMMENDED BY THE MANUFACTURER. WHERE DISSIMILAR METAL FLANGES ARE CONNECTED, AN INSULATING CONNECTION SHALL BE PROVIDED.

45. ALL JOINTS SHALL BE WATERTIGHT AND FREE FROM LEAKS. EACH LEAK WHICH IS DISCOVERED WITHIN THE CORRECTION PERIOD STIPULATED IN THE GENERAL PROVISIONS SHALL BE REPAIRED BY AND AT THE EXPENSE OF THE CONTRACTOR.

46. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY PUMPING EQUIPMENT; PIPING CONNECTIONS BETWEEN THE PIPING AND THE NEAREST AVAILABLE SOURCE OF TEST WATER; PRESSURE GAUGES; AND OTHER EQUIPMENT, MATERIALS, AND FACILITIES NECESSARY FOR THE TESTS.

47. ALL CONTRACTOR INSTALLED PIPE, FITTINGS, VALVES, PIPE JOINTS, AND OTHER MATERIALS WHICH ARE FOUND TO BE DEFECTIVE SHALL BE REMOVED AND REPLACED WITH NEW AND ACCEPTABLE MATERIALS, AND THE AFFECTED PORTION OF THE PIPING RETESTED BY AND AT THE EXPENSE OF THE CONTRACTOR.

48. FLEXIBLE COUPLINGS AND FLANGE ADAPTERS SHALL BE DESIGNED TO RELIVE STRESS IN PIPELINES DUE TO THERMAL EXPANSION/CONTRACTION, DIFFERENTIAL SETTLEMENT OR MISALIGNMENT AND MECHANICAL VIBRATION. FLEXIBLE COUPLINGS SHALL CONSIST OF A SLEEVE WHICH SHALL FIT OVER THE ENDS OF THE TWO PIPE SECTIONS TO BE JOINED. THE COUPLING SHALL FORM A WATER TIGHT SEAL BY COMPRESSING RESILIENT WEDGE-SHAPED GASKETS BETWEEN THE ENDS OF THE SLEEVE AND THE PIPE SECTIONS. THE GASKETS SHALL BE COMPRESSED BY TWO RETAINER RINGS BOLTED TO ONE ANOTHER ON THE OUTSIDE OF THE COUPLING SLEEVE. FLANGE ADAPTERS SHALL BE EQUIVALENT TO FLEXIBLE COUPLINGS EXCEPT THAT ONE RETAINER RING AND GASKET SHALL BE REPLACED WITH A FLANGED CONNECTION ON THE COUPLING SLEEVE.

49. ALL VALVES SHALL HAVE THE MANUFACTURER AND SIZE OF THE VALVE VISIBLY CAST ON THE BODY OR ON A PLATE ATTACHED TO THE BODY OF THE VALVE. VALVES AND REQUIRED OPERATING APPURTENANCES SHALL BE THE PRODUCT OF THE SAME MANUFACTURER. VALVE SEALS SHALL BE ABLE TO PROVIDE TIGHT CLOSURE AND PREVENT METAL-TO-METAL CONTACT. VALVES SHALL OPEN LEFT. ALL VALVES OVER 6-FEET HIGH NEED CHAINS.

50. VALVE COMPONENTS SHALL WITHSTAND THE ENVIRONMENTAL CONDITIONS AND PROVIDE CONTINUOUS TROUBLE-FREE SERVICE.

51. ANY MATERIAL TO BE IN CONTACT WITH POTABLE WATER SHALL BE NSF 61 CERTIFIED.

52. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING, AT THE CONTRACTORS EXPENSE, APPLICABLE LICENSES, PERMITS, BONDS, ETC.

53. CONTRACTOR SHALL CONTACT ELECTRIC COMPANY TWO WEEKS IN ADVANCE OF ANY EXCAVATION WITHIN 10 FEET OF A UTILITY POLE.

54. THE CONTRACTOR SHALL SUBMIT, FOR RECORD, PRODUCT INFORMATION AND LAYOUTS FOR THE FOLLOWING ASSEMBLIES. THE SELECTION, SIZING, AND LAYOUT OF THESE ASSEMBLIES IS THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL MEET THE SPECIFICATION AND MANUFACTURER'S REQUIREMENTS. THESE SUBMITTALS SHALL CLEARLY INDICATE THE BASIS OF DESIGN, LOCATION OF ATTACHMENT POINTS TO THE STRUCTURE, AND MAGNITUDE OF THE LOADS IMPOSED ON THE STRUCTURAL SYSTEM.

54.1. PIPE SUPPORTS AND PIPE HANGERS
54.2. INTERIOR PROCESS PIPING

TESTING AND INSPECTION NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL REQUIRED OR NECESSARY INSPECTIONS ARE COMPLETED BY AUTHORIZED INSPECTORS PRIOR TO PROCEEDING WITH THE SUBSEQUENT WORK WHICH COVERS OR THAT IS DEPENDENT ON THE WORK TO BE INSPECTED. FAILURE TO OBTAIN NECESSARY INSPECTION(S) AND APPROVAL(S) SHALL RESULT IN THE CONTRACTOR BEING FULLY RESPONSIBLE FOR ANY ISSUES ARISING FROM UN-INSPECTED WORK.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RETAINING AND PAYING FOR THE SERVICES OF A MATERIALS TESTING FIRM AND INSPECTOR FOR COMPACTION, MATERIALS, AND CONCRETE TESTING. QUALIFICATIONS OF THE PROPOSED TESTING FIRM MUST BE SUBMITTED AND APPROVED BY OWNER AND ENGINEER PRIOR TO BEGINNING WORK.

3. NEWLY INSTALLED WATER MAINS SHALL BE HYDROSTATICALLY TESTED IN ACCORDANCE WITH THE SPECIFICATIONS.

4. NEWLY INSTALLED WATER MAINS, PIPING, EQUIPMENT, ETC. MUST BE DISINFECTED PER AWWA STANDARD C651 (LATEST EDITION). THE WATER STORAGE TANK SHALL BE DISINFECTED PER AWWA STANDARD C652 (LATEST EDITION). THE PREFERRED METHOD FOR CHLORINATION OF WATER MAINS IS TO USE SUFFICIENT CHLORINE TABLETS TO PRODUCE A 25 MG/L SOLUTION. TABLETS SHOULD BE ATTACHED TO THE TOP OF THE PIPE WITH AN APPROVED ADHESIVE CERTIFIED TO NSF STANDARD 61, PRIOR TO THE PIPE INSTALLATION IN THE TRENCH. CHLORINATION OF ANY FINISHED PIPELINE SHALL BE COMPLETED PRIOR TO HYDROSTATIC TESTING.

5. CONTRACTOR IS REQUIRED TO PERFORM CLEAR WATER SAMPLING. ENGINEER MUST SEE PASSING LAB RESULTS PRIOR TO CONNECTING SERVICE LINES TO ALL TEMPORARY AND NEW LINES.

6. THE WATER QUALITY CONTROL DIVISION OF THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT (CDPHE) REQUIRES ALL WATER LINE CONTRACTORS POSSESS A CURRENT DISCHARGE PERMIT FOR THE DISCHARGES OF CHLORINATED AND PROCESS WATERS ASSOCIATED WITH THE INSTALLATION OF NEW MAINS, TANKS, ETC.

BACKFILLING AND COMPACTION NOTES:

A. ALL TRENCHES SHALL BE BACKFILLED AFTER PIPE, FITTINGS AND APPURTENANCES HAVE BEEN INSTALLED, INSPECTED AND APPROVED BY THE DISTRICT ENGINEER.

B. WHENEVER A COMPACTION REQUIREMENT VALUE IS SPECIFIED HEREIN, THE OPTIMUM MOISTURE CONTENT AND STANDARD PROCTOR DENSITY SHALL BE DETERMINED IN ACCORDANCE WITH ASSHTO T-99 FOR NINETY-FIVE PERCENT (95%).

DENSITY REQUIREMENTS IN TRENCH - THE CONTRACTOR SHALL OBTAIN A STANDARD PROCTOR DENSITY OF NINETY-FIVE (95%) STANDARD PROCTOR FOR THE TOTAL DEPTH OF ALL TRENCHES IN OPEN FIELDS AND IN DEDICATED ROWS. BACKFILLING SHALL BE DONE WITH GOOD SOUND EARTH, SAND OR GRAVEL, AND NO BITUMINOUS PAVEMENT, CONCRETE, ROCK OR OTHER LUMPY MATERIAL SHALL BE USED IN THE BACKFILL UNLESS THESE MATERIALS ARE SCATTERED AND DO NOT EXCEED SIX INCHES (6") IN ANY DIMENSION AND NOT PLACED WITHIN ONE FOOT OF THE 2-1/2' LIMIT. MATERIAL OF PERISHABLE, SPONGY OR OTHERWISE IMPROPER NATURE SHALL NOT BE USED IN BACKFILLING AND NO MATERIAL GREATER THAN TWO INCHES (2") IN ANY DIMENSION SHALL BE PLACED WITHIN ONE FOOT (1') OF ANY PIPE OR ROADWAY SURFACE, MANHOLE OR STRUCTURE. BACKFILLING SHALL BE ACCOMPLISHED IN THE ZONE IN LAYERS NOT TO EXCEED TWO FEET (2') OR AS RECOMMENDED BY TESTER. ALL BACKFILL MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE ENGINEER.

COMPACTED FILL - COMPACTION SHALL BE DONE BY THE USE OF VIBRATORY EQUIPMENT, TAMPING ROLLERS, PNEUMATIC TIRE ROLLERS OR OTHER MECHANICAL TAMPERS OF THE TYPE AND SIZE APPROVED THE OWNERS. HAND TAMPERS SHALL BE USED AROUND ALL MANHOLES, VALVE BOXES, AND ANY SURFACE STRUCTURE. THE BACKFILL SHALL BE PLACED IN HORIZONTAL LAYERS OF SUCH DEPTHS AS ARE CONSIDERED PROPER FOR THE TYPE OF COMPACTING EQUIPMENT BEING USED IN RELATION TO THE BACKFILL MATERIAL BEING PLACED. EACH LAYER SHALL BE EVENLY SPREAD, PROPERLY MOISTENED AND COMPACTED. ANY DAMAGE TO THE PIPE AS A RESULT OF CONTRACTOR'S OPERATION SHALL BE REPAIRED AND/OR REPLACED.

PROCEDURE AT STREET ZONE - THE TOP TWO AND ONE-HALF-FOOT (2-1/2') FROM FINISH STREET GRADE OR GROUND SURFACE, AS THE CASE MAY BE, SHALL BE COMPACTED IN HORIZONTAL LAYERS NOT EXCEEDING EIGHT INCHES (8") IN THICKNESS, USING APPROVED HAND PNEUMATIC OR MECHANICAL TYPE TAMPERS TO OBTAIN A STANDARD PROCTOR DENSITY OF NINETY-FIVE PERCENT (95%) FLOODING AND JETTING ARE NOT PERMITTED.

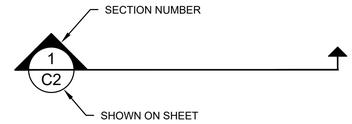
COMPACTION TESTS - COMPACTION TESTS WILL BE TAKEN BY AN APPROVED TESTING LABORATORY AT LOCATIONS DESIGNATED BY THE ENGINEER. ALL EXPENSES INVOLVED IN THESE TESTS WILL BE BORNE BY THE CONTRACTOR. RESULTS OF THE TESTS WILL BE MADE AVAILABLE TO THE OWNERS ENGINEER IMMEDIATELY AND COPIES OF TEST RESULTS WILL BE SUPPLIED TO THE OWNERS ENGINEER ONCE PER WEEK. A FINAL TYPED BOUND COPY OF FINAL TEST RESULTS MUST BE SUBMITTED TO THE TOWN ENGINEER AT THE END OF THE PROJECT. IN ALL CASES WHERE THE TESTS INDICATE COMPACTION LESS THAN THAT REQUIRED IN THESE STANDARDS, ADDITIONAL COMPACTION AND TESTS WILL BE REQUIRED UNTIL THESE SPECIFICATIONS ARE MET. PROBATIONARY ACCEPTANCE OF THE LINES BY THE DISTRICT WILL BE CONTINGENT UPON SATISFACTORY COMPACTION RESULTS. NO HYDROSTATIC TESTING OF THE FORCE MAIN WILL BE ALLOWED UNTIL SATISFACTORY COMPACTION IS OBTAINED FREQUENCY OF TESTING WILL BE AS FOLLOWS:

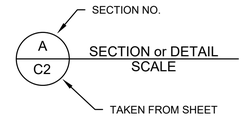
A. ONE (1) TEST AT EVERY ABOVE GROUND APPURTENANCE (I.E. VALVE BOX, MANHOLE) AT TWO-FOOT (2.0') INCREMENTS.
B. ONE (1) TEST EVERY TWO-HUNDRED (200) LF OF MAINLINE AND 1 TEST PER SERVICE LINE TRENCHES AT TWO-FOOT (2.0') INCREMENTS BEGINNING TWO FEET (2') ABOVE SQUEEGE TO FINAL GRADE AND ONE TEST AT FINAL GRADE.

ABBREVIATIONS

3WV	THREE-WAY VALVE
AN	ANALYZER
ARV	AIR RELEASE VALVE
AT	ANALYZER TRANSMITTER / CONTROLLER
BV	BALL VALVE
CA	CALCITE
CF	CUBIC FEET
CFE	COMBINED FILTER EFFLUENT
CI	CHEMICAL INJECTION
CL	CENTER LINE
CV	CHECK VALVE
CY	CUBIC YARDS
DIA, Ø	DIAMETER
DI, DIP	DUCTILE IRON PIPE
EBV	ELECTRIC ACTUATED BALL VALVE
EP	ENTRY POINT
EX	EXISTING
F	FILTER
FCV	FLOW CONTROL VALVE
FFE	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE
FIT	FLOW INDICATING TRANSMITTER
FLG	FLANGE
FM	FLOW METER
FT, '	FEET
FW	FINISHED WATER
GPM	GALLONS PER MINUTE
GV	GATE VALVE
H	HEIGHT
HGL	HYDRAULIC GRADE LINE
HMRG	HEAVY METAL REMOVAL GRANULES
I	INFILTRATION GALLERY
IN, "	INCHES
INV	INVERT
L	LONG
LI	LEVEL INDICATOR
LIT	LEVEL INDICATING TRANSMITTER
MBV	PROPORTIONAL BALL VALVE
MH	MANHOLE
MJ	MECHANICAL JOINT
MXR	TANK MIXER
P	PUMP
PC	PUMP CONTROLLER
PCP	PLANT CONTROL PANEL
PFD	PROCESS FLOW DIAGRAM
PG	PRESSURE GAUGE
PRRV	PRES. RELIEF RETURN VALVE
PSI	POUNDS PER SQUARE INCH
PVC	POLYVINYL CHLORIDE PIPE
PT	PRESSURE TRANSMITTER
RW	RAW WATER
SAMV	SAMPLE VALVE
SAN	SANITARY
SF	SQUARE FEET
SM	STATIC MIXER
STA	STATION
SV	SOLENOID VALVE
TK	TANK
TYP	TYPICAL
UV	ULTRAVIOLET REACTOR
VFD	VARIABLE FREQUENCY DRIVE

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NO.	DESCRIPTION	DATE	BY

WATER TREATMENT PLANT IMPROVEMENTS

GENERAL NOTES

BAILEY WATER AND SANITATION DISTRICT
PO BOX 422
BAILEY, CO 80421

PREPARED UNDER THE DIRECT SUPERVISION OF

FOR AND ON BEHALF OF ELEMENT ENGINEERING, LLC

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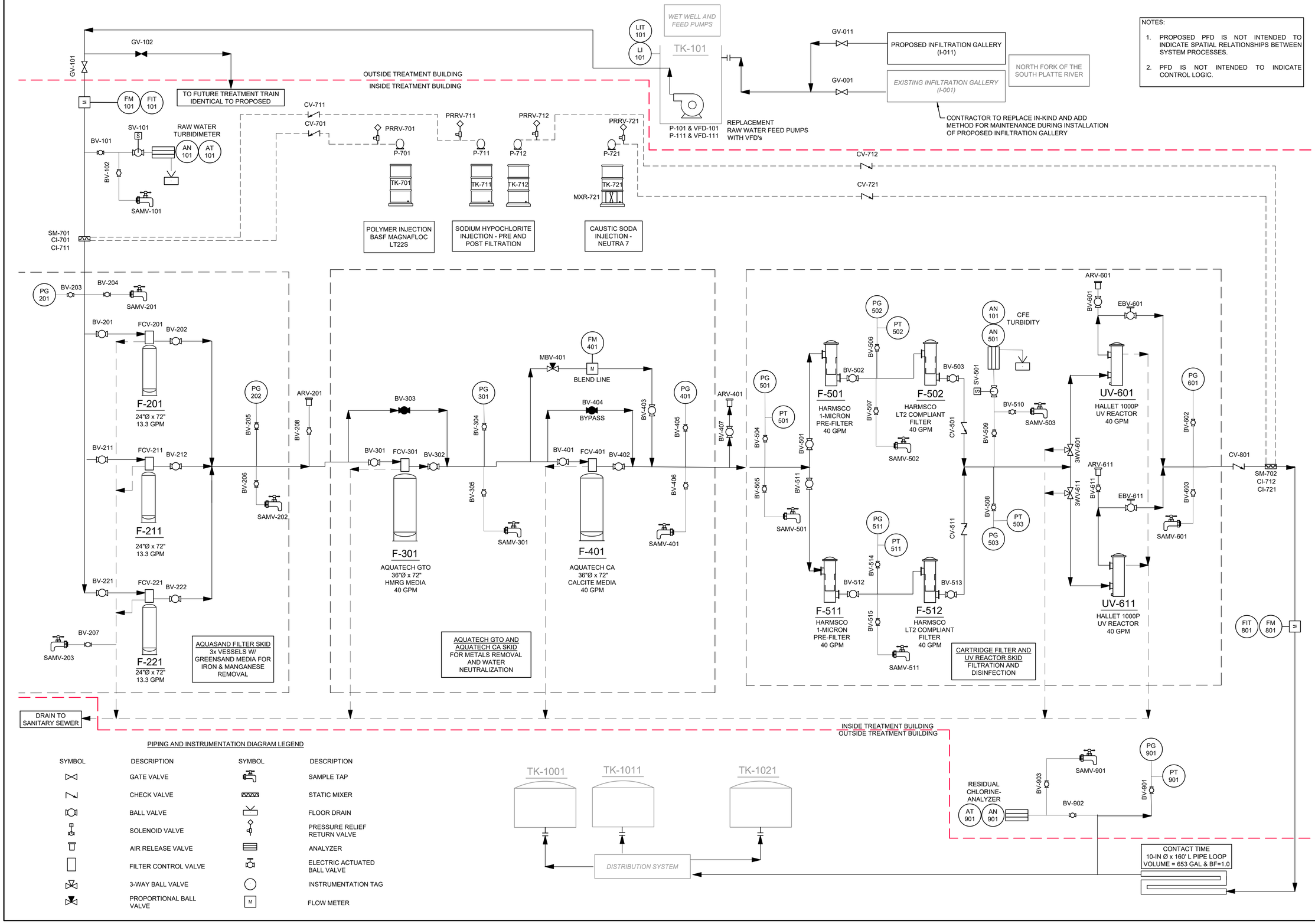
DATE: OCTOBER 2025

JOB NUMBER: 0107.0002

EDITION: 90% CMAR

SHEET: C2 OF C37

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WATER TREATMENT PLANT IMPROVEMENTS
PROCESS & INSTRUMENTATION DIAGRAM

BAILEY WATER AND SANITATION DISTRICT
PO BOX 422
BAILEY, CO 80421

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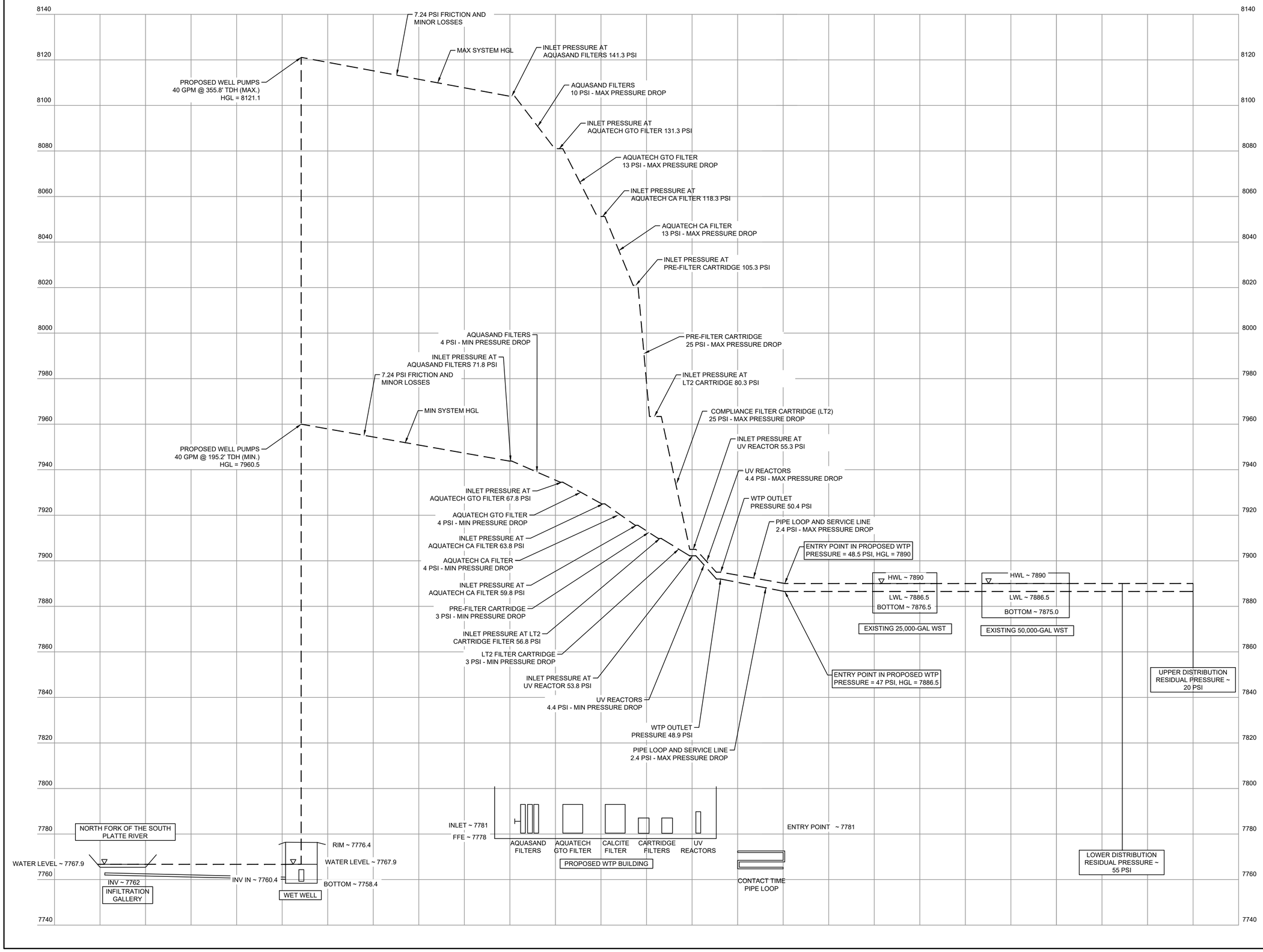
DATE: OCTOBER 2025

JOB NUMBER: 0107.0002

EDITION: 90% CMAR

SHEET: C3 OF C37

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NO.	DESCRIPTION	DATE	BY

WATER TREATMENT PLANT IMPROVEMENTS

HYDRAULIC PROFILE

BAILEY WATER AND SANITATION DISTRICT
PO BOX 422
BAILEY, CO 80421

PREPARED UNDER THE DIRECT SUPERVISION OF

FOR AND ON BEHALF OF ELEMENT ENGINEERING, LLC

DESIGNED BY	CHECKED BY
MAH	AMA

DATE: OCTOBER 2025

JOB NUMBER: 0107.0002

EDITION: 90% CMAR

SHEET: C4 OF C37

001 - 010	INFILTRATION GALLERIES						
TAG NO.	**SIZE**	**UNIT**	**ITEM**	**PURPOSE**	**CONTROL PANEL**	**PROVIDED BY**	**LOCATION**
--	8	IN	2X - 30 LF PERFORATED WELL CASING	INFILTRATION GALLERIES	--	CONTRACTOR	FIELD MOUNTED
GV-001	8	IN	MJ GATE VALVE	EX. INFILTRATION GALLERY ISOLATION	--	CONTRACTOR	FIELD MOUNTED
GV-011	8	IN	MJ GATE VALVE	PROP. INFILTRATION GALLERY ISOLATION	--	CONTRACTOR	FIELD MOUNTED
100	**RAW WATER**						
TAG NO.	**SIZE**	**UNIT**	**ITEM**	**PURPOSE**	**CONTROL PANEL**	**PROVIDED BY**	**LOCATION**
P-101	40	GPM	WELL PUMP GOULDS 35GS50-M50432-3AS50 5 HP, 460V, 3 PHASE	RAW WATER FEED	PCP	COGENT	FIELD MOUNTED
P-111	40	GPM	WELL PUMP GOULDS 35GS50-M50432-3AS50 5 HP, 460V, 3 PHASE	RAW WATER FEED	PCP	COGENT	FIELD MOUNTED
VFD-101	-	-	VARIABLE FREQUENCY DRIVE	WELL PUMP 101 CONTROLLER	PCP	COGENT	FIELD MOUNTED
VFD-111	-	-	VARIABLE FREQUENCY DRIVE	WELL PUMP 111 CONTROLLER	PCP	COGENT	FIELD MOUNTED
LI-101	--	--	LEVEL INDICATOR	WET WELL LEVEL MEASUREMENT	PCP	COGENT	FIELD MOUNTED
LIT-101	--	--	LEVEL INDICATING TRANSMITTER	WET WELL LEVEL TRANSMISSION	PCP	COGENT	FIELD MOUNTED
GV-101	4	IN	MJ GATE VALVE	RAW WATER FEED ISOLATION	--	CONTRACTOR	FIELD MOUNTED
GV-111	4	IN	MJ GATE VALVE	FUTURE RAW WATER FEED ISOLATION	--	CONTRACTOR	FIELD MOUNTED
FM/FIT-101	2	IN	MAGNETIC FLOW METER WITH TRANSMITTER	RAW WATER FLOW METER INTO WTP	FCP	FILTER TECH	FIELD MOUNTED
AN-101	--	--	TURBIDIMETER W/ CLEANING HEAD	RAW WATER TURBIDITY	WQC1	FILTER TECH	FIELD MOUNTED
AT-101	--	--	ANALYZER CONTROLLER/TRANSMITTER	RAW WATER TURBIDIMETER CONTROLLER/TRANSMITTER	FCP	FILTER TECH	FIELD MOUNTED
BV-101	0.25	IN	MANUAL BRASS BALL VALVE	RAW WATER TURBIDIMETER/SAMPLE LINE ISOLATION (AN-101)	--	FILTER TECH	FIELD MOUNTED
SV-101	0.25	IN	SOLENOID VALVE	RAW WATER SAMPLE LINE SHUT OFF	WQC1	FILTER TECH	FIELD MOUNTED
BV-102	0.25	IN	MANUAL BRASS BALL VALVE	RAW WATER SAMPLE VALVE (SAMV-101) ISOLATION	--	FILTER TECH	FIELD MOUNTED
SAMV-101	0.5	IN	MNPT, CHROME-PLATED, LEAD-FREE, SMOOTH-NOSED SAMPLE VALVE	RAW WATER SAMPLE VALVE (SAMV-101)	--	FILTER TECH	FIELD MOUNTED
200	**AQUASAND FILTERS**						
TAG NO.	**SIZE**	**UNIT**	**ITEM**	**PURPOSE**	**CONTROL PANEL**	**PROVIDED BY**	**LOCATION**
F-201	--	--	AQUASAND FILTER VESSEL 24" X 72"	AQUASAND FILTER #1 - F-201	FCV-201	FILTER TECH	SKID MOUNTED
F-211	--	--	AQUASAND FILTER VESSEL 24" X 72"	AQUASAND FILTER #2 - F-211	FCV-211	FILTER TECH	SKID MOUNTED
F-221	--	--	AQUASAND FILTER VESSEL 24" X 72"	AQUASAND FILTER #3 - F-221	FCV-221	FILTER TECH	SKID MOUNTED
FCV-201	--	--	ELECTRIC CONTROL VALVE	AQUASAND FILTER CONTROL VALVE	--	FILTER TECH	F-201 MOUNTED
FCV-211	--	--	ELECTRIC CONTROL VALVE	AQUASAND FILTER CONTROL VALVE	--	FILTER TECH	F-211 MOUNTED
FCV-221	--	--	ELECTRIC CONTROL VALVE	AQUASAND FILTER CONTROL VALVE	--	FILTER TECH	F-221 MOUNTED
BV-201	2	IN	TRUE UNION BALL VALVE	AQUASAND FILTER F-201 INLET ISOLATION VALVE	--	FILTER TECH	SKID MOUNTED
BV-202	2	IN	TRUE UNION BALL VALVE	AQUASAND FILTER F-201 OUTLET ISOLATION VALVE	--	FILTER TECH	SKID MOUNTED
BV-203	0.25	IN	MANUAL BRASS BALL VALVE	AQUASAND SKID INLET PRESSURE GAUGE (PG-201) ISOLATION	--	FILTER TECH	SKID MOUNTED
PG-201	0.25	IN	0-150 PSI PRESSURE GAUGE	AQUASAND FILTER F-201 INLET PRESSURE	--	FILTER TECH	SKID MOUNTED
BV-204	0.25	IN	MANUAL BRASS BALL VALVE	AQUASAND SKID INLET SAMPLE VALVE (SAMV-201) ISOLATION	--	FILTER TECH	SKID MOUNTED
SAMV-201	0.5	IN	MNPT, CHROME-PLATED, LEAD-FREE, SMOOTH-NOSED SAMPLE VALVE	AQUASAND SKID INLET SAMPLE VALVE	--	FILTER TECH	SKID MOUNTED
BV-205	0.25	IN	MANUAL BRASS BALL VALVE	AQUASAND SKID OUTLET PRESSURE (PG-202) GAUGE ISOLATION	--	FILTER TECH	SKID MOUNTED
PG-202	0.25	IN	0-150 PSI PRESSURE GAUGE	AQUASAND FILTER F-201 OUTLET PRESSURE	--	FILTER TECH	SKID MOUNTED
BV-206	0.25	IN	MANUAL BRASS BALL VALVE	AQUASAND SKID OUTLET SAMPLE VALVE (SAMV-202) ISOLATION	--	FILTER TECH	SKID MOUNTED
SAMV-202	0.5	IN	MNPT, CHROME-PLATED, LEAD-FREE, SMOOTH-NOSED SAMPLE VALVE	AQUASAND SKID OUTLET SAMPLE VALVE	--	FILTER TECH	SKID MOUNTED
BV-211	2	IN	TRUE UNION BALL VALVE	AQUASAND FILTER F-211 INLET ISOLATION VALVE	--	FILTER TECH	SKID MOUNTED
BV-212	2	IN	TRUE UNION BALL VALVE	AQUASAND FILTER F-211 OUTLET ISOLATION VALVE	--	FILTER TECH	SKID MOUNTED
BV-221	2	IN	TRUE UNION BALL VALVE	AQUASAND FILTER F-221 INLET ISOLATION VALVE	--	FILTER TECH	SKID MOUNTED
BV-222	2	IN	TRUE UNION BALL VALVE	AQUASAND FILTER F-221 OUTLET ISOLATION VALVE	--	FILTER TECH	SKID MOUNTED
BV-207	0.25	IN	MANUAL BRASS BALL VALVE	AQUASAND BACKWASH OUTLET SAMPLE (SAMV-203) ISOLATION	--	FILTER TECH	SKID MOUNTED
SAMV-203	0.5	IN	MNPT, CHROME-PLATED, LEAD-FREE, SMOOTH-NOSED SAMPLE VALVE	AQUASAND SKID BACKWASH OUTLET SAMPLE VALVE	--	FILTER TECH	SKID MOUNTED
BV-208	0.5	IN	TRUE UNION BALL VALVE	AIR RELEASE VALVE (ARV-201) ISOLATION	--	FILTER TECH	FIELD MOUNTED
ARV-201	0.5	IN	AIR RELIEF VALVE	PROCESS PIPING AIR RELEASE	--	FILTER TECH	FIELD MOUNTED
300	**AQUATECH GTO FILTER (MOUNTED ON SKID W/ CA FILTER F-401)**						
TAG NO.	**SIZE**	**UNIT**	**ITEM**	**PURPOSE**	**CONTROL PANEL**	**PROVIDED BY**	**LOCATION**
F-301	--	--	AQUATECH GTO FILTER VESSEL 36" X 72"	AQUATECH GTO FILTER - F-301	FCV-301	FILTER TECH	SKID MOUNTED
FCV-301	--	--	ELECTRIC CONTROL VALVE	AQUATECH GTO FILTER CONTROL VALVE	--	FILTER TECH	SKID MOUNTED
BV-301	2	IN	TRUE UNION BALL VALVE	AQUATECH GTO F-301 INLET ISOLATION VALVE	--	FILTER TECH	SKID MOUNTED
BV-302	2	IN	TRUE UNION BALL VALVE	AQUATECH GTO F-301 OUTLET ISOLATION VALVE	--	FILTER TECH	SKID MOUNTED
BV-303	2	IN	TRUE UNION BALL VALVE	AQUATECH GTO F-301 BYPASS VALVE	--	FILTER TECH	SKID MOUNTED
BV-304	0.25	IN	BRASS BALL VALVE	AQUATECH GTO OUTLET PRESSURE GAUGE (PG-301) ISOLATION	--	FILTER TECH	SKID MOUNTED
PG-301	0.25	IN	0-150 PSI PRESSURE GAUGE	AQUATECH GTO OUTLET PRESSURE	--	FILTER TECH	SKID MOUNTED
BV-305	0.25	IN	BRASS BALL VALVE	AQUATECH GTO OUTLET SAMPLE (SAMV-301) ISOLATION	--	FILTER TECH	SKID MOUNTED
SAMV-301	0.50	IN	MNPT, CHROME-PLATED, LEAD-FREE, SMOOTH-NOSED SAMPLE VALVE	AQUATECH GTO OUTLET SAMPLE VALVE	--	FILTER TECH	SKID MOUNTED
400	**AQUATECH CA FILTER (MOUNTED ON SKID W/ GTO FILTER F-301)**						
TAG NO.	**SIZE**	**UNIT**	**ITEM**	**PURPOSE**	**CONTROL PANEL**	**PROVIDED BY**	**LOCATION**
F-401	--	--	AQUATECH CA FILTER VESSEL 36" X 72"	AQUATECH CA FILTER - F-401	FCV-401	FILTER TECH	SKID MOUNTED
FCV-401	--	--	ELECTRIC CONTROL VALVE	AQUATECH CA FILTER CONTROL VALVE	--	FILTER TECH	SKID MOUNTED
FM-401	2	IN	MAGNETIC FLOW METER WITH TRANSMITTER	AQUATECH CA FILTER BLEND WATER READOUT	PCP	FILTER TECH	SKID MOUNTED
MBV-401	2	IN	PROPORTIONAL BALL VALVE	AQUATECH CA FILTER BLEND VALVE	--	FILTER TECH	SKID MOUNTED
BV-401	2	IN	TRUE UNION BALL VALVE	AQUATECH CA F-401 INLET ISOLATION VALVE	--	FILTER TECH	SKID MOUNTED
BV-402	2	IN	TRUE UNION BALL VALVE	AQUATECH CA F-401 OUTLET ISOLATION VALVE	--	FILTER TECH	SKID MOUNTED
BV-403	2	IN	TRUE UNION BALL VALVE	AQUATECH CA F-401 BLEND WATER ISOLATION VALVE	--	FILTER TECH	SKID MOUNTED
BV-404	2	IN	TRUE UNION BALL VALVE	AQUATECH CA F-401 BYPASS VALVE	--	FILTER TECH	SKID MOUNTED
BV-405	0.25	IN	BRASS BALL VALVE	AQUATECH CA OUTLET PRESSURE GAUGE (PG-401) ISOLATION	--	FILTER TECH	SKID MOUNTED
PG-401	0.25	IN	0-150 PSI PRESSURE GAUGE	AQUATECH CA OUTLET PRESSURE	--	FILTER TECH	SKID MOUNTED
BV-406	0.25	IN	BRASS BALL VALVE	AQUATECH CA OUTLET SAMPLE (SAMV-401) ISOLATION	--	FILTER TECH	SKID MOUNTED
SAMV-401	0.5	IN	MNPT, CHROME-PLATED, LEAD-FREE, SMOOTH-NOSED SAMPLE VALVE	AQUATECH CA OUTLET SAMPLE VALVE	--	FILTER TECH	SKID MOUNTED
BV-407	0.5	IN	TRUE UNION BALL VALVE	AIR RELEASE VALVE (ARV-401) ISOLATION	--	FILTER TECH	FIELD MOUNTED
ARV-401	0.5	IN	AIR RELIEF VALVE	PROCESS PIPING AIR RELEASE	--	FILTER TECH	FIELD MOUNTED

ELEMENT ENGINEERING LLC
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LAKEWOOD, CO 80228
720.749.4165
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REVISIONS

NO.	DESCRIPTION	DATE	BY

WATER TREATMENT PLANT IMPROVEMENTS

EQUIPMENT LIST I

BAILEY WATER AND SANITATION DISTRICT
PO BOX 422
BAILEY, CO 80421

PREPARED UNDER THE DIRECT SUPERVISION OF

FOR AND ON BEHALF OF ELEMENT ENGINEERING, LLC

DESIGNED BY	CHECKED BY
MAH	AMA

DATE: OCTOBER 2025

JOB NUMBER: 0107.0002

EDITION: 90% CMAR

SHEET: C5 OF C37

Q:\CO-LAKE-EE\SHARED_PROJECTS\0107 - W2 ENGINEERS, LLC\0002 - BAILEY WSD WTP IMPROVEMENTS\CAD\PLANT 3D\BAILEY WATER TREATMENT PLANT\ORTHOS\DWGS\EQUIPMENT LISTS\EQUIPMENT LIST I.DWG

500	CARTRIDGE FILTERS (MOUNTED ON SKID W/ UV REACTORS UV-600)						
TAG NO.	**SIZE**	**UNIT**	**ITEM**	**PURPOSE**	**CONTROL PANEL**	**PROVIDED BY**	**LOCATION**
F-501	--	--	CARTRIDGE FILTER	1-MICRON CARTRIDGE PRE-FILTER (F-501)	--	FILTER TECH	SKID MOUNTED
F-511	--	--	CARTRIDGE FILTER	1-MICRON CARTRIDGE PRE-FILTER (F-511)	--	FILTER TECH	SKID MOUNTED
F-502	--	--	CARTRIDGE FILTER	LT2 COMPLIANT CARTRIDGE FILTER (F-502)	--	FILTER TECH	SKID MOUNTED
F-512	--	--	CARTRIDGE FILTER	LT2 COMPLIANT CARTRIDGE FILTER (F-512)	--	FILTER TECH	SKID MOUNTED
BV-501	2	IN	TRUE UNION BALL VALVE	CARTRIDGE FILTER (F-501) INLET ISOLATION VALVE	--	FILTER TECH	SKID MOUNTED
BV-502	2	IN	TRUE UNION BALL VALVE	CARTRIDGE FILTER (F-501) OUTLET ISOLATION VALVE	--	FILTER TECH	SKID MOUNTED
BV-503	2	IN	TRUE UNION BALL VALVE	CARTRIDGE FILTER (F-502) OUTLET ISOLATION VALVE	--	FILTER TECH	SKID MOUNTED
BV-511	2	IN	TRUE UNION BALL VALVE	CARTRIDGE FILTER (F-511) INLET ISOLATION VALVE	--	FILTER TECH	SKID MOUNTED
BV-512	2	IN	TRUE UNION BALL VALVE	CARTRIDGE FILTER (F-511) OUTLET ISOLATION VALVE	--	FILTER TECH	SKID MOUNTED
BV-513	2	IN	TRUE UNION BALL VALVE	CARTRIDGE FILTER (F-512) OUTLET ISOLATION VALVE	--	FILTER TECH	SKID MOUNTED
BV-504	0.25	IN	BRASS BALL VALVE	CARTRIDGE FILTERS INLET PRESSURE GAUGE (PG-501) ISOLATION	--	FILTER TECH	SKID MOUNTED
PG-501	0.25	IN	0-100 PSI PRESSURE GAUGE	CARTRIDGE PRE-FILTERS (F-501/511) INLET PRESSURE	--	FILTER TECH	SKID MOUNTED
PT-501	--	--	0-100 PSI PRESSURE TRANSMITTER	CARTRIDGE PRE-FILTERS (F-501/511) INFLUENT PRESSURE	PCP	FILTER TECH	SKID MOUNTED
BV-505	0.25	IN	BRASS BALL VALVE	CARTRIDGE PRE-FILTER INFLUENT SAMPLE (SAMV-501) ISOLATION	--	FILTER TECH	SKID MOUNTED
SAMV-501	0.5	IN	MNPT, CHROME-PLATED, LEAD-FREE, SMOOTH-NOSED SAMPLE VALVE	CARTRIDGE PRE-FILTERS (F-501/511) INFLUENT SAMPLE VALVE	--	FILTER TECH	SKID MOUNTED
BV-506	0.25	IN	BRASS BALL VALVE	CARTRIDGE PRE-FILTER (F-501) OUTLET PRESSURE GAUGE (PG-502) ISOLATION	--	FILTER TECH	SKID MOUNTED
PG-502	0.25	IN	0-100 PSI PRESSURE GAUGE	CARTRIDGE PRE-FILTER (F-501) OUTLET PRESSURE	--	FILTER TECH	SKID MOUNTED
PT-502	--	--	0-100 PSI PRESSURE TRANSMITTER	CARTRIDGE PRE-FILTER (F-501) OUTLET PRESSURE	PCP	FILTER TECH	SKID MOUNTED
BV-507	0.25	IN	BRASS BALL VALVE	CARTRIDGE PRE-FILTER (F-501) OUTLET SAMPLE (SAMV-502) ISOLATION	--	FILTER TECH	SKID MOUNTED
SAMV-502	0.5	IN	MNPT, CHROME-PLATED, LEAD-FREE, SMOOTH-NOSED SAMPLE VALVE	CARTRIDGE PRE-FILTER (F-501) OUTLET SAMPLE VALVE	--	FILTER TECH	SKID MOUNTED
BV-514	0.25	IN	BRASS BALL VALVE	CARTRIDGE PRE-FILTER (F-511) OUTLET PRESSURE GAUGE (PG-511) ISOLATION	--	FILTER TECH	SKID MOUNTED
PG-511	0.25	--	0-100 PSI PRESSURE GAUGE	CARTRIDGE PRE-FILTER (F-511) OUTLET PRESSURE	--	FILTER TECH	SKID MOUNTED
PT-511	--	--	0-100 PSI PRESSURE TRANSMITTER	CARTRIDGE PRE-FILTER (F-511) OUTLET PRESSURE	PCP	FILTER TECH	SKID MOUNTED
BV-515	0.25	--	BRASS BALL VALVE	CARTRIDGE PRE-FILTER (F-511) OUTLET SAMPLE (SAMV-511) ISOLATION	--	FILTER TECH	SKID MOUNTED
SAMV-511	0.5	IN	MNPT, CHROME-PLATED, LEAD-FREE, SMOOTH-NOSED SAMPLE VALVE	CARTRIDGE PRE-FILTER (F-511) OUTLET SAMPLE VALVE	--	FILTER TECH	SKID MOUNTED
CV-501	2	IN	CLEAR PVC SWING STYLE CHECK VALVE	LT2 CARTRIDGE FILTER (F-502) OUTLET CHECK VALVE	--	FILTER TECH	SKID MOUNTED
CV-511	2	IN	CLEAR PVC SWING STYLE CHECK VALVE	LT2 CARTRIDGE FILTER (F-512) OUTLET CHECK VALVE	--	FILTER TECH	SKID MOUNTED
BV-508	0.25	IN	BRASS BALL VALVE	LT2 CARTRIDGE FILTERS (F-502/512) OUTLET PRESSURE GAUGE (PG-503) ISOLATION	--	FILTER TECH	SKID MOUNTED
PG-503	0.25	IN	0-100 PSI PRESSURE GAUGE	LT2 CARTRIDGE FILTERS (F-502/512) OUTLET PRESSURE	--	FILTER TECH	SKID MOUNTED
PT-503	--	--	0-100 PSI PRESSURE TRANSMITTER	LT2 CARTRIDGE FILTERS (F-502/512) OUTLET PRESSURE	PCP	FILTER TECH	SKID MOUNTED
BV-510	0.25	IN	BRASS BALL VALVE	LT2 CARTRIDGES OUTLET SAMPLE (SAMV-503) ISOLATION	--	FILTER TECH	SKID MOUNTED
SAMV-503	0.5	IN	MNPT, CHROME-PLATED, LEAD-FREE, SMOOTH-NOSED SAMPLE VALVE	LT2 CARTRIDGE FILTERS (F-502/512) OUTLET SAMPLE VALVE (CFE SAMPLE POINT)	--	FILTER TECH	ANALYZER SKID
AN-501	0.25	IN	TURBIDIMETER	CFE WATER TURBIDITY	WQC1	FILTER TECH	ANALYZER SKID
BV-509	0.25	IN	MANUAL BRASS BALL VALVE	CFE TURBIDIMETER ISOLATION (AN-501)	--	FILTER TECH	SKID MOUNTED
SV-501	0.25	IN	SOLENOID VALVE	CFE WATER SAMPLE LINE SHUT OFF	WQC1	FILTER TECH	SKID MOUNTED
600	**UV REACTORS (MOUNTED ON SKID W/ CARTRIDGE FILTERS F-500/510)**						
TAG NO.	**SIZE**	**UNIT**	**ITEM**	**PURPOSE**	**CONTROL PANEL**	**PROVIDED BY**	**LOCATION**
UV-601	--	--	HALLET 1000P UV UNIT	UV DISINFECTION REACTOR (UV-601)	PCP	FILTER TECH	SKID MOUNTED
UV-611	--	--	HALLET 1000P UV UNIT	UV DISINFECTION REACTOR (UV-611)	PCP	FILTER TECH	SKID MOUNTED
3WV-601	2	IN	3-WAY TRUE UNION BALL VALVE	UV UNIT (UV-601) ISOLATION VALVE	--	FILTER TECH	SKID MOUNTED
3WV-611	2	IN	3-WAY TRUE UNION BALL VALVE	UV UNIT (UV-611) ISOLATION VALVE	--	FILTER TECH	SKID MOUNTED
EBV-601	2	IN	ELECTRICALLY ACTUATED BALL VALVE	UV UNIT (UV-601) OUTLET ISOLATION VALVE	PCP	FILTER TECH	SKID MOUNTED
EBV-611	2	IN	ELECTRICALLY ACTUATED BALL VALVE	UV UNIT (UV-611) OUTLET ISOLATION VALVE	PCP	FILTER TECH	SKID MOUNTED
BV-601	0.5	IN	TRUE UNION BALL VALVE	AIR RELEASE VALVE (ARV-601) ISOLATION VALVE	--	FILTER TECH	SKID MOUNTED
ARV-601	0.5	IN	AIR RELIEF VALVE	UV UNIT AIR RELEASE	--	FILTER TECH	SKID MOUNTED
BV-611	0.5	IN	TRUE UNION BALL VALVE	AIR RELEASE VALVE (ARV-611) ISOLATION VALVE	--	FILTER TECH	SKID MOUNTED
ARV-611	0.5	IN	AIR RELIEF VALVE	UV UNIT AIR RELEASE	--	FILTER TECH	SKID MOUNTED
BV-602	0.25	IN	MANUAL BRASS BALL VALVE	UV UNIT OUTLET PRESSURE GAUGE (PG-601) ISOLATION VALVE	--	FILTER TECH	SKID MOUNTED
PG-601	0.25	IN	0-100 PSI PRESSURE GAUGE	UV UNIT OUTLET PRESSURE	--	FILTER TECH	SKID MOUNTED
BV-603	0.25	IN	MANUAL BRASS BALL VALVE	UV UNIT OTLET SAMPLE (SAMV-601) ISOLATION		FILTER TECH	SKID MOUNTED
SAMV-601	0.5	IN	MNPT, CHROME-PLATED, LEAD-FREE, SMOOTH-NOSED SAMPLE VALVE	UV UNIT (UV-601/611) OUTLET SAMPLE VALVE	--	FILTER TECH	SKID MOUNTED
700	**CHEMICAL INJECTION SYSTEMS**						
TAG NO.	**SIZE**	**UNIT**	**ITEM**	**PURPOSE**	**CONTROL PANEL**	**PROVIDED BY**	**LOCATION**
TK-701	10	GAL	DUAL-CONTAINMENT / DUAL WALL CHEMICAL STORAGE TANK	BASF MAGNAFLOC LT22S COAGULANT/POLYMER STORAGE	--	FILTER TECH	FIELD MOUNTED
TK-711	10	GAL	DUAL-CONTAINMENT / DUAL WALL CHEMICAL STORAGE TANK	PRE-FILTRATION SODIUM HYPOCHLORITE STORAGE	--	FILTER TECH	FIELD MOUNTED
TK-712	40	GAL	DUAL-CONTAINMENT / DUAL WALL CHEMICAL STORAGE TANK	DISINFECTION SODIUM HYPOCHLORITE STORAGE	--	FILTER TECH	FIELD MOUNTED
TK-721	40	GAL	DUAL-CONTAINMENT / DUAL WALL CHEMICAL STORAGE TANK	SODA ASH CHEMICAL STORAGE	--	FILTER TECH	FIELD MOUNTED
MXR-721	--	--	CHEMICAL TANK MIXER	SODA ASH CHEMICAL MIXER	--	FILTER TECH	FIELD MOUNTED
P-701	--	--	CHEMICAL DOSING PUMP - DIAPHRAGM	COAGULANT/POLYMER INJECTION	PCP	FILTER TECH	PANEL MOUNTED
P-711	--	--	CHEMICAL DOSING PUMP - DIAPHRAGM	PRE-FILTER CHLORINE INJECTION	PCP	FILTER TECH	PANEL MOUNTED
P-712	--	--	CHEMICAL DOSING PUMP - PERISTALTIC	DISINFECTION CHLORINE INJECTION	PCP	FILTER TECH	PANEL MOUNTED
P-721	--	--	CHEMICAL DOSING PUMP - PERISTALTIC	SODA ASH INJECTION	PCP	FILTER TECH	PANEL MOUNTED
PRRV-701	0.25	IN	PRESSURE RELIEF RETURN VALVE	COAGULANT/POLYMER PRESSURE RELIEF RETURN	--	FILTER TECH	PANEL MOUNTED
PRRV-711	0.25	IN	PRESSURE RELIEF RETURN VALVE	SODIUM HYPOCHLORITE PRESSURE RELIEF RETURN	--	FILTER TECH	PANEL MOUNTED
PRRV-712	0.25	IN	PRESSURE RELIEF RETURN VALVE	SODIUM HYPOCHLORITE PRESSURE RELIEF RETURN	--	FILTER TECH	PANEL MOUNTED
PRRV-721	0.25	IN	PRESSURE RELIEF RETURN VALVE	SODA ASH PRESSURE RELIEF RETURN	--	FILTER TECH	PANEL MOUNTED
SM-701	2	IN	STATIC MIXER	COAGULANT AND PRE-CHLORINE MIXER	--	FILTER TECH	FIELD MOUNTED
SM-702	2	IN	STATIC MIXER	DISINFECTANT CHLORINE AND SODA ASH MIXER	--	FILTER TECH	FIELD MOUNTED
CV-701	--	--	INJECTION CHECK VALVE ASSEMBLY	POLYMER/COAGULANT INJECTION CHECK	--	FILTER TECH	FIELD MOUNTED
CV-711	--	--	INJECTION CHECK VALVE ASSEMBLY	PRE-CHLORINE INJECTION CHECK	--	FILTER TECH	FIELD MOUNTED
CV-712	--	--	INJECTION CHECK VALVE ASSEMBLY	DISINFECTION CHLORINE CHECK	--	FILTER TECH	FIELD MOUNTED
CV-721	--	--	INJECTION CHECK VALVE ASSEMBLY	SODA ASH INJECTION CHECK	--	FILTER TECH	FIELD MOUNTED

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LAKEWOOD, CO 80226
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REVISIONS

NO.	DESCRIPTION	DATE	BY

WATER TREATMENT PLANT IMPROVEMENTS

EQUIPMENT LIST II

BAILEY WATER AND SANITATION DISTRICT
PO BOX 422
BAILEY, CO 80421

PREPARED UNDER THE DIRECT SUPERVISION OF

FOR AND ON BEHALF OF ELEMENT ENGINEERING, LLC

DESIGNED BY	CHECKED BY
MAH	AMA

DATE: OCTOBER 2025

JOB NUMBER: 0107.0002

EDITION: 90% CMAR

SHEET: C6 OF C37

Q:\CO-LAKE-EE\SHARED_PROJECTS\0107 - W2 ENGINEERS, LLC\0002 - BAILEY WSD WTP IMPROVEMENTS\CAD\PLANT 3D\BAILEY WATER TREATMENT PLANT\ORTHOS\DWGS\EQUIPMENT LISTS\EQUIPMENT LIST II.DWG

800 / 900	FILTERED AND TREATED WATER						
TAG NO.	**SIZE**	**UNIT**	**ITEM**	**PURPOSE**	**CONTROL PANEL**	**PROVIDED BY**	**LOCATION**
CV-801	2	IN	CLEAR PVC SWING STYLE CHECK VALVE	FILTERED WATER CHECK	--	FILTER TECH	FIELD MOUNTED
FM/FIT-801	4	IN	MAGNETIC FLOW METER WITH TRANSMITTER	FILTERED WATER FLOW METER OUT OF WTP	PCP	FILTER TECH	FIELD MOUNTED
BV-901	0.25	IN	MANUAL BRASS BALL VALVE	FILTERED WATER OUTLET PRESSURE (PI/PT-901) ISOLATION VALVE	--	CONTRACTOR	FIELD MOUNTED
PG-901	0.25	IN	0-100 PSI PRESSURE GAUGE	FILTERED WATER OUTLET PRESSURE	PCP	CONTRACTOR	FIELD MOUNTED
PT-901	0.25	IN	0-100 PSI PRESSURE TRANSMITTER	FILTERED WATER OUTLET PRESSURE	PCP	CONTRACTOR	FIELD MOUNTED
BV-903	0.25	IN	MANUAL BRASS BALL VALVE	ENTRY POINT SAMPLE (SAMV-901) ISOLATION	--	FILTER TECH	FIELD MOUNTED
SAMV-901	0.5	IN	MNPT, CHROME-PLATED, LEAD-FREE, SMOOTH-NOSED SAMPLE VALVE	ENTRY POINT / TREATED WATER SAMPLE VALVE	--	FILTER TECH	FIELD MOUNTED
BV-902	0.25	IN	MANUAL BRASS BALL VALVE	CHLORINE ANALYZER ISOLATION VALVE	--	FILTER TECH	FIELD MOUNTED
AN-901	0.25	IN	FREE CHLORINE RESIDUAL ANALYZER	ENTRY POINT RESIDUAL CHLORINE	WQC2	FILTER TECH	FIELD MOUNTED
AT-901	--	--	CHLORINE ANALYZER CONTROLLER	ENTRY POINT CHLORINE ANALYZER CONTROLLER/TRANSMITTER	PCP	FILTER TECH	FIELD MOUNTED

ELEMENT ENGINEERING LLC
12687 W. CEDAR DRIVE, SUITE 300
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WATER TREATMENT PLANT IMPROVEMENTS

EQUIPMENT LIST III

BAILEY WATER AND SANITATION DISTRICT
PO BOX 422
BAILEY, CO 80421

PREPARED UNDER THE DIRECT SUPERVISION OF

FOR AND ON BEHALF OF
ELEMENT ENGINEERING, LLC

DESIGNED BY	CHECKED BY
MAH	AMA

DATE
OCTOBER 2025

JOB NUMBER
0107.0002

EDITION
90% CMAR

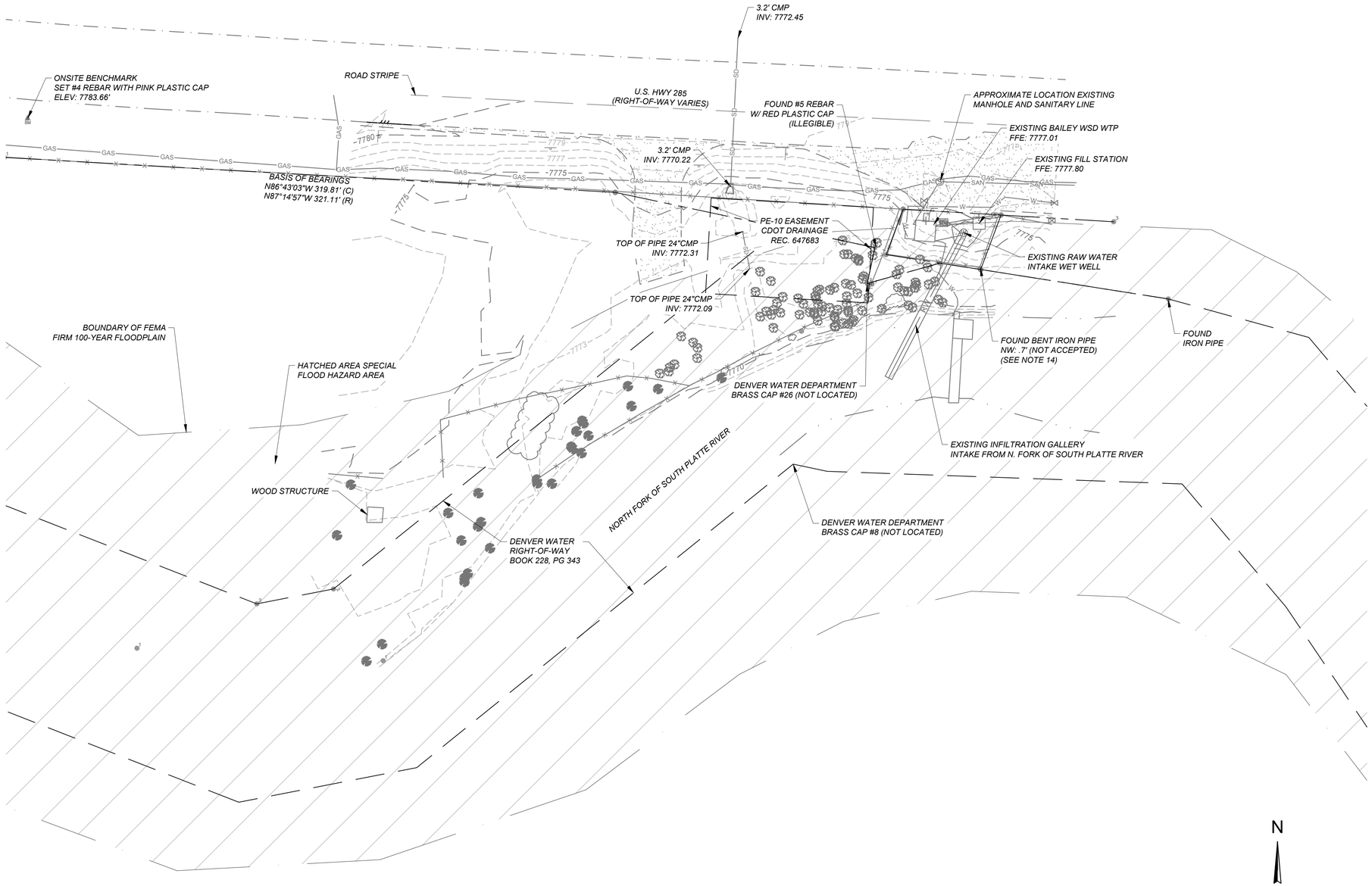
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LEGEND

- FOUND MONUMENT AS DESCRIBED
- SET BENCHMARK AS DESCRIBED
- CALCULATED POSITION (NOT FOUND OR SET)
- CONCRETE
- EDGE OF ASPHALT
- GRAVEL
- FLAGSTONE
- FENCE
- SIGN
- SHRUB/BUSH
- DECIDUOUS TREE
- CONIFEROUS TREE
- WATER LINE
- WATER MANHOLE
- WATER VALVE
- SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- STORM SEWER LINE
- FLARED END SECTION
- ELECTRIC LINE
- ELECTRIC METER
- OVERHEAD UTILITY LINE
- UTILITY POLE
- GAS LINE
- UNIDENTIFIED VALVE
- LOCATION OF BUILDING HEIGHT/FINISHED FLOOR

FFE	FINISHED FLOOR ELEVATION
ELEV	ELEVATION
INV	INVERT



A
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TOPOGRAPHIC SURVEY - WTP
1" = 30'

N

GRAPHIC SCALE
30 0 30 60
(IN FEET)
1 INCH = 30 FT

ELEMENT ENGINEERING LLC
1268F W. CEDAR DRIVE, SUITE 300
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WATER TREATMENT PLANT IMPROVEMENTS

TOPOGRAPHIC SURVEY

BAILEY WATER AND SANITATION DISTRICT
PO BOX 422
BAILEY, CO 80421

PREPARED UNDER THE DIRECT SUPERVISION OF

FOR AND ON BEHALF OF
ELEMENT ENGINEERING, LLC

DESIGNED BY	CHECKED BY
MAH	AMA

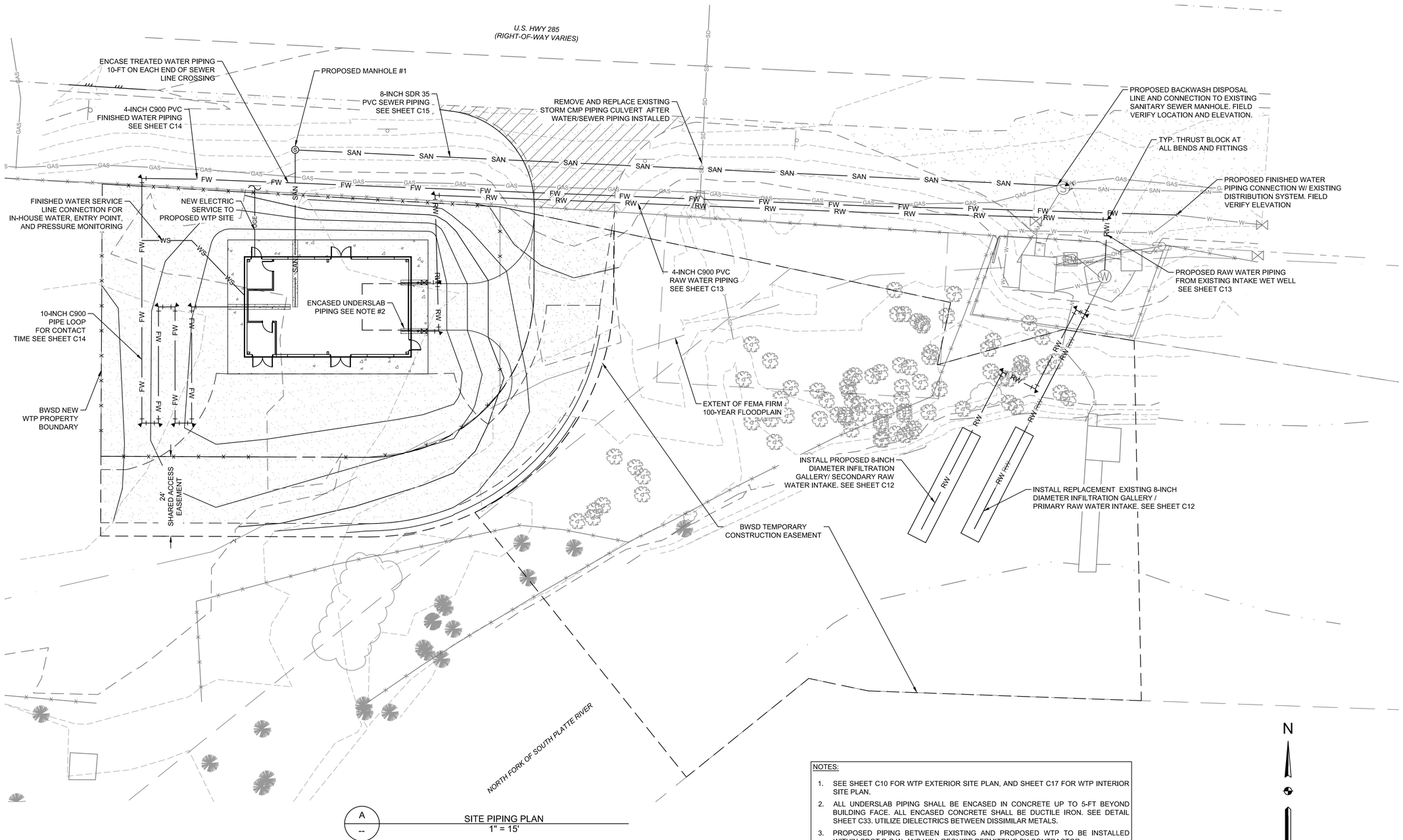
DATE
OCTOBER 2025

JOB NUMBER
0107.0002

EDITION
90% CMAR

SHEET
C8 OF C37

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A
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SITE PIPING PLAN
1" = 15'

NOTES:

1. SEE SHEET C10 FOR WTP EXTERIOR SITE PLAN, AND SHEET C17 FOR WTP INTERIOR SITE PLAN.
2. ALL UNDERSLAB PIPING SHALL BE ENCASED IN CONCRETE UP TO 5-FT BEYOND BUILDING FACE. ALL ENCASED CONCRETE SHALL BE DUCTILE IRON. SEE DETAIL SHEET C33. UTILIZE DIELECTRICS BETWEEN DISSIMILAR METALS.
3. PROPOSED PIPING BETWEEN EXISTING AND PROPOSED WTP TO BE INSTALLED WITHIN CDOT R.O.W. AND WILL REQUIRE PERMITTING BY CONTRACTOR.
4. PROPOSED AND EXISTING INFILTRATION GALLERIES WITHIN DENVER WATER R.O.W. WILL REQUIRE COORDINATION WITH DENVER WATER PRIOR TO AND THROUGHOUT CONSTRUCTION.
5. DO NOT ENTER OR DISTURB AREAS OUTSIDE OF THE DISTRICT'S PARCEL AND EASEMENTS AS SHOWN IN THIS SITE PLAN.
6. YARD PIPING SHALL BE FULLY RESTRAINED.

ELEMENT ENGINEERING LLC
12687 W. CEDAR DRIVE, SUITE 300
LAKEWOOD, CO 80228
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NO.	DESCRIPTION	DATE	BY

WATER TREATMENT PLANT IMPROVEMENTS

SITE PIPING PLAN

BAILEY WATER AND SANITATION DISTRICT
PO BOX 422
BAILEY, CO 80421

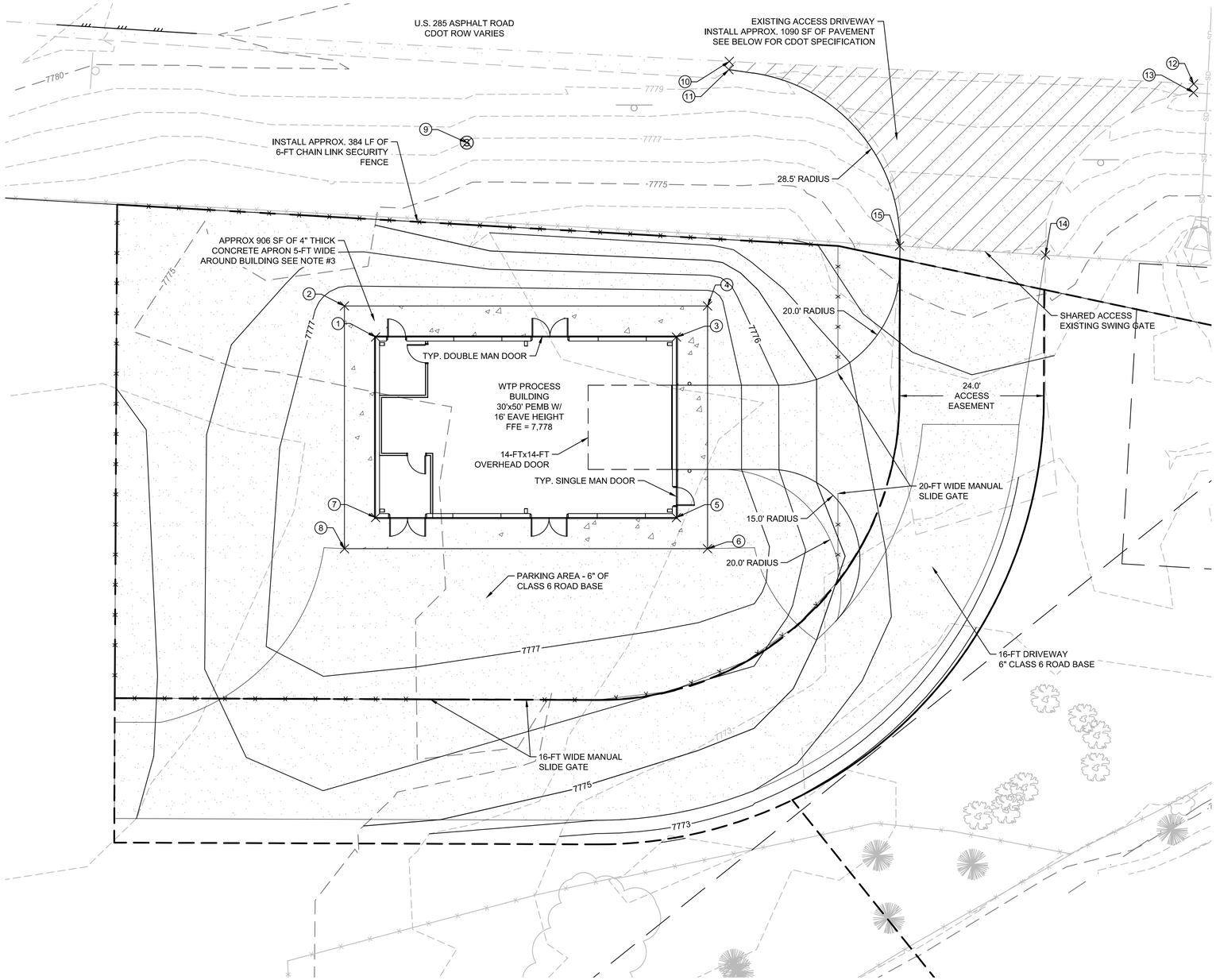
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FOR AND ON BEHALF OF ELEMENT ENGINEERING, LLC

DESIGNED BY	CHECKED BY
MAH	AMA

DATE: OCTOBER 2025
JOB NUMBER: 0107.0002
EDITION: 90% CMAR
SHEET: C9 OF C37

Q:\CO-LAKE-EE\SHARED_PROJECTS\0107 - W2 ENGINEERS, LLC\0002 - BAILEY WSD WTP IMPROVEMENTS\CAD\DWG\CDS\03_SITE PLAN BAILEY WTP.DWG



A
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SITE PLAN
1" = 10'

N

GRAPHIC SCALE
15 0 10 20
(IN FEET)
1 INCH = 10FT

POINT TABLE				
POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	15733127.83	3003046.32	7778.00	BUILDING CORNER
2	1573133.00	3003041.15	7777.81	EOC
3	1573127.83	3003096.32	7778.00	BUILDING CORNER
4	1573133.00	3003101.49	7777.81	EOC
5	1573097.83	3003096.32	7778.00	BUILDING CORNER
6	1573092.66	3003101.49	7777.81	EOC
7	1573097.83	3003046.32	7778.00	BUILDING CORNER
8	1573092.66	3003041.15	7777.81	EOC
9	1573160.13	3003061.50	7776.94	PROP. MANHOLE #1
10	1573173.64	3003105.10	7779.20	EOA
11	1573172.27	3003105.03	7779.16	EOA
12	1573169.90	3003182.27	7779.02	EOA
13	1573168.46	3003182.24	7779.00	EOA
14	1573141.45	3003157.63	7775.73	EOA
15	1573142.97	3003133.40	7775.73	EOA

ACCESS DRIVEWAY ASPHALT SPECIFICATION

1. AGGREGATE BASE COURSE
   - 1.1. THICKNESS: 12" MIN.
   - 1.2. MATERIAL: CLASS 6 ABC (CRUSHED STONE OR GRAVEL)
   - 1.3. COMPACTION: 95% OF MAXIMUM DRY DENSITY (PER AASHTO T180)
2. HOT MIX ASPHALT (HMA)
   - 2.1. THICKNESS: 6" MIN.
   - 2.2. LOWER LIFT 3" - GRADE S
   - 2.3. UPPER LIFT 3" - GRADE SX(75) PG58-28

NOTES:

1. BELOW GRADE FEATURES AND UTILITIES NOT SHOWN. REFER TO SHEET C9.
2. REFER TO SHEET C17 FOR INTERIOR WTP PLAN.
3. SLOPE CONCRETE APRON AWAY FROM BUILDING AT 2%
4. CONTRACTOR SHALL PREPARE AND SUBMIT A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR APPROVAL, IMPLEMENTATION, AND MAINTENANCE.

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WATER TREATMENT PLANT IMPROVEMENTS

SITE PLAN

BAILEY WATER AND SANITATION DISTRICT
PO BOX 422
BAILEY, CO 80421

PREPARED UNDER THE DIRECT SUPERVISION OF

FOR AND ON BEHALF OF
ELEMENT ENGINEERING, LLC

DESIGNED BY	CHECKED BY
MAH	AMA

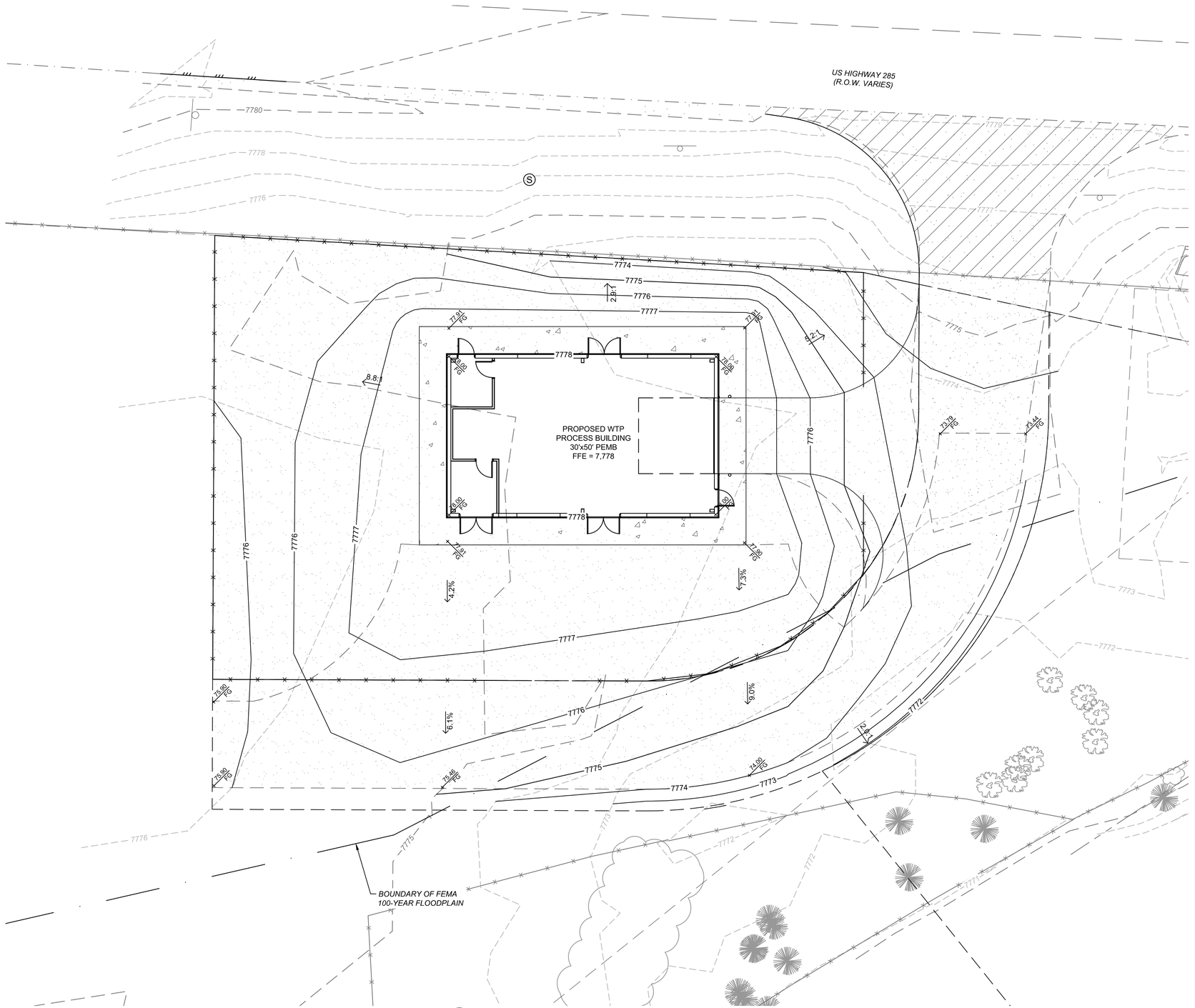
DATE
OCTOBER 2025

JOB NUMBER
0107.0002

EDITION
90% CMAR

SHEET
C10 OF C37

Q:\CO-LAKE-EE\SHARED_PROJECTS\0107 - W2 ENGINEERS, LLC\0002 - BAILEY WSD WTP IMPROVEMENTS\CAD\DWG\CD'S\02_BAILEY WTP TOPO AND PROPERTY.DWG



A
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GRADING PLAN
1" = 10'

ESTIMATED CUT/FILL QUANTITIES

CUT: 2 C.Y.
FILL: 925 C.Y. (1.15 COMPACTION FACTOR)
NET FILL: 923 C.Y.

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WATER TREATMENT PLANT IMPROVEMENTS

GRADING PLAN

BAILEY WATER AND SANITATION DISTRICT
PO BOX 422
BAILEY, CO 80421

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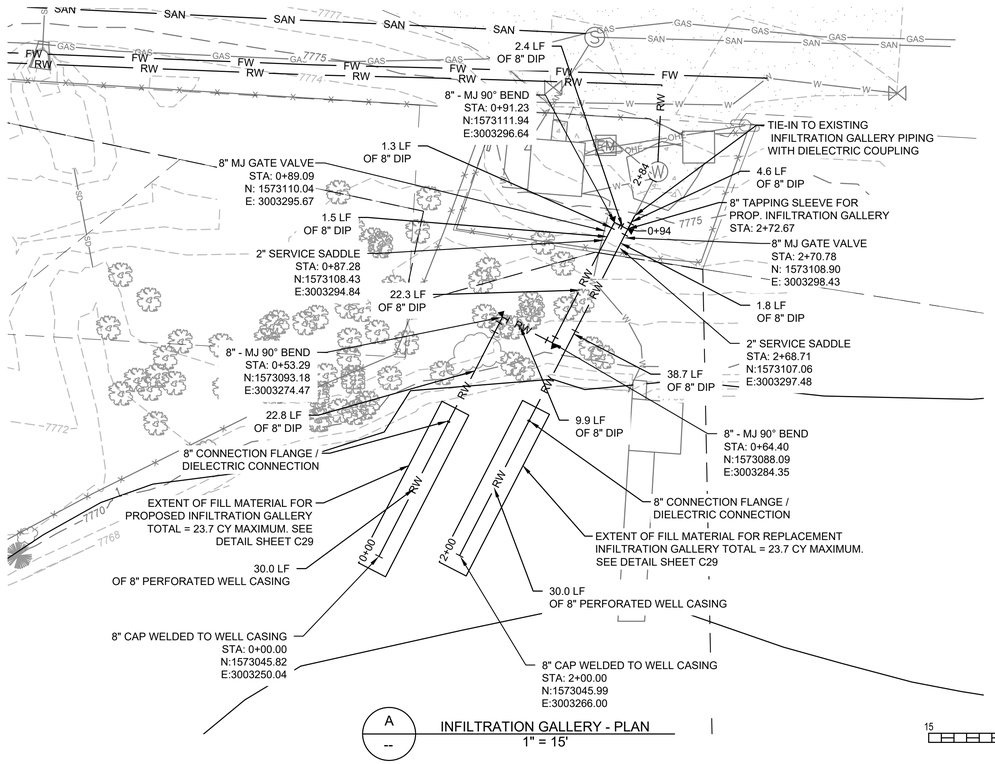
SHEET: C11 OF C37

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ESTIMATED FILL QUANTITIES INTO U.S. WATER		
SAND - PIPE BEDDING	1.7	CY / GALLERY
	3.3	CY TOTAL
CLASS B MATERIAL - INTAKE	7.2	CY / GALLERY
	14.4	CY TOTAL
RIP RAP - BACKFILL	14.8	CY / GALLERY
	29.6	CY TOTAL
FILL MATERIAL - TOTAL	23.7	CY / GALLERY
	47.4	CY TOTAL
NOTE: FILL QUANTITIES ASSUME MAXIMUM TRENCH WIDTH AND DEPTH IN CALCULATIONS FOR CONSERVATIVE ESTIMATE PER DETAILS SHOWN IN SHEET C29		

NOTE:

1. CONTRACTOR TO POTHOLE EXISTING INFILTRATION GALLERY AT AND UNDER THE EXISTING RIVER BED FOR DETERMINING PIPE INSTALLATION AND GRADE OF NEW AND REPLACEMENT GALLERIES

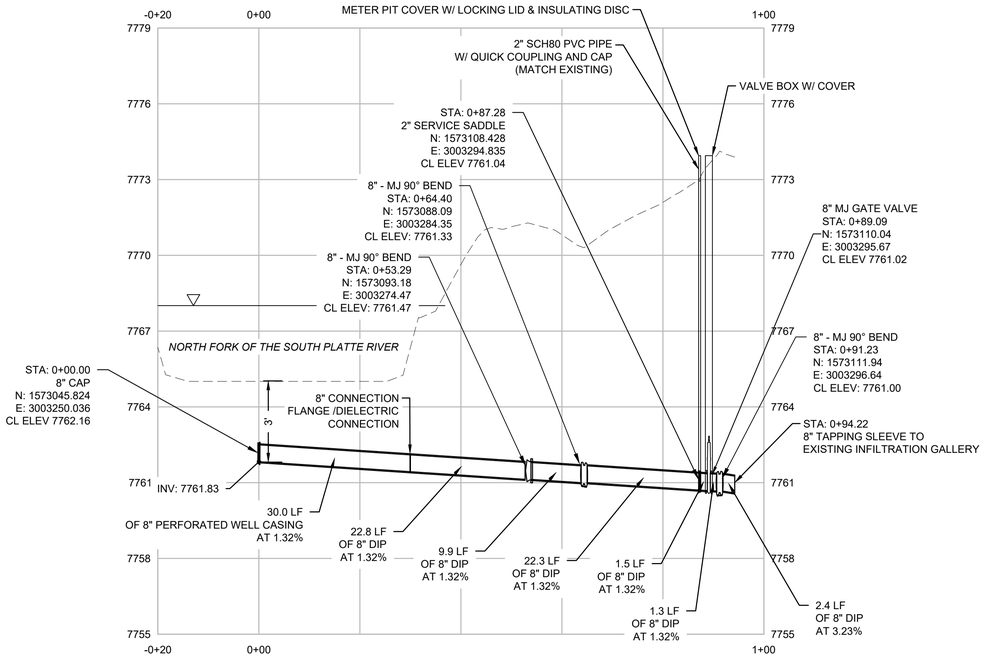


A -- INFILTRATION GALLERY - PLAN
1" = 15'

GRAPHIC SCALE
15 0 15 30
(IN FEET)
1 INCH = 15FT

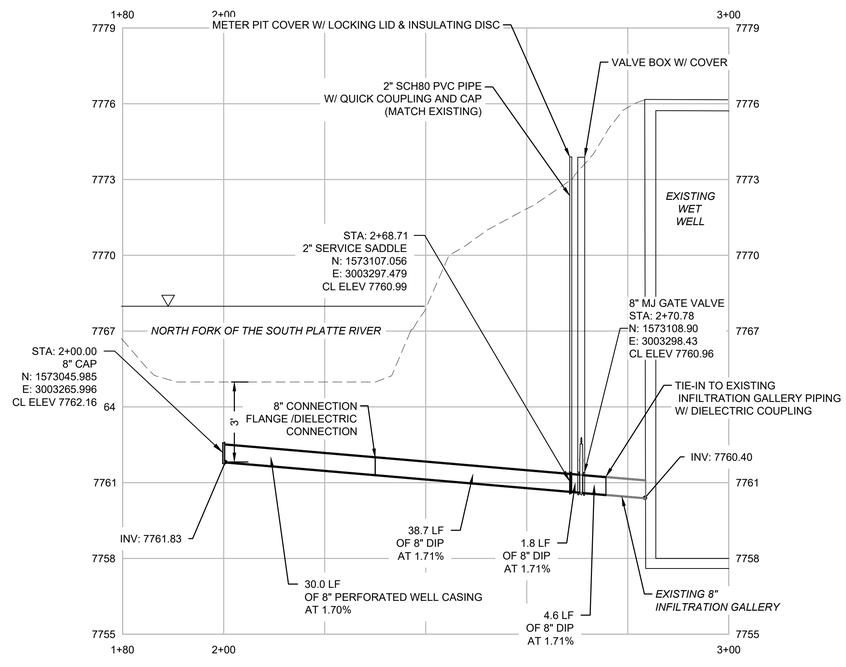
INFILTRATION GALLERY CONSTRUCTION NOTES:

1. ELEVATIONS AND DIMENSIONS SUBJECT TO CHANGE BASED ON FIELD CONDITIONS AND EXISTING PIPE INVERTS AND ALIGNMENT. CONTRACTOR TO VERIFY EXISTING CONDITIONS AND ELEVATIONS PRIOR TO CONSTRUCTION AND OBTAIN APPROVAL FROM ENGINEER.
2. GRADING SHALL BE RESTORED TO EXISTING CONDITIONS.
3. ALL NUTS, BOLTS, WASHERS, AND OTHER HARDWARE SHALL BE STAINLESS STEEL (SST).
4. SAND SHALL CONFORM TO THE FOLLOWING GRADATION: $\frac{3}{8}$" = 100%, NO. 50 = 0 - 30%, NO. 100 = 0 - 10%, NO. 200 = 0 - 5%.
5. CLASS B MATERIAL SHALL CONFORM TO THE FOLLOWING GRADATION: 1-1/2" = 100%, NO. 4 = 20 - 50%, NO. 16 = 10 - 30%, NO. 50 = 0 - 10%, NO. 200 = 0 - 3%.
6. RIP RAP SHALL BE GRADED IGNEOUS ROCK $\frac{1}{2}$ CUBIC FOOT TO 1-1/2" W/NOT MORE THAN 40% BEING SMALLER THAN $\frac{1}{2}$ CUBIC FOOT (80± POUNDS). LARGEST ROCK SHALL NOT BE LARGER THAN 1 CUBIC FOOT IN SIZE (≈14" DIAMETER).
7. FILTER FABRIC SHALL BE MARAFI 140N OR APPROVED EQUAL.
8. DUCTILE IRON PIPE (DIP) SHALL COMPLY WITH AWWA C150 AND C151 W/CEMENT MORTAR LINING (AWWA C104), RESTRAINED MECHANICAL JOINTS, AND SHOP-APPLIED ASPHALTIC COATING.
9. PIPE FITTINGS SHALL COMPLY WITH AWWA C110 W/CEMENT MORTAR LINING, RESTRAINED MECHANICAL JOINTS, AND SHOP-APPLIED ASPHALTIC COATING.
10. GATE VALVE SHALL COMPLY WITH AWWA C509 W/RESTRAINED MECHANICAL JOINTS.
11. RESTRAINED COUPLING SHALL BE ROMAC STYLE 501 OR APPROVED EQUAL W/12" MINIMUM LENGTH AND FUSION BONDED EPOXY COATING.
12. TAPPING SLEEVE SHALL BE SMITH-BLAIR MODEL 664 W/RESTRAINED MECHANICAL JOINT ON OUTLET OR APPROVED EQUAL.
13. SERVICE SADDLE SHALL BE SMITH-BLAIR MODEL 317 OR APPROVED EQUAL.
14. WELL SCREEN SHALL BE SCH40 PVC W/0.020 SLOT WIDTHS MANUFACTURED BY JOHNSON WELL SCREEN OR APPROVED EQUAL.
15. NON-SHRINK GROUT SHALL COMPLY WITH ASTM C1107.



HORIZ. SCALE: 1" = 15'
VERT. SCALE: 1" = 3'

B -- PROP. INFILTRATION GALLERY - PROFILE
AS SHOWN



HORIZ. SCALE: 1" = 15'
VERT. SCALE: 1" = 3'

C -- REPLACEMENT INFILTRATION GALLERY - PROFILE
AS SHOWN

ELEMENT ENGINEERING LLC
12687 W. CEDAR DRIVE, SUITE 300
LAKEWOOD, CO 80228
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REVISIONS			
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WATER TREATMENT PLANT IMPROVEMENTS

INFILTRATION GALLERY P&P

BAILEY WATER AND SANITATION DISTRICT
PO BOX 422
BAILEY, CO 80421

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FOR AND ON BEHALF OF ELEMENT ENGINEERING, LLC

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MAH	AMA

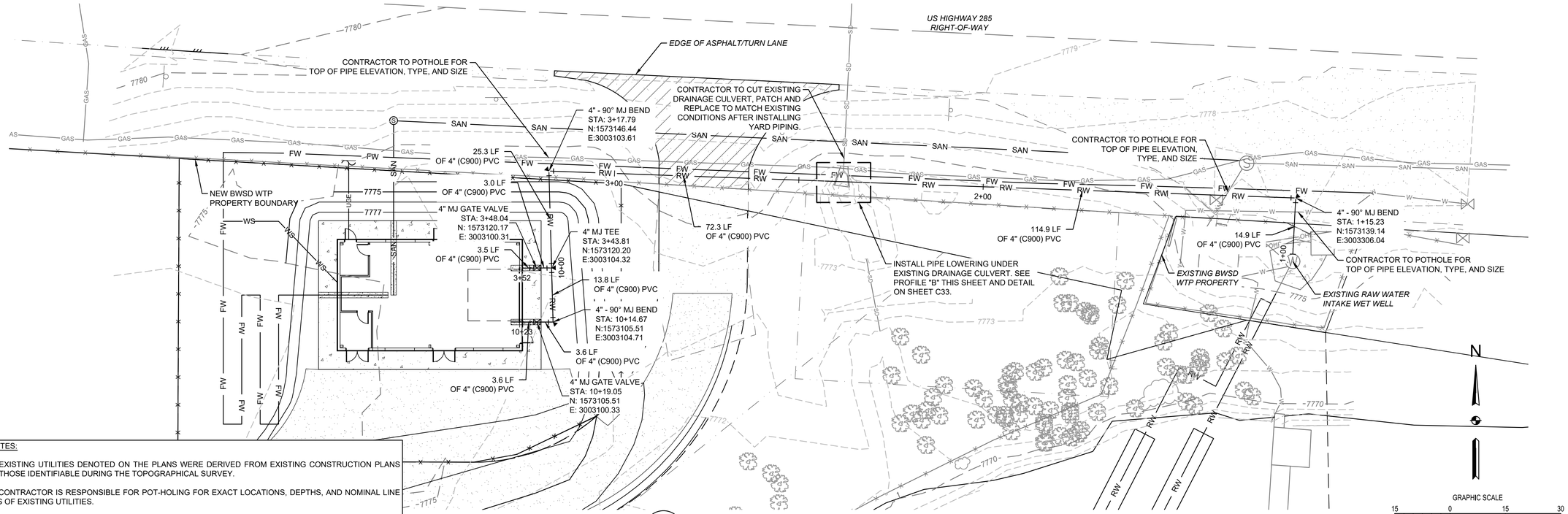
DATE: OCTOBER 2025

JOB NUMBER: 0107.0002

EDITION: 90% CMAR

SHEET: C12 OF C37

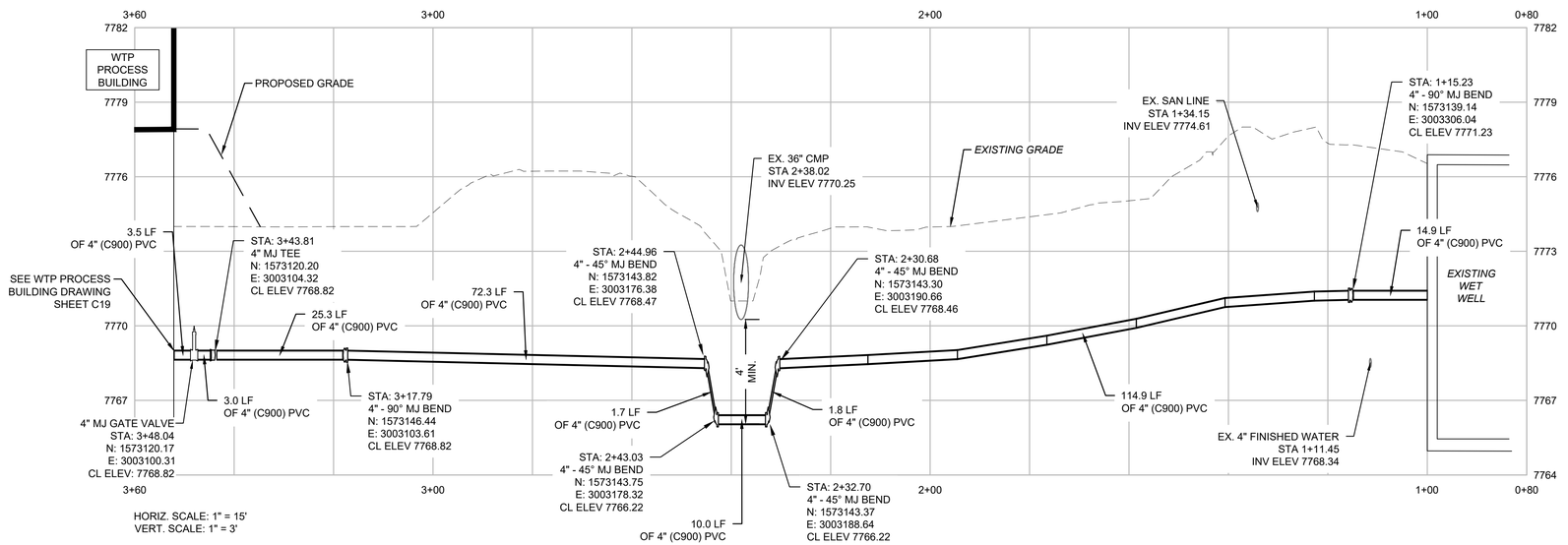
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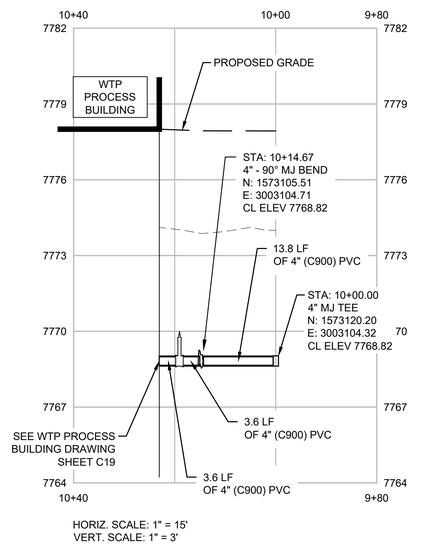
A -- RAW WATER PIPING - PLAN
1" = 15'

UTILITY NOTES:

1. THE EXISTING UTILITIES DENOTED ON THE PLANS WERE DERIVED FROM EXISTING CONSTRUCTION PLANS AND THOSE IDENTIFIABLE DURING THE TOPOGRAPHICAL SURVEY.
2. THE CONTRACTOR IS RESPONSIBLE FOR POT-HOLING FOR EXACT LOCATIONS, DEPTHS, AND NOMINAL LINE SIZES OF EXISTING UTILITIES.
3. ANY DAMAGE THAT MAY HAPPEN DURING CONSTRUCTION IS THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND RESTORE TO WORKING ORDER.



B -- RAW WATER PIPING - PROFILE
AS SHOWN



C -- FUTURE RAW WATER PIPING - PROFILE
AS SHOWN

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LAKEWOOD, CO 80228
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WATER TREATMENT PLANT IMPROVEMENTS

RAW WATER PIPING P&P

BAILEY WATER AND SANITATION DISTRICT
PO BOX 422
BAILEY, CO 80421

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FOR AND ON BEHALF OF ELEMENT ENGINEERING, LLC

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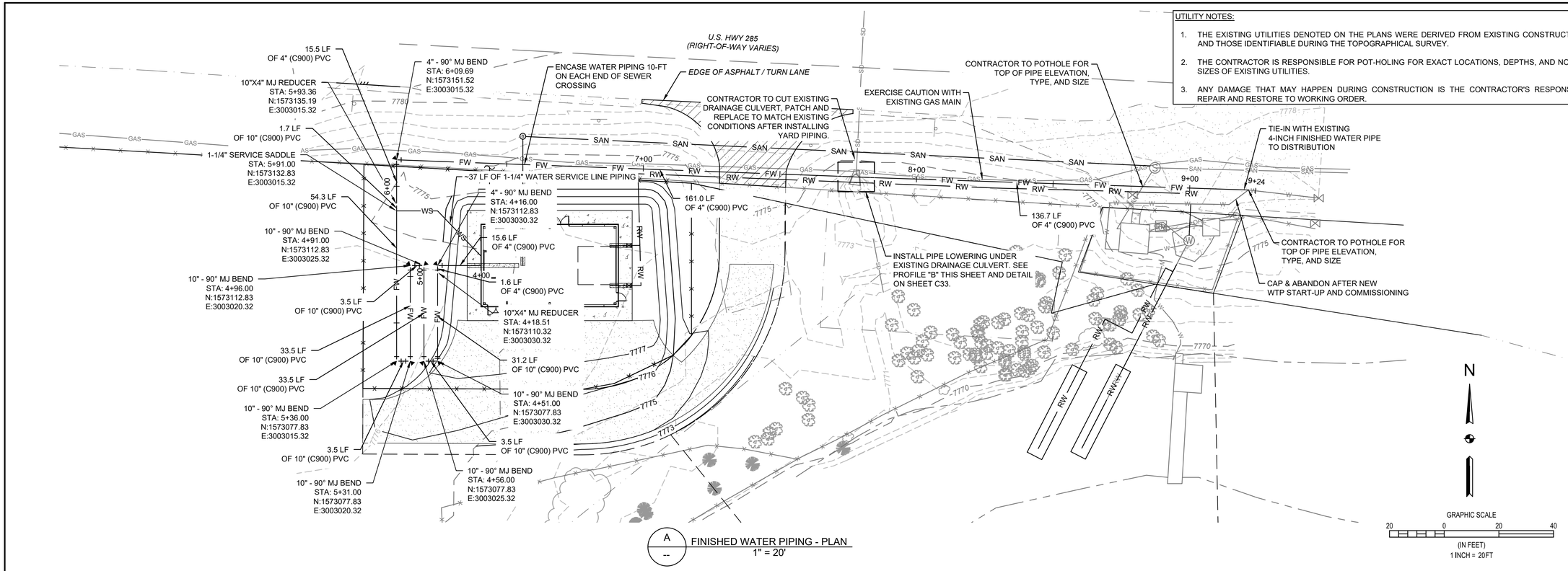
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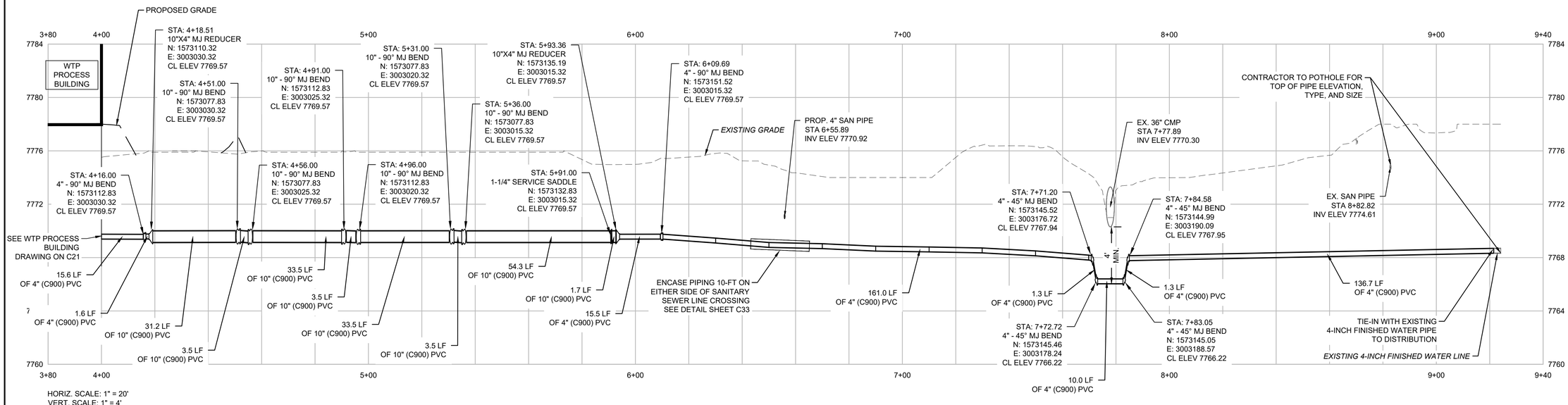
EDITION: 90% CMAR

SHEET: C13 OF C37

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A
--
FINISHED WATER PIPING - PLAN
1" = 20'



B
--
FINISHED WATER PIPING - PROFILE
AS SHOWN

UTILITY NOTES:

1. THE EXISTING UTILITIES DENOTED ON THE PLANS WERE DERIVED FROM EXISTING CONSTRUCTION PLANS AND THOSE IDENTIFIABLE DURING THE TOPOGRAPHICAL SURVEY.
2. THE CONTRACTOR IS RESPONSIBLE FOR POT-HOLING FOR EXACT LOCATIONS, DEPTHS, AND NOMINAL LINE SIZES OF EXISTING UTILITIES.
3. ANY DAMAGE THAT MAY HAPPEN DURING CONSTRUCTION IS THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND RESTORE TO WORKING ORDER.

ELEMENT ENGINEERING LLC
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LAKEWOOD, CO 80226
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WATER TREATMENT PLANT IMPROVEMENTS

FINISHED WATER P&P

BAILEY WATER AND SANITATION DISTRICT
PO BOX 422
BAILEY, CO 80421

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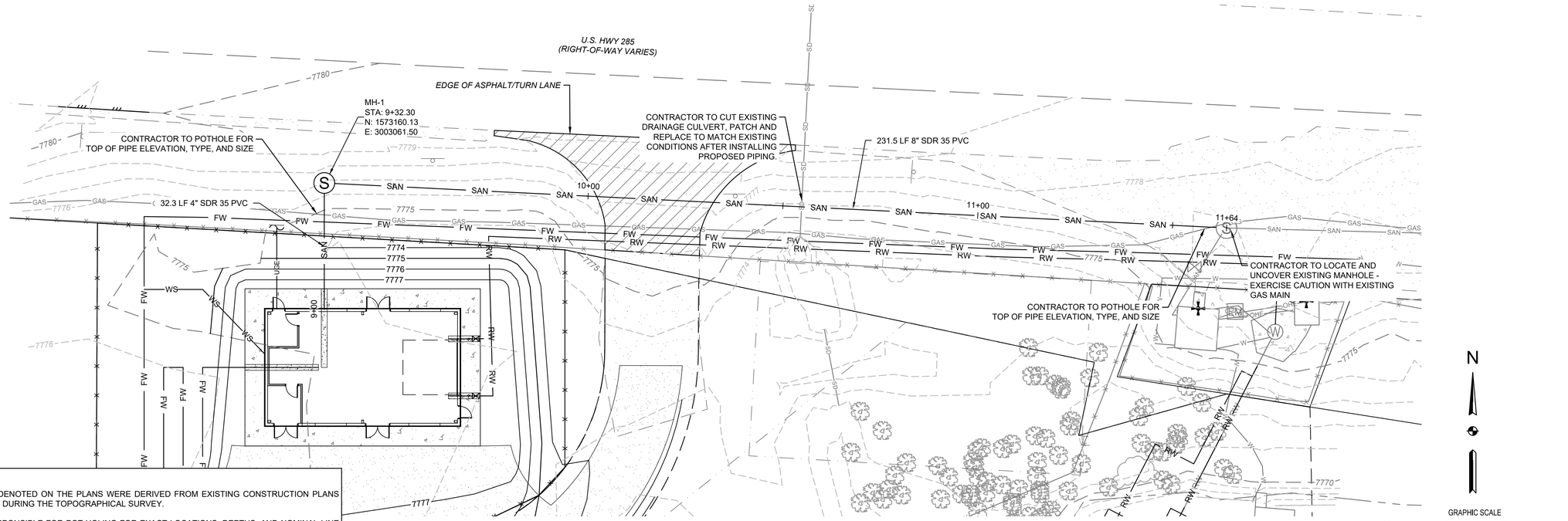
DATE: OCTOBER 2025

JOB NUMBER: 0107.0002

EDITION: 90% CMAR

SHEET: C14 OF C37

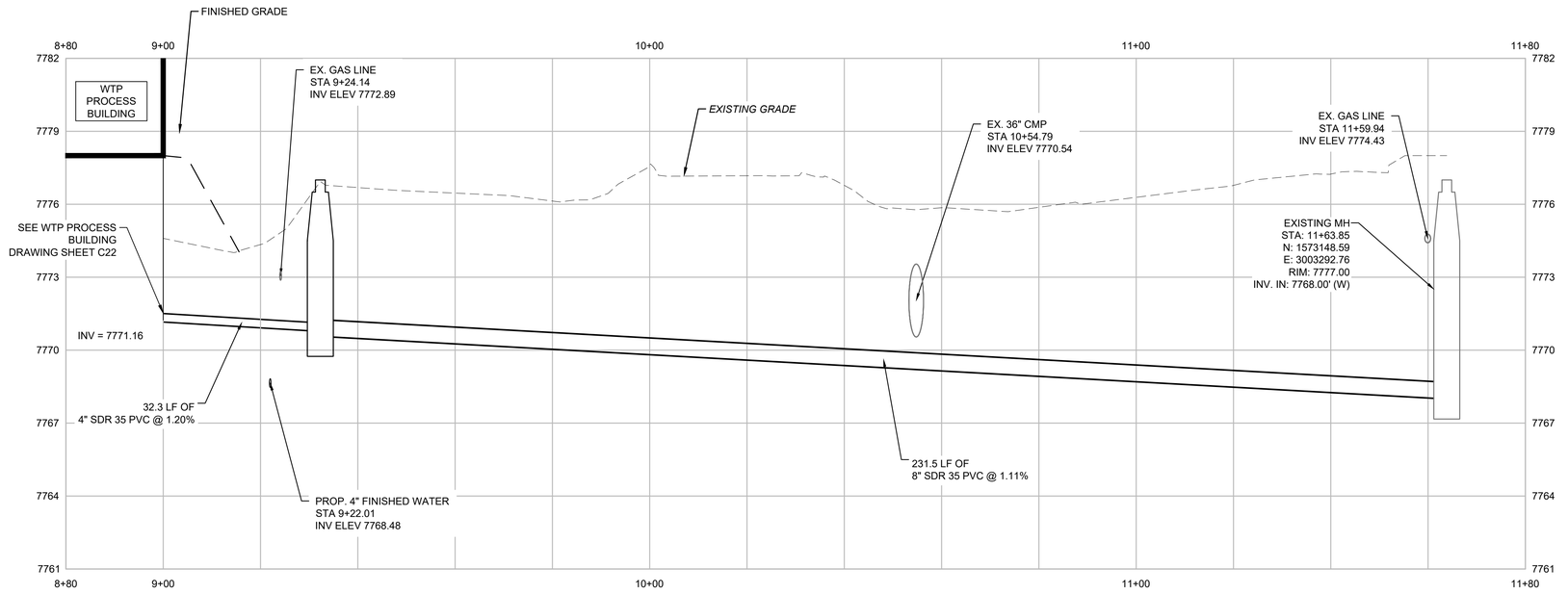
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A
--
SANITARY SEWER PIPING - PLAN
1" = 15'

UTILITY NOTES:

1. THE EXISTING UTILITIES DENOTED ON THE PLANS WERE DERIVED FROM EXISTING CONSTRUCTION PLANS AND THOSE IDENTIFIABLE DURING THE TOPOGRAPHICAL SURVEY.
2. THE CONTRACTOR IS RESPONSIBLE FOR POT-HOLING FOR EXACT LOCATIONS, DEPTHS, AND NOMINAL LINE SIZES OF EXISTING UTILITIES.
3. ANY DAMAGE THAT MAY HAPPEN DURING CONSTRUCTION IS THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND RESTORE TO WORKING ORDER.



HORIZ. SCALE: 1" = 15'
VERT. SCALE: 1" = 3'

B
--
SANITARY SEWER PIPING - PROFILE
AS SHOWN

ELEMENT ENGINEERING LLC
12687 W. CEDAR DRIVE, SUITE 300
LAKEWOOD, CO 80228
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WATER TREATMENT PLANT IMPROVEMENTS

SAN SEWER P&P

BAILEY WATER AND SANITATION DISTRICT
PO BOX 422
BAILEY, CO 80421

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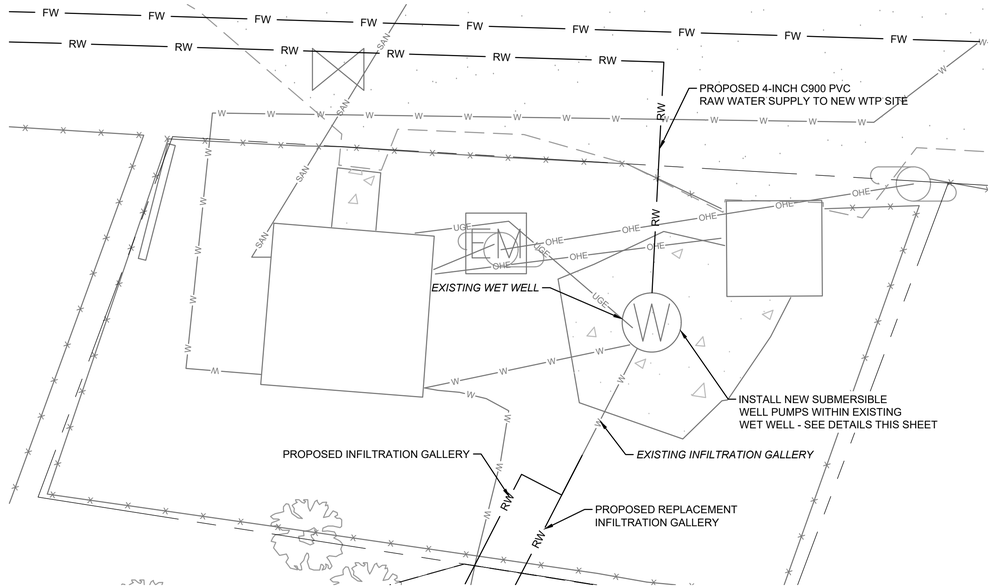
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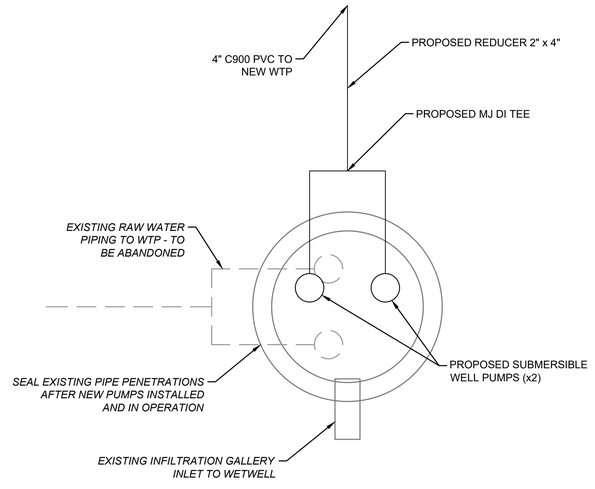
SHEET
C15 OF C37

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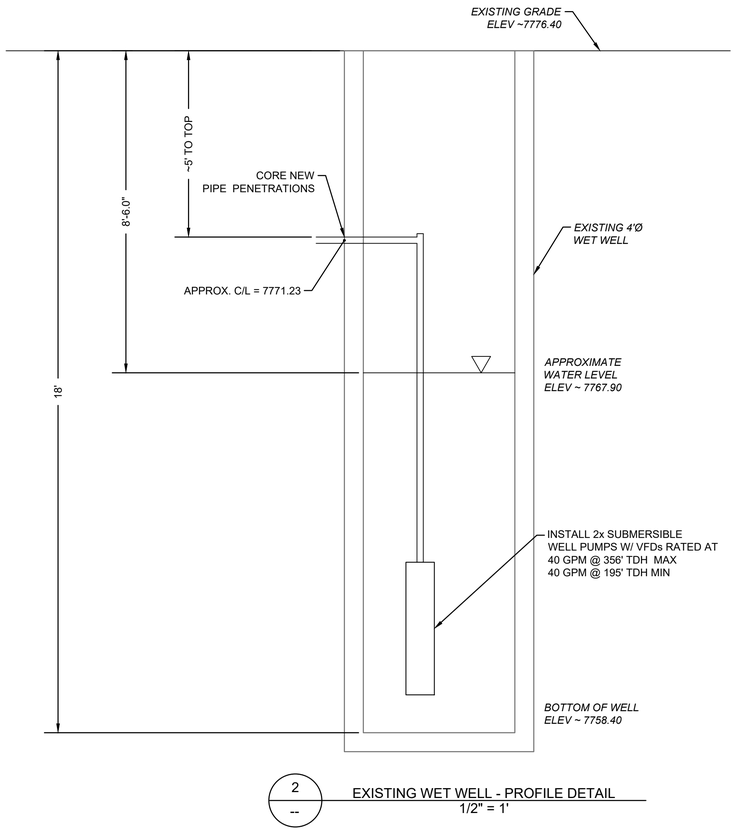


A -- RAW WATER PUMP IMPROVEMENTS - PLAN
1" = 10'

RAW WATER WELL PUMP AND MOTOR INFORMATION		
PUMP MAKE	GOULDS	
PUMP MODEL	35GS50-M50432-3AS50	
DISCHARGE DIAMETER	2	INCH (NPT)
MOTOR HORSEPOWER	5	HP
MOTOR VARIANT	230 / 3	VOLT / PHASE
FREQUENCY	60	Hz
NO. POLES	2	
RATED SPEED	3,600	RPM
APPURTENANCES	VFD, FLOW METER, PRESSURE INDICATOR	



1 -- EXISTING WET WELL - PLAN DETAIL
1/2" = 1'



2 -- EXISTING WET WELL - PROFILE DETAIL
1/2" = 1'

ELEMENT ENGINEERING LLC
1268F W. CEDAR DRIVE, SUITE 300
LAKEWOOD, CO 80226
720.749.4165
WWW.ELEMENTENGINEERING.NET

REVISIONS

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WATER TREATMENT PLANT IMPROVEMENTS

WELL AND RAW WATER PUMP IMPROVEMENTS

BAILEY WATER AND SANITATION DISTRICT
PO BOX 422
BAILEY, CO 80421

PREPARED UNDER THE DIRECT SUPERVISION OF

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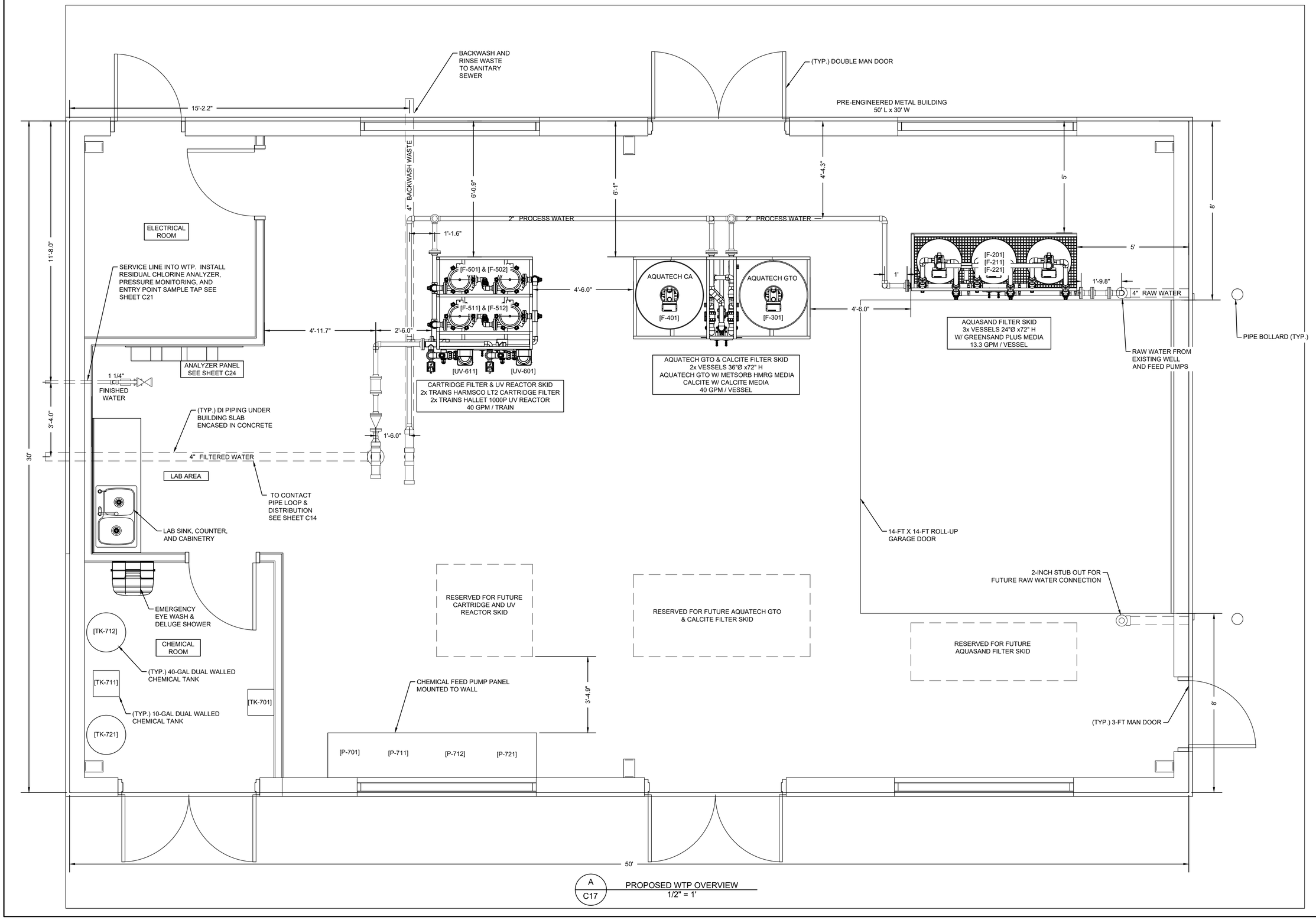
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JOB NUMBER
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EDITION
90% CMAR

SHEET
C16 OF C37

Q:\CO-LAKE-EE\SHARED_PROJECTS\0107 - W2 ENGINEERS, LLC\0002 - BAILEY WSD WTP IMPROVEMENTS\CAD\DWG\CD'S\08_STORAGE TANK AND WET WELL.DWG



A / C17 PROPOSED WTP OVERVIEW
1/2" = 1'

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WATER TREATMENT PLANT IMPROVEMENTS

PROPOSED WTP OVERVIEW

BAILEY WATER AND SANITATION DISTRICT
PO BOX 422
BAILEY, CO 80421

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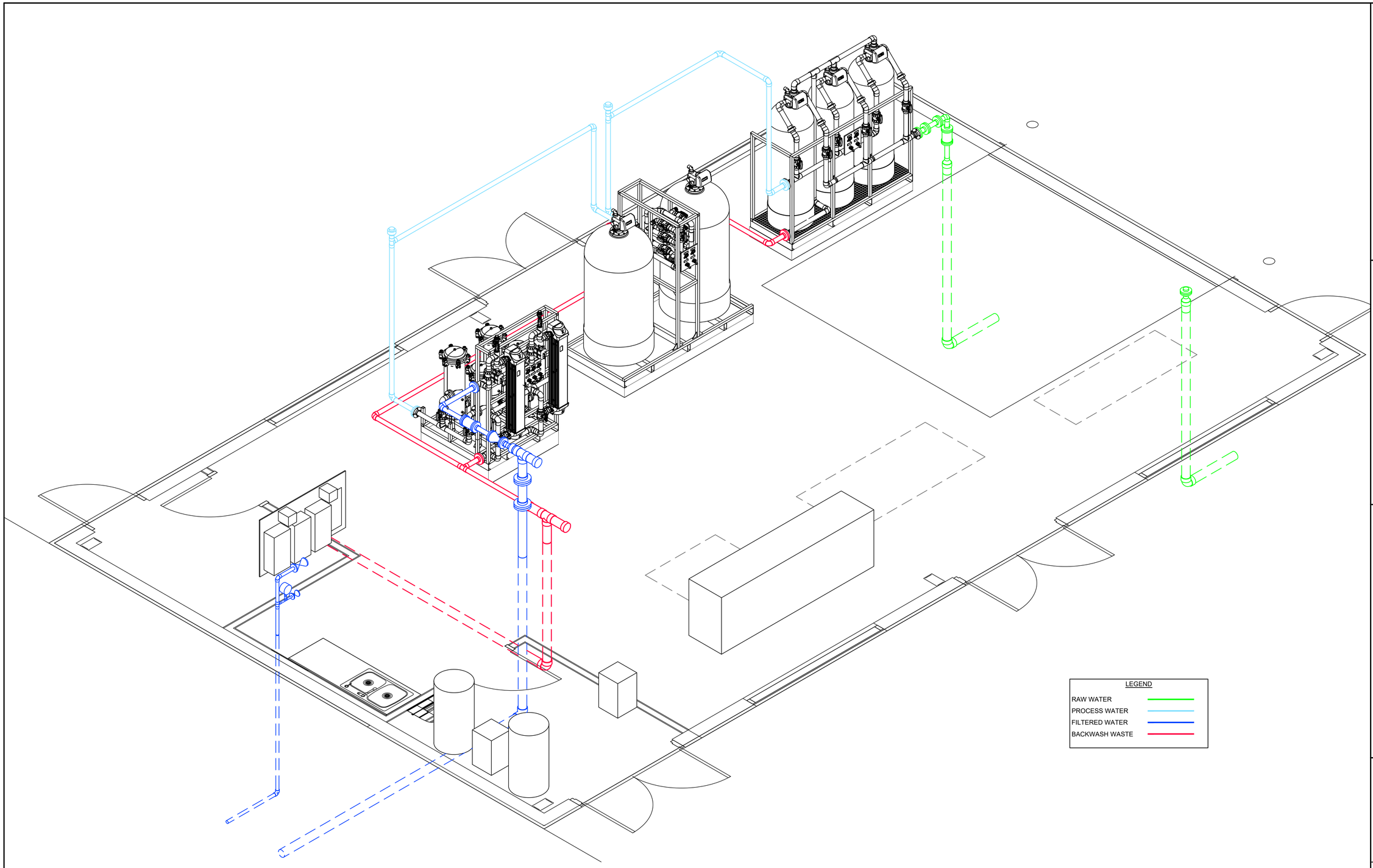
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MAH	AMA

DATE: OCTOBER 2025

JOB NUMBER: 0107.0002

EDITION: 90% CMAR

SHEET: C17 OF C37



A
C18
PROCESS BUILDING SW ISOMETRIC
NTS

Q:\CO-LAKE-EE\SHARED_PROJECTS\0107 - W2 ENGINEERS, LLC\0002 - BAILEY WSD WTP IMPROVEMENTS\CAD\PLANT 3D\BAILEY WATER TREATMENT PLANT\ORTHOS\DWGS\ISOMETRIC WTP OVERVIEW.DWG

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REVISIONS

NO.	DESCRIPTION	DATE	BY

WATER TREATMENT PLANT IMPROVEMENTS

PROPOSED WTP - ISOMETRIC

BAILEY WATER AND SANITATION DISTRICT
PO BOX 422
BAILEY, CO 80421

PREPARED UNDER THE DIRECT SUPERVISION OF

FOR AND ON BEHALF OF ELEMENT ENGINEERING, LLC

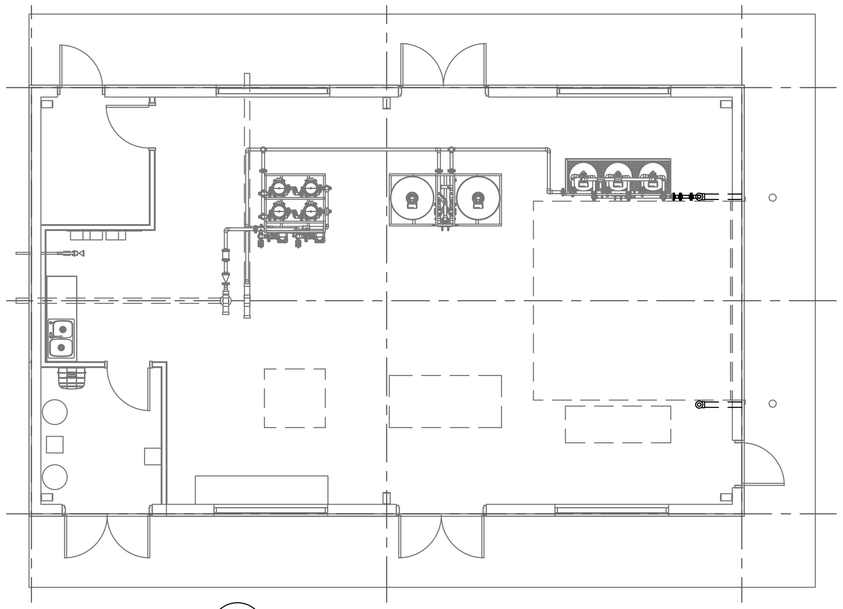
DESIGNED BY	CHECKED BY
MAH	AMA

DATE
OCTOBER 2025

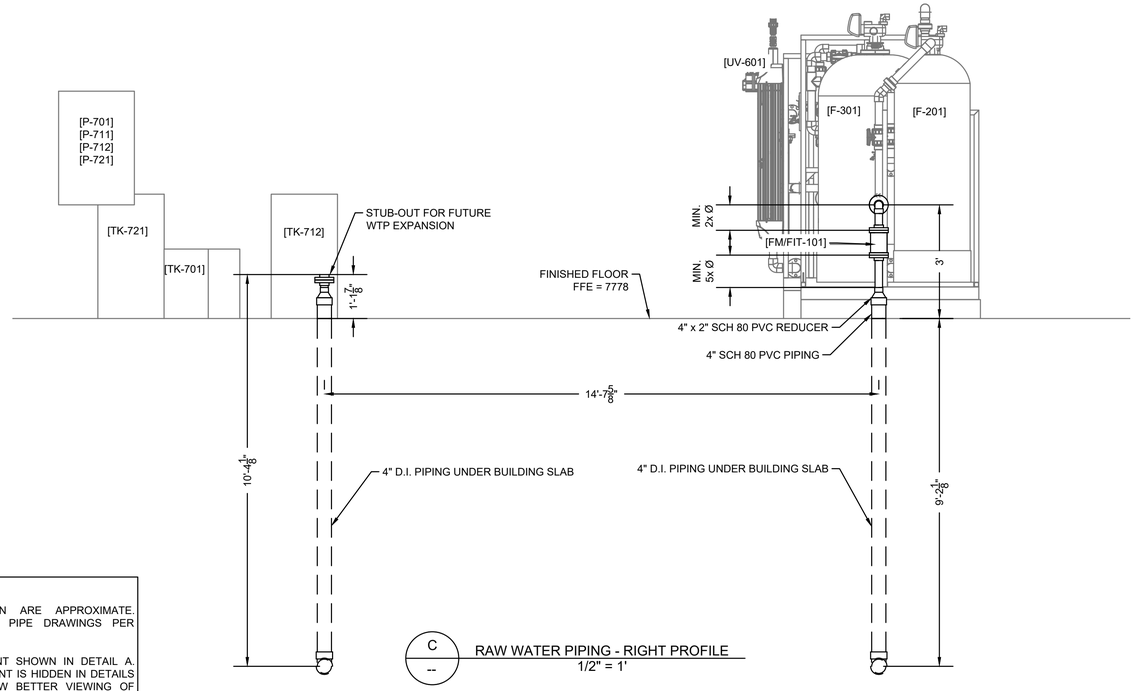
JOB NUMBER
0107.0002

EDITION
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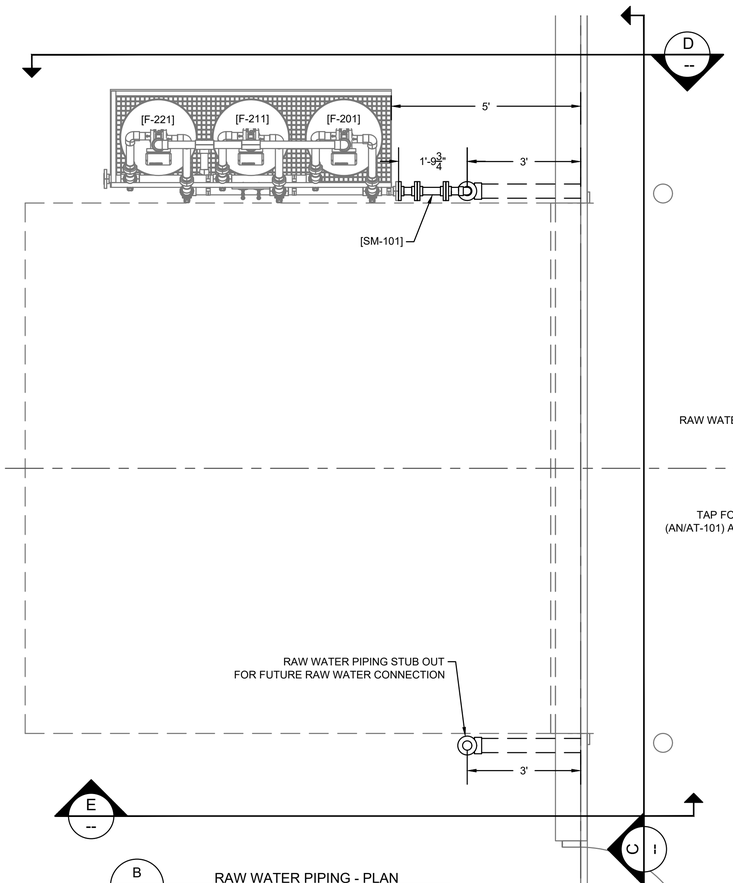
SHEET
C18 OF C37



A -- RAW WATER PIPING - OVERVIEW
3/16" = 1'



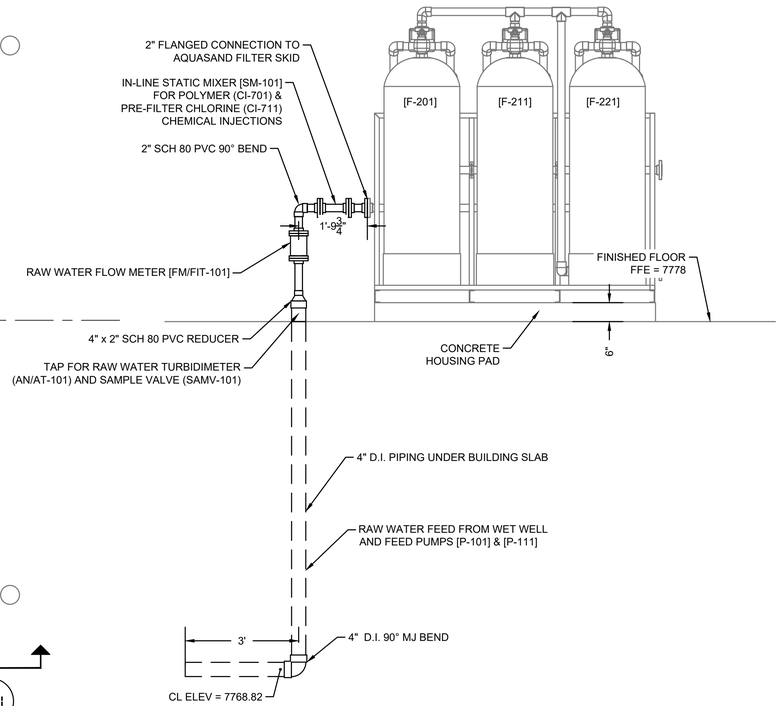
C -- RAW WATER PIPING - RIGHT PROFILE
1/2" = 1'



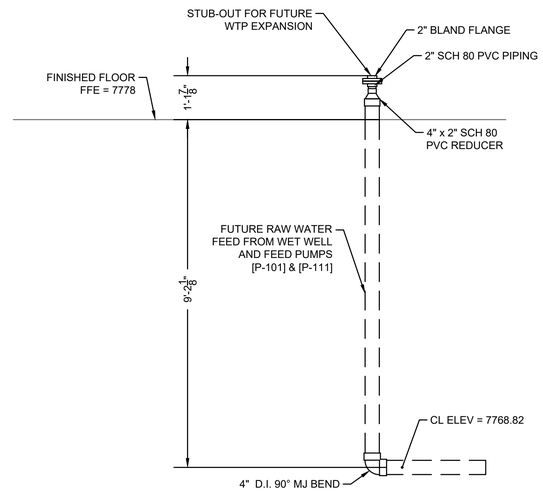
B -- RAW WATER PIPING - PLAN
1/2" = 1'

NOTES:

1. PIPE DIMENSIONS SHOWN ARE APPROXIMATE. CONTRACTOR TO SUBMIT PIPE DRAWINGS PER PROCESS PIPING SPEC.
2. ALL PIPING AND EQUIPMENT SHOWN IN DETAIL A. SOME PIPING AND EQUIPMENT IS HIDDEN IN DETAILS B, C, D, AND E TO ALLOW BETTER VIEWING OF PROPOSED PIPING DETAILS.
3. PROVIDE DIELECTRIC COUPLING BETWEEN DISSIMILAR MATERIALS.



D -- RAW WATER PIPING - BACK PROFILE
1/2" = 1'



E -- RAW WATER PIPING - FRONT PROFILE
1/2" = 1'

ELEMENT ENGINEERING LLC
12687 W. CEDAR DRIVE, SUITE 300
LAKEWOOD, CO 80228
720.749.4165
WWW.ELEMENTENGINEERING.NET

REVISIONS

NO.	DESCRIPTION	DATE	BY

WATER TREATMENT PLANT IMPROVEMENTS

PROCESS BUILDING RAW WATER PIPING

BAILEY WATER AND SANITATION DISTRICT
PO BOX 422
BAILEY, CO 80421

PREPARED UNDER THE DIRECT SUPERVISION OF

FOR AND ON BEHALF OF ELEMENT ENGINEERING, LLC

DESIGNED BY	CHECKED BY
MAH	AMA

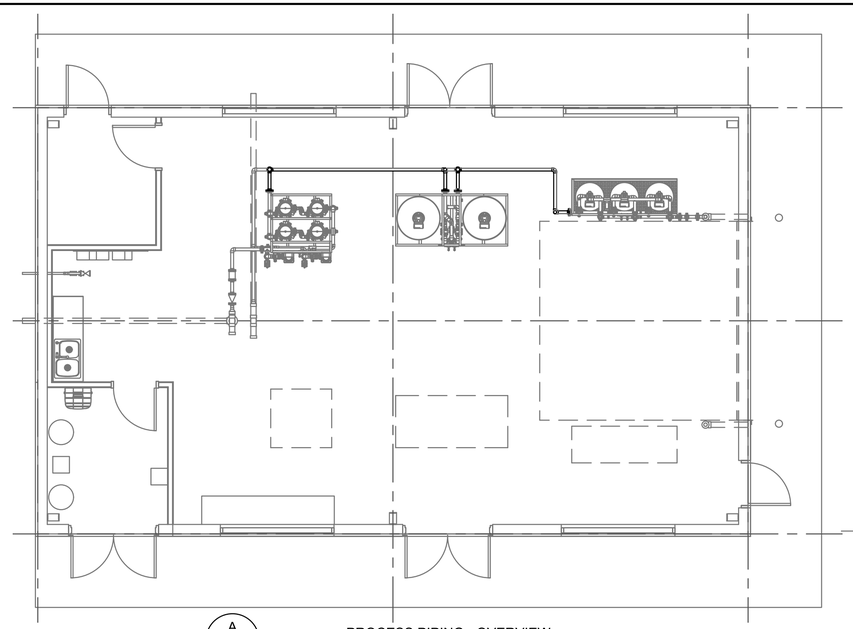
DATE: OCTOBER 2025

JOB NUMBER: 0107.0002

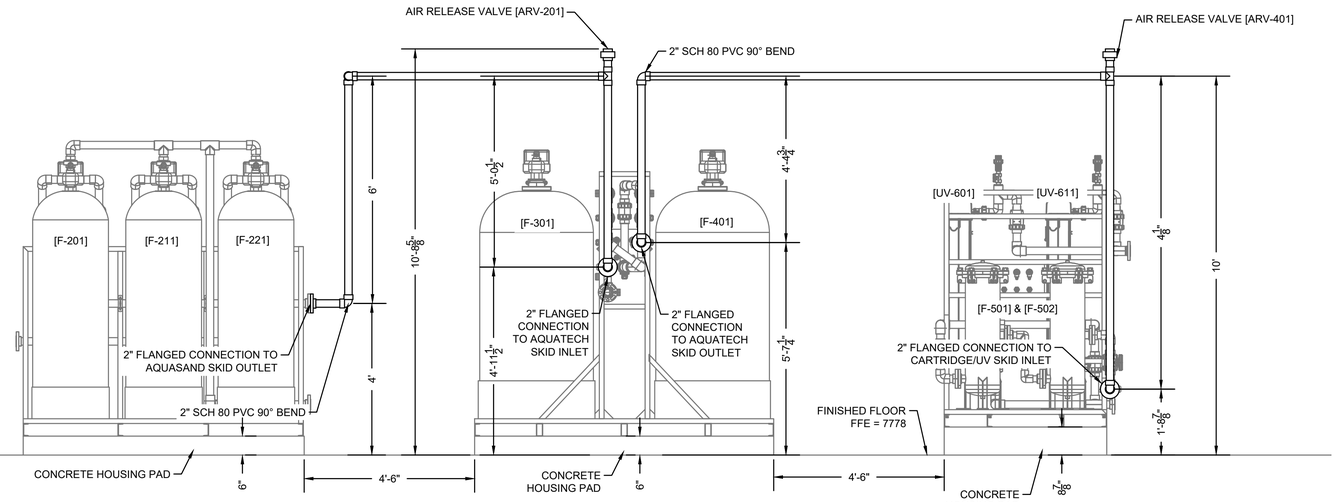
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SHEET: C19 OF C37

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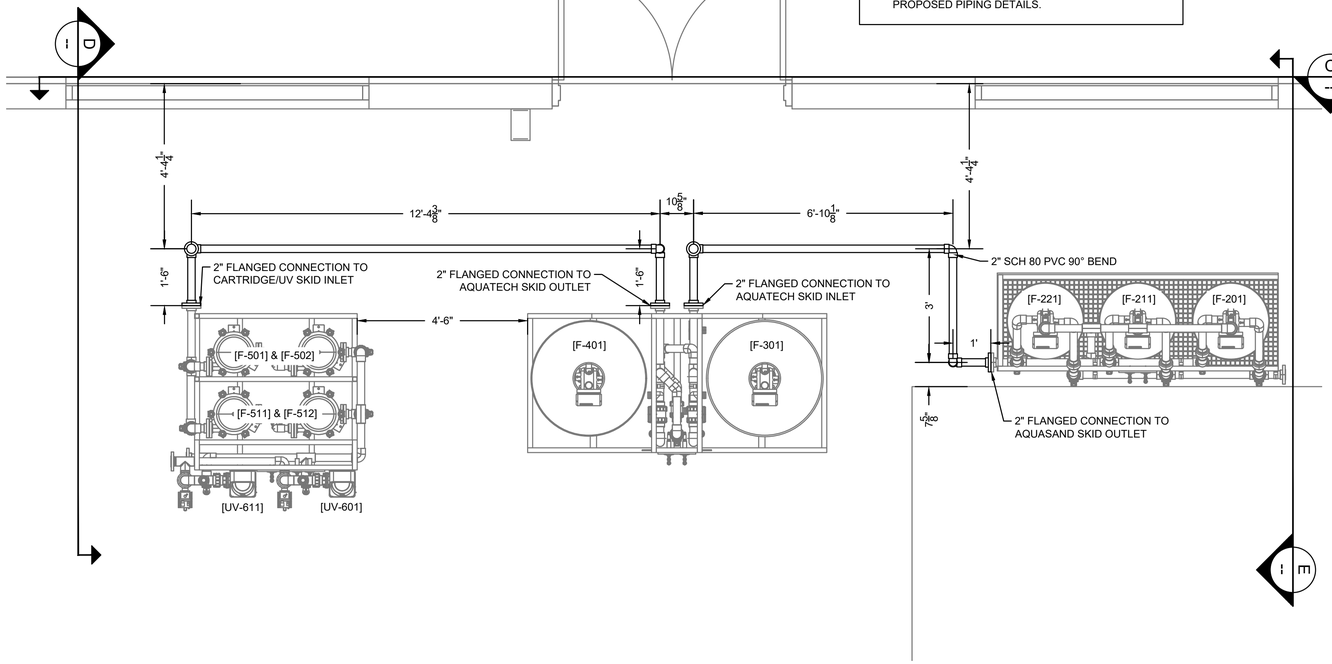
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PROCESS PIPING - OVERVIEW
3/16" = 1'



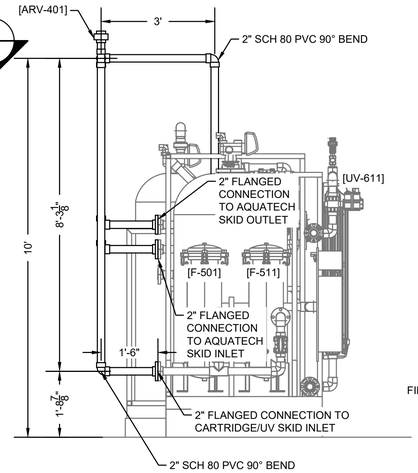
C
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PROCESS PIPING - BACK PROFILE
1/2" = 1'

NOTES:

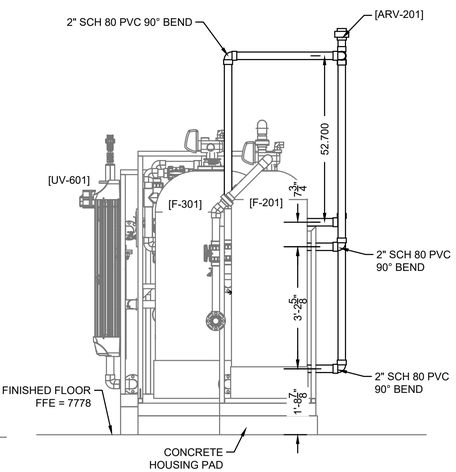
1. PIPE DIMENSIONS SHOWN ARE APPROXIMATE. CONTRACTOR TO SUBMIT PIPE DRAWINGS PER PROCESS PIPING SPEC.
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B
--
PROCESS PIPING - PLAN VIEW
1/2" = 1'



D
--
PROCESS PIPING - LEFT PROFILE
1/2" = 1'



E
--
PROCESS PIPING - RIGHT PROFILE
1/2" = 1'

ELEMENT ENGINEERING LLC
12687 W. CEDAR DRIVE, SUITE 300
LAKEWOOD, CO 80228
720.749.4165
WWW.ELEMENTENGINEERING.NET

REVISIONS

NO.	DESCRIPTION	DATE	BY

WATER TREATMENT PLANT IMPROVEMENTS

PROCESS BUILDING PROCESS PIPING

BAILEY WATER AND SANITATION DISTRICT
PO BOX 422
BAILEY, CO 80421

PREPARED UNDER THE DIRECT SUPERVISION OF

FOR AND ON BEHALF OF ELEMENT ENGINEERING, LLC

DESIGNED BY	CHECKED BY
MAH	AMA

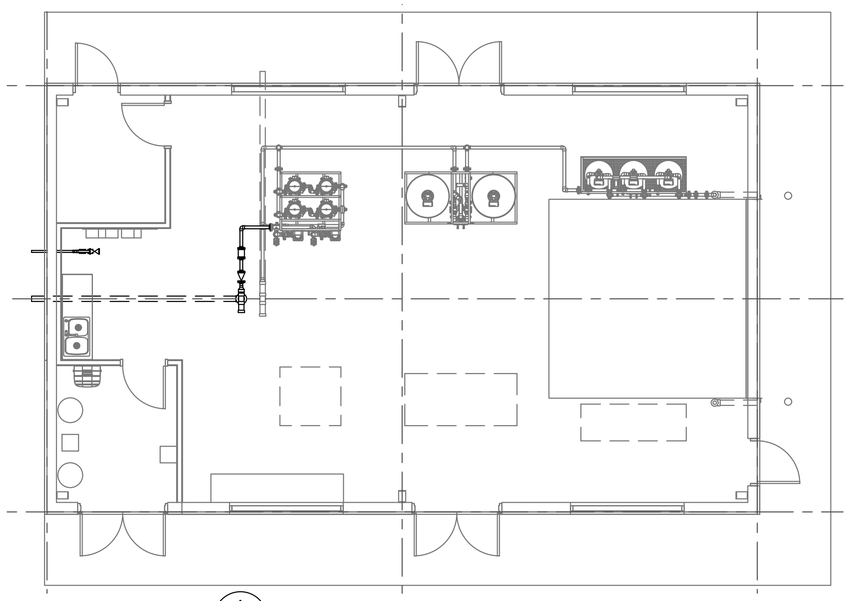
DATE: OCTOBER 2025

JOB NUMBER: 0107.0002

EDITION: 90% CMAR

SHEET: C20 OF C37

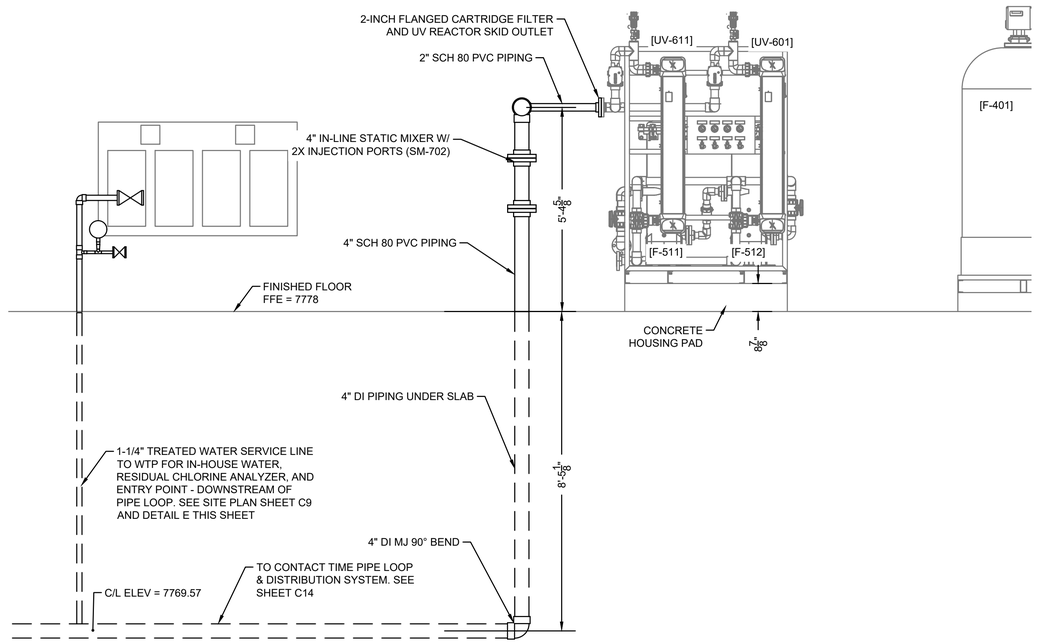
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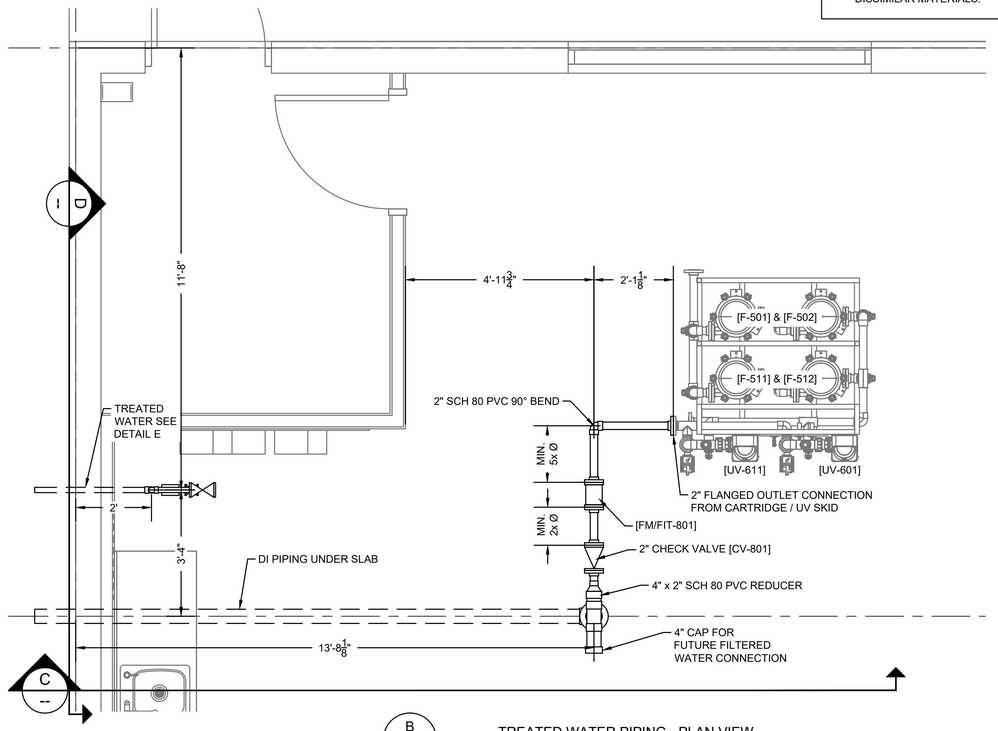
A -- TREATED WATER PIPING - OVERVIEW
3/16" = 1'

NOTES:

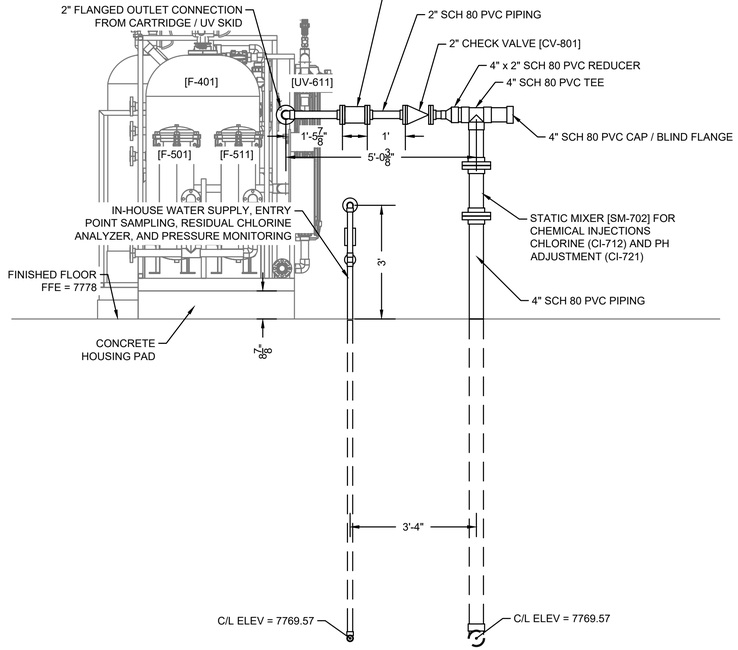
1. PIPE DIMENSIONS SHOWN ARE APPROXIMATE. CONTRACTOR TO SUBMIT PIPE DRAWINGS PER PROCESS PIPING SPEC.
2. ALL PIPING AND EQUIPMENT SHOWN IN DETAIL A. SOME PIPING AND EQUIPMENT IS HIDDEN IN DETAILS B, C, D AND E TO ALLOW BETTER VIEWING OF PROPOSED PIPING DETAILS.
3. PROVIDE DIELECTRIC COUPLING BETWEEN DISSIMILAR MATERIALS.



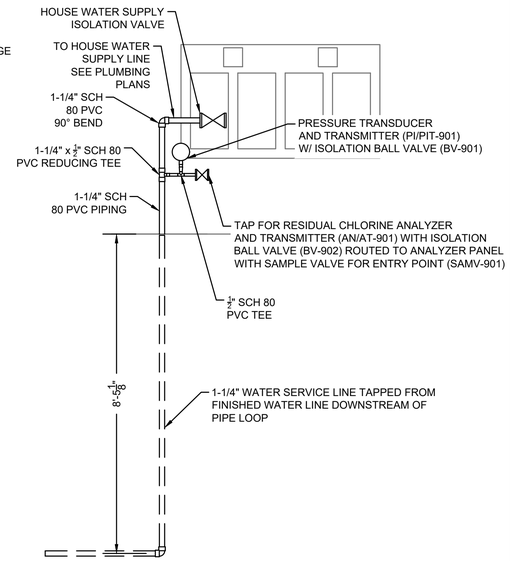
C -- TREATED WATER PIPING - FRONT PROFILE
1/2" = 1'



B -- TREATED WATER PIPING - PLAN VIEW
1/2" = 1'



D -- TREATED WATER PIPING - LEFT PROFILE
1/2" = 1'



E -- HOUSE WATER PIPING - PROFILE
1/2" = 1'

ELEMENT ENGINEERING LLC
1268? W. CEDAR DRIVE, SUITE 300
LAKEWOOD, CO 80226
720.749.4165
WWW.ELEMENTENGINEERING.NET

REVISIONS

NO.	DESCRIPTION	DATE	BY

WATER TREATMENT PLANT IMPROVEMENTS

PROCESS BUILDING TREATED WATER PIPING

BAILEY WATER AND SANITATION DISTRICT
PO BOX 422
BAILEY, CO 80421

PREPARED UNDER THE DIRECT SUPERVISION OF

FOR AND ON BEHALF OF ELEMENT ENGINEERING, LLC

DESIGNED BY	CHECKED BY
MAH	AMA

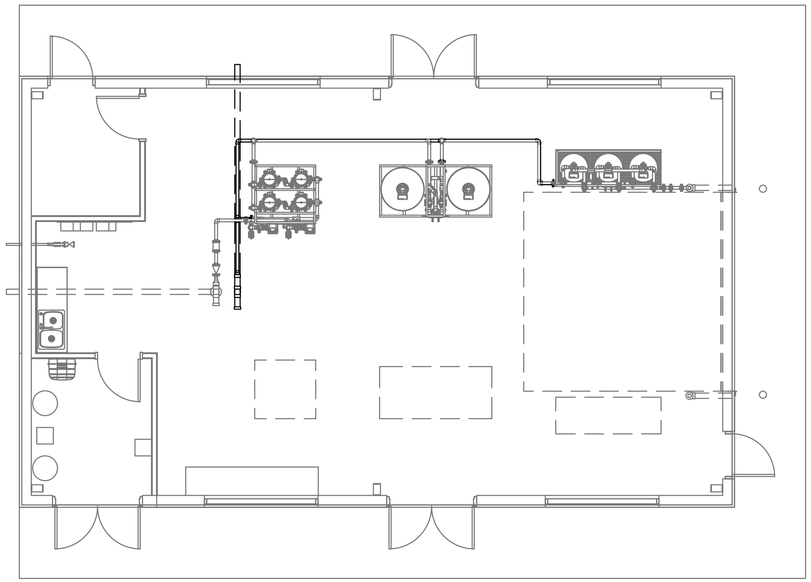
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JOB NUMBER: 0107.0002

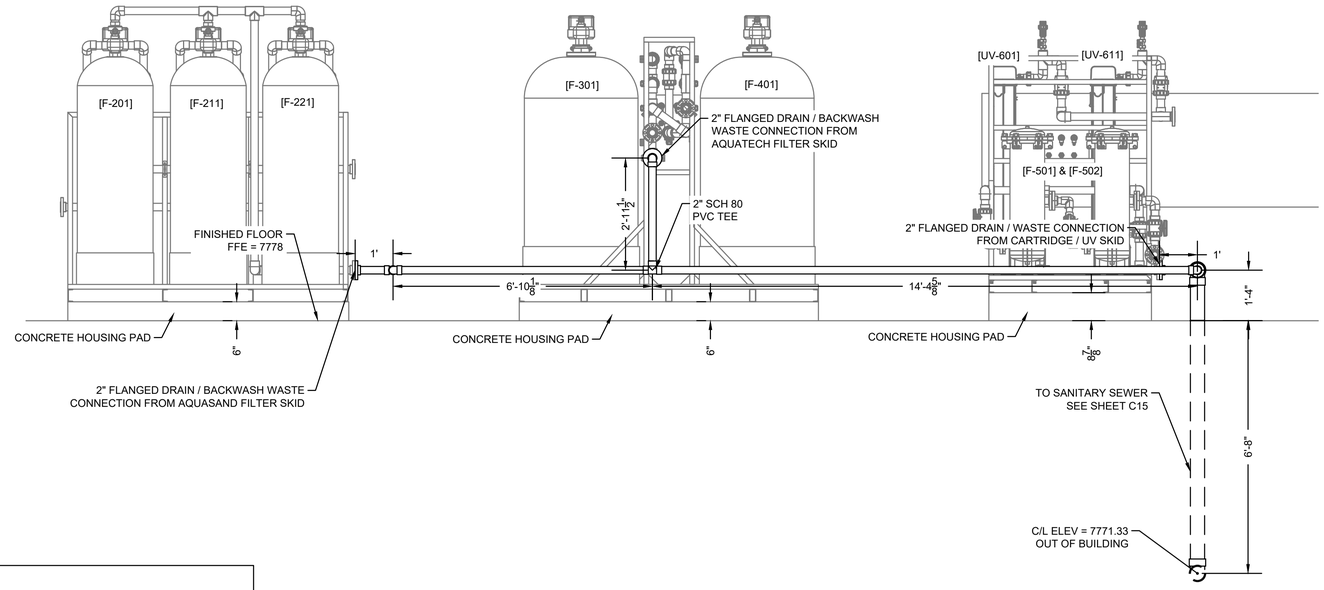
EDITION: 90% CMAR

SHEET: C21 OF C37

Q:\CO-LAKE-EE\SHARED_PROJECTS\0107 - W2 ENGINEERS, LLC\0002 - BAILEY WSD WTP IMPROVEMENTS\CAD\PLANT 3D\BAILEY WATER TREATMENT PLANT\ORTHOS\DWGS\TREATED WATER PIPING.DWG



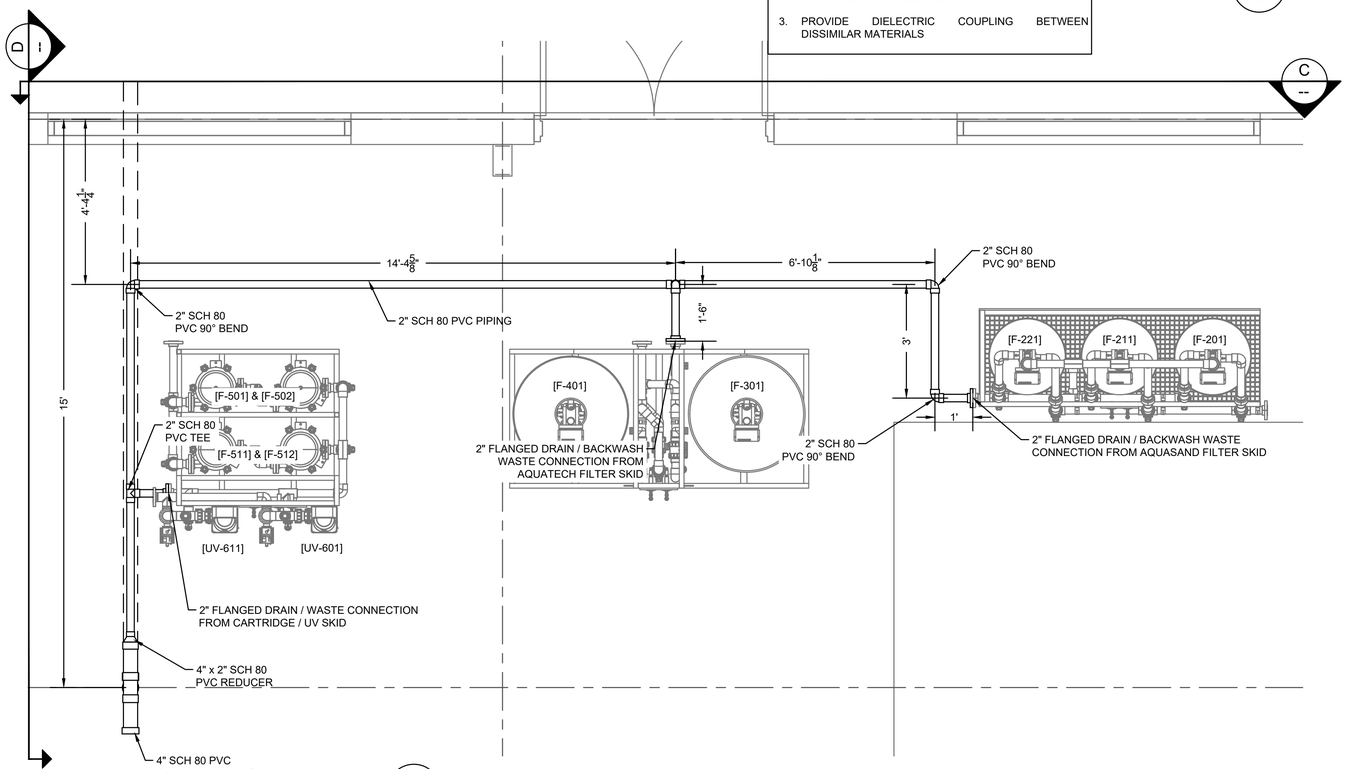
A
--
BACKWASH WASTE PIPING - OVERVIEW
3/16" = 1'



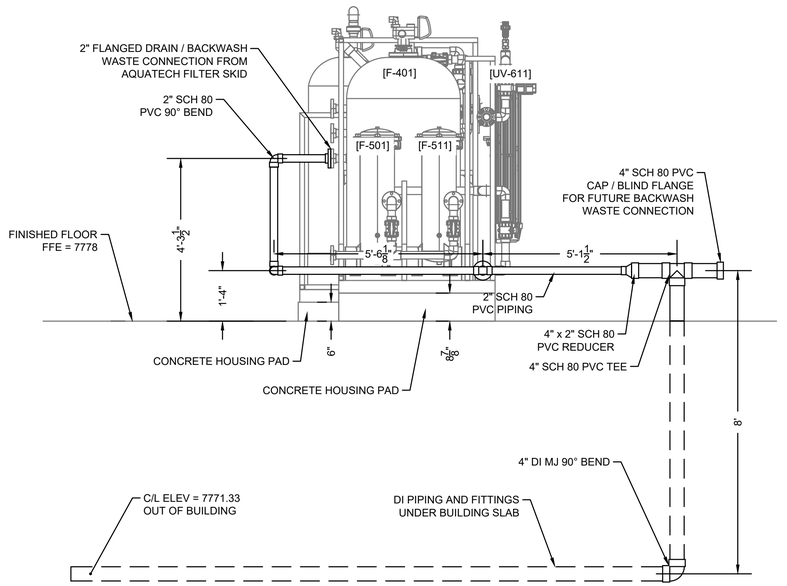
C
--
BACKWASH WASTE PIPING - BACK PROFILE
1/2" = 1'

NOTES:

1. PIPE DIMENSIONS SHOWN ARE APPROXIMATE. CONTRACTOR TO SUBMIT PIPE DRAWINGS PER PROCESS PIPING SPEC.
2. ALL PIPING AND EQUIPMENT SHOWN IN DETAIL A. SOME PIPING AND EQUIPMENT IS HIDDEN IN DETAILS B, C, AND D TO ALLOW BETTER VIEWING OF PROPOSED PIPING DETAILS.
3. PROVIDE DIELECTRIC COUPLING BETWEEN DISSIMILAR MATERIALS



B
--
BACKWASH WASTE PIPING - PLAN VIEW
1/2" = 1'



D
--
BACKWASH WASTE PIPING - LEFT PROFILE
1/2" = 1'

ELEMENT ENGINEERING LLC
12687 W. CEDAR DRIVE, SUITE 300
LAKEWOOD, CO 80228
720.749.4165
WWW.ELEMENTENGINEERING.NET

REVISIONS

NO.	DESCRIPTION	DATE	BY

WATER TREATMENT PLANT IMPROVEMENTS

PROCESS BUILDING BACKWASH WASTE PIPING

BAILEY WATER AND SANITATION DISTRICT
PO BOX 422
BAILEY, CO 80421

PREPARED UNDER THE DIRECT SUPERVISION OF

FOR AND ON BEHALF OF ELEMENT ENGINEERING, LLC

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MAH	AMA

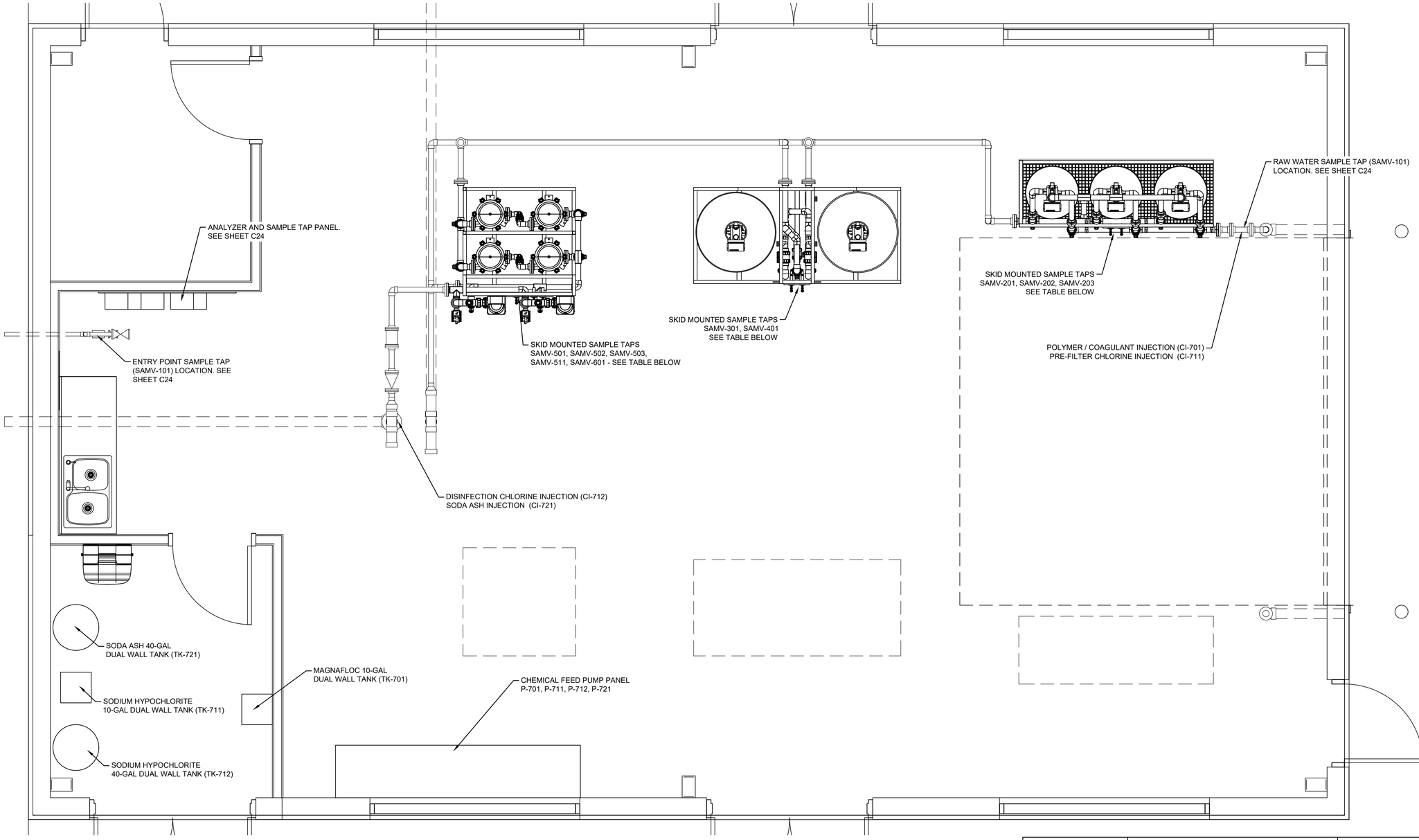
DATE
OCTOBER 2025

JOB NUMBER
0107.0002

EDITION
90% CMAR

SHEET
C22 OF C37

Q:\CO-LAKE-EE\SHARED_PROJECTS\0107 - W2 ENGINEERS, LLC\0002 - BAILEY WSD WTP IMPROVEMENTS\CAD\PLANT 3D\BAILEY WATER TREATMENT PLANT\ORTHOS\DWGS\BACKWASH WASTE PIPING.DWG



A
--
CHEMICAL INJECTION AND SAMPLE PLAN
1/2" = 1'

CHEMICAL INJECTION	BACK PRESSURE AT INJECTION (PSI)	CHEMICAL FEED PUMP	CHEMICAL	CHEMICAL TANK	APPLICATION
CI-701	142	P-701	BASF MAGNAFLOC LT22S	TK-701	POLYMER / COAGULANT
CI-711	142	P-711	SODIUM HYPOCHLORITE	TK-711	PRE-FILTER CHLORINE
CI-712	51	P-712	SODIUM HYPOCHLORITE	TK-712	DISINFECTION
CI-721	51	P-721	SODA ASH (NEUTRA 7)	TK-721	PH ADJUSTMENT

TANK TAG NO.	SIZE (GAL)	MATERIAL
TK-701	10	LDPE
TK-711	10	HDPE
TK-712	40	HDPE
TK-721	40	LDPE

CHEMICAL FEED NOTES:

1. CONTRACTOR TO PROVIDE PIPING AND FITTINGS FROM CHEMICAL STORAGE TANKS TO CHEMICAL FEED PANEL/PUMPS, AND FROM CHEMICAL FEED PANEL/PUMPS TO CHEMICAL INJECTION POINTS.
2. PIPING TO BE SCH 80 PVC FROM CHEMICAL FEED TO INJECTION POINT. MATCH PIPE SIZE FROM CHEM FEED PUMP PANEL TO INJECTION POINTS.
3. CONTRACTOR TO MOUNT CHEMICAL FEED PIPING TO WALL OR CEILING.
   3.1. CONTRACTOR TO INSTALL PIPE SUPPORTS/BRACKETS AS NEEDED TO PREVENT PIPE SAGGING WHEN FULL OF WATER AND UNACCEPTABLE TORQUE AT CONNECTION POINTS.
4. ROUTE PIPING THROUGH WALL BETWEEN CHEMICAL ROOM AND TREATMENT ROOM WITH GASKET SEAL.
5. SEE SHEET C28 FOR CHEMICAL FEED PUMP DETAILS
6. CONTRACTOR TO VENT CHEMICAL FEED SKID AND STORAGE TANKS EXTERNAL TO BUILDING.

SAMPLE TAP NOTES:

1. SEE SHEET C24 FOR ANALYZERS AND PANEL DETAIL. ANALYZER FEED TAPS SHOWN AT APPROXIMATE LOCATIONS.
2. SAMPLE TAPS SHALL EITHER BE MOUNTED DIRECTLY TO PROCESS SKIDS OR ANALYZER PANEL. SEE SHEET C24.

SAMPLE TAG NO.	DESCRIPTION	LOCATION DETAIL
SAMV-101	RAW WATER INFLUENT	2" SCH 80 PVC
SAMV-201	AQUASAND INFLUENT	AQUASAND SKID
SAMV-202	AQUASAND EFFLUENT / AQUATECH GTO INFLUENT	AQUASAND SKID
SAMV-203	AQUASAND WASTED BACKWASH	AQUASAND SKID
SAMV-301	AQUATECH GTO EFFLUENT / AQUATECH CA INFLUENT	AQUATECH GTO/CA SKID
SAMV-401	AQUATECH CA EFFLUENT	AQUATECH GTO/CA SKID
SAMV-501	CARTRIDGE FILTERS INFLUENT	CARTRIDGE/UV SKID
SAMV-502	FILTER TRAIN #1 PRE-FILTER EFFLUENT / LT2 INFLUENT	CARTRIDGE/UV SKID
SAMV-503	COMBINED FILTER EFFLUENT (CFE) / UV INFLUENT	CARTRIDGE/UV SKID
SAMV-511	FILTER TRAIN #2 PRE-FILTER EFFLUENT / LT2 INFLUENT	CARTRIDGE/UV SKID
SAMV-801	UV EFFLUENT	2" SCH 80 PVC
SAMV-901	ENTRY POINT (POST DISINFECTION AND CONTACT)	$\frac{3}{4}$" SCH 80 PVC

ELEMENT ENGINEERING LLC
12687 W. CEDAR DRIVE, SUITE 300
LAKEWOOD, CO 80228
720.749.4165
WWW.ELEMENTENGINEERING.NET

REVISIONS

NO.	DESCRIPTION	DATE	BY

WATER TREATMENT PLANT IMPROVEMENTS

CHEMICAL INJECTION AND SAMPLE PLAN

BAILEY WATER AND SANITATION DISTRICT
PO BOX 422
BAILEY, CO 80421

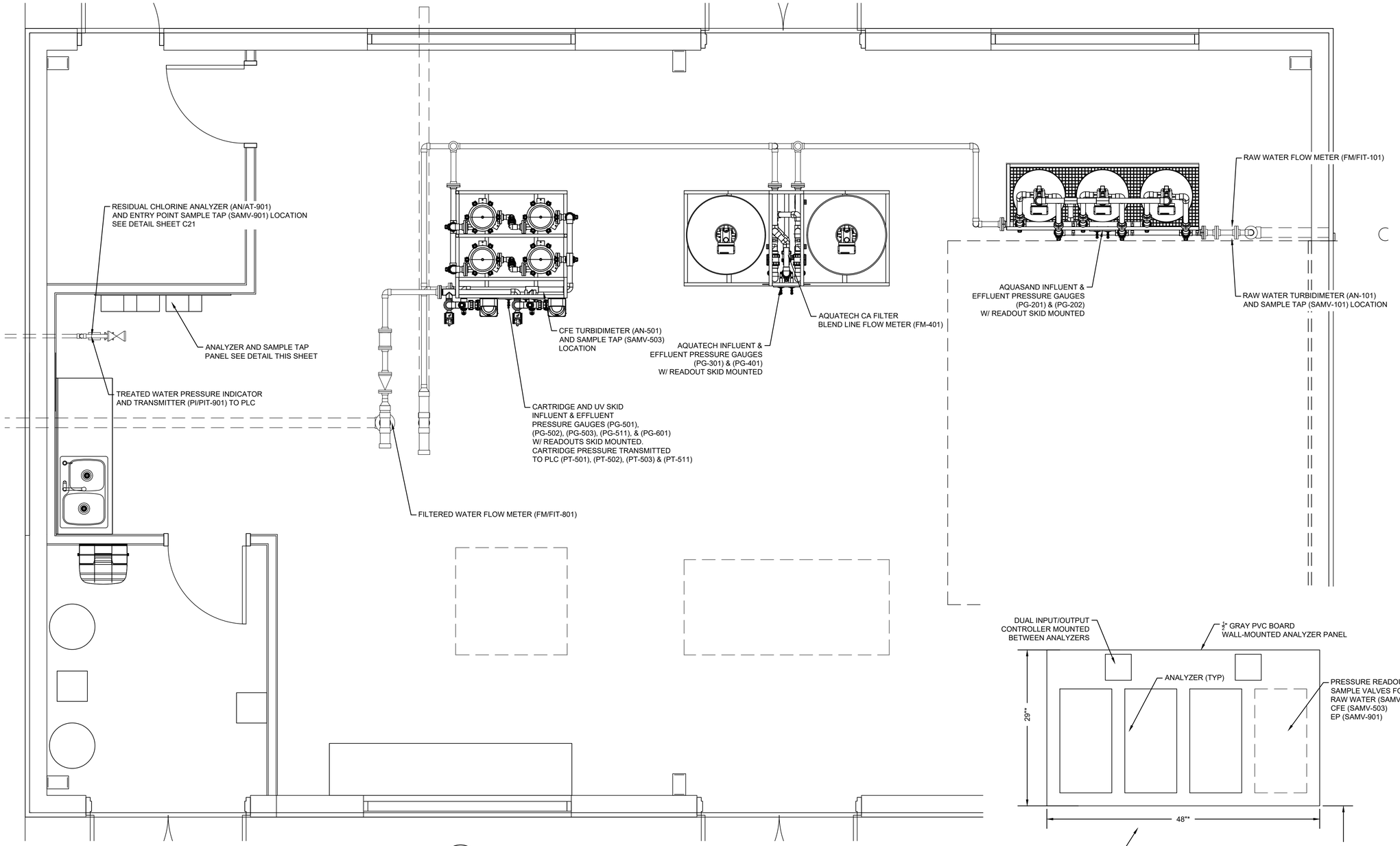
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DESIGNED BY	CHECKED BY
MAH	AMA

DATE: OCTOBER 2025
JOB NUMBER: 0107.0002
EDITION: 90% CMAR
SHEET: C23 OF C37

Q:\CO-LAKE-EE\SHARED_PROJECTS\0107 - W2 ENGINEERS, LLC\0002 - BAILEY WSD WTP IMPROVEMENTS\CAD\PLANT 3D\BAILEY WATER TREATMENT PLANT\ORTHOS\DWGS\CHEMICAL INJECTION AND SAMPLE PLAN.DWG

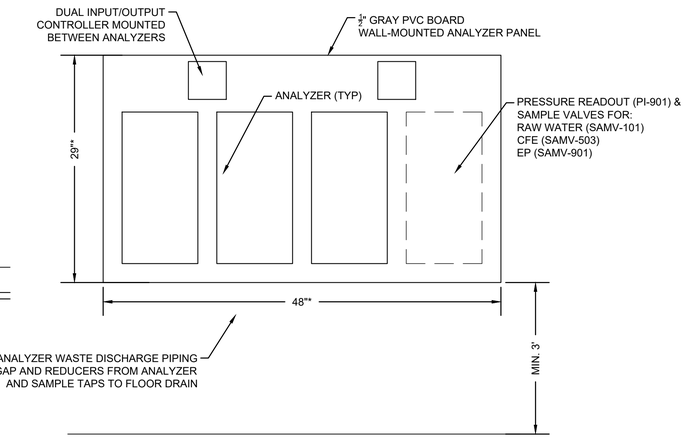


A
--
ANALYZER PANEL AND MONITORING PLAN
1/2" = 1'

ANALYZER / SAMPLE TAP NOTES:

1. ANALYZER PIPE TAPPING SHOWN AT APPROXIMATE LOCATIONS.
2. CONTRACTOR TO ROUTE ¼" SAMPLE TUBING IN 1" SCH 40 PVC CARRIER PIPE FROM ANALYZER SAMPLE / TAP LOCATION TO ASSOCIATED ANALYZER ON ANALYZER PANEL. ROUTE PIPING FROM SAMPLE LOCATION ALONG PROCESS PIPING TO ANALYZER PANEL LOCATION. NO SAMPLE PIPING PROPOSED BELOW SLAB.
3. ROTOMETERS TO BE INSTALLED ON FEED TO EACH ANALYZERS.

ANALYZER TAG NO.	DESCRIPTION	CONTROLLER	LOCATION DETAIL
AN-101	RAW WATER TURBIDIMETER	AT-101	2" SCH 80 PVC
AN-501	CFE TURBIDIMETER	AT-101	ON CARTRIDGE/UV SKID
AN-901	FW RESIDUAL CHLORINE	AT-901	1-1/4" FW SERVICE LINE



1
--
ANALYZER PANEL DETAIL
1" = 1'

ANALYZER PANEL NOTES:

1. ANALYZER PANEL AND WASTE PIPING LAYOUT AND DETAILS ARE SCHEMATIC AND PROVIDED AS AN EXAMPLE. ANALYZER PANEL TO BE DESIGNED AND PROVIDED BY FILTER TECH. PANEL LAYOUT TO BE APPROVED BY SUBMITTAL.
2. INSTALL A TEE ON THE ANALYZER FEED WITH A BALL VALVE TO THE ANALYZER AND A BALL VALVE TO A SAMPLE TAP FOR ALL ANALYZER FEEDS TO ALLOW SAMPLING AT THE ANALYZER PANEL. ROUTE SAMPLE TAP TOUBING TO WASTE DISCHARGE PIPING.

ELEMENT ENGINEERING LLC
12687 W. CEDAR DRIVE, SUITE 300
LAKEWOOD, CO 80228
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REVISIONS

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WATER TREATMENT PLANT IMPROVEMENTS

ANALYZER PANEL AND MONITORING PLAN

BAILEY WATER AND SANITATION DISTRICT
PO BOX 422
BAILEY, CO 80421

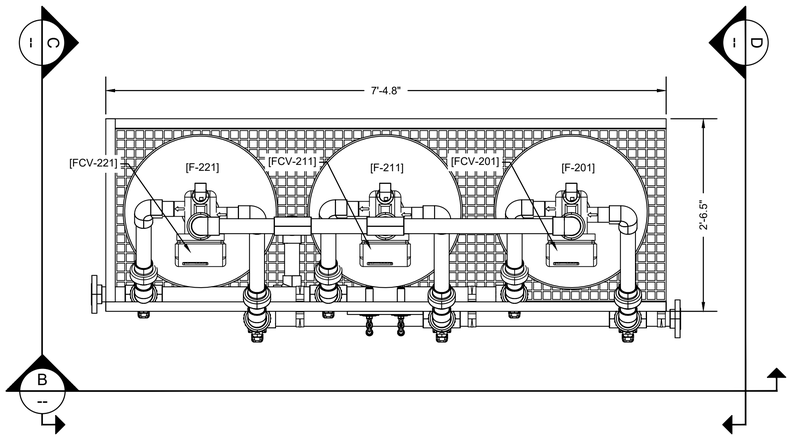
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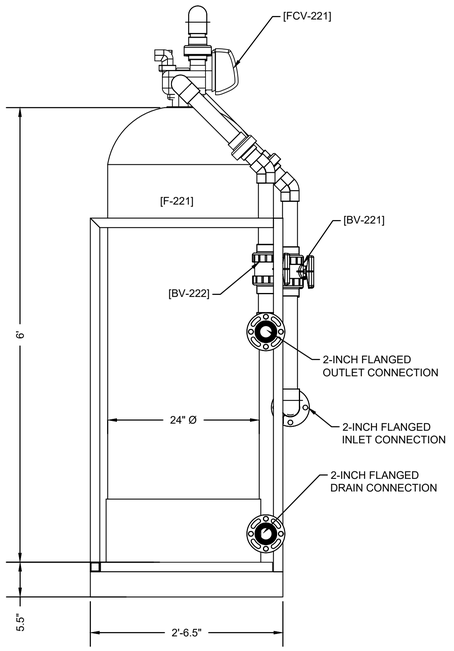
DESIGNED BY	CHECKED BY
MAH	AMA

DATE: OCTOBER 2025
JOB NUMBER: 0107.0002
EDITION: 90% CMAR
SHEET: C24 OF C37

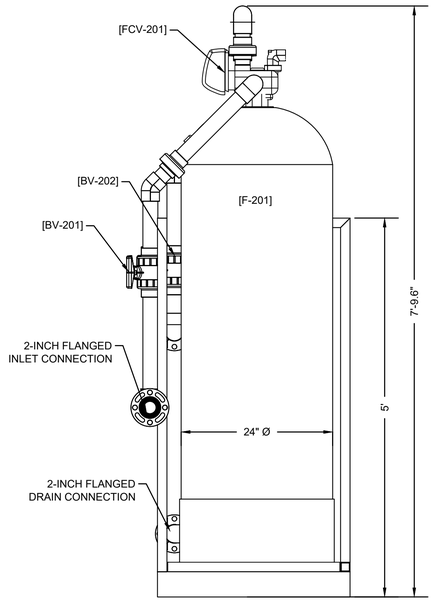
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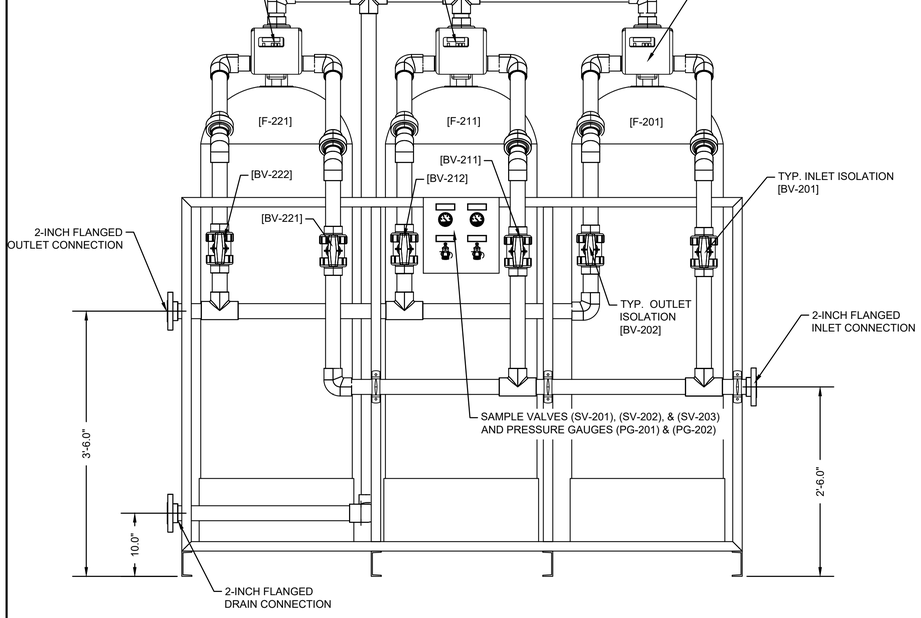
A
--
AQUASAND SKID - PLAN
1" = 1'



C
--
AQUASAND SKID - LEFT VIEW
1" = 1'



D
--
AQUASAND SKID - RIGHT VIEW
1" = 1'



B
--
AQUASAND SKID - FRONT VIEW
1" = 1'

NOTES:

1. ALL FLANGED CONNECTIONS TO FILTER SKID ARE 2" #150 FLANGES.
2. ALL ON SKID PIPING AND FITTINGS ARE SCH 80 PVC UNLESS NOTED OTHERWISE.
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4. CONCRETE HOUSEKEEPING PADS ARE NOT SHOWN IN THESE DETAILS. REFER TO PROCESS PIPE DRAWINGS SHEET C20.

AQUASAND FILTER DESIGN SUMMARY

PARAMETER	VALUE	UNITS
DESIGN FLOW RATE	40	GPM
NUMBER OF FILTERS	3	VESSELS
FILTER DESIGN CAPACITY	13.3	GPM/VESSEL
FILTER VESSEL DIAMETER	24	INCHES
SIDEWALL HEIGHT OF FILTER VESSELS	72	INCHES
MEDIA TYPE(S)	GREENSAND PLUS, ANTHRACITE, & GRAVEL UNDERBED	
DEPTH OF ANTRHACITE	12	INCHES
VOLUME OF ANTHRACITE	3.1	CF
DEPTH OF GREENSAND PLUS	24	INCHES
VOLUME OF GREENSAND PLUS	6.3	CF
DEPTH OF GRAVEL UNDERBED	12	INCHES
VOLUME OF GRAVEL UNDERBED	3.1	CF
FILTER/HYDRAULIC LOADING RATE	4.2	GPM/SF
EMPTY BED CONTACT TIME (EBCT)	3.5	MIN
BACKWASH / RINSE FLOW RATE	40	GPM
BACKWASH / RINSE LOADING RATE	12.7	GPM/SF
BACKWASH / RINSE SUPPLY	RAW / FEED WATER	
DURATION OF BACKWASH	8	MIN
DURATION OF RINSE	3	MIN
BACKWASH AND RINSE VOLUME PER CYCLE	439	GAL/CYCLE
BACKWASH FREQUENCY	19	DAYS

ELEMENT ENGINEERING LLC
12687 W. CEDAR DRIVE, SUITE 300
LAKEWOOD, CO 80228
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REVISIONS

NO.	DESCRIPTION	DATE	BY

WATER TREATMENT PLANT IMPROVEMENTS

AQUASAND FILTER SKID DETAILS

BAILEY WATER AND SANITATION DISTRICT
PO BOX 422
BAILEY, CO 80421

PREPARED UNDER THE DIRECT SUPERVISION OF

FOR AND ON BEHALF OF ELEMENT ENGINEERING, LLC

DESIGNED BY	CHECKED BY
MAH	AMA

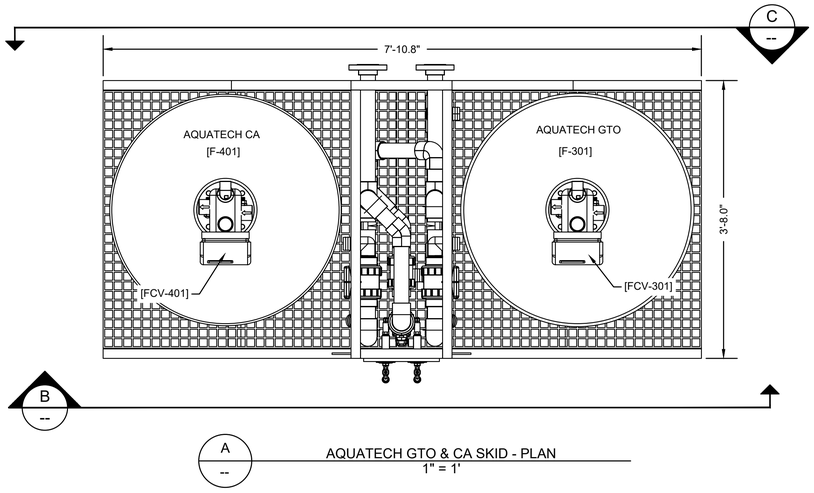
DATE: OCTOBER 2025

JOB NUMBER: 0107.0002

EDITION: 90% CMAR

SHEET: C25 OF C37

Q:\CO-LAKE-EE\SHARED_PROJECTS\0107 - W2 ENGINEERS, LLC\0002 - BAILEY WSD WTP IMPROVEMENTS\CAD\PLANT 3D\BAILEY WATER TREATMENT PLANT\ORTHOS\DWGS\PRE FILTERS GREENSAND MEDIA.DWG



A
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AQUATECH GTO & CA SKID - PLAN
1" = 1'

NOTES:

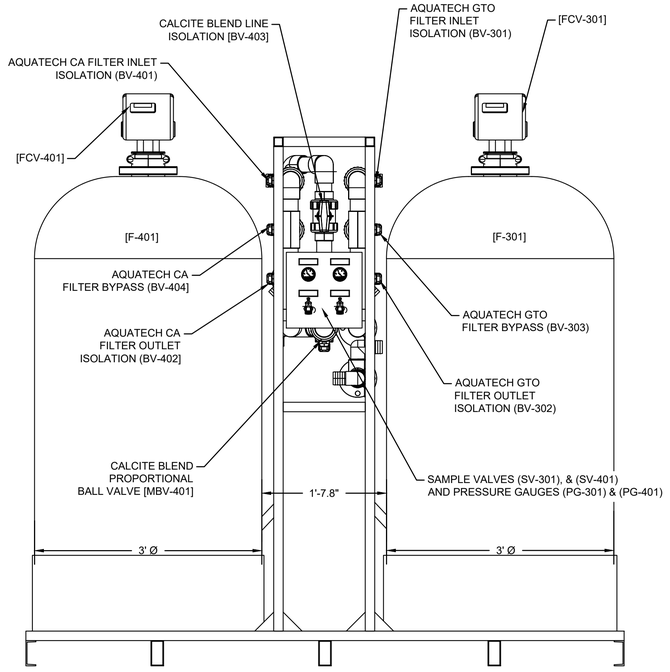
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AQUATECH GTO FILTER DESIGN SUMMARY

PARAMETER	VALUE	UNITS
DESIGN FLOW RATE	40	GPM
NUMBER OF FILTERS	1	VESSELS
FILTER DESIGN CAPACITY	40	GPM/VESSEL
FILTER VESSEL DIAMETER	36	INCHES
SIDEWALL HEIGHT OF FILTER VESSELS	72	INCHES
MEDIA TYPE(S)	METSORB HMRG & GRAVEL UNDERBED	
DEPTH OF METSORB HMRG	36	INCHES
VOLUME OF METSORB HMRG	21.2	CF
ESTIMATED MEDIA LIFE	5	YEARS
DEPTH OF GRAVEL UNDERBED	12	INCHES
VOLUME OF GRAVEL UNDERBED	7.1	CF
FILTER/HYDRAULIC LOADING RATE	5.7	GPM/SF
EMPTY BED CONTACT TIME (EBCT)	4.0	MIN
BACKWASH / RINSE FLOW RATE	40	GPM
BACKWASH / RINSE LOADING RATE	5.700	GPM/SF
BACKWASH / RINSE SUPPLY	RAW / FEED WATER	
DURATION OF BACKWASH	20	MIN
DURATION OF RINSE	4	MIN
BACKWASH AND RINSE VOLUME PER CYCLE	953	GAL/CYCLE
BACKWASH FREQUENCY	56 TO 70	DAYS

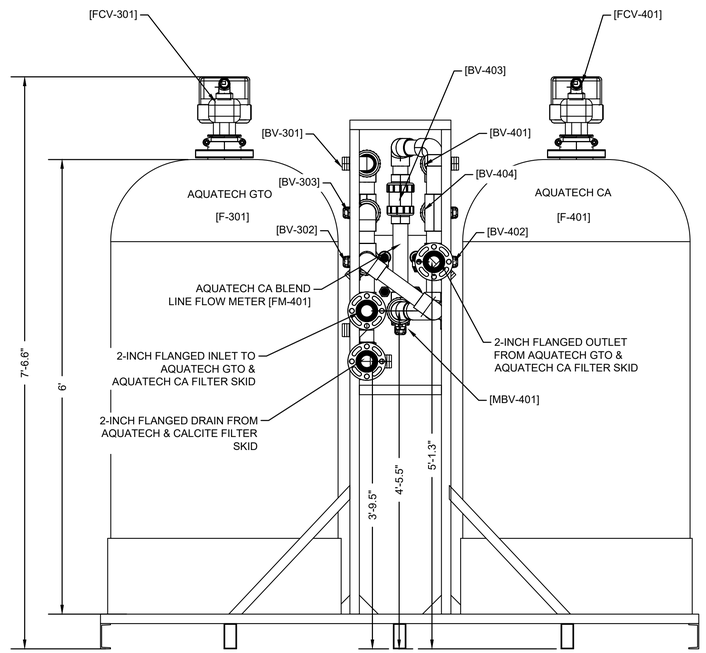
AQUATECH CA FILTER DESIGN SUMMARY

PARAMETER	VALUE	UNITS
DESIGN FLOW RATE	40	GPM
NUMBER OF FILTERS	1	VESSELS
FILTER DESIGN CAPACITY	40	GPM/VESSEL
FILTER VESSEL DIAMETER	36	INCHES
SIDEWALL HEIGHT OF FILTER VESSELS	72	INCHES
MEDIA TYPE(S)	CALCITE & GRAVEL UNDERBED	
DEPTH OF METSORB HMRG	30	INCHES
VOLUME OF METSORB HMRG	17.7	CF
DEPTH OF GRAVEL UNDERBED	12	INCHES
VOLUME OF GRAVEL UNDERBED	7.1	CF
FILTER/HYDRAULIC LOADING RATE - NO BLEND	5.7	GPM/SF
EMPTY BED CONTACT TIME (EBCT) - NO BLEND	3.3	MIN
FILTER/HYDRAULIC LOADING RATE - 50% BLEND	2.8	GPM/SF
EMPTY BED CONTACT TIME (EBCT) - 50%BLEND	6.6	MIN
BACKWASH / RINSE FLOW RATE	40	GPM
BACKWASH / RINSE LOADING RATE	5.7	GPM/SF
BACKWASH / RINSE SUPPLY	RAW / FEED WATER	
DURATION OF BACKWASH	33	MIN
DURATION OF RINSE	5	MIN
BACKWASH AND RINSE VOLUME PER CYCLE	1522	GAL/CYCLE
BACKWASH FREQUENCY	56 TO 70	DAYS



B
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AQUATECH GTO & CA SKID - FRONT VIEW
1" = 1'



C
--

AQUATECH GTO & CA SKID - BACK VIEW
1" = 1'

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WATER TREATMENT PLANT IMPROVEMENTS

AQUATECH GTO AND CA FILTER SKID DETAILS

BAILEY WATER AND SANITATION DISTRICT
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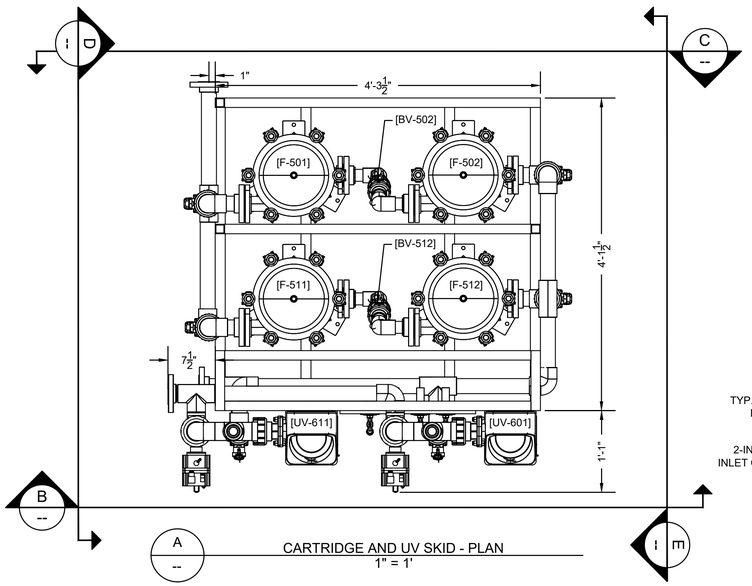
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SHEET: C26 OF C37

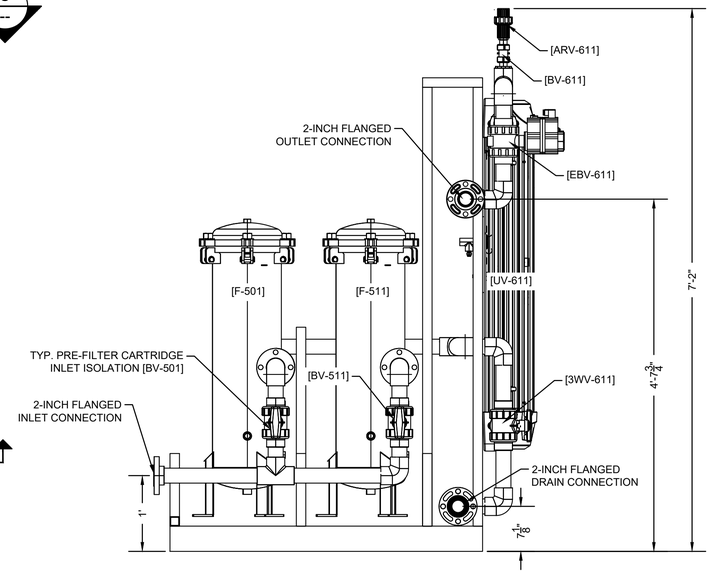
Q:\CO-LAKE-EE\SHARED_PROJECTS\0107 - W2 ENGINEERS, LLC\0002 - BAILEY WSD WTP IMPROVEMENTS\CAD\PLANT 3D\BAILEY WATER TREATMENT PLANT\ORTHOS\DWGS\METSORB AND CALCITE FILTER SKID.DWG



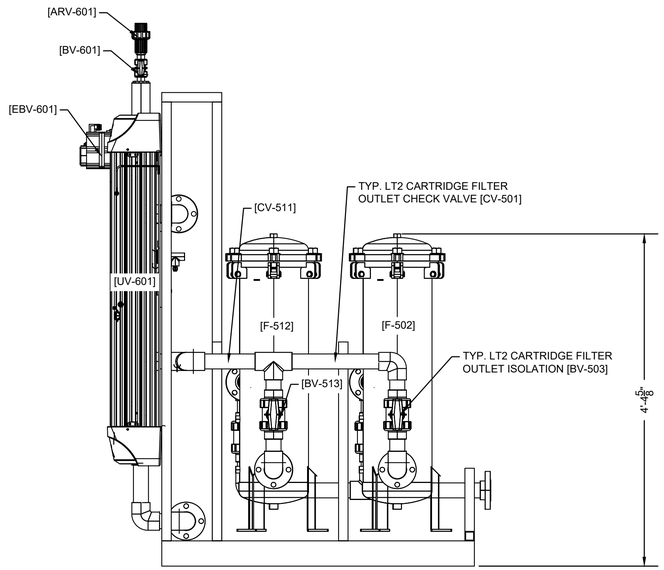
A -- CARTRIDGE AND UV SKID - PLAN
1" = 1'

NOTES:

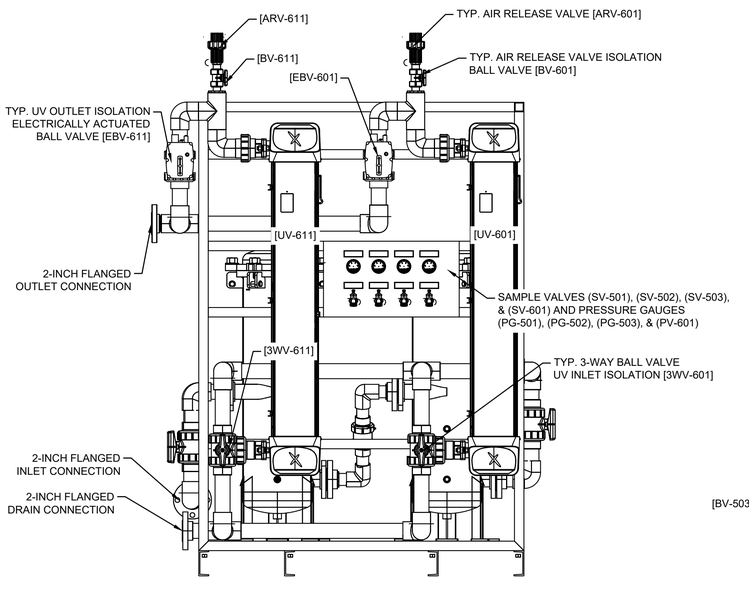
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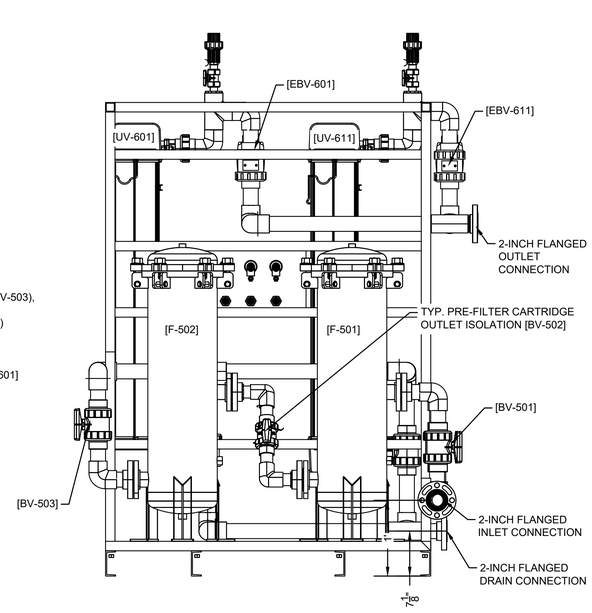
D -- CARTRIDGE AND UV SKID - PROFILE
1" = 1'



E -- CARTRIDGE AND UV SKID - PROFILE
1" = 1'



B -- CARTRIDGE AND UV SKID - PROFILE
1" = 1'



C -- CARTRIDGE AND UV SKID - PROFILE
1" = 1'

CARTRIDGE FILTER DESIGN SUMMARY

PARAMETER	VALUE	UNITS
CARTRIDGE FILTER MANUFACTURER	HARMSCO	
NUMBER OF FILTER TRAINS	2	TRAINS
NUMBER OF FILTERS PER TRAIN	2	FILTERS
DESIGN FLOW PER FILTER TRAIN	40 GPM	
TOTAL FILTRATION CAPACITY	80 GPM	
FIRM FILTRATION CAPACITY	40 GPM	
FILTER HOUSING MODEL	MUNI 90 MP	
PRESSURE RATING	150	PSI
PRE-FILTER CARTRIDGE MODEL	HC/90-1 MICRON	
PRE-FILTER RATED FLOW CAPACITY	100	GPM
PRE-FILTER SURFACE AREA PER CARTRIDGE	90	SF
PRE-FILTER MAX. PRESSURE DIFFERENTIAL	25	PSI
LT2 CARTRIDGE FILTER MODEL	HC/90-LT2	
LT2 FILTER RATED FLOW CAPACITY	100	GPM
LT2 FILTER SURFACE AREA PER CARTRIDGE	81	SF
LT2 MAX. PRESSURE DIFFERENTIAL	25	PSI

UV DISINFECTION DESIGN SUMMARY

PARAMETER	VALUE	UNITS
UV MANUFACTURER AND MODEL	UV PURE HALLET 1000P	
VALIDATION PROTOCOL	EPA UVDGM	
RATED FLOW CAPACITY	100	GPM
UV DOSE AT RATED FLOW	40	MJ/CM^2
NUMBER OF REACTORS	2	REACTORS
NUMBER OF STANDBY REACTORS	1	REACTOR
DESIGN FLOW PER REACTOR	40	GPM
UV DOSE REQ. FOR 0.5-LOG GIARDIA	1.5	MJ/CM^2
CALC'D RED AT DESIGN FLOW	78.9	MJ/CM^2
CALC'D RED AT END OF LAMP LIFE	47.3	MJ/CM^2
MIN. GIARDIA LOG INACTIVATION	5.0 TO 5.5	LOG

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WATER TREATMENT PLANT IMPROVEMENTS

CARTRIDGE AND UV SKID DETAILS

BAILEY WATER AND SANITATION DISTRICT
PO BOX 422
BAILEY, CO 80421

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DESIGNED BY	CHECKED BY
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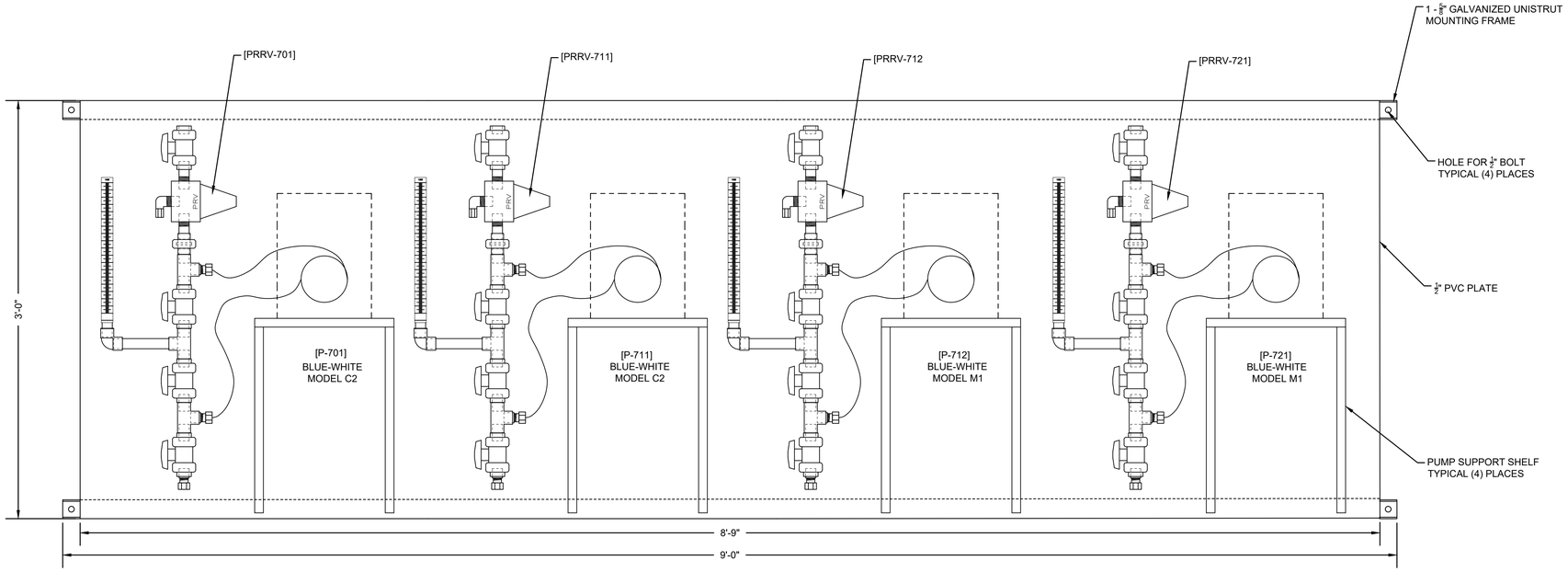
JOB NUMBER: 0107.0002

EDITION: 90% CMAR

SHEET: C27 OF C37

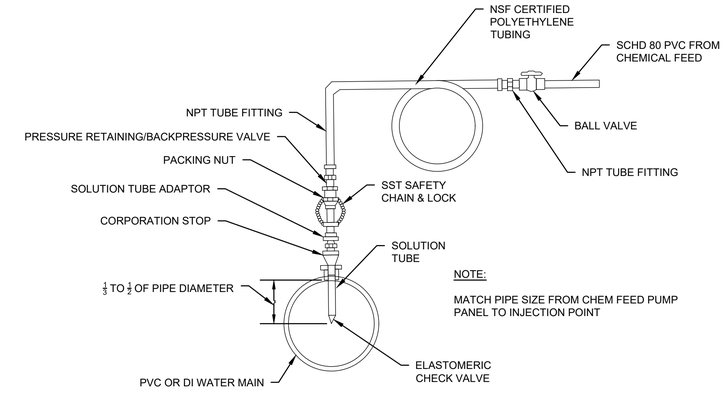
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CHEMICAL FEED PUMP	CHEMICAL
P-701	MAGNAFLOC LT22S
P-711	1.25% SODIUM HYPOCHLORITE
P-712	5.25% SODIUM HYPOCHLORITE
P-721	SODA ASH



GENERAL CHEMICAL FEED NOTES:

1. ALL EQUIPMENT INSTALLED SHALL BE NSF APPROVED AND ANSI 61 CERTIFIED.
2. CHEMICAL FEED SYSTEM SHOWN IS REPRESENTATION OF ANTICIPATED EQUIPMENT, PIPING, AND VALVING. FINAL EQUIPMENT LAYOUT AND SCHEMATIC MAY INCLUDE EQUIPMENT NOT SHOWN IN ORDER TO PROVIDE A FUNCTIONING SYSTEM PER MANUFACTURER RECOMMENDATIONS.
3. CHEMICAL FEED PROCESS SYSTEM SHALL BE HARD PIPED WITH PVC PIPE AND SECURED TO THE CHEMICAL FEED SKID. FLEXIBLE TUBING SHALL BE USED PRIOR TO AND INSIDE THE CHEMICAL TANKS TO ALLOW FOR REMOVAL OF THE VENT, TUBE, AND FOOT VALVE. FLEXIBLE TUBING TO ALSO BE USED FOR ATTACHMENT TO THE INJECTION QUILL / POINT.
4. PIPE GLUE FOR ALL CHEMICAL FEED APPLICATIONS SHALL BE SUITABLE FOR USE WITH APPLICABLE CHEMICAL.
5. HARD PIPE CHEMICAL FEED PIPING IN SCHD 80 PVC FROM CHEMICAL FEED SKID TO APPLICATION POINT. MATCH PIPE SIZE FROM CHEM FEED PUMP PANEL TO INJECTION POINT.
6. CONTRACTOR TO PROVIDE 120 VAC, PVC WITH AUTO-PRIME, DEGASSING HEAD, TUBING, CALIBRATION COLUMN AND ALL VALVES. UNIT SHALL OFFER CONSTANT REMOVAL OF VAPORS AND GASES INHERENT WITH SODIUM HYPOCHLORITE, MOUNT ¼" O.D. TUBING TOP OF THE PUMP FOR THE AUTO PRIME FEATURE.
7. CONTRACTOR SHALL PROVIDE A SPARE PARTS KIT FOR EACH PUMP.
8. SODIUM HYPOCHLORITE STORAGE AND HANDLING PROCEDURES SHALL BE ARRANGED TO MINIMIZE THE SLOW NATURAL DECOMPOSITION PROCESS OF SODIUM HYPOCHLORITE EITHER BY CONTAMINATION OR BY EXPOSURE TO MORE EXTREME STORAGE CONDITIONS. IN ADDITION, FEED RATES SHOULD BE REGULARLY ADJUSTED TO COMPENSATE FOR THIS PROGRESSIVE LOSS IN CHLORINE CONTENT.
9. CHEMICAL STORAGE
   - 9.1. ALL CHEMICAL STORAGE CONTAINERS OR TANKS SHALL BE LOCATED OUT OF THE SUNLIGHT AND IN A COOL AREA. TANKS SHALL ALSO BE VENTED TO THE EXTERIOR OF THE BUILDING.
   - 9.2. SODIUM HYPOCHLORITE SHALL BE STORED IN HDPE DOUBLE WALL STORAGE TANKS.
   - 9.3. BASF MAGNAFLOC LT22S SHALL BE PREPARED AND STORED WITHIN LDPE DOUBLE WALL STORAGE TANK.
   - 9.4. SODA ASH SHALL BE PREPARED AND STORED WITHIN LDPE DOUBLE WALL STORAGE TANK AND MIXER.
   - 9.5. THE PROPOSED SODIUM HYPOCHLORITE STORAGE TANKS SHALL HAVE A 3" AND 1" OPENING, BOTH WITH NPT THREADS. USE A MALE POLYETHYLENE FITTING TO TIE INTO THE 1" OPENING AND CONNECT A CLEAR POLYETHYLENE TUBE.
   - 9.6. THE CONTRACTOR SHALL PERMANENTLY STENCIL "CAUTION: [CHEMICAL NAME] STORAGE" ONTO THE OUTSIDE OF EACH STORAGE CONTAINER.
10. CONTRACTOR TO INSTALL PIPE SUPPORTS/BRACKETS AS NEEDED TO PREVENT PIPE SAGGING WHEN FULL OF WATER AND UNACCEPTABLE TORQUE AT CONNECTION POINTS.
11. SAFETY AND PERSONAL PROTECTIVE EQUIPMENT (PPE): AT A MINIMUM, SAFETY GOGGLES AND RUBBER OR NITRILE GLOVES SHALL BE READILY ACCESSIBLE IN A CONVENIENT LOCATION FOR USE BY THE ORC.



1 -- INJECTION POINT DETAIL NTS

ELEMENT ENGINEERING LLC
12687 W. CEDAR DRIVE, SUITE 300
LAKEWOOD, CO 80228
720.749.4165
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REVISIONS

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WATER TREATMENT PLANT IMPROVEMENTS

CHEMICAL FEED PUMP DETAILS

BAILEY WATER AND SANITATION DISTRICT
PO BOX 422
BAILEY, CO 80421

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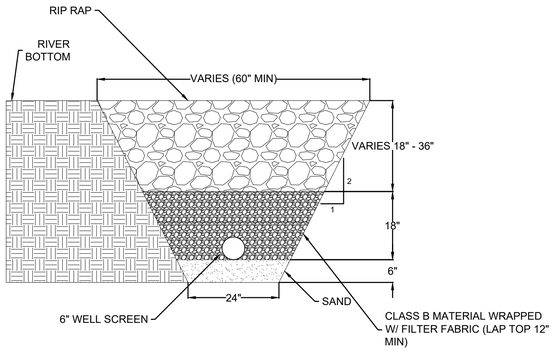
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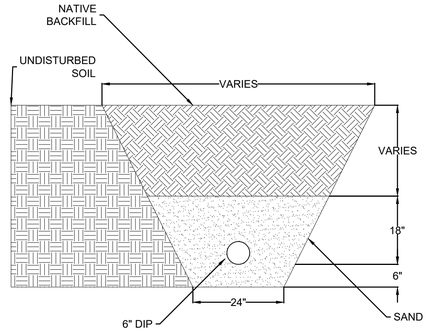
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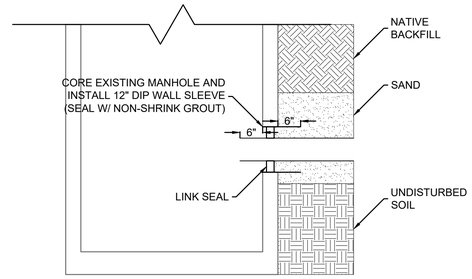
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INFILTRATION GALLERY SECTION



TYPICAL (INFILTRATION) TRENCH SECTION



WET WELL PENETRATION DETAIL

ELEMENT ENGINEERING LLC
12687 W. CEDAR DRIVE, SUITE 300
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WATER TREATMENT PLANT IMPROVEMENTS

DETAILS I

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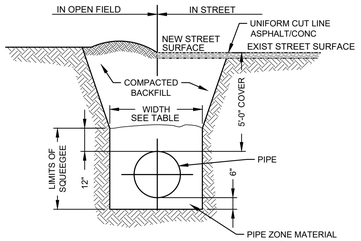
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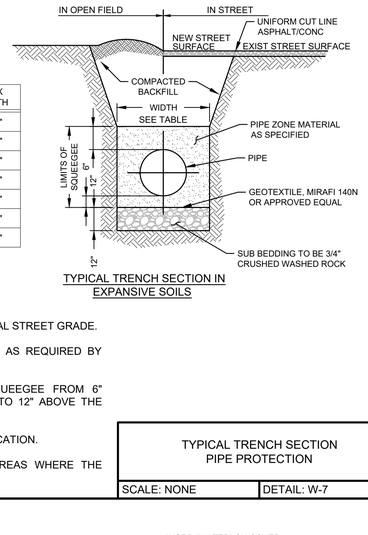
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TYPICAL TRENCH SECTION



PIPE Ø	MIN WIDTH	MAX WIDTH
4"	1'-4"	2'-4"
6"	1'-6"	2'-6"
8"	1'-8"	2'-8"
12"	2'-0"	3'-0"
16"	2'-4"	3'-4"
20"	2'-8"	3'-8"
24"	4'-0"	5'-0"

TYPICAL TRENCH SECTION IN EXPANSIVE SOILS

NOTES:

1. MIN COVER TO BE X.X' BELOW OFFICIAL STREET GRADE.
2. TRENCH WALLS TO BE SUPPORTED AS REQUIRED BY OSHA.
3. PIPE SHALL BE BEDDED WITH SQUEEGEE FROM 6" BELOW THE BOTTOM OF THE PIPE TO 12" ABOVE THE TOP OF THE PIPE.
4. COMPACTION SHALL BE PER SPECIFICATION.
5. TAPPING SADDLES REQUIRED IN AREAS WHERE THE BEDDING SECTION IS USED.

TYPICAL TRENCH SECTION
PIPE PROTECTION

SCALE: NONE | DETAIL: W-7

PIPE BEDDING:

(A) INSTALLATION OF BEDDING AND PIPE: AFTER COMPLETION OF THE TRENCH EXCAVATION AND PROPER PREPARATION OF THE FOUNDATION, SIX INCHES (6") OF BEDDING MATERIAL SHALL BE PLACED ON THE TRENCH BOTTOM FOR SUPPORT UNDER THE PIPE. BELL HOLES SHALL BE DUG DEEP ENOUGH TO PROVIDE A MINIMUM OF TWO INCHES (2") OF CLEARANCE BETWEEN THE BELL AND BEDDING MATERIAL. ALL PIPE SHALL BE INSTALLED IN SUCH A MANNER TO INSURE FULL SUPPORT OF THE PIPE BARREL OVER ITS ENTIRE LENGTH. AFTER THE PIPE IS ADJUSTED FOR LINE AND GRADE, AND THE JOINT IS MADE, THE BEDDING MATERIAL SHALL BE CAREFULLY PLACED AND TAMPED UNDER THE HAUNCHES OF THE PIPE AND IN THE PREVIOUSLY DUG BELL HOLES.

TAMPING IS HEREIN DEFINED AS THE ACT OF PLACING APPROVED BEDDING MATERIAL UNDER THE HAUNCHES OF THE PIPE, PAYING PARTICULAR ATTENTION TO VOIDS, BELL HOLES, AND SLING HOLES. THE PURPOSE OF TAMPING IS TO ENSURE UNIFORM SUPPORT FOR THE PIPE.

THE LIMITS OF BEDDING SHALL BE SIX INCHES (6") BELOW THE BOTTOM OF THE PIPE TO TWELVE INCHES (12") ABOVE THE TOP OF THE PIPE. APPROVED BACKFILL MAY THEN BE INSTALLED TO THE GROUNDLINE.

COMPACTION OF BEDDING IS NOT REQUIRED. THE ONLY REQUIREMENT IS SUFFICIENT TAMPING TO ACHIEVE UNIFORM SUPPORT UNDER THE PIPE. SEE DETAIL W-7 OF THE STANDARD DRAWINGS FOR A TYPICAL TRENCH CROSS SECTION.

(B) BEDDING MATERIAL: THE BEDDING MATERIAL SHALL BE CLEAN WELL-GRADED SAND OR SQUEEGEE SAND AND SHALL CONFORM TO THE FOLLOWING LIMITS WHEN TESTING BY MEANS OF LABORATORY SIEVES:

WELL-GRADED SAND

SIEVE SIZE	TOTAL PERCENT PASSING BY WEIGHT
3/8 INCH	100
NO.4	95-100
NO.8	80-100
NO.16	50-85
NO.30	25-60
NO.50	10-30
NO.100	2-10
NO.200	0

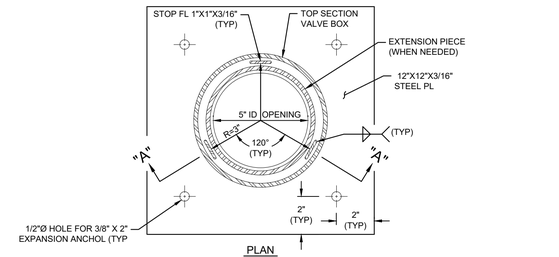
SQUEEGEE SAND

SIEVE SIZE	TOTAL PERCENT PASSING BY WEIGHT
3/8 INCH	100
NO.100	0-5

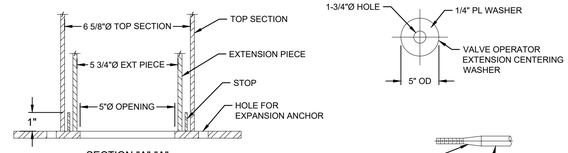
IF APPROVED BY THE OWNER, FINES FORM THE TRENCH WALLS AND SPOILS PILE MAY BE USED TO PROVIDE UNIFORM SUPPORT FOR THE PIPE. NO ROCK OR STONE LARGER THAN THAT ALLOWED BY THE SIEVE ANALYSIS, OR ANY OTHER DETRIMENTAL SUBSTANCE, SHALL BE PLACED CLOSER TO THE PIPE THAN SIX INCHES (6"). APPROVED BEDDING MATERIALS SHALL BE STOCKPILED ON THE JOBSITE TO BE USED IN THE EVENT NATURAL MATERIALS BECOME UNSATISFACTORY. THE OWNER RESERVES THE RIGHT TO REQUIRE THE USE OF THE SPECIFIED BEDDING MATERIAL AT ANY TIME.

PIPE BEDDING

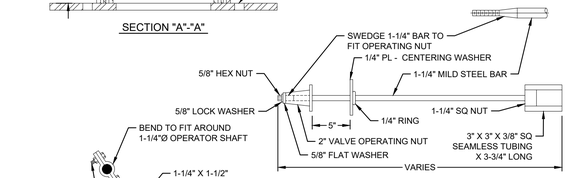
SCALE: NONE | DETAIL: W-8



PLAN



SECTION "A"-"A"



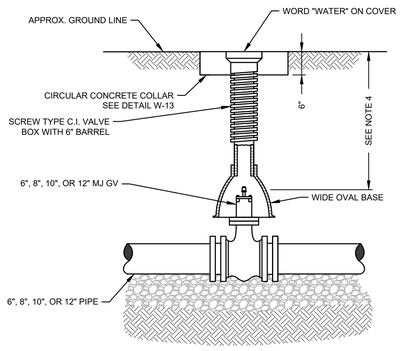
EXTENSION GUIDE

VALVE OPERATOR EXTENSION

EXTENSIONS ARE REQUIRED ON ALL VALVES WHERE TOP OF NUTS ARE GREATER THAN 5'. MULTIPLE EXTENSIONS ARE NOT ALLOWED.

VALVE BOX SUPPORT AND VALVE OPERATOR EXTENSION GUIDE

SCALE: NONE | DETAIL: W-11



6-INCH VALVE BOXES

MATERIALS:

VALVE BOX PARTS SHALL BE MADE FROM GRAY CAST IRON, ASTM A48 CLASS 20A.

USE OF AN ALUMINUM ALLOY AS A CASTING MATERIAL IS NOT ACCEPTABLE.

APPROVED PATTERNS:

VALVE BOXES SHALL BE THE THREE-PIECE ADJUSTABLE SCREW TYPE AND THE FOLLOWING TWO PATTERNS ARE ACCEPTABLE.

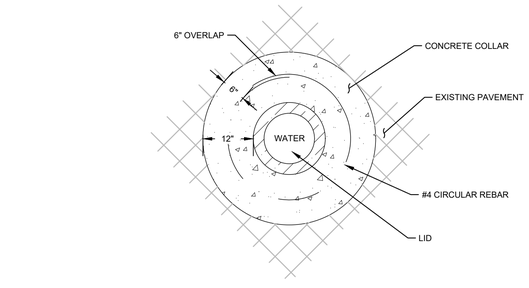
1. TYLER SCREW-TYPE 6-INCH CAST IRON VALVE BOX ASSEMBLY SERIES 6860 WITH NO. 160 LARGE OVAL BASE.
2. CLAY AND BAILEY SCREW-TYPE 6-INCH CAST IRON VALVE BOX ASSEMBLY NO. P-108 WITH NO. 160 LARGE OVAL BASE.

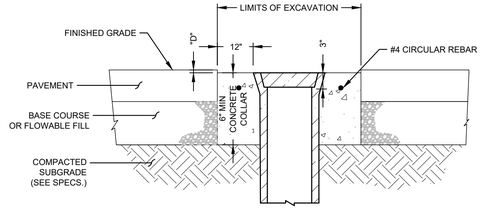
NOTES:

1. ALL CI SHALL BE WRAPPED WITH 8 MIL MIN THICKNESS POLYETHYLENE.
2. VALVE NUT SHALL BE CENTERED.
3. VALVE BOX SHALL BE PLUMB.
4. IF GREATER THAN 5'-0" PROVIDE OPERATING NUT EXTENSION WITH CENTERING RING TO 12" BELOW COVER,SEE DETAIL W-13.

VALVE BOX DETAIL

SCALE: NONE | DETAIL: W-12



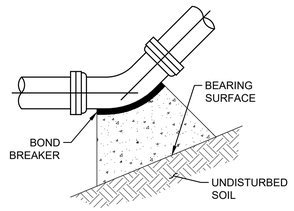


NOTES:

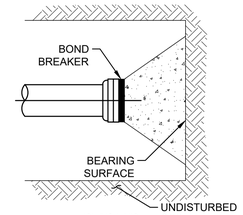
1. "D" = 1/2" FOR HMA PAVEMENT OVERLAYS OR SURFACE TREATMENTS
2. "D" = 1/2" FOR HMA PAVEMENT RECONSTRUCTION OR NEW CONSTRUCTION
3. "D" = 1/4" FOR CONCRETE STREETS
4. VALVE BOX SHALL BE PLUMB AND CENTERED OVER VALVE NUT
5. THIS DETAIL APPLIES TO BOTH ASPHALT AND CONCRETE STREETS
6. PLACE #4 CIRCULAR REBAR WITH 3" COVER - END OVERLAP 6"

VALVE BOX FINISHING DETAIL

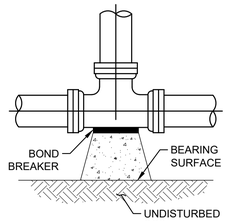
SCALE: NONE | DETAIL: W-13



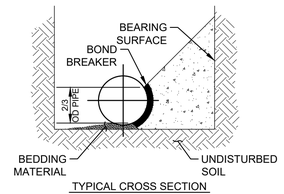
11-1/4°, 22-1/2°, 45°, AND 90° BENDS



DEAD END



TEE



TYPICAL CROSS SECTION

NOTES:

1. ON 16" AND 20" TRANSMISSION MAINS, ALL BENDS SHALL BE BOTH RODDED AND KICKBLOCKED.
2. BEARING SURFACES SHOWN IN CHART ARE MIN.
3. BASED ON 150 PSI INTERNAL PIPE PRESSURE PLUS WATER HAMMER.
   4", 6", 8", AND 12" WATER HAMMER = 110 PSI
   16", 20", AND 24" WATER HAMMER = 70 PSI
4. BASED ON 3,000 PSF SOIL BEARING CAPACITY.
5. ALL VALVES, TEES, BENDS, AND PLUGS SHALL BE BOTH RODDED AND KICKBLOCKED.

MINIMUM BEARING SURFACE AREA
(IN SQUARE FEET)

PIPE Ø	BENDS				TEE OR DEAD END
	11-1/4°	22-1/2°	45°	90°	
4"	1.00	1.00	1.00	N/A	1.50
6"	1.00	1.25	2.25	N/A	3.00
8"	1.00	2.00	4.00	N/A	5.25
12"	2.25	4.50	8.75	N/A	11.25
16"	3.75	7.50	14.50	27.00	19.00
20"	5.00	10.00	19.50	35.50	25.00
24"	7.00	14.00	27.75	51.00	36.00

CONCRETE KICKBLOCKS
BEARING SURFACES & INSTALLATION

SCALE: NONE | DETAIL: W-16 | 2 OF 3

ELEMENT ENGINEERING LLC
720.749.4165
WWW.ELEMENTENGINEERING.NET
12687 W. CEDAR DRIVE, SUITE 300
LAKEWOOD, CO 80228

REVISIONS

NO.	DESCRIPTION	DATE	BY

WATER TREATMENT PLANT IMPROVEMENTS

DETAILS II

BAILEY WATER AND SANITATION DISTRICT
PO BOX 422
BAILEY, CO 80421

PREPARED UNDER THE DIRECT SUPERVISION OF

FOR AND ON BEHALF OF ELEMENT ENGINEERING, LLC

DESIGNED BY	CHECKED BY
MAH	AMA

DATE: OCTOBER 2025

JOB NUMBER: 0107.0002

EDITION: 90% CMAR

SHEET: C30 OF C37

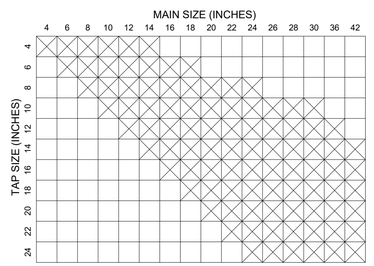
Q:\CO-LAKE-EE\SHARED_PROJECTS\0107 - W2 ENGINEERS, LLC\0002 - BAILEY WSD WTP IMPROVEMENTS\CAD\DWG\CD'S\09_DETAILS.DWG

CONCRETE KICKBLOCKS

WATER MAIN AND TAP SIZE COMBINATIONS WHICH REQUIRE A CONC KICKBLOCK BEHIND THE MAIN AT THE TAPPING SLEEVE OR SADDLE

ALL WATER MAINS

☒ INDICATED CONC KICKBLOCK REQ'D



ANY KICKBLOCK REQUIREMENTS FOR WATER MAIN AND TAP SIZE COMBINATIONS OTHER THAN THOSE SHOWN ABOVE WILL REQUIRE SPECIAL DESIGN APPROVAL BY THE ENGINEER.

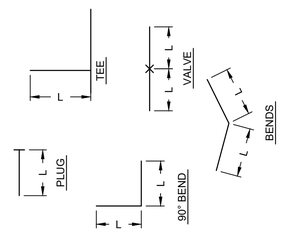
CONCRETE KICKBLOCKS TABLE

SCALE: NONE | DETAIL: W-17 | 3 OF 3

ROD DIAMETER, GRADE, AND LENGTH OF RESTRAINED PIPE

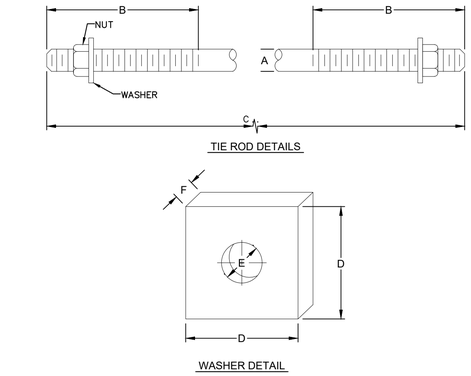
PIPE SIZE	FITTING	4" D	4" L	4" G	6" D	6" L	6" G	8" D	8" L	8" G	12" D	12" L	12" G	16" D	16" L	16" G	20" D	20" L	20" G	24" D	24" L	24" G
90° BEND, TEE PLUG, VALVE		3/4"	50'	MS	3/4"	71'	MS	3/4"	94'	MS	3/4"	134'	HS	1"	173'	HS	1 1/2"	212'	HS	-	250'	-
45° BEND		3/4"	25'	MS	3/4"	35'	MS	3/4"	46'	MS	3/4"	66'	HS	1"	85'	HS	1 1/2"	104'	HS	-	122'	-
22 1/2° BEND		3/4"	12'	MS	3/4"	17'	MS	3/4"	23'	MS	3/4"	32'	HS	1"	41'	HS	1 1/2"	50'	HS	-	59'	-
11 1/4° BEND		-	-	-	-	-	-	3/4"	7'	MS	3/4"	10'	HS	1"	13'	HS	1 1/2"	15'	HS	-	18'	-

NOTES:
1. LENGTH OF RESTRAINED PIPE MEASURED EACH WAY FROM VALVES AND BENDS.
2. CLAMPS ARE REQUIRED ON ALL MECHANICAL JOINT FITTINGS AND VALVES.
3. D=ROD DIAMETER, L=LENGTH, G=GRADE. MS=MILD STEEL, HS=HIGH STRENGTH.
4. MIN 5.0' GROUND COVER REQUIRED.
5. BASED ON 250 PSI INTERNAL PRESSURE PLUS WATER HAMMER.
6. MS = MILD STEEL, ROD ASTM A 36.
7. HS = HIGH STRENGTH ROD ASTM A 193 GRADE B7.
8. NUTS SHALL BE ASTM A 307 GRADE A OR B HEXAGON HEAVY SERIES. HS NUTS SHALL CONFORM TO ASTM A 194 GRADE 2H.
9. ALL TIED PIPE DETAIL W-25. ALSO, TIE ROD COUPLING DETAIL W-20, CLAMP AND SET CLAMP DETAIL W-22.
10. LENGTH REFERS TO THE AMOUNT OF PIPE WHICH MUST BE RESTRAINED TOGETHER AND IS NOT NECESSARILY THE LENGTH OF THE RODS.
11. LENGTH OF RESTRAINED PIPE CHART IS ALSO FOR THE LENGTH OF JOINT RESTRAINT FOR MEGALUGS.
12. CROSSES SHALL BE RESTRAINED IN ALL APPLICABLE DIRECTIONS.
13. 12" AND SMALLER IN-LINE VALVES AND TEES SHALL HAVE A MECHANICAL JOINT RESTRAINT DEVICE ON EACH SIDE OF THE FITTING OR VALVE. MECHANICAL JOINT RESTRAINT DEVICE SHALL BE PER DETAIL W-24.
14. ACCESSORY VALVE WILL BE REQUIRED TO BE CLOSED WHEN EXCAVATING NEXT TO AN EXISTING VALVE.
15. ON PLUGS, TEES AND BENDS, KICKBLOCKS SHALL BE USED IN ADDITION TO RESTRAINT.
16. WHERE RESTRAINED PIPE ENDS AT A VALVE, THE LENGTH OF RESTRAINT SHALL BE BASED ON THE SIZE OF THE PIPE NOT THE SIZE OF THE VALVE.
17. IF INTERNAL PRESSURE EXCEEDS 250 PSI THE ENGINEER WILL PROVIDE LENGTH OF RESTRAINED PIPE.



LENGTH OF RESTRAINED PIPE

SCALE: NONE | DETAIL: W-18



TIE RODS			
A	B	C	
ROD Ø	THREAD LENGTH	ROD LENGTH	GRADE
¾"	6"	1' TO 11' & 20'	MS
1", 1 ¼"	ALL THREAD	1' TO 11' & 20'	HS

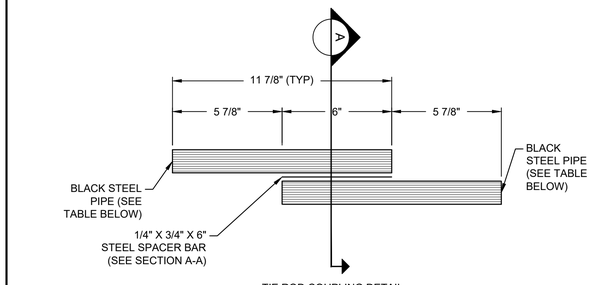
	WASHERS	
D	E	F
WIDTH	HOLE Ø	THICKNESS
5"	1/8" LARGER THAN ROD Ø	1/2"
6"	1/8" LARGER THAN ROD Ø	5/8"

NOTES:

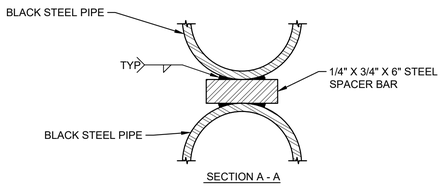
1. SEE TIED JOINTS, ROD DIMENSIONS SHEET.
2. SEE CLAMP DETAILS AND DIMENSION FOR PROPER PLACEMENT OF WASHERS.
3. MS=MILD STEEL HS=HIGH STRENGTH

TIE ROD AND WASHER DETAIL

SCALE: NONE | DETAIL: W-19



TIE ROD COUPLING DETAIL



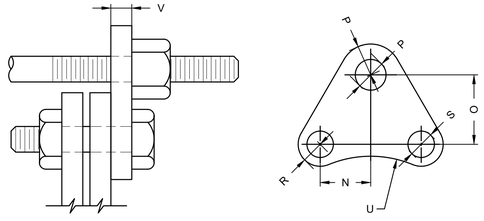
SECTION A - A

ROD SIZE	PIPE DIAMETER
3/4"	1"
1"	1 1/4"
1 1/4"	ALL THREAD

NOTE:
BLACK STEEL PIPE = SCHEDULE 40

TIE ROD COUPLING

SCALE: NONE | DETAIL: W-20



FLANGE LUG DETAIL

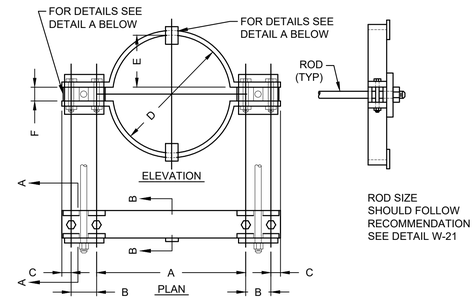
DIMENSIONS
(IN INCHES)

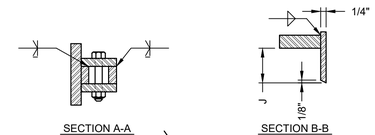
PIPE Ø	N	O	HS RODS P	HS RODS ROD Ø	MS RODS P	MS RODS ROD Ø	R	S	U	V	PIPE Ø
3	2 1/8	2 9/16	-	-	7/8	3/4	3/4	5/8	2 3/8	3/4	3
4	1 7/16	2	-	-	7/8	3/4	3/4	5/8	3 1/8	3/4	4
6	1 13/16	2 1/16	-	-	7/8	3/4	7/8	3/4	4	3/4	6
8	2 1/4	2 1/4	-	-	7/8	3/4	7/8	3/4	5 1/8	3/4	8
10	1 7/8	2 1/16	-	-	7/8	3/4	1	7/8	6 1/4	3/4	16
12	2 1/4	2 5/16	7/8	3/4	-	-	1	7/8	5 7/8	1	10
16	2 1/8	2 7/16	1 1/8	1	-	-	1 1/8	1	9 5/8	1 1/8	12
20	2	2 5/8	1 3/8	1 1/4	-	-	1 1/4	1 1/8	11 3/8	1 1/4	20
24	RODS AND CLAMPS NOT ALLOWED										24

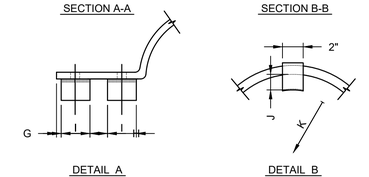
NOTES:
1. MS MEANS MILD STEEL ROD ASTM A 36 (NUTS SHALL BE ASTM A 307 GRADE A OR B HEXAGON HEAVY SERIES)
2. HS MEANS HIGH STRENGTH STEEL ROD ASTM A 193 GRADE B7. (NUTS SHALL BE ASTM A 194 GRADE 2H)

FLANGE LUG DETAIL

SCALE: NONE | DETAIL: W-21







NOTES:
1. ALL DIMENSIONS IN INCHES
2. NOT FOR USE WITH 18" AND 20" DI COMPACT FITTINGS.
3. REFER TO DETAIL W-22A FOR DIMENSIONS FOR CLAMPS

CLAMP DETAILS & DIMENSIONS FOR USE WITH CI & DI FITTINGS ONLY

SCALE: NONE | DETAIL: W-22 | 1 OF 2

ELEMENT ENGINEERING LLC
1268? W. CEDAR DRIVE, SUITE 300
LAKEWOOD, CO 80226
720.749.4165
WWW.ELEMENTENGINEERING.NET

REVISIONS

NO.	DESCRIPTION	DATE	BY

WATER TREATMENT PLANT IMPROVEMENTS

DETAILS III

BAILEY WATER AND SANITATION DISTRICT
PO BOX 422
BAILEY, CO 80421

PREPARED UNDER THE DIRECT SUPERVISION OF

FOR AND ON BEHALF OF ELEMENT ENGINEERING, LLC

DESIGNED BY	CHECKED BY
MAH	AMA

DATE: OCTOBER 2025

JOB NUMBER: 0107.0002

EDITION: 90% CMAR

SHEET: C31 OF C37

Q:\CO-LAKE-EE\SHARED_PROJECTS\0107 - W2 ENGINEERS, LLC\0002 - BAILEY WSD WTP IMPROVEMENTS\CAD\DWG\CD'S\09_DETAILS.DWG

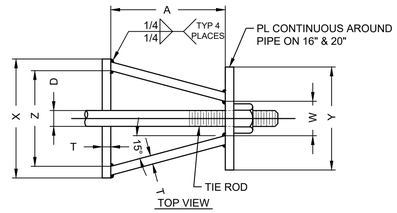
TABLE OF DIMENSIONS FOR CLAMPS (IN INCHES)

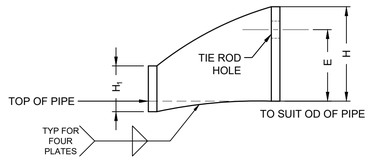
PIPE Ø		4	6	8	12	16	20	24
BOLT SIZE	BODY CLAMP	2 1/2 X 3/8	3 1/2x 1/2	4 X 1/2	4 1/2 X 5/8	5 1/2 X 5/8	5 1/2 X 5/8	
	BELL CLAMP	3 X 1 1/2	3 1/2 X1/2	4 1/2 X 1/2	4 1/2 X 5/8	5 1/2 X 5/8	5 1/2 X 5/8	
K	BODY CLAMP	2 1/2	3 3/4	4 3/4	6 3/4	8 15/16	11 1/16	
J	BELL CLAMP	5/8	1/2	5/8	13/16	15/16	1	
I	BODY CLAMP	2 1/2	2 1/2	2 1/2	2 1/2	2 3/4	2 1/2	
	BELL CLAMP	2 1/4	2 1/4	2 1/4	2 1/4	2 1/4	2 1/4	
H	BODY CLAMP	1 1/4				1 1/2	1 3/4	
	BELL CLAMP	1 1/4				1 1/2	1 3/4	
G	BELL CLAMP	3/8				1/4	3/8	
	BELL CLAMP	3/8				1/4	3/8	
F	BODY CLAMP					1 1/4	1 1/2	
	BELL CLAMP					1 1/4	1 1/2	
E	BODY CLAMP	1 7/8	2 15/16	4 1/16	6 1/8	8 1/16	10 1/16	
	BELL CLAMP	2 5/8	3 3/4	4 7/8	7 1/16	9 1/4	11 5/16	
D	BODY CLAMP	4 3/4	6 7/8	9 1/8	13 1/4	17 3/8	21 5/8	
	BELL CLAMP	6 1/4	8 1/2	10 3/4	15 1/8	19 3/4	24 1/8	
C	BODY CLAMP	1 1/2	1 1/2	1 1/2	1 1/2	1 1/2	1 1/2	
	BELL CLAMP	1 1/2	1 1/2	1 1/2	1 1/2	1 1/2	1 1/2	
B	BODY CLAMP	4	4	4	4	4 1/2	4 1/2	
	BELL CLAMP	3	3	3 1/2	4	4	4	
A	BODY CLAMP	7 3/8	9 5/8	11 7/8	16 3/8	20 5/8	25	
	BELL CLAMP	9	11 1/4	13 5/8	18 1/4	23 1/8	27 1/2	
BAR SIZE		1 1/2 X 1/2	2 X 1/2	2 1/2 X 1/2	2 1/2 X 5/8	3 X 3/4	3 X 3/4	
PIPE Ø		4	6	8	12	16	20	24

RODS AND CLAMPS NOT ALLOWED.

DIMENSIONS FOR CLAMPS

SCALE: NONE | DETAIL: W-22A | 2 OF 2





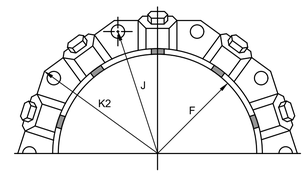
SIDE VIEW

	CARRIER PIPE NOMINAL Ø	STUD Ø D	A	W	Z	T	H	E	H_1	Y	X
W/O FLANGED LUGS	4" TO 12"	3/4"	5"	1 1/2"	3 3/4"	3/8"	4 1/8"	3 1/8"	2"	4 1/2"	5"
	16"	1"	5 3/4"	1 3/4"	4 1/2"	1/2"	4 1/2"	3 1/4"	2"	RING	6"
	20"	1 1/4"	7 1/2"	2"	5 3/4"	5/8"	5"	3 3/4"	2 1/2"	RING	7 1/2"

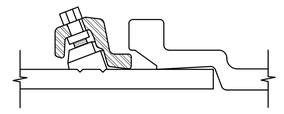
NOTES:
1. USE TWO HS STEEL TIE RODS AT END OF CASING.
2. TIE ROD HOLE Ø 1/8" LARGER THAN STUD Ø.
3. BOTTOM EDGE OF ALL PLATES SHAPED TO FIT OD OF PIPE.
4. HARNESS LUGS AS PER AWWA MANUAL M11.

COMBINATION FLANGED HARNESS LUG DETAILS

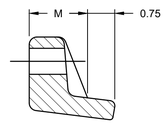
SCALE: NONE | DETAIL: W-23



MECHANICAL JOINT RESTRAINT



WEDGE DETAIL



BOLT HOLE DETAIL

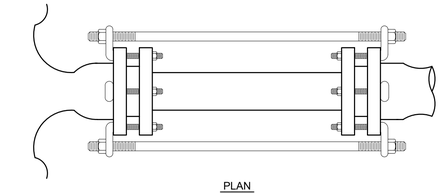
DIMENSIONS

	NOMINAL PIPE SIZE	NO OF BOLTS	NO OF WEDGES	K2 INCHES	J INCHES	F INCHES	M INCHES	
D I	4"	4	2					D I
	6"	6	3	11.12	9.50	7.00	0.88	
	8"	6	4	13.37	11.75	9.15	1.00	
	10"	8	6	15.62	14.00	11.20	1.00	
	12"	8	8	17.88	16.25	13.30	1.25	
	16"	12	12	22.50	21.00	17.54	1.56	
	20"	14	14	27.00	25.50	21.74	1.69	

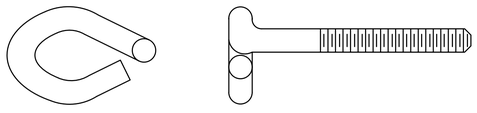
NOTE:
OTHER MECHANICAL JOINT RESTRAINT DEVICES MUST BE APPROVED BEFORE INSTALLATION.

MECHANICAL JOINT RESTRAINT DETAILS

SCALE: NONE | DETAIL: W-24



PLAN



DETAIL

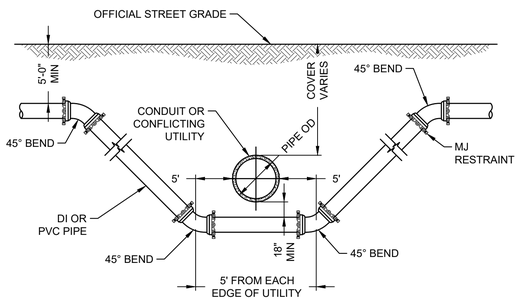
DIMENSIONS

ALLOWABLE PIPE Ø (INCHES)	BOLT SIZE (INCHES)	NO OF BOLTS REQ'D
4	3/4	2
6	3/4	2
8	3/4	2
10	3/4	4
12	3/4	6

NOTES:
1. THE BOLT SHALL BE MANUFACTURED OF "COR-TEN" OR APPROVED EQUAL.
2. THE BOLT MAY BE HEAT TREATED.

TIED PIPE DETAIL

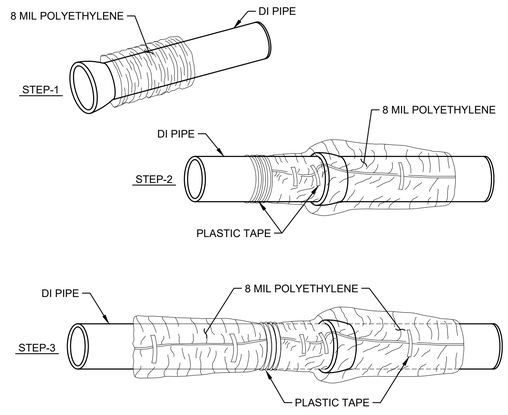
SCALE: NONE | DETAIL: W-25



NOTE:
LENGTH OF EXTENSION OF PIPE AND RESTRAINED JOINTS SHALL BE IN ACCORDANCE WITH DETAIL W-18.

WATER LINE LOWERING

SCALE: NONE | DETAIL: W-28



FIELD INSTALLATION-POLYETHYLENE WRAP

STEP-1: PLACE TUBE OF POLYETHYLENE MATERIAL AROUND PIPE PRIOR TO LOWERING PIPE INTO TRENCH.

STEP-2: PULL THE TUBE OVER THE LENGTH OF THE PIPE. TAPE TUBE TO PIPE AT JOINT. FOLD MATERIAL AROUND THE ADJACENT SPIGOT END AND WRAP WITH THREE CIRCUMFERENTIAL TURNS OF TWO-INCH WIDE PLASTIC TAPE TO HOLD PLASTIC TUBE AROUND SPIGOT END.

STEP-3: ADJACENT TUBE OVERLAPS FIRST TUBE AND IS SECURED WITH PLASTIC ADHESIVE TAPE. THE POLYETHYLENE TUBE MATERIAL COVERING THE PIPE WILL BE LOOSE. EXCESS MATERIAL SHALL BE NEATLY DRAWN UP AROUND THE PIPE BARREL, FOLDED INTO AN OVERLAP ON TOP OF THE PIPE AND HELD IN PLACE BY MEANS OF PIECES OF THE PLASTIC TAPE AT APPROXIMATELY THREE TO FIVE FT INTERVALS.

ALL FITTINGS, VALVES, BELL JOINT RESTRAINTS TO BE WRAPPED.

POLYETHYLENE WRAP

SCALE: NONE | DETAIL: W-35

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REVISIONS

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WATER TREATMENT PLANT IMPROVEMENTS

DETAILS IV

BAILEY WATER AND SANITATION DISTRICT
PO BOX 422
BAILEY, CO 80421

PREPARED UNDER THE DIRECT SUPERVISION OF

FOR AND ON BEHALF OF ELEMENT ENGINEERING, LLC

DESIGNED BY	CHECKED BY
MAH	AMA

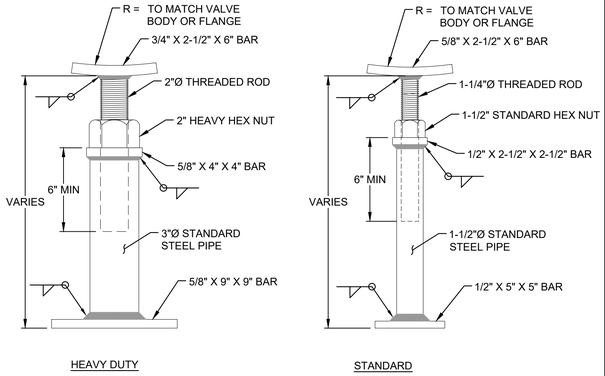
DATE: OCTOBER 2025

JOB NUMBER: 0107.0002

EDITION: 90% CMAR

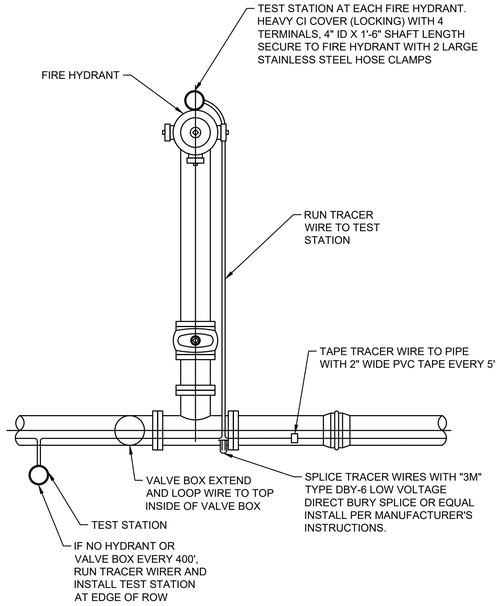
SHEET: C32 OF C37

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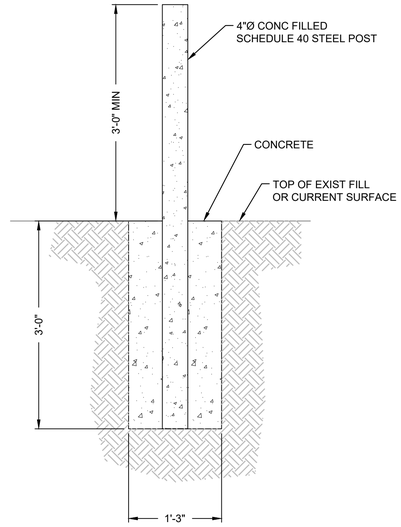


ADJUSTABLE - SUPPORT

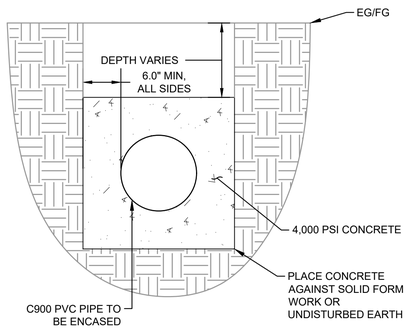
ADJUSTABLE STEEL PIPE VALVE SUPPORT	
SCALE: NONE	DETAIL: W-36



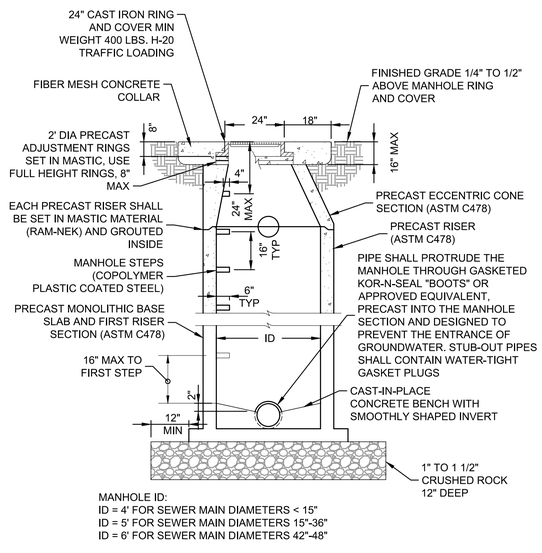
TRACER WIRE INSTALLATION	
SCALE: NONE	DETAIL: W-48



TRAFFIC IMPEDIMENT BOLLARD	
SCALE: NONE	DETAIL: W-49



CONCRETE ENCASEMENT	
SCALE: NONE	DETAIL: N/A



MANHOLE ID:
ID = 4' FOR SEWER MAIN DIAMETERS < 15"
ID = 5' FOR SEWER MAIN DIAMETERS 15"-36"
ID = 6' FOR SEWER MAIN DIAMETERS 42"-48"

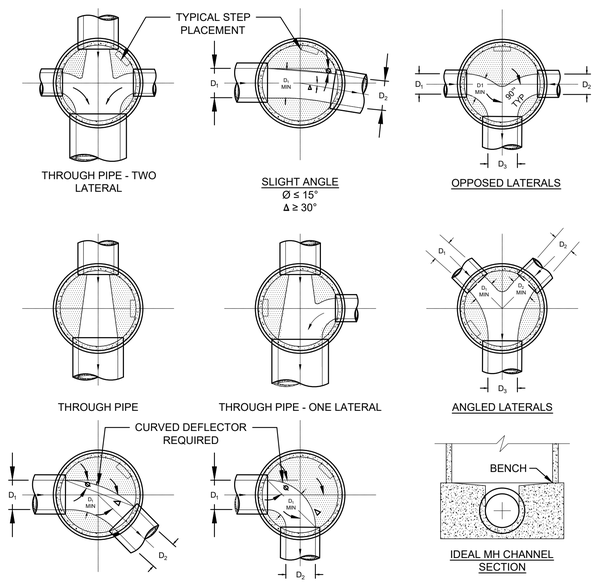
NOTE:
MANHOLE/VAULT EXTERIOR JOINTS SHALL BE WRAPPED IN 12" WIDE CONSEAL JOINT WRAP CS 212.

NOTE:
MANHOLE/VAULT BARREL SECTIONS WILL REQUIRE AN EXTERIOR COATING OF TNEMEC SERIES 46-465 OR APPROVED EQUIVALENT IF GROUNDWATER IS ENCOUNTERED IN THE TRENCH.

SANITARY SEWER MANHOLE (PRECAST BASE)	
SCALE: NONE	DETAIL: SS-2

CHANNELIZATION NOTES:

1. DETAILS SHOWN ARE TYPICAL ONLY FOR INSTALLATIONS WITH ALL INVERTS AT SAME RELATIVE ELEVATION.
2. FOR EXCESSIVE ELEVATION DIFFERENCE BETWEEN INVERTS, ETC. SPECIAL BASE/CHANNEL DETAILS SHALL BE SHOWN ON PLANS.
3. CHANNELIZATION DETAILS & STEP PLACEMENT TYPICAL FOR BOTH STORM AND SANITARY SEWER MH'S.
4. THE MINIMUM VERTICAL DROP THRU MANHOLE BASE SHALL BE 0.10 FOOT FOR STORM SEWERS AND 0.2 FOOT FOR SANITARY SEWER.
5. FOR SANITARY SEWER, VERTICAL DROPS IN EXCESS OF 18" REQUIRE AN OUTSIDE DROP.



TYPICAL MANHOLE BASE CHANNELIZATION	
SCALE: NONE	DETAIL: SS-11

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WATER TREATMENT PLANT IMPROVEMENTS

DETAILS V

BAILEY WATER AND SANITATION DISTRICT
PO BOX 422
BAILEY, CO 80421

PREPARED UNDER THE DIRECT SUPERVISION OF

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DESIGNED BY	CHECKED BY
MAH	AMA

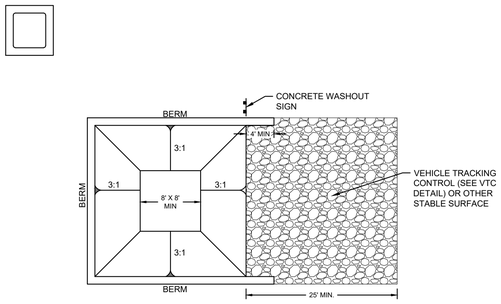
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JOB NUMBER
0107.0002

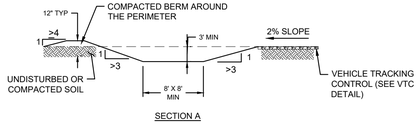
EDITION
90% CMAR

SHEET
C33 OF C37

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CONCRETE WASHOUT AREA PLAN



SECTION A

CWA-1. CONCRETE WASHOUT AREA

MM-1 CONCRETE WASHOUT AREA (CWA)

ADAPTED FROM UDFCD STANDARD MM-1 | 1 OF 2

CWA INSTALLATION NOTES

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

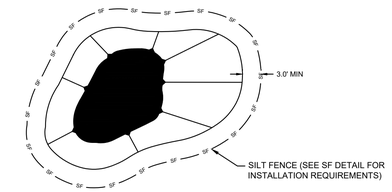
CWA MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECTS BMPs AS SOON AS POSSIBLE (AND ALWAYS WITH 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. THE CWA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE. CONCRETE MATERIALS, ACCUMULATED IN PIT, SHALL BE REMOVED ONCE MATERIALS HAVE REACHED A DEPTH OF 2'.
5. CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE AND OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE IN A WATER-TIGHT CONTAINER AND DISPOSED OF PROPERLY.
6. THE CWA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
7. WHEN CWA IS REMOVED, COVER THE DISTURBED AREA WITH TOP SOIL, SEED AND MULCH OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

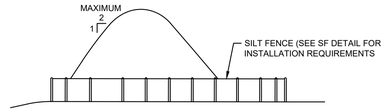
MM-1 CONCRETE WASHOUT AREA (CWA)

ADAPTED FROM UDFCD STANDARD MM-1 | 2 OF 2

(SP)



STOCKPILE PROTECTION PLAN



SECTION A

SP-1. STOCKPILE PROTECTION

MM-2 STOCKPILE MANAGEMENT (SP)

ADAPTED FROM UDFCD STANDARD MM-2 | 1 OF 4

STOCKPILE PROTECTION INSTALLATION NOTES

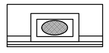
1. SEE PLAN VIEW FOR:
   - LOCATION OF STOCKPILES.
   - TYPE OF STOCKPILE PROTECTION.
2. INSTALL PERIMETER CONTROLS IN ACCORDANCE WITH THEIR RESPECTIVE DESIGN DETAILS. SILT FENCE SHOWN IN THE STOCKPILE PROTECTION DETAIL; HOWEVER, OTHER TYPES OF PERIMETER CONTROLS INCLUDING SEDIMENT CONTROL LOGS OR ROCK SOCKS MAY BE SUITABLE IN SOME CIRCUMSTANCES. CONSIDERATION FOR DETERMINING THE APPROPRIATE TYPE OF PERIMETER CONTROL FOR A STOCKPILE INCLUDE WHETHER THE STOCKPILE IS LOCATED ON A PERVIOUS OR IMPERVIOUS SURFACE, THE RELATIVE HEIGHTS OF PERIMETER CONTROL FOR A STOCKPILE, THE ABILITY OF THE PERIMETER CONTROL TO CONTAIN THE STOCKPILE WITHOUT FAILING IN THE EVENT THAT MATERIALS FROM THE STOCKPILE SHIFTS OR SLUMPS AGAINST THE PERIMETER, AND OTHER FACTORS.
3. STABILIZE THE STOCKPILE SURFACE WITH SURFACE ROUGHENING, TEMPORARY SEEDING AND MULCHING, EROSION CONTROL BLANKETS, OR SOIL BINDERS. SOILS STOCKPILED FOR AN EXTENDED PERIOD (TYPICALLY FOR MORE THAN 60 DAYS) SHOULD BE SEEDED AND MULCHED WITH TEMPORARY GRASS COVER ONCE THE STOCKPILE IS PLACED (TYPICALLY WITHIN 14 DAYS). USE OF MULCH ONLY OR A SOIL BINDER IS ACCEPTABLE IF THE STOCKPILE WILL BE IN PLACE FOR A MORE LIMITED TIME PERIOD (TYPICALLY 30-60 DAYS).
4. FOR TEMPORARY STOCKPILES ON THE INTERIOR PORTION OF A CONSTRUCTION SITE, WHERE OTHER DOWNGRADIENT CONTROLS INCLUDING PERIMETER CONTROL, ARE IN PLACE, STOCKPILE PERIMETER CONTROLS MAY NOT BE REQUIRED.

STOCKPILE PROTECTION MAINTENANCE NOTES

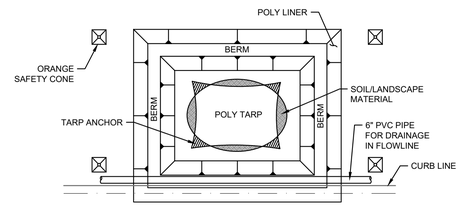
1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE FOR BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. IF PERIMETER PROTECTION MUST BE MOVED TO ACCESS SOIL STOCKPILE, REPLACE PERIMETER CONTROLS BY THE END OF THE WORKDAY.
5. STOCKPILE PERIMETER CONTROLS CAN BE REMOVED ONCE ALL MATERIAL FROM THE STOCKPILE HAS BEEN USED.

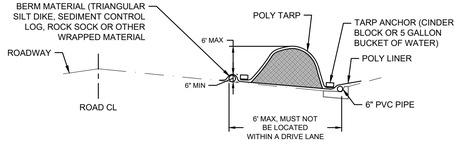
MM-2 STOCKPILE MANAGEMENT (SP)

ADAPTED FROM UDFCD STANDARD MM-2 | 2 OF 4



SSA-R





SECTION A

SP-2. MATERIALS STAGING IN ROADWAY

MM-2 STOCKPILE MANAGEMENT (SP)

ADAPTED FROM UDFCD STANDARD MM-2 | 3 OF 4

STOCKPILE PROTECTION INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   - LOCATION OF MATERIAL STAGING AREA(S).
   - CONTRACTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM THE LOCAL JURISDICTION.
2. FEATURE MUST BE INSTALLED PRIOR TO EXCAVATION, EARTHWORK OR DELIVERY OF MATERIALS.
3. MATERIALS MUST BE STATIONED ON THE POLY LINER. ANY INCIDENTAL MATERIALS DEPOSITED ON PAVED SECTION OR ALONG CURB LINE MUST BE CLEANED UP PROMPTLY.
4. POLY LINER AND TARP COVER SHOULD BE OF SIGNIFICANT THICKNESS TO PREVENT DAMAGE OR LOSS OF INTEGRITY.
5. SAND BAGS MAY BE SUBSTITUTED TO ANCHOR THE COVER TARP OR PROVIDE BERMING UNDER THE BASE LINER.
6. FEATURE IS NOT INTENDED FOR USE WITH WET MATERIAL THAT WILL BE DRAINING AND/OR SPREADING OUT ON THE POLY LINER OR FOR DEMOLITION MATERIALS.
7. THIS FEATURE CAN BE USED FOR:
   - UTILITY REPAIRS.
   - WHEN OTHER STAGING LOCATIONS AND OPERATIONS ARE LIMITED.
   - OTHER LIMITED APPLICATION AND SHORT DURATION STAGING.

STOCKPILE PROTECTION MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE FOR BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. INSPECT PVC PIPE ALONG CURB LINE FOR CLOGGING AND DEBRIS, REMOVE OBSTRUCTIONS.
5. CLEAN MATERIAL FROM PAVED SURFACES BY SWEEPING OR VACUUMING.

MM-2 STOCKPILE MANAGEMENT (SP)

ADAPTED FROM UDFCD STANDARD MM-2 | 4 OF 4

ELEMENT ENGINEERING LLC
1268F W. CEDAR DRIVE, SUITE 300
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REVISIONS

NO.	DESCRIPTION	DATE	BY

WATER TREATMENT PLANT IMPROVEMENTS

ESC DETAILS I

BAILEY WATER AND SANITATION DISTRICT
PO BOX 422
BAILEY, CO 80421

PREPARED UNDER THE DIRECT SUPERVISION OF

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DESIGNED BY	CHECKED BY
MAH	AMA

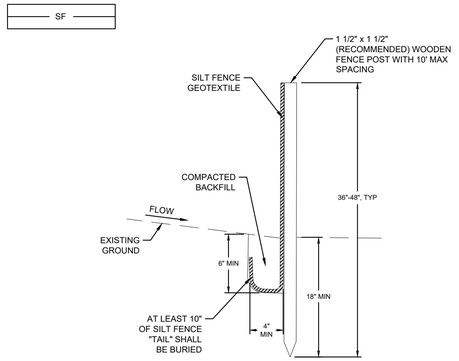
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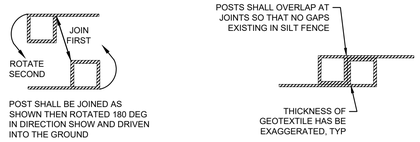
EDITION: 90% CMAR

SHEET: C34 OF C37

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SILT FENCE



SECTION A

SF-1. SILT FENCE

SC-1 SILT FENCE (SF)

ADAPTED FROM UDFCD STANDARD SC-1 | 1 OF 2

SILT FENCE INSTALLATION NOTES

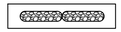
1. SILT FENCE MUST BE PLACED AWAY FROM THE TOE OF THE SLOPE TO ALLOW FOR WATER PONDING, SILT FENCE AT THE TOE OF A SLOPE SHOULD BE INSTALLED IN A FLAT LOCATION AT LEAST SEVERAL FEET (2-5 FT) FROM THE TOE OF THE SLOPE TO ALLOW FOR PONDING AND DEPOSITION.
2. A UNIFORM 6" X 4" ANCHOR TRENCH SHALL BE EXCAVATED USING TRENCHER OR SILT FENCE INSTALLATION DEVICE. NO ROAD GRADERS, BACKHOES, OR SIMILAR EQUIPMENT SHALL BE USED.
3. COMPACT ANCHOR TRENCH BY HAND WITH A "JUMPING JACK" OR BY WHEEL ROLLING COMPACTION SHALL BE SUCH THAT SILT FENCE RESISTS BEING PULLED OUT OF ANCHOR TRENCH BY HAND.
4. SILT FENCE SHALL BE PULLED TIGHT AS IT IS ANCHORED TO THE STAKES. THERE SHOULD BE NO NOTICEABLE SAG BETWEEN STAKES AFTER IT HAS BEEN ANCHORED TO THE STAKES.
5. SILT FENCE FABRIC SHALL BE ANCHORED TO THE STAKES USING 1" HEAVY DUTY STAPLES OR NAILS WITH 1" HEADS. STAPLES AND NAILS SHOULD BE PLACED 3" ALONG THE FABRIC DOWN THE STAKE.
6. AT THE END OF A RUN OF SILT FENCE ALONG A CONTOUR, THE SILT FENCE SHOULD BE TURNED PERPENDICULAR TO THE CONTOUR TO CREATE A "J-HOOK". THE "J-HOOK" EXTENDING PERPENDICULAR TO THE CONTOUR SHOULD BE OF SUFFICIENT LENGTH TO KEEP RUNOFF FROM FLOWING AROUND THE END OF THE SILT FENCE (TYPICALLY 10' - 20').
7. SILT FENCE SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.

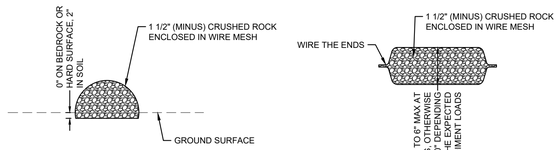
SILT FENCE MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECTS BMPs AS SOON AS POSSIBLE (AND ALWAYS WITH 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. SEDIMENT ACCUMULATED UPSTREAM OF THE SILT FENCE SHALL BE REMOVED AS NEEDED TO MAINTAIN THE FUNCTIONALITY OF THE BMP, TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 6".
5. REPAIR OR REPLACE SILT FENCE WHEN THERE ARE SIGNS OF WEAR, SUCH AS SAGGING, TEARING, OR COLLAPSE.
6. SILT FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION, OR IS REPLACED BY AN EQUIVALENT PERIMETER SEDIMENT CONTROL BMP.
7. WHEN SILT FENCE IS REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY THE LOCAL JURISDICTION.

SC-1 SILT FENCE (SF)

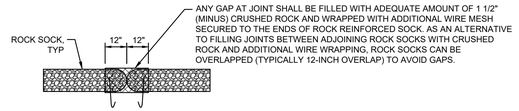
ADAPTED FROM UDFCD STANDARD SC-1 | 2 OF 2





ROCK SOCK SECTION

ROCK SOCK PLAN



ROCK SOCK JOINTING

GRADATION TABLE	
SIEVE SIZE	MASS PERCENT PASSING SQUARE MESH SIEVES
	NO.4
2" 1 1/2" 1" 3/4" 3/8"	100 90 - 100 20 - 55 0 - 15 0 - 5
MATCHES SPECIFICATION FOR NO. 4 COARSE AGGREGATE FOR CONCRETE PER AASHTO M43. ALL ROCK SHALL BE FRACTURED FACE, ALL SIDES	

SC-5 ROCK SOCK (RS)

ADAPTED FROM UDFCD STANDARD SC-5 | 1 OF 2

ROCK SOCK INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   - LOCATION(S) OF ROCK SOCKS.
2. CRUSHED ROCK SHALL BE 1 1/2" (MINUS) IN SIZE WITH A FRACTURED FACE (ALL SIDES) AND SHALL COMPLY WITH GRADATION SHOW ON THIS SHEET (1 1/2" MINUS)
3. WIRE MESH SHALL BE FABRICATED OF 10 GAUGE POULTRY MESH, OR EQUIVALENT, WITH A MAXIMUM OPENING OF 1/2", RECOMMENDED MINIMUM ROLL WIDTH OF 48".
4. WIRE MESH SHALL BE SECURED USING "HOG RINGS" OR WIRE TIES AT 6" CENTERS ALONG ALL JOINTS AND AT 2" CENTERS ON END OF SOCK.
5. SOME MUNICIPALITIES MAY ALLOW THE USE OF FILTER FABRIC AS AN ALTERNATIVE TO WIRE MESH FOR THE ROCK ENCLOSURE.

ROCK SOCK MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPS SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS.) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. ROCK SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED, OR DAMAGED BEYOND REPAIR.
5. SEDIMENT ACCUMULATED UPSTREAM OF ROCK SOCKS SHALL BE REMOVED AS NEEDED TO MAINTAIN FUNCTIONALITY OF THE BMP, TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 1/2 OF THE HEIGHT OF THE ROCK SOCK.
6. ROCK SOCKS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.
7. WHEN ROCK SOCKS ARE REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

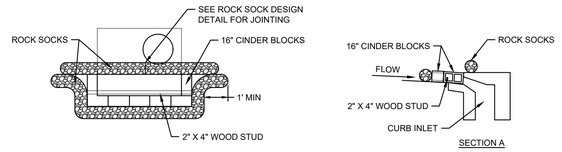
NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

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

SC-5 ROCK SOCK (RS)

ADAPTED FROM UDFCD STANDARD SC-5 | 2 OF 2



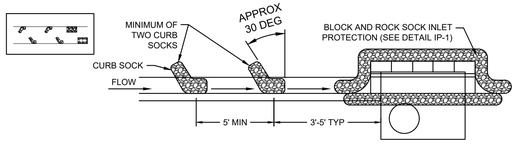


SECTION A

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

BLOCK AND CURB SOCK INLET PROTECTION INSTALLATION NOTES

1. SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
2. CONCRETE "CINDER" BLOCKS SHALL BE LAID ON THEIR SIDES AROUND THE INLET IN A SINGLE ROW, ABUTTING ONE ANOTHER WITH THE OPEN END FACING AWAY FROM THE CURB.
3. GRAVEL BAGS SHALL BE PLACED AROUND CONCRETE BLOCKS CLOSELY ABUTTING ONE ANOTHER AND JOINTED TOGETHER IN ACCORDANCE WITH ROCK SOCK DESIGN DETAIL.



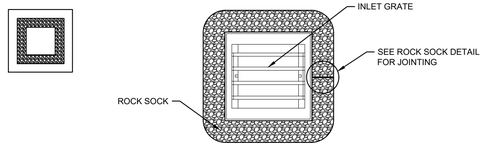
IP-2. CURB ROCK SOCK UPSTREAM OF INLET PROTECTION

CURB ROCK SOCK INLET PROTECTION INSTALLATION NOTES

1. SEE ROCK SOCK DESIGN DETAIL INSTALLATION REQUIREMENTS.
2. PLACEMENT OF THE SOCK SHALL BE APPROXIMATELY 30 DEGREES FROM PERPENDICULAR IN THE OPPOSITE DIRECTION OF FLOW.
3. SOCKS ARE TO BE FLUSH WITH THE CURB AND SPACED A MINIMUM OF 5 FEET APART.
4. AT LEAST TWO CURB SOCKS IN SERIES ARE REQUIRED UPSTREAM OF ON-GRADE INLETS.

SC-6 INLET PROTECTION (IP)

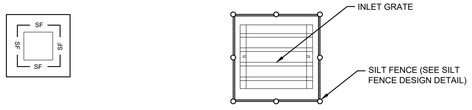
ADAPTED FROM UDFCD STANDARD SC-6 | 1 OF 5



IP-3. ROCK SOCK SUMP/AREA INLET PROTECTION

ROCK SOCK SUMP/AREA INLET PROTECTION INSTALLATION NOTES

1. SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
2. STRAW WATTLES/SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF ROCK SOCKS FOR INLETS IN PERVIOUS ARES. INSTALL PER SEDIMENT CONTROL LOG DETAILS.



IP-4. SILT FENCE FOR SUMP INLET PROTECTION

SILT FENCE INLET PROTECTION INSTALLATION NOTES

1. SEE SILT FENCE DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
2. POST SHALL BE PLACED AT EACH CORNER OF THE INLET AND AROUND THE EDGES AT A MAXIMUM SPACING OF 3 FEET.
3. STRAW WATTLES/SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF SILT FENCE FOR INLETS IN PERVIOUS AREAS. INSTALL PER SEDIMENT CONTROL LOG DETAIL.

SC-6 INLET PROTECTION (IP)

ADAPTED FROM UDFCD STANDARD SC-6 | 2 OF 5

ELEMENT ENGINEERING LLC
1268° W. CEDAR DRIVE, SUITE 300
LAKEWOOD, CO 80226
720.749.4165
WWW.ELEMENTENGINEERING.NET

REVISIONS

NO.	DESCRIPTION	DATE	BY

WATER TREATMENT PLANT IMPROVEMENTS

ESC DETAILS II

BAILEY WATER AND SANITATION DISTRICT
PO BOX 422
BAILEY, CO 80421

PREPARED UNDER THE DIRECT SUPERVISION OF

FOR AND ON BEHALF OF ELEMENT ENGINEERING, LLC

DESIGNED BY	CHECKED BY
MAH	AMA

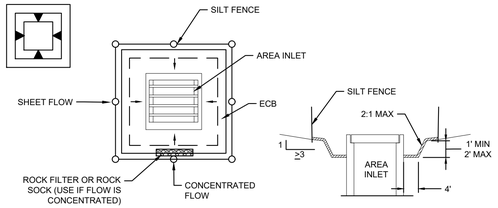
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JOB NUMBER: 0107.0002

EDITION: 90% CMAR

SHEET: C35 OF C37

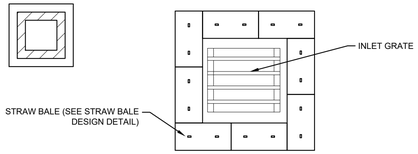
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IP-5. OVEREXCAVATION INLET PROTECTION

OVEREXCAVATION INLET PROTECTION INSTALLATION NOTES

1. THIS FORM OF INLET PROTECTION IS PRIMARILY APPLICABLE FOR SITES THAT HAVE NOT YET REACHED FINAL GRADE AND SHOULD BE USED ONLY FOR INLETS WITH RELATIVELY SMALL CONTRIBUTING DRAINAGE AREA.
2. WHEN USING FOR CONCENTRATED FLOWS, SHAPE BASIN IN 2:1 RATIO WITH LENGTH ORIENTED TOWARDS DIRECTION OF FLOW.
3. SEDIMENT MUST BE PERIODICALLY REMOVED FROM THE OVEREXCAVATED AREA.



IP-6. STRAW BALE FOR SUMP INLET PROTECTION

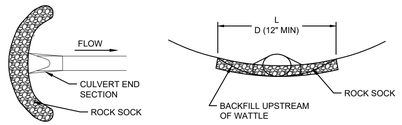
STRAW BALE BARRIER INLET PROTECTION INSTALLATION NOTES

1. SEE STRAW BALE DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
2. BALES SHALL BE PLACED IN A SINGLE ROW AROUND THE INLET WITH END OF BALES TIGHTLY ABUTTING ONE ANOTHER.

SC-6 INLET PROTECTION (IP)

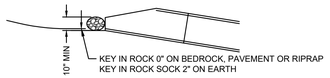
ADAPTED FROM UDFCD STANDARD SC-6 | 3 OF 5





SECTION A

CULVERT INLET PROTECTION PLAN



SECTION B

CIP-1. CULVERT INLET PROTECTION

CIP-1. CULVERT INLET PROTECTION

1. SEE PLAN VIEW FOR
- LOCATION OF CULVERT INLET PROTECTION.
2. SEE ROCK SOCK DESIGN DETAIL FOR ROCK GRADATION REQUIREMENTS AND JOINTING DETAIL.

CULVERT INLET PROTECTION MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTION AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACE SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. SEDIMENT ACCUMULATED UPSTREAM OF THE CULVERT SHALL BE REMOVE WHEN THE SEDIMENT DEPTH IS 1/2 THE HEIGHT OF THE ROCK SOCK.
5. CULVERT INLET PROTECTION SHALL REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS PERMANENTLY STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.

SC-6 INLET PROTECTION (IP)

ADAPTED FROM UDFCD STANDARD SC-6 | 4 OF 5

GENERAL INLET PROTECTION INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
- LOCATION OF INLET PROTECTION.
- TYPE OF INLET PROTECTION (IP.1, IP.2, IP.3, IP.4, IP.5, IP.6).
2. INLET PROTECTION SHALL BE INSTALLED PROMPTLY AFTER INLET CONSTRUCTION OR PAVING IS COMPLETE (TYPICALLY WITHIN 48 HOURS). IF A RAINFALL/RUNOFF EVENT IS FORECAST, INSTALL INLET PROTECTION PRIOR TO ONSET OF EVENT.
3. MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

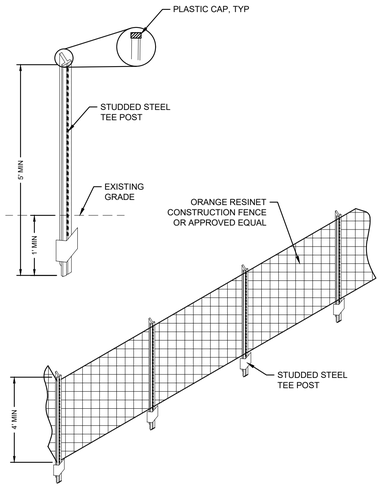
INLET PROTECTION MAINTENANCE NOTES

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3. WHERE BMPS HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. SEDIMENT ACCUMULATED UPSTREAM OF INLET PROTECTION SHALL BE REMOVED AS NECESSARY TO MAINTAIN BMP EFFECTIVENESS, TYPICALLY WHEN STORAGE VOLUME REACHES 50% OF CAPACITY, A DEPTH OF 6" WHEN SILT IS USED, OR 1/4 OF THE HEIGHT FOR STRAW BALES.
5. INLET PROTECTION IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS PERMANENTLY STABILIZED, UNLESS THE LOCAL JURISDICTION APPROVES EARLIER REMOVAL OF INLET PROTECTION IN STREETS.
6. WHEN INLET PROTECTION AT AREA INLETS IS REMOVED, THE DISTURBED AREA SHALL BE COVERED WITH TOIL SOIL, SEEDED AND MULCHED, OR OTHERWISE STABILIZED IN A MANNER APPROVED BY LOCAL JURISDICTION.

SC-6 INLET PROTECTION (IP)

ADAPTED FROM UDFCD STANDARD SC-6 | 5 OF 5

CF



CF-1. PLASTIC MECH CONSTRUCTION FENCE

SM-3 CONSTRUCTION FENCE (CF)

ADAPTED FROM UDFCD STANDARD SM-3 | 1 OF 2

CONSTRUCTION FENCE INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
- LOCATION OF CONSTRUCTION FENCE.
2. CONSTRUCTION FENCE SHOWN SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
3. CONSTRUCTION FENCE SHALL BE COMPOSED OF ORANGE, CONTRACTOR-GRADE MATERIAL THAT IS AT LEAST 4' HIGH. METAL POST SHOULD HAVE A PLASTIC CAP FOR SAFETY.
4. STUDDED STEEL TEE POST SHALL BE UTILIZED TO SUPPORT THE CONSTRUCTION FENCE. MAXIMUM SPACING FOR STEEL TEE POST SHOULD BE 10'.
5. CONSTRUCTION FENCE SHALL BE SECURELY FASTENED TO THE TOP, MIDDLE, AND BOTTOM OF EACH POST.

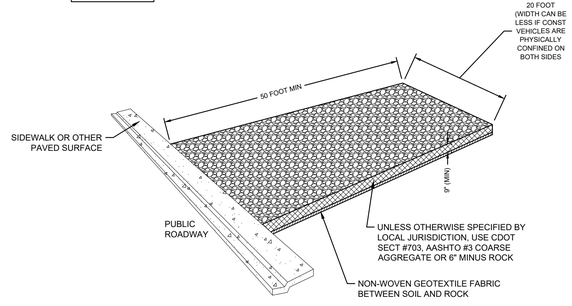
CONSTRUCTION FENCE MAINTENANCE NOTES

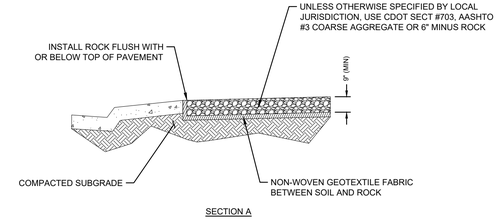
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2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. CONSTRUCTION FENCE SHALL BE REPAIRED OR REPLACED WHEN THERE ARE SIGNS OF DAMAGE SUCH AS RIPS OR SAGS. CONSTRUCTION FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AS APPROVED BY LOCAL JURISDICTION.
5. WHEN CONSTRUCTION FENCES ARE REMOVED, ALL DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE AND/OR REMOVAL OF THE FENCE SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED, OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

SM-3 CONSTRUCTION FENCE (CF)

ADAPTED FROM UDFCD STANDARD SM-3 | 2 OF 2







SECTION A

VTC-1. AGGREGATE VEHICLE TRACKING CONTROL

SM-4 VEHICLE TRACKING CONTROL (VTC)

ADAPTED FROM UDFCD STANDARD SM-4 | 1 OF 4

ELEMENT ENGINEERING LLC
720.749.4165
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12681 W. CEDAR DRIVE, SUITE 300
LAKEWOOD, CO 80228

REVISIONS

NO.	DESCRIPTION	DATE	BY

WATER TREATMENT PLANT IMPROVEMENTS

ESC DETAILS III

BAILEY WATER AND SANITATION DISTRICT
PO BOX 422
BAILEY, CO 80421

PREPARED UNDER THE DIRECT SUPERVISION OF

FOR AND ON BEHALF OF ELEMENT ENGINEERING, LLC

DESIGNED BY	CHECKED BY
MAH	AMA

DATE
OCTOBER 2025

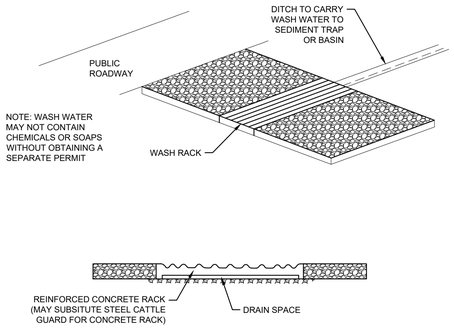
JOB NUMBER
0107.0002

EDITION
90% CMAR

SHEET
C36 OF C37

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SECTION A

VTC-2. AGGREGATE VEHICLE TRACKING CONTROL WITH WASH RACK

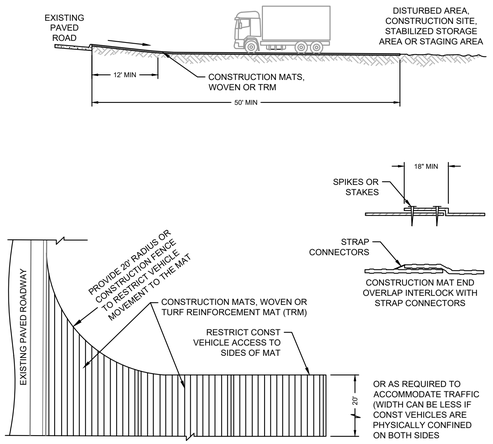
SM-4 VEHICLE TRACKING CONTROL (VTC)

ADAPTED FROM UDFCD STANDARD SM-4 | 2 OF 4

/ CM

OR

/ TRM



VTC-3. VEHICLE TRACKING CONTROL W/ CONSTRUCTION MAT OR TURF REINFROCEMENT MAT (TRM)

SM-4 VEHICLE TRACKING CONTROL (VTC)

ADAPTED FROM UDFCD STANDARD SM-4 | 3 OF 4

STABILIZED CONSTRUCTION ENTRANCE(S)/EXIT(S)

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

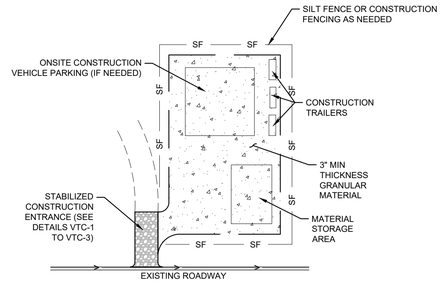
STABILIZED CONSTRUCTION ENTRANCE/EXIT MAINTENANCE NOTES

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

SM-4 VEHICLE TRACKING CONTROL (VTC)

ADAPTED FROM UDFCD STANDARD SM-4 | 4 OF 4





SSA-1. STABILIZED STAGING AREA

SM-6 STABILIZED STAGING AREA (SSA)

ADAPTED FROM UDFCD STANDARD SM-6 | 1 OF 2

STABILIZED STAGING AREA INSTALLATION NOTES

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

STABILIZING STAGING AREA MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY IF RUTTING OCCURS OR UNDERLYING SUBGRADE BECOMES EXPOSED.
5. STABILIZED STAGING AREA SHALL BE ENLARGED IF NECESSARY TO CONTAIN PARKING, STORAGE, AND UNLOADING/LOADING OPERATIONS.
6. THE STABILIZED STAGING AREA SHALL BE REMOVED AT THE END OF CONSTRUCTION. THE GRANULAR MATERIAL SHALL BE REMOVED OR, IF APPROVED BY THE LOCAL JURISDICTION, USED ON SITE, AND THE AREA COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY LOCAL JURISDICTION.

SM-6 STABILIZED STAGING AREA (SSA)

ADAPTED FROM UDFCD STANDARD SM-6 | 2 OF 2

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WATER TREATMENT PLANT IMPROVEMENTS

ESC DETAILS IV

BAILEY WATER AND SANITATION DISTRICT
PO BOX 422
BAILEY, CO 80421

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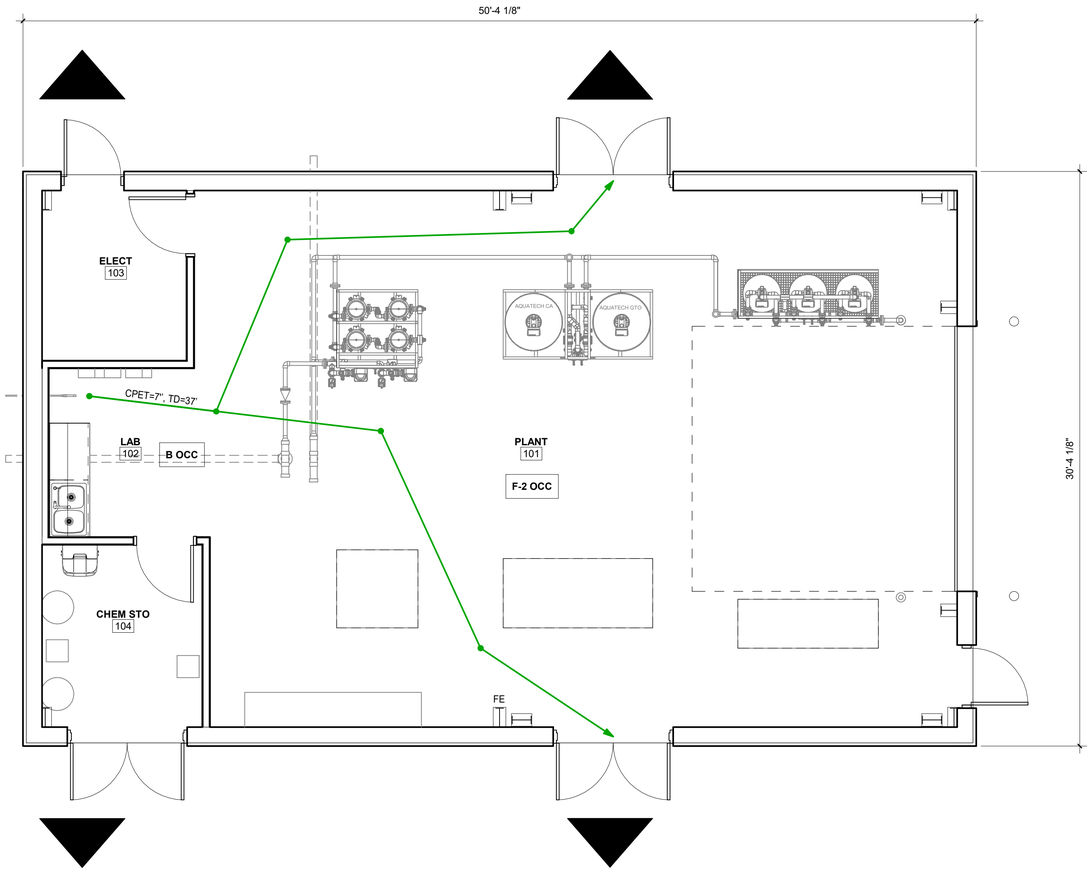
DATE: OCTOBER 2025

JOB NUMBER: 0107.0002

EDITION: 90% CMAR

SHEET: C37 OF C37

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1 EGRESS PLAN - LEVEL 1
1/4" = 1'-0"

CODE SUMMARY

PROJECT ADDRESS	WATER TREATEMENT PLANT BAILEY, CO, 80421 PARK COUNTY			
PROJECT DESCRIPTION	NEW PEMB BUILDING FOR WATER TREATMENT PLANT			
CURRENT CODES	2018 International Building Code 2018 International Mechanical Code 2018 International Fuel Gas Code 2018 International Plumbing Code 2020 National Electrical Code 2018 International Energy Code 2007 ICC/ANSI /A117.1			
OCCUPANCY GROUP	F-2 (LOW HAZARD FACTORY OCC)			SECTION 306.3
ALLOWABLE BLDG HEIGHT	ALLOWED 55', 3 STORIES PROPOSED 20'-1", 1 STORY			TABLE 504.3 & 4
ALLOWABLE BLDG AREA	ALLOWED 23,000 SF PROPOSED 1,527 SF			TABLE 506.2
OCCUPANCY CLASSIFICATION	NONSEPARATED OCCUPANCIES NO SEPARATION REQ'D			SECTION 508.3 SECTION 508.3.3
FR REQUIREMENTS FOR BUILDING ELEMENTS	BASED ON VB: EXT. BEARING WALL INT. BEARING WALL NONBEARING WALL FLOOR ROOF	REQ'D 0 HR 0 HR 0 HR 0 HR 0 HR	PROPOSED 0 HR 0 HR 0 HR 0 HR 0 HR	TABLE 601
CONSTRUCTION TYPE	TYPE II-B			SECTION 602
SPRINKLER SYSTEM	NONE			SECTION 903
OCCUPANT LOAD	OCC B PROCESSING UNOCCIPIED TOTAL	AREA 66 SF 1,137 SF 151	OCC LOAD 150 300	# OF OCC 1 4 5	TABLE 1004.1.2
EGRESS WIDTH	ALLOWED 0.2 x OCC LOAD = 0.2 x 5 = 1" PROVIDED (2) DOUBLE DOORS			SECTION 1005.3.2
NUMBER OF EXITS	REQ'D 1 PROVIDED 2			SECTION 1006
COMMON PATH OF EGRESS TRAVEL	ALLOWED 75' PROVIDED <75'			TABLE 1006.2.1
TRAVEL DISTANCE	ALLOWED 300' PROVIDED <300'			TABLE 1017.2
PRESCRIPTIVE BLDG. ENVELOPE	BASED ON CLIMATE ZONE 7 ROOF WALLS SLAB ON GRADE OPAQUE DOOR NON-SWING DOOR FIXED FENESTRATION	REQ'D R-30+R-11LS OR U-0.029 R-13+R-13ci OR U-0.052 R-15ci @24" U-0.37 R-4.75 U-0.29, SHGC 0.45	PROPOSED R-30 CAVITY + R-14.2 ci, RE: A3 R-25 CAVITY + R-16 ci, RE: A2 R-15 @24" <U-0.37 >R-4.75 U-0.29 MAX, SHGC 0.45 MAX	IECC, CHAPTER 4
PLUMBING FIXTURES	PER SECTION 2902.3.3 NO RESTROOM IS REQUIRED DUE TO PROXIMITY OF PARK COUNTY GOVERMENT BUILDING 59865 US HWY 285. APPROXIMATE DISTANCE IS 275'			TABLE 2902.1

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WATER TREATMENT PLANT IMPROVEMENTS

CODE PLAN

BAILEY WATER AND SANITATION DISTRICT
PO BOX 422
BAILEY, CO 80421

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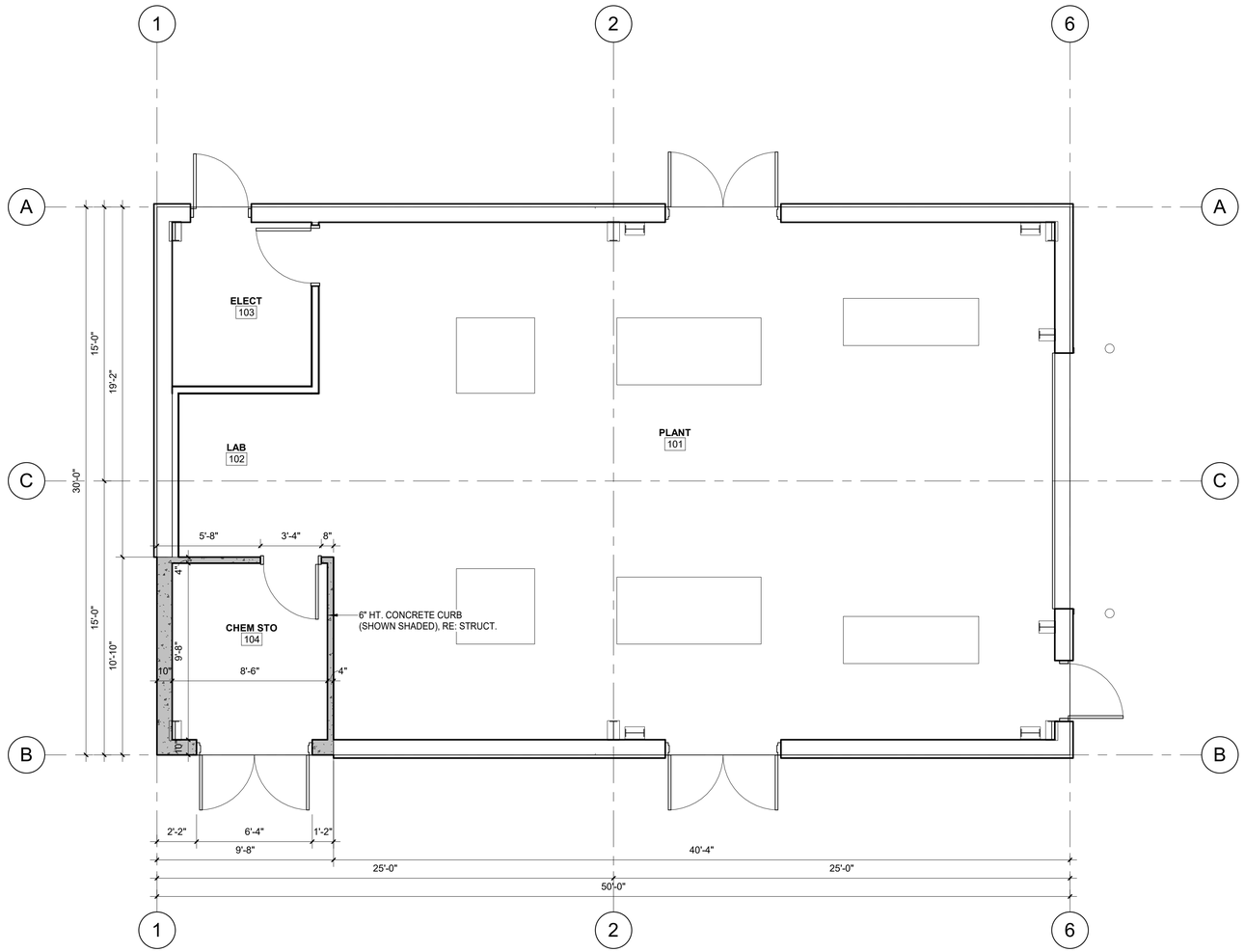
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GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF STUD OR FACE OF PEMB FRAME U.N.O.
2. INTERIOR DOOR FRAMES SHALL BE LOCATED 4-INCHES FROM FINISHED FACE OF ROOM CORNER TO FACE OF OPENING U.N.O.
3. ALL INTERIOR METAL STUDS ARE 16" O.C., U.N.O.
4. PROVIDE DOUBLE 20GA STUDS MIN AT ALL DOOR JAMBS
5. PROVIDE SOLID BACKING SUPPORT BEHIND ALL WALL MOUNTED EQUIPMENT, GRAB BARS, CABINETS AND ET.



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

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WATER TREATMENT PLANT IMPROVEMENTS

CURB FLOOR PLAN

BAILEY WATER AND SANITATION DISTRICT
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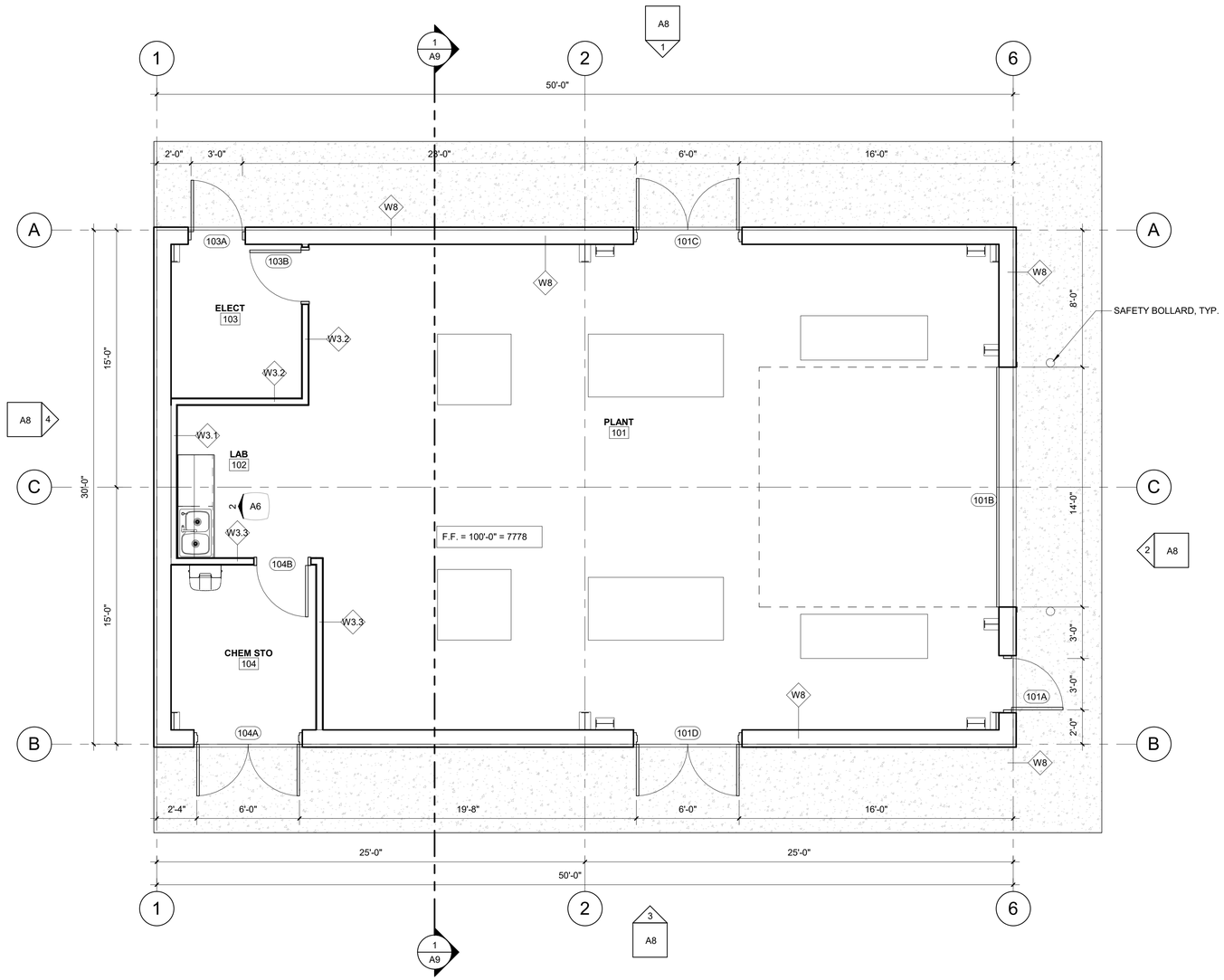
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INTERIOR PARTITION SCHEDULE							
		Description					
TYPE	WIDTH	WALL STRUCTURE	WALL FINISH	FIRE RATING	SOUND ATTENUATION	FULL HEIGHT	COMMENTS
W3.1	0' - 4 1/4"	3-5/8" METAL STUDS @ 16" O.C.	5/8" GYP. BD. ON INTERIOR SIDE ONLY	NO			
W3.2	0' - 4 7/8"	3-5/8" METAL STUDS @ 16" O.C.	5/8" GYP. BD. ON EACH SIDE	NO			
W3.3	0' - 4 7/8"	3-5/8" METAL STUDS @ 16" O.C. ON 4" WIDE, 6" TALL CONC. CURB	5/8" GYP. BD. ON EACH SIDE	NO			



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

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF STUD OR FACE OF PEMB FRAME U.N.O.
2. INTERIOR DOOR FRAMES SHALL BE LOCATED 4-INCHES FROM FINISHED FACE OF ROOM CORNER TO FACE OF OPENING U.N.O.
3. ALL INTERIOR METAL STUDS ARE 16" O.C., U.N.O.
4. PROVIDE DOUBLE 20GA STUDS MIN AT ALL DOOR JAMBS
5. PROVIDE SOLID BACKING SUPPORT BEHIND ALL WALL MOUNTED EQUIPMENT, GRAB BARS, CABINETS AND ET.

EXTERIOR WALL TYPES

W8 **TYP. EXTERIOR WALL**
TYP. TREATMENT BLDG. EXTERIOR WALL ASSEMBLY SIMPLE SAVER OR EQ. MAX U-VALUE 0.052
UNFACED METAL BUILDING FG INSULATION INSTALLED IN THE FULL CAVITY OF 10" PEMB GIRTS W/ CONT. FABRIC LINER (VAPOR RETARDER) INSTALLED INSIDE OVER THE GIRTS, ATTACHED MECHANICALLY USING COATED STEEL STRAPS. PROVIDE QUICK STOP FOAM THERMAL BREAK 1/8" APPLIED TO THE EXTERIOR OF GIRT FLANGES UNDERNEATH OF PREFINISHED PEMB METAL WALL PANEL, RE: EXTERIOR ELEVATION, MAX U-VALUE 0.052 PROVIDE 28 GA "PANEL RIB" INTERIOR WHITE METAL LINER PANEL (LP) FOR INSULATION PROTECTION AT INTERIOR SIDE, TOTAL HT. +/-8' AFF. , TYP. PROVIDE APPROPRIATE ATTACHMENT OF LINER PANEL. COORDINATE W/ PEMB

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WATER TREATMENT PLANT IMPROVEMENTS

LEVEL 1 FLOOR PLAN

BAILEY WATER AND SANITATION DISTRICT
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BAILEY, CO 80421

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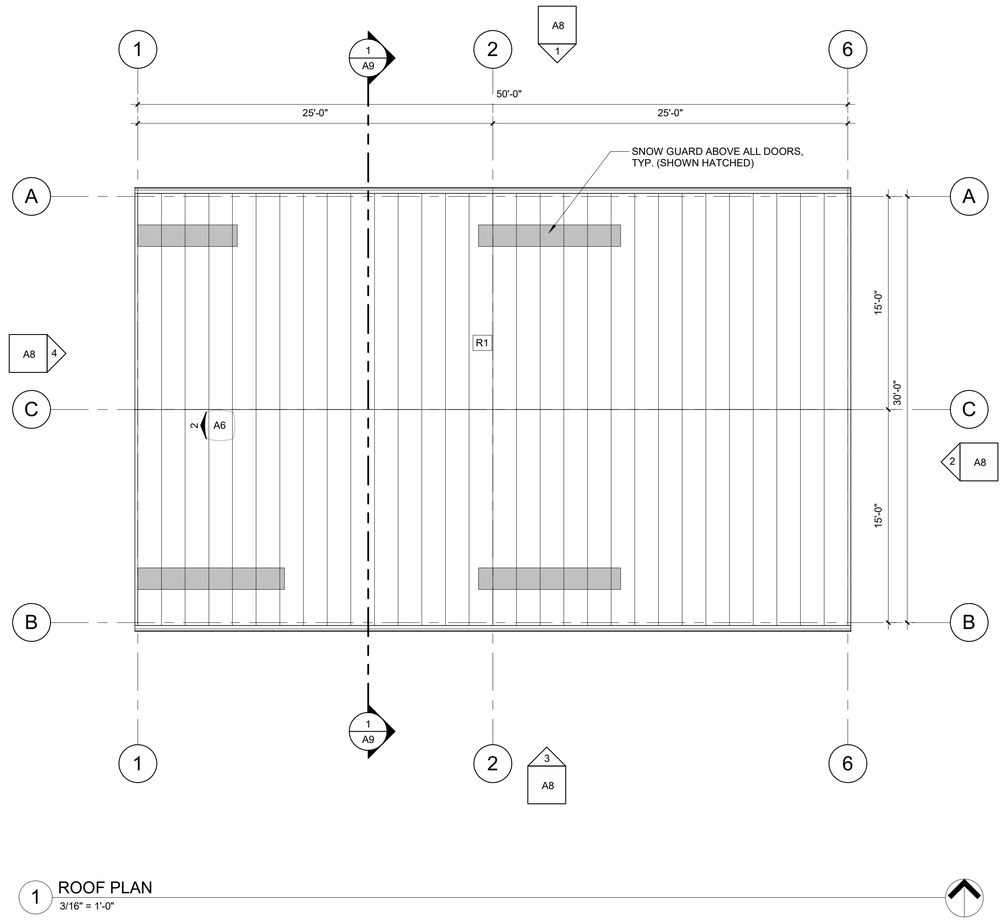
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GENERAL NOTES

1. PROVIDE SNOW GUARDS ON THE ROOF ABOVE EACH DOOR LOCATION

ROOF TYPES

R1 **TYP. ROOF ASSEMBLY**
TYP. PEMB ROOF ASSEMBLY SIMPLY SAVER MAX U 0.029: PREFINISHED STANDING SEAM METAL ROOF WITH TWO FIBERGLASS (FG) INSULATION LAYERS. BOTTOM LAYER OF R-30 FG INSULATION INSTALLED PARALLEL TO PURLIN IN FULL CAVITY AND CONT. EXTRA STRONG VAPOR BARRIER FABRIC BELLOW THE PURLINS SUPPORTED W/ STEEL RETAINER STRAPS. UPPER LAYER OF R-11 UNFACED FG INSULATION INSTALLED OVER PURLINS WITH CONT. THERMAL SPACER BLOCKS MIN R-5 INSTALLED ON THE TOP OF EACH PURLIN/ BATT AND PREFINISHED STANDING SEAM ROOF PANELS. UPPER LAYER OF INSULATION IS DRAPED OVER PURLINS AND COMPRESSED WHEN THE METAL ROOF PANEL ARE ATTACHED.



1 ROOF PLAN
3/16" = 1'-0"

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WATER TREATMENT PLANT IMPROVEMENTS

ROOF PLAN

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GENERAL NOTES

1. DIMENSIONS AND MATERIALS NOTED AS "ALIGN" REFER TO FINISH SURFACES. CONTRACTOR SHALL ADJUST FRAMING AS NECESSARY.
2. COORDINATE ACCESS PANEL LOCATIONS WITH MEP DRAWINGS.
3. CENTER LIGHT FIXTURES IN GYPSUM BOARD CEILINGS, U.N.O.
4. CENTER ACOUSTICAL PANEL CEILING GRID WITHIN SPACE SUCH THAT NO CUT PANEL IS LESS THAN 1/2 OF A FULL PANEL, U.N.O.
5. CENTER CEILING MOUNTED EQUIPMENT, DEVICES AND LIGHTS IN ACOUSTICAL CEILING PANEL, U.N.O.

CEILING LEGEND

ACT1 TYPE:
2'x4' ACCOUSTICAL CEILING ASSEMBLY
STANDARD WHITE

GB1 TYPE:
5/8" GYP. BD. CEILING
PAINT WHITE

- TYPE:
NO CEILING OPEN TO STRUCTURE,
EXPOSED WHITE VINYL MEBRANE
ABOVE

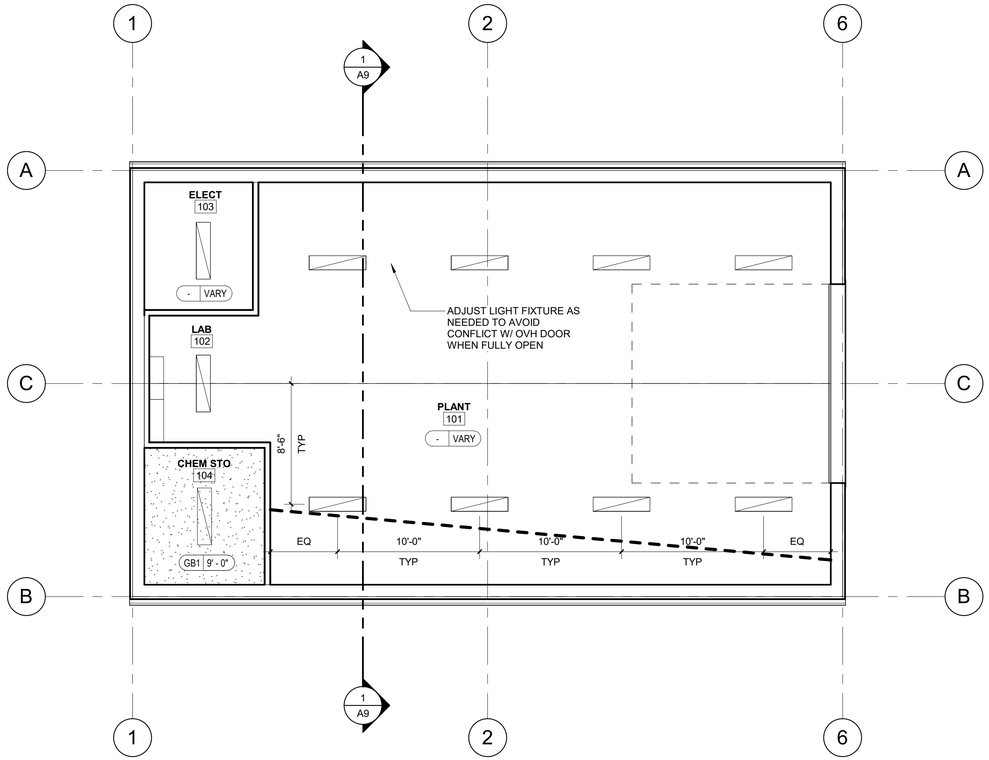
ACT1 | 10' - 0" — CEILING TYPE & HEIGHT, ABOVE FINISH FLOOR

LED RECESSED CAN LIGHT
RE: ELECT.

2'x4' LED RECESSED LIGHT FIXTURE
RE: ELECT.

SUSPENDED LED FIXTURE
RE: ELECT.

SURFACE MOUNTED LED LIGHT FIXTURE
RE: ELECT.



1 REFLECTED CEILING PLAN - LEVEL 1
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WATER TREATMENT PLANT IMPROVEMENTS

REFLECTED CEILING PLAN

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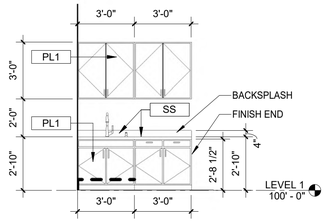
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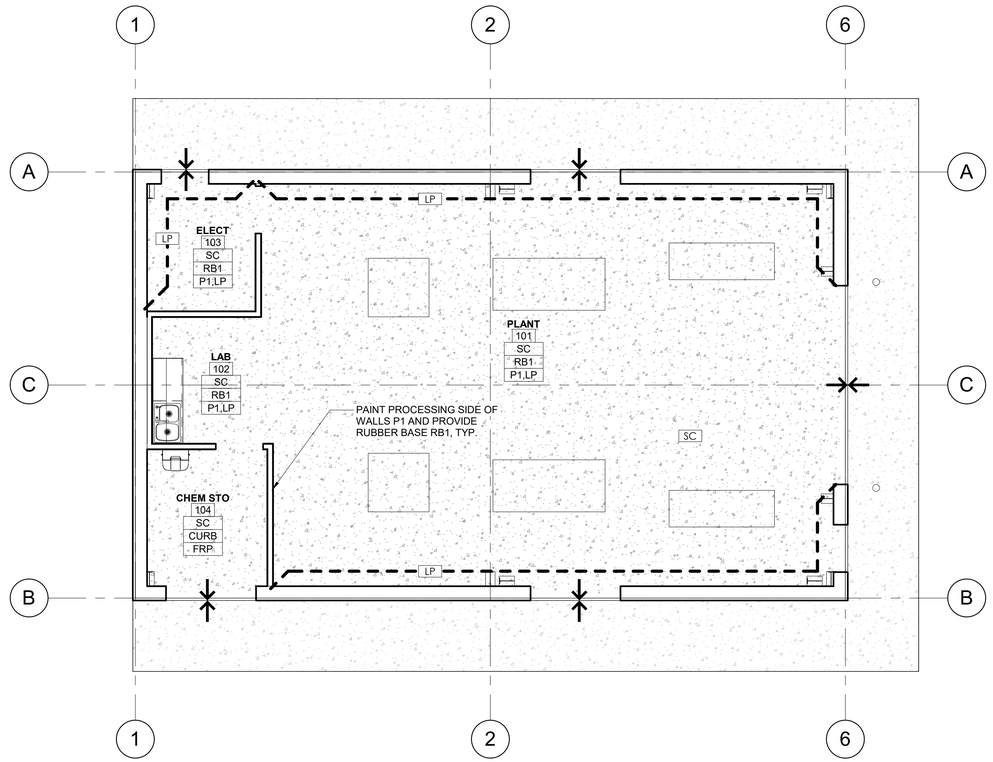
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FINISH SCHEDULE							
ROOM NO	ROOM NAME	WALL FINISH	BASE FINISH	FLOOR FIN.	CEILING MAT.	CEILING FIN.	NOTES & REMARKS (SEE NOTES)
101	PLANT	P1,LP	RB1	SC			
102	LAB	P1,LP	RB1	SC			
103	ELECT	P1,LP	RB1	SC			
104	CHEM STO	FRP	CURB	SC	GB1		FULL HT. FRP



2 LAB STATION ELEVATION
1/4" = 1'-0"



1 FINISH PLAN - LEVEL 1
3/16" = 1'-0"

GENERAL NOTES

1. PROVIDE TRANSITIONS BETWEEN DISSIMILAR MATERIALS AS DETAILED IN THESE CONSTRUCTION DOCUMENTS OR, WHERE NOT DETAILED, AS DIRECTED BY ARCHITECT. USE SIZES WHICH ARE COMPLIANT WITH ADA. TRANSITION STRIPS, THRESHOLDS & FLOORING TRANSITIONS TO BE LOCATED AT CENTERLINE OF DOOR IN CLOSED POSITION, U.N.O.
2. PROVIDE FRP 4 FEET HIGH @ WALL BEHIND JANITOR SINK. FRP TO EXTEND MIN 2 FEET BEYOND THE FRONT FACE OF JANITOR SINK, TYP.
3. PAINT ALL RESTROOMS AREA WALLS SEMI GLOSS PAINT
4. ALL NEW GYP. BD. WALLS TO BE PAINTED P1, U.N.O.
5. ALL FLOOR JOINTS AND JOINTS WITHIN EXPOSED CONCRETE WITHOUT ANY FLOOR FINISH SHALL BE SEALED
6. TYP. HT. OF LENER PANEL (LP) SHALL BE +/- 7'-6", COORDINATE WITH WALL GIRT LOCATION FOR THE ATTACHMENT

FINISH LEGEND

FLOOR FINISH

SC SEALED CONCRETE

BASE FINISH

RB1 RUBBER BASE
MANUFACTURER: ROPPE
PRODUCT: 193 BLACK BROWN
HEIGHT: 4"
PROFILE: COVE BASE

B2 PVC FRP BASE MOLDING
MANUFACTURER: MATCH FRP OR USE RB1 ABOVE

WALL FINISH

P1 FIELD PAINT
MANUFACTURER: SHERWIN WILLIAMS
COLOR: SNOWBOUND SW 7004
SHEEN:

P2 H.M. INTERIOR DOOR FRAME PAINT
MANUFACTURER: SHERWIN WILLIAMS
COLOR: SUMMIT GRAY SW 7669
SHEEN:

FRP FIBERGLASS REINFORCED PANEL
MANUFACTURER: MARLITE
PROCUCT: SMOOTH FINISH
COLOR: S 100 WHITE

LP METAL LINER PANEL
MANUFACTURER:
PRODUCT: 28GA "PANEL RIB"
COLOR: PREFINISHED WHITE
HEIGHT: +/-7'-6" COORDINATE W/ WALL GIRT LOCATION

MILLWORK

PL1 PLASTIC LAMINATE
MANUFACTURER: FORMICA
COLOR: 8863 NATURAL CERISE
LOCATION: CABINET FRONT

SS SOLID SURFACE
MANUFACTURER: WILSONART
COLOR: MILK GLASS SPECTRA
LOCATION: COUNTERTOP

FINISH LEGEND

SEALED CONCRETE

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WATER TREATMENT PLANT IMPROVEMENTS

FINISH PLAN

BAILEY WATER AND SANITATION DISTRICT
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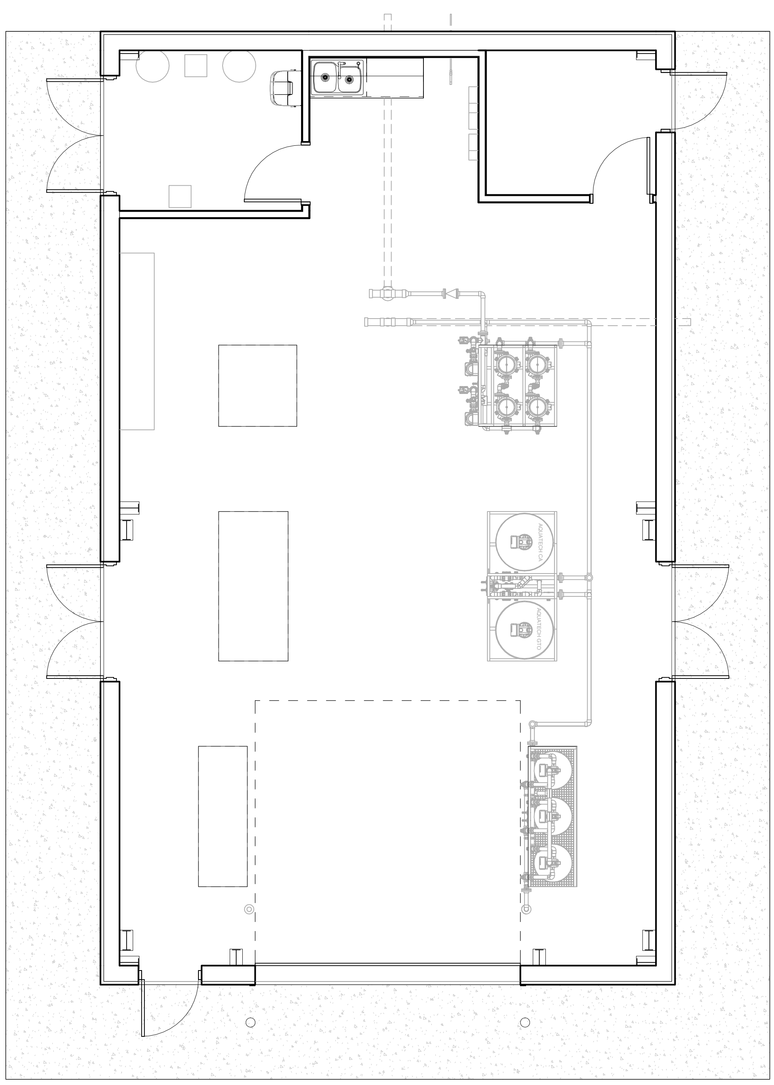
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1 EQUIPMENT PLAN - LEVEL 1
1/4" = 1'-0"



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OF	A11
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WATER TREATMENT PLANT IMPROVEMENTS

EQUIPMENT PLAN

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GENERAL NOTES

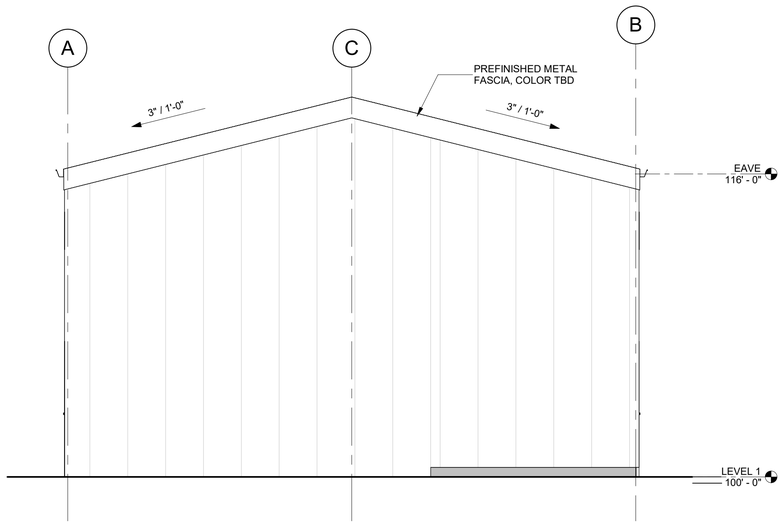
1. SEE ROOF FRAMING PLANS FOR ROOF PITCHES AND OVERHANG DEPTHS.

2. CONTRACTOR TO PROVIDE FLASHING AND/OR CAULKING AS PER MANUFACTURERS SPECIFICATIONS AT ALL DOORS AND WINDOWS.

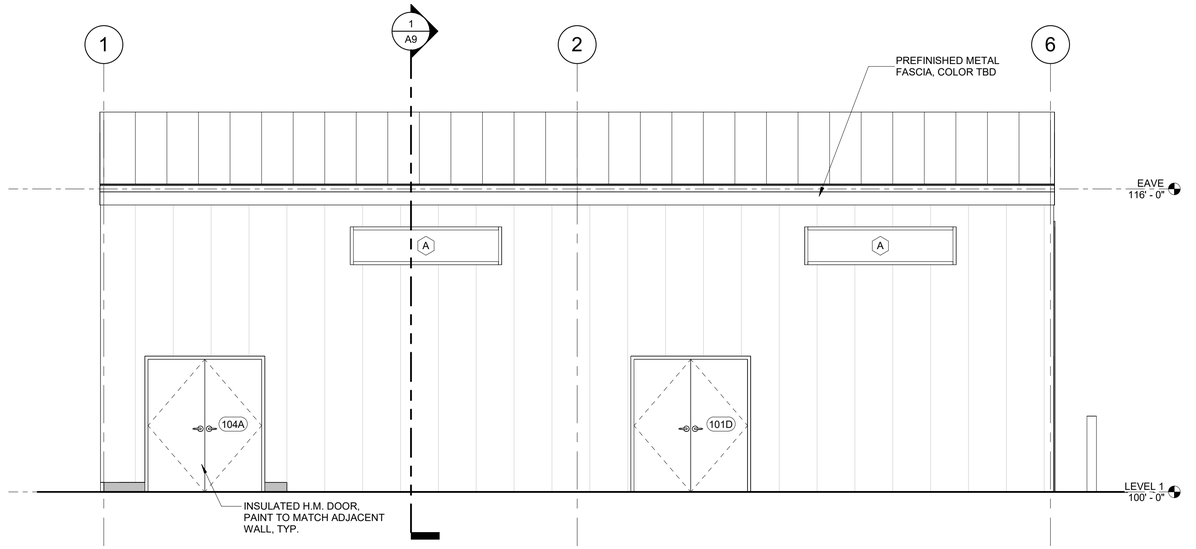
3. CONTRACTOR TO PROVIDE WEATHER BARRIER BETWEEN SIDING AND SHEATHING AS PER MANUFACTURER'S RECOMMENDATIONS.

4. CONTRACTOR TO PROVIDE FLASHING, CAULKING OR OTHER MEANS NECESSARY TO PREVENT MOISTURE PENETRATION AT ALL MATERIAL TRANSITIONS.

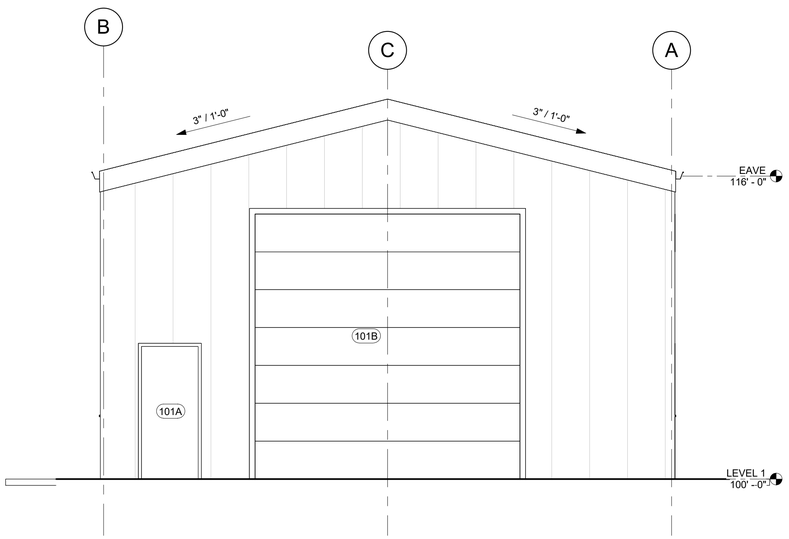
5. GUTTERS & DOWNSPOUTS SHOWN FOR INFORMATION ONLY. CONTRACTOR TO COORDINATE SIZE & LOCATION TO ASSURE POSITIVE DRAINAGE AWAY FROM STRUCTURE.



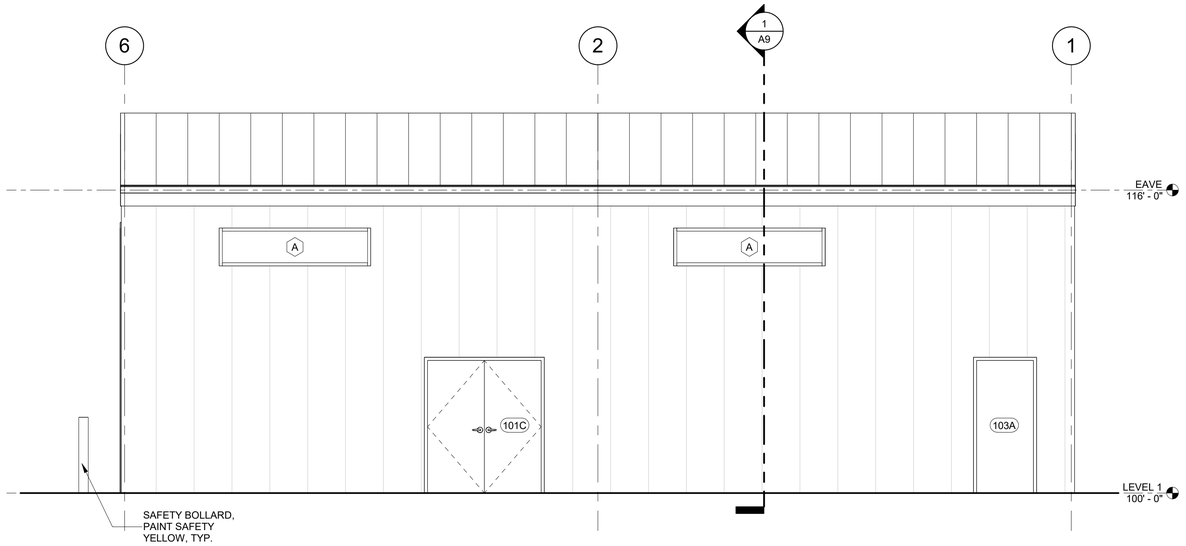
4 WEST
1/4" = 1'-0"



3 SOUTH BUILDING ELEVATION
1/4" = 1'-0"



2 EAST BUILDING ELEVATION
1/4" = 1'-0"



1 NORTH BUILDING ELEVATION
1/4" = 1'-0"

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REVISIONS

NO.	DESCRIPTION	DATE	BY

WATER TREATMENT PLANT IMPROVEMENTS

BUILDING ELEVATIONS

BAILEY WATER AND SANITATION DISTRICT
PO BOX 422
BAILEY, CO 80421

PREPARED UNDER THE DIRECT SUPERVISION OF

FOR AND ON BEHALF OF ELEMENT ENGINEERING, LLC

DRAWN BY:	CHECKED BY:
JH	JS

DATE
OCT 2025

JOB NUMBER
0107.0002 & AB25031

EDITION
95% SET

SHEET
A8 OF A11

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GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF STUD OR FACE OF PEMB FRAME U.N.O.

2. INTERIOR DOOR FRAMES SHALL BE LOCATED 4-INCHES FROM FINISHED FACE OF ROOM CORNER TO FACE OF OPENING U.N.O.

3. ALL INTERIOR METAL STUDS ARE 16" O.C., U.N.O.

4. PROVIDE DOUBLE 20GA STUDS MIN AT ALL DOOR JAMBS

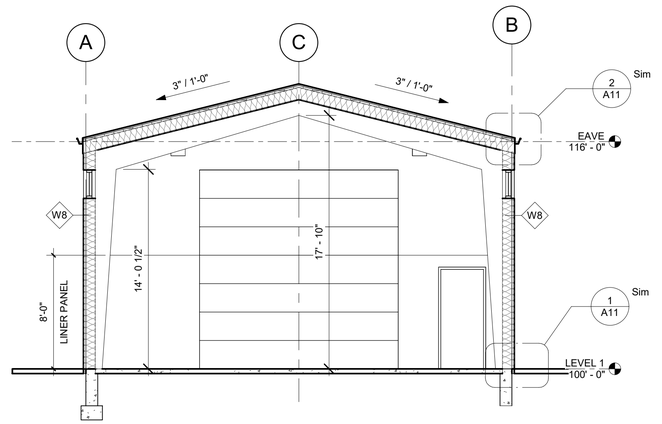
5. PROVIDE SOLID BACKING SUPPORT BEHIND ALL WALL MOUNTED EQUIPMENT, GRAB BARS, CABINETS AND ET.

EXTERIOR WALL TYPES

W8 **TYP. EXTERIOR WALL**
TYP. TREATMENT BLDG. EXTERIOR WALL ASSEMBLY SIMPLE SAVER OR EQ. MAX U-VALUE 0.052
UNFACED METAL BUILDING FG INSULATION INSTALLED IN THE FULL CAVITY OF 10" PEMB GIRTS W/ CONT. FABRIC LINER (VAPOR RETARDER) INSTALLED INSIDE OVER THE GIRTS, ATTACHED MECHANICALLY USING COATED STEEL STRAPS. PROVIDE QUICK STOP FOAM THERMAL BREAK 1/8" APPLIED TO THE EXTERIOR OF GIRT FLANGES UNDERNEATH OF PREFINISHED PEMB METAL WALL PANEL, RE: EXTERIOR ELEVATION, MAX U-VALUE 0.052 PROVIDE 28 GA "PANEL RIB" INTERIOR WHITE METAL LINER PANEL (LP) FOR INSULATION PROTECTION AT INTERIOR SIDE, TOTAL HT. +/-8' AFF. , TYP. PROVIDE APPROPRIATE ATTACHMENT OF LINER PANEL. COORDINATE W/ PEMB

ROOF TYPES

R1 **TYP. ROOF ASSEMBLY**
TYP. PEMB ROOF ASSEMBLY SIMPLY SAVER MAX U 0.029: PREFINISHED STANDING SEAM METAL ROOF WITH TWO FIBERGLASS (FG) INSULATION LAYERS. BOTTOM LAYER OF R-30 FG INSULATION INSTALLED PARALLEL TO PURLIN IN FULL CAVITY AND CONT. EXTRA STRONG VAPOR BARRIER FABRIC BELLOW THE PURLINS SUPPORTED W/ STEEL RETAINER STRAPS. UPPER LAYER OF R-11 UNFACED FG INSULATION INSTALLED OVER PURLINS WITH CONT. THERMAL SPACER BLOCKS MIN R-5 INSTALLED ON THE TOP OF EACH PURLIN/ BATT AND PREFINISHED STANDING SEAM ROOF PANELS. UPPER LAYER OF INSULATION IS DRAPED OVER PURLINS AND COMPRESSED WHEN THE METAL ROOF PANEL ARE ATTACHED.



1 BUILDING SECTION
3/16" = 1'-0"

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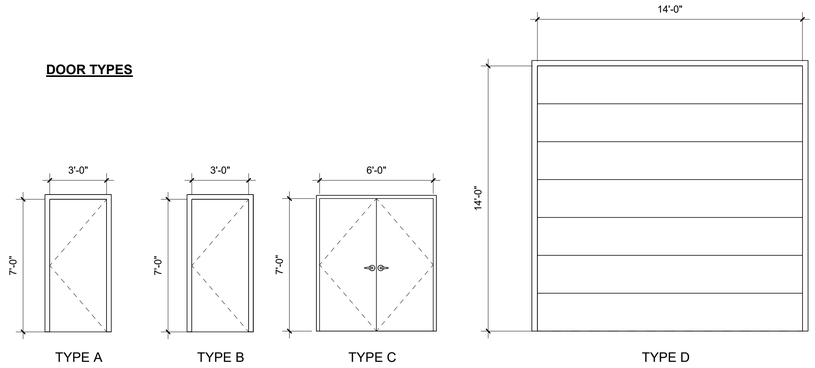
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EV DOOR SCHEDULE											
		DOOR					FRAME				
		SIZE									
Door Number	Type	Width	Height	Material	Finish	Fire Rating	Type	Material	Finish	Hardware	Comments
101A	A	3' - 0"	7' - 0"	INSULATED H.M.	PAINT OR PREFINISHED	-	H.M.	STEEL	PAINT	SET 1	
101B	D	14' - 0"	14' - 0"	ALUM	PREFINISHED		ALUM	ALUM	PREFINISHED	SET 4	
101C	C	6' - 0"	7' - 0"	INSULATED H.M.	PAINT OR PREFINISHED		H.M.	STEEL	PAINT	SET 2	
101D	C	6' - 0"	7' - 0"	INSULATED H.M.	PAINT OR PREFINISHED		H.M.	STEEL	PAINT	SET 2	
103A	A	3' - 0"	7' - 0"	INSULATED H.M.	PAINT OR PREFINISHED	-	H.M.	STEEL	PAINT	SET 1	
103B	B	3' - 0"	7' - 0"	H.M.	PAINT	-	H.M.	STEEL	PAINT	SET 3	
104A	C	6' - 0"	7' - 0"	INSULATED H.M.	PAINT OR PREFINISHED		H.M.	STEEL	PAINT	SET 2	
104B	B	3' - 0"	7' - 0"	H.M.	PAINT	-	H.M.	STEEL	PAINT	SET 3	

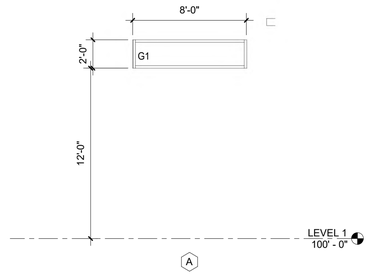
GENERAL NOTES

1. DOOR AND FRAMES TO BE PAINTED WITH TWO COATS OF ENAMEL, RE: A5, A7 & A8 FOR COLOR
2. ALL DOOR HARDWARE MUST BE COMMERCIAL QUALITY WITH LEVER HANDLES COMPLIANT WITH ACCESSIBILITY CODE.
3. REINFORCE FRAMES AT HARDWARE LOCATIONS
4. DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST TO OPERATE. DEVICES SHALL BE INSTALLED 34" MINIMUM AND 48" MAXIMUM A.F.F. LOCKS USED ONLY FOR SECURITY PURPOSES AND NOT USED FOR NORMAL OPERATION ARE PERMITTED AT ANY HEIGHT.
5. ALL HM FRAMES SHALL HAVE RUBBER JAMB BUMPERS
6. DOOR LOCKS AND LATCHES SHALL MEET THE REQUIREMENTS OF THE IFC / IBC SECTION 1010.1.9.4
7. ALL DIMENSIONS & OPENINGS SHALL BE VERIFIED IN FIELD. DO NOT SCALE THIS DRAWINGS
8. ALL EXTERIOR WINDOW FRAME SHALL BE PREFINISHED, COLOR TBD

DOOR TYPES



WINDOW ELEVATIONS

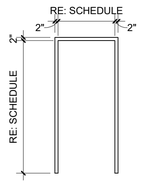


GLAZING SCHEDULE

PRESCRIPTIVE METHOD BASED ON **IECC 2015, ZONE 7:**

G1 GLASS TYPE:
1" INSULATED EXTERIOR GLAZING, LOW E
MAX U-FACTOR VALUE:
FIXED FENESTRATION 0.29
SHGC:
SEW ORIENTATION 0.45
N ORIENTATION NO REQUIREMENTS

FRAME TYPES



TYPE H.M.

HARDWARE TYPES

SET 1

SINGLE EXTERIOR

1	LEVER LOCKSET
1	DOUBLE CYLINDER DEADBOLT
1-1/2 PAIR	MORTISE HINGES W/ NON-REMOVABLE PINS
1	CLOSER W/ OVH. STOP
1	WEATHERSTRIPPING
1	DOOR SWEEP
1	ACCESSIBLE THRESHOLDS
3	SILENCERS

SET 2

DOUBLE EXTERIOR

2	LEVER LOCKSET
1	CYLINDER - KEY AS DIRECTED
(2) 1-1/2 PAIR	MORTISE HINGES W/ NON-REMOVABLE PINS
1	FLUSH BOLTS (INACTIVE LEAF)
2	CLOSER W/ OVH. STOP
1	REMOVABLE ASTRAGAL
1	WEATHERSTRIPPING
1	DOOR SWEEP
1	ACCESSIBLE THRESHOLDS
3	SILENCERS
1	RAIN DRIP

SET 3

OFFICE INTERIOR DOOR

3	HINGES
1	OFFICE LOCKSET
2	DOOR STOP
3	DOOR SILENCERS
1	SOUND INSULATION KIT
1	ADA THRESHOLD

SET 4

OVH DOOR

1	CHAIN OPERATED OVH TRACK REWTROFFITABLE W/ ELECT. MOTOR OPERATOR
1	LOCK
1	FULL RUBBER SEAL

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WATER TREATMENT PLANT IMPROVEMENTS

DOOR & WINDOW SCHEDULE

BAILEY WATER AND SANITATION DISTRICT
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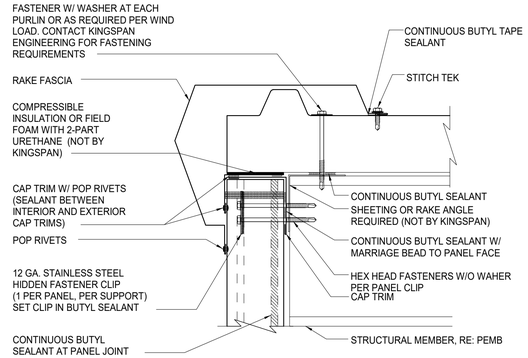
DATE: OCT 2025

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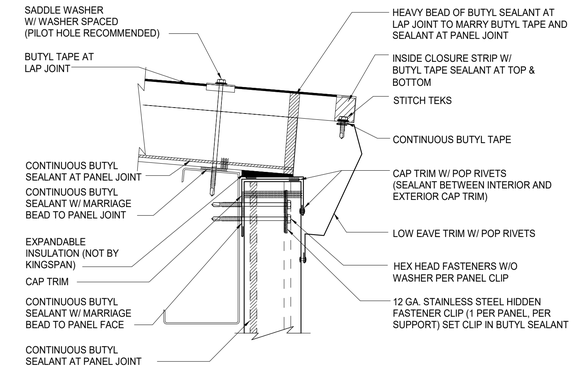
EDITION: 95% SET

SHEET: A10 OF A11

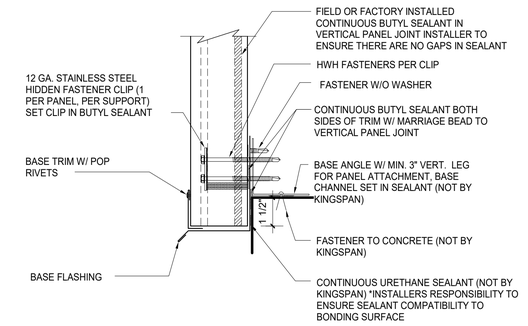
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3 RAKE DETAIL
3" = 1'-0"



2 EAVE DETAIL
3" = 1'-0"



1 BOTTOM DETAIL
3" = 1'-0"

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WATER TREATMENT PLANT IMPROVEMENTS

DETAILS

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DESIGN PARAMETERS

1. JURISDICTION = PARK COUNTY, COLORADO
2. BUILDING CODE
   A. 2021 INTERNATIONAL BUILDING CODE
3. DESIGN LOADS
   A. DEAD LOADS (PROVIDED BY PEMB DESIGNER)
      a. MATERIAL WEIGHT + COLLATERAL LOAD
   B. FLOOR LIVE LOADS
      a. 100 PSF
   C. ROOF SNOW LOAD
      a. GROUND SNOW LOAD, P_g = 119 PSF
      b. FLAT ROOF SNOW LOAD, P_f = 82.47 PSF
      c. SLOPED ROOF SNOW LOAD USED FOR DESIGN, P_{fd} = 71 PSF
      d. SNOW EXPOSURE FACTOR, C_e = 0.9
      e. SNOW LOAD IMPORTANCE FACTOR, I_s = 1.1
      f. THERMAL FACTOR, C_t = 1.0
   D. WIND DESIGN DATA
      a. ULTIMATE WIND SPEED, V_{ult} = 168 MPH (3 SECOND GUST)
      b. NOMINAL DESIGN WIND SPEED, V_{asd} = 130.13 MPH
      c. RISK CATEGORY II
      d. WIND EXPOSURE 'C'
      e. INTERNAL PRESSURE COEFFICIENT +/- 0.18 (ENCLOSED)
   E. EARTHQUAKE DESIGN DATA
      1. RISK CATEGORY III
      2. SEISMIC IMPORTANCE FACTOR, I_e = 1.25
      3. MAPPED SPECTRAL RESPONSE ACCELERATION PARAMETERS
         - S_S = 0.25g
         - S_1 = 0.052g
      4. SITE CLASS C
      5. DESIGN SPECTRAL RESPONSE ACCELERATION PARAMETERS
         - S_{DS} = 0.19
         - S_{D1} = 0.064
      6. SEISMIC DESIGN CATEGORY 'B'
      7. BASIC SEISMIC FORCE RESISTING SYSTEM
         - RE: PEMB DRAWINGS

FOUNDATIONS

1. FOUNDATION DESIGN BASED ON GEOTECHNICAL ENGINEERING REPORT 252792 PREPARED BY AGW DATED 8/20/2025.
2. SPREAD FOOTING CRITERIA
   A. ALLOWABLE BEARING PRESSURE = 2,000 PSF
   B. MINIMUM FROST DEPTH = 3'-0"

CONCRETE

1. CONCRETE HAS BEEN DESIGNED IN ACCORDANCE WITH ACI-318 AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACI-301 & SP-066 WITH TOLERANCES GIVEN IN ACI 117.
2. PROVIDE CONTROL JOINTS IN CONCRETE WALLS AT 25' MAXIMUM SPACING. 2/S4
3. PROVIDE CONTROL JOINTS IN CONCRETE SLABS-ON-GRADE AT 12' MAXIMUM SPACING 3/S4
4. LOCATE CONSTRUCTION JOINTS AND CONTROL JOINT LOCATIONS WHERE POSSIBLE. SLABS AND BEAMS SHALL NOT HAVE A HORIZONTAL CONSTRUCTION JOINTS; VERTICAL CONSTRUCTION JOINTS SHALL BE LOCATED AT THIRD POINT OF SPAN AND SHALL BE MADE WITH VERTICAL BULKHEADS AND HORIZONTAL KEYS. ALL REINFORCING SHALL BE CONTINUOUS THROUGH CONSTRUCTION JOINTS. PROVIDE BONDING COMPOUND BETWEEN ADJACENT POURS.
5. PROPERLY CONSOLIDATE ALL CONCRETE DURING PLACEMENT. PROVIDE SPECIAL CONSOLIDATION EFFORTS TO WORK AROUND REINFORCING AND EMBEDDED ITEMS AND ALSO CORNERS OF FORMS FOLLOWING ACI RECOMMENDATIONS.
6. CURING SHALL BE IN ACCORDANCE WITH ACI 301 AND 308.1. DURING HOT OR COLD WEATHER, CURING SHALL BE IN ACCORDANCE WITH ACI 305 AND ACI 306. INTERIOR SLABS THAT RECEIVE FLOOR FINISHES SHALL BE CURED USING MOISTURE-COVER CURING ONLY. ALL OTHER CONCRETE MAY BE CURED BY WET CURING, MOISTURE COVER CURING, OR LIQUID MEMBRANE CURING.
7. EMBEDMENTS IN CONCRETE INCLUDING ANCHOR BOLTS AND EMBED PLATES SHALL BE INSTALLED PRIOR TO POURING CONCRETE AND SECURELY TIED IN PLACET.
8. GENERAL CONTRACTOR IS RESPONSIBLE FOR DESIGN AND CONSTRUCTION OF ALL FORMWORK. FORMWORK SHALL BE SUFFICIENT TO SUPPORT THE WET WEIGHT OF CONCRETE PLUS A CONSTRUCTION LIVE LOAD OF 50 PSF.
9. SHORING DURATION TO BE COORDINATED WITH G.C., SHORING DESIGNER, AND S.E.O.R.
10. LOADS SHALL NOT BE PLACED ON CONCRETE MEMBERS SUCH AS SLABS UNTIL THE CONCRETE HAS REACHED 75% DESIGN STRENGTH OR A MINIMUM OF 7 DAYS, WHICHEVER IS LONGER
11. CONTRACTOR SHALL MAKE ALLOWANCES FOR LEVELING COMPOUNDS OR ADDITIONAL CONCRETE MATERIAL NEEDED TO ENSURE A LEVEL SURFACE
12. CONCRETE SHALL NOT BE CORED WITHOUT PRIOR APPROVAL BY S.E.O.R.
    A. REBAR, TENDONS, OR OTHER EMBEDDED ITEMS SHALL NOT BE DAMAGED BY CORING. CONTRACTOR SHALL BE REPSONSIBLE FOR SCANNING THE SLAB BY GPR OR OTHER APPROVED METHODS IN ORDER TO AVOID CONFLICTS.
13. ANCHOR BOLT TEMPLATES SHALL BE USED FOR BASEPLATES TO PROPERLY LOCATE ANCHORS.

CONCRETE MIX DESIGN

USAGE	CEMENT	f'_c (PSI)	MAX. W/C	MAX AGG	AIR	EXPOSURE CLASS
FOOTINGS	---	5,000	0.45	3/4"	5%	F1, S0
WALLS	---	5,000	0.45	3/4"	5%	F2, S0
INTERIOR SLAB ON GRADE	I/II	4,000	N/A	3/4"	N/A	F0, S0

NOTES:
1. ALL CONCRETE SHALL BE MADE WITH NORMAL WEIGHT STONE AGGREGATE CONFORMING TO ASTM C33.
2. PORTLAND CEMENT SHALL CONFORM TO ASTM C150.
3. FLY ASH SHALL CONFORM TO ASTM C618, CLASS F OR C. FLY ASH MAY BE SUBSTITUTED FOR CEMENT UP TO 20% BY WEIGHT OF THE TOTAL CEMENTITIOUS MATERIAL.
4. AIR ENTRAINING AGENT SHALL CONFORM TO ASTM C260.
5. WATER REDUCING ADMIXTURE SHALL CONFORM TO ASTM C494, TYPE A. HIGH RANGE WATER REDUCING ADMIXTURE SHALL CONFORM TO ASTM C494, TYPE F OR G.
6. ACCELERATOR SHALL CONFORM TO ASTM C494, TYPE E.
7. RETARDING ADMIXURE SHALL CONFORM TO ASTM C494, TYPE D.
8. LIGHTWEIGHT AGGREGATE SHALL CONFORM TO ASTM C330
9. F'c REFERS TO 28 DAY CONCRETE STRENGTH
10. THE GC, OWNER, AND PARTY RESPONSIBLE FOR ORDERING CONCRETE MIXES SHALL REVIEW THE GEOTECH REPORT FOR SULFATE EXPOSURE REQUIREMENTS.
    A. THE PARTY RESPONSIBLE FOR ORDERING CONCRETE SHALL COORDINATE THE CONCRETE MIX WITH THE CONCRETE SUPPLIER FOR THE REQUIRED SULFATE EXPOSURE RESISTANCE. STRENGTHS PROVIDED ABOVE ARE MINIMUMS AND MAY NEED TO BE INCRESED BASED ON SULFATE EXPOSURE.
    B. ALTERNATIVE CONCRETE MIXES FOR SULFATE EXPOSURE RESISTANCE MAY BE PERMITTED PROVIDED THAT ASTM C1012 TEST DATA MEETS THE APPLICABLE ACI 318 REQUIREMENTS. TEST DATA MUST BE PROVIDED WITH THE CONCRETE MIX SUBMITTAL.

REINFORCING

1. REINFORCING SHALL CONFORM TO ASTM A615, GRADE 60, U.N.O.
2. WELDING OF REINFORCING IS NOT ALLOWED UNLESS DETAILED IN THE DRAWINGS. WELDABLE REINFORCING SHALL CONFORM TO ASTM A706, GRADE 40 OR 60. WELDING OF REINFORCING SHALL CONFIRM TO AWS D1.4
3. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A1064
4. ALL REINFORCING BAR BENDS SHALL BE MADE IN THE FABRICATORS SHOP UNLESS APPROVED BY THE ENGINEER.
5. REBAR DOWELS FOR WALLS, BEAMS, COLUMNS, AND FOUNDATIONS SHALL NOT BE "WET-SET" AND SHALL BE INSTALLED PRIOR TO PLACING CONCRETE AND SECURELY TIED IN PLACE
6. REINFORCING FOR STRUCTURAL CONCRETE SHALL BE AS FOLLOWS:
   A. ALL REINFORCING STEEL AND ACCESSORIES SHALL BE DETAILED, FABRICATED, AND PLACED IN ACCORDANCE WITH ACI.
   B. REBAR INSTALLER SHALL USE THE STRUCTURAL DRAWINGS AND APPROVED SHOP DRAWINGS FOR PLACEMENT OF REINFORCING.
   C. REINFORCING COVER SHALL BE AS FOLLOWS:
      a. CONCRETE PLACED AGAINST EARTH = 3"
      b. CONCRETE PLACED IN FORMS BUT EXPOSED TO EARTH OR WEATHER
         - #5 BARS AND SMALLER = 1-1/2"
         - BARS LARGER THAN #5 = 2"
      c. COLUMNS, GIRDERS, BEAMS, GRADE BEAMS = 1-1/2"
      d. SLABS AND WALLS = 3/4"
   D. PROVIDE CORNER BARS TO MATCH THE SIZE AND SPACING OF ALL HORIZONTAL REINFORCING IN WALLS AND BEAMS.
   E. PROVIDE DEVELOPMENT LENGTH AND LAP SPLICES FOR REINFORCING PER THE SCHEDULE ON TYPICAL FOUNDATIONS DETAILS. WELDED WIRE FABRIC SHALL HAVE A MINIMUM LAP SPLICE OF ONE FULL MESH + 2" (8" MINIMUM). SPLICES SHALL BE WIRE TIED.
   F. SPLICE OF TOP BARS SHALL BE AT MID-SPAN AND BOTTOM BARS SHALL BE AT SUPPORTS FOR ALL BEAMS, ELEVATED SLABS AND FOR GRADE BEAMS AND FOUNDATION WALLS WITH ISOLATED (I.E. NON-CONTINUOUS) FOUNDATIONS.
   G. PROVIDE (2)#5 BARS (ONE EACH FACE) ALL SIDES AROUND OPENINGS IN SLABS AND WALLS. EXTEND BARS A DEVELOPMENT LENGTH PAST FACE OF OPENING.
   H. DOWELS BETWEEN FOOTINGS AND WALLS SHALL MATCH SIZE AND SPACING OF REBAR IN WALL U.N.O. DOWELS SHALL BE FULLY LAPPED TO REBAR IN WALL U.N.O. PROVIDE STD HOOK AT BOTTOM OF DOWEL AT BOTTOM FOOTING U.N.O.
7. GENERAL CONTRACTOR SHALL PROVIDE AN ALLOWANCE FOR DRILLED PIER REINFORCING LENGTHS TO ANTICIPATE BEDROCK BEING LOWER THAN ANTICIPATED EITHER BY INCREASING BAR LENGTH OR PROVIDING SPLICE BARS. IF SPLICE BARS ARE TO BE USED, SPLICES MUST OCCUR IN THE BOTTOM OF THE DRILLED PIER. PIER MUST BE REINFORCED FULL LENGTH.
8. CUTTING OR OMITTING OF REINFORCING DUE TO CONFLICTS SHALL NOT BE ALLOWED UNLESS APPROVED BY S.EO.R.

SUBMITTALS

1. THE CONTRACTOR SHALL SUBMIT THE FOLLOWING SUBMITTALS FOR STRUCTURAL ENGINEER'S REVIEW PRIOR TO FABRICATION OF SPECIFIC ELEMENTS:
   A. CONCRETE MIX DESIGNS. MIX DESIGN SUBMITTAL SHALL INCLUDE THE FOLLOWING:
      a. UNIQUE MIX IDENTIFICATION DESIGNATION FOR EACH MIX SUBMITTED.
      b. STATEMENT OF INTENDED USE
      c. MIX PROPORTIONS INCLUDING ALL ADMIXTURES USED
      d. MANUFACTURERS DATA FOR ALL ADMIXTURES USED
      e. WET AND DRY UNIT WEIGHT
      f. ENTRAINED AIR CONTENT
      g. DESIGN SLUMP
      h. REQUIRED AVERAGE STRENGTH
      i. STRENGTH TEST DATA
   B. CAST-IN PLACE CONCRETE REINFORCING SHOP DRAWINGS INDICATING BAR SIZE, SPACING, LOCATIONS, QUANTITIES, AND BEND SCHEDULES.
   C. CONCRETE CONTROL JOINT PLAN
   D. STEEL
      a. ANCHOR BOLTS
2. THE CONTRACTOR SHALL SUBMIT THE FOLLOWING DEFERRED SUBMITTALS TO THE BUILDING DEPARTMENT AFTER REVIEW BY THE ARCHITECT AND ENGINEERS OF RECORD. THE CONTRACTOR SHALL PROVIDE COMPLETE DRAWINGS AND CALCULATIONS FOR DEFERRED SUBMITTALS AND THESE DRAWINGS AND CALCULATIONS MUST BE PERFORMED BY, OR UNDER THE DIRECT SUPERVISION OF, A LICENSED ENGINEER IN THE PROJECT JURISDICTION AND SHALL BE SUBMITTED BEARING AN ENGINEERS SEAL AND SIGNATURE.
   A. PRE-ENGINEERED METAL BUILDING
3. SUBMITTALS SHALL BE PROVIDED IN A TIMELY FASHION AS TO ALLOW 10 WORKING DAY REVIEW TIME BY THE DESIGN TEAM.
4. PRIOR TO SUBMITTAL TO THE DESIGN TEAM, THE GENERAL CONTRACTOR SHALL REVIEW ALL SUBMITTALS FROM THE SUBCONTRACTORS AND STAMP THEM ACCORDINGLY.
5. REPRODUCTION OF THE CONTRACT DOCUMENTS FOR SHOP DRAWINGS IS NOT PERMITTED.

GENERAL

1. THE ARCHITECT, STRUCTURAL ENGINEER AND OTHER DESIGN DISCIPLINES SHALL BE NOTIFIED OF ANY DISCREPANCIES OR INCONSISTENCIES WITHIN THE DRAWINGS PRIOR TO PROCEEDING WITH THE WORK.
2. CONFLICTS WITHIN THE STRUCTURAL DRAWINGS SHALL BE REPORTED TO THE STRUCTURAL ENGINEER PRIOR TO PROCEEDING WITH THE WORK.
3. THE SIZE, WEIGHT AND LOCATIONS OF ALL EQUIPMENT, PADS, AND PENETRATIONS FOR MECHANICAL, ELECTRICAL, AND PLUMBING WORK SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO PROCEEDING WITH THE WORK.
4. THE STRUCTURAL DRAWINGS HAVE BEEN PREPARED USING AVAILABLE INFORMATION OF EXISTING CONDITIONS. DURING CONSTRUCTION, THE CONTRACTOR MAY ENCOUNTER EXISTING CONDITIONS WHICH WERE UNKNOWN DURING DESIGN. SUCH CONDITIONS MAY INTERFERE WITH NEW CONSTRUCTION OR REQUIRE PROTECTION AND/OR SUPPORT OF EXISTING WORK. THE CONTRACTOR SHALL VERIFY SITE CONDITIONS PRIOR TO STARTING THE WORK AND SHALL NOTIFY THE ENGINEER OF ALL DISCOVERIES NOT SHOWN WITHING THE STRUCTURAL DRAWINGS THAT MAY JEOPARDIZE THE EXISTING STRUCTURE OR INTERFERE WITH PROPER EXECUTION OF THE NEW CONSTRUCTION.
5. REFER TO THE ARCHITECTURAL DRAWINGS FOR DIMENSIONS NOT SHOWN IN THE STRUCTURAL DRAWINGS. DO NOT SCALE THE STRUCTURAL DRAWINGS.
6. THE STRUCTURE IS DESIGNED TO FUNCTION AS A UNIT UPON COMPLETION. THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL TEMPORARY BRACING AND/OR SUPPORT THAT MAY BE REQUIRED AS THE RESULT OF THE CONTRACTOR'S CONSTRUCTION MEANS, METHODS, AND SEQUENCING. THE DESIGN AND INSTALLATION OF ANY REQUIRED TEMPORARY BRACING SHALL BE BY THE CONTRACTOR.
7. ANY CONTRACTOR INDUCED CONSTRUCTION LOADING, INCLUDING BUT NOT LIMITED TO STOCKPILING OF MATERIAL OR EQUIPMENT, SHALL NOT EXCEED THE DESIGN LOADS LISTED IN THE DRAWINGS.
8. DO NOT PLACE BACKFILL AGAINST FOUNDATION WALLS UNTIL THE TOP AND BOTTOM OF WALLS ARE ADEQUATELY BRACED, EITHER BY PERMANENT STRUCTURAL FLOORS OR TEMPORARY BRACING PROVIDED BY THE CONTRACTOR.
9. ELECTRICAL CONDUIT CAST IN CONCRETE SLABS SHALL BE 1" (MAXIMUM) DIAMETER. CONDUIT RUNS CAN BE GROUPED WITH A MAXIMUM OF 3 PER GROUP AND ADJACENT GROUPS SHALL BE SPACED 12" O.C. MINIMUM. CONDUIT SHALL BE PLACED AT MID-DEPTH OF SLAB. NO MORE THAN TWO LAYERS OF CONDUIT CAN CROSS AT ANY LOCATION.
10. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND STRUCTURAL ENGINEER OF ELEVATED CONCRETE SLAB POURS AT LEAST 5 BUSINESS DAYS IN ADVANCE OF POUR.
11. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION DOCUMENTS PRIOR TO CONSTRUCTION
12. REFER TO ARCHITECTURAL DRAWINGS FOR FIRE PROTECTION REQUIREMENTS OF STRUCTURAL MEMBERS..
13. PROVIDE BITUMASTIC COATING AT ALL BELOW GRADE STEEL AND WOOD MEMBERS.
14. G.C. SHALL PROVIDE SLEEVES AT ALL PLUMBING PENERATIONS IN CONCRETE AND SHALL BE COORDINATED PRIOR TO CONSTRUCTION.
15. G.C. SHALL MAKE OWNERS AWARE OF ANTICIPATED MOVEMENT OF GROUND FLOOR SLAB ON GRADE PER THE GEOTECHNCIAL REPORT. ANY ADVERSE AFFECTS TO THE BUILDING DUE TO ACCEPTED SLAB MOVEMENT SHALL BE AT THE OWNERS RISK.

PRECONSRUCTION MEETINGS

1. THE GENERAL CONTRACTOR SHALL CONDUCT THE FOLLOWING PRECONSTRUCTION MEETINGS:
   A. CAST-IN-PLACE CONCRETE CONSTRUCTION
2. REQUIRED ATTENDEES FOR ALL PRECONSTRUCTION MEETINGS INCLUDE THE FOLLOWING:
   A. GENERAL CONTRACTOR
   B. SUBCONTRACTOR PERFORMING THE WORK
   C. STRUCTURAL ENGINEER
   D. INDEPENDENT TESTING AGENCY
3. OPTIONAL ATTENDEES FOR ALL PRECONSTRUCTION MEETINGS INCLUDE THE FOLLOWING:
   A. OWNER AND/OR OWNERS REPRESENTATIVE
   B. ARCHITECT

TESTING

1. ALL TESTING SHALL BE DONE BY AN APPROVED TESTING LABORATORY SELECTED AND PAID FOR BY THE OWNER.
2. CAST IN PLACE CONCRETE TESTING SHALL BE AS FOLLOWS:
   A. TEST CYLINDERS SHALL BE OBTAINED IN ACCORDANCE WITH ASTM C172.
   B. MAKING, CURING, AND HANDLING OF TEST CYLINDERS SHALL BE IN ACCORDANCE WITH ASTM C31.
   C. TESTING OF CYLINDERS SHALL BE IN ACCORDANCE WITH ASTM C39. TEST THE CYLINDERS AS FOLLOWS:
      a. ONE CYLINDER 3 DAYS (POST-TENSIONED SLAB ONLY)
      b. ONE CYLINDER AT 7 DAYS
      c. TWO CYLINDERS AT 28 DAYS
      d. ONE CYLINDER AT 56 DAYS, IF NECESSARY.
   D. INDEPENDENT TESTING AGENCY SHALL TAKE AT LEAST ONE SET OF FOUR CYLINDERS FOR EACH 100 CUBIC YARDS OF CONCRETE OF EACH CLASS OF CONCRETE. TAKE FIVE CYLINDERS FOR POST-TENSIONED CONCRETE SLABS
   E. SAMPLES FOR EACH SET OF TEST CYLINDERS SHALL BE TESTED FOR AIR CONTENT, TEMPERATURE, AND SLUMP. SLUMP AND AIR CONTENT MUST MEET PROJECT SPECIFICATIONS OR SHALL BE REJECTED PRIOR TO PLACEMENT.
   F. SAMPLES SHALL BE COLLECTED AT POINT OF PLACEMENT.
   G. TEST REPORTS SHALL BE SUBMITTED TO THE GENERAL CONTRACTOR AND EVSTUDIO AS SOON AS POSSIBLE, WITHIN FIVE DAYS OF LABORATORY TESTING

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REVISIONS

NO.	DESCRIPTION	DATE	BY

WATER TREATMENT PLAN IMPROVEMENTS

STRUCTURAL GENERAL NOTES

BAILEY WATER AND SANITATION DISTRICT
PO BOX 422
BAILEY, CO 80421

PREPARED UNDER THE DIRECT SUPERVISION OF

FOR AND ON BEHALF OF ELEMENT ENGINEERING, LLC

DRAWN BY:	CHECKED BY:
DPC	KAW

DATE: OCT 2025

JOB NUMBER: 0107.0002 & AB25031

EDITION: 95% SET

SHEET: S1 OF S6

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TABLE 1705.6
REQUIRED SPECIAL INSPECTIONS AND TESTS OF SOILS

TYPE	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION
1. VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY.	-	X
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.	-	X
3. PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS.	-	X
4. VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL.	X	-
5. PRIOR TO PLACEMENT OF COMPACTED FILL, INSPECT SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.	-	X

TABLE 1705.3
REQUIRED SPECIAL INSPECTIONS AND TESTS OF CONCRETE CONSTRUCTION

TYPE	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION	REFERENCED STANDARD (a)	IBC REFERENCE
1. INSPECT REINFORCEMENT, INCLUDING PRESTRESSING TENDONS, AND VERIFY PLACEMENT.	-	X	ACI 318 CH. 20, 25.2, 25.3, 26.6.1-26.6.3	1908.4
2. REINFORCING BAR WELDING:			AWS D1.4 ACI318: 26.6.4	-
A. VERIFY WELDABILITY OF REINFORCING BARS OTHER THAN ASTM A706;	-	X		
B. INSPECT SINGLE-PASS FILLET WELDS, MAXIMUM 5/16"; AND	-	X		
C. INSPECT ALL OTHER WELDS.	X	-		
3. INSPECT ANCHORS CAST IN CONCRETE.	-	X	ACI 318: 17.8.2	-
4. INSPECT ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS. (b)			ACI 318: 17.8.2.4 ACI 318: 17.8.2	-
A. ADHESIVE ANCHORS INSTALLED IN HORIZONTALLY OR UPWARDLY INCLINED ORIENTATIONS TO RESIST SUSTAINED TENSION LOADS.	X	-		
B. MECHANICAL ANCHORS AND ADHESIVE ANCHORS NOT DEFINED IN 4.A.	-	X		
5. VERIFY USE OF REQUIRED DESIGN MIX.	-	X	ACI 318: CH. 19, 26.4.3, 26.4.4	1904.1, 1904.2, 1908.2, 1908.3
6. PRIOR TO CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF CONCRETE.	X	-	ASTM C172 ASTM C31 ACI 318: 26.5, 26.12	1908.1
7. INSPECT CONCRETE AND SHOTCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES.	X	-	ACI 318: 26.5	1908.6, 1908.7, 1908.8
8. VERIFY MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES.	-	X	ACI 318: 26.5.3-26.5.5	1908.9
9. INSPECT PRESTRESSED CONCRETE FOR:			ACI 318: 26.10	-
A. APPLICATION OF PRESTRESSING FORCES; AND	X	-		
B. GROUTING OF BONDED PRESTRESSING TENDONS.	X	-		
10. INSPECT ERECTION OF PRECAST CONRETE MEMBERS.	-	X	ACI 318: CH. 26.9	-
11. VERIFY IN-SITU CONCRETE STRENGTH, PRIOR TO STRESSING OF TENDONS IN POST-TENSIONED CONCRETE AND PRIOR TO REMOVAL OF SHORES AND FORMS FROM BEAMS AND STRUCTURAL SLABS.	-	X	ACI 318: 26.11.2	-
12. INSPECT FORMWORK FOR SHAPE, LOCATION AND DIMENSIONS OF CONCRETE MEMBER BEING FORMED.	-	X	ACI 318: 26.11.2 (b)	-

a) WHERE APPLICABLE, SEE ALSO SECTION 1705.12, SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE.
b) SPECIFIC REQUIREMENTS FOR SPECIAL INSPECTION SHALL BE INCLUDED IN THE RESEARCH REPORT FOR THE ANCHOR ISSUED BY AN APPROVED SOURCE IN ACCORDANCE WITH 17.8.2 IN ACI 318, OR OTHER QUALIFICATION PROCEDURES. WHERE SPECIFIC REQUIREMENTS ARE NOT PROVIDED, SPECIAL INSPECTION REQUIREMENTS SHALL BE SPECIFIED BY THE REGISTERED DESIGN PROFESSIONAL AND SHALL BE APPROVED BY THE BUILDING OFFICIAL PRIOR TO THE COMMENCEMENT OF THE WORK.

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WATER TREATMENT PLAN IMPROVEMENTS

STATEMENT OF SPECIAL INSPECTIONS 2018

BAILEY WATER AND SANITATION DISTRICT
PO BOX 422
BAILEY, CO 80421

PREPARED UNDER THE DIRECT SUPERVISION OF

FOR AND ON BEHALF OF ELEMENT ENGINEERING, LLC

DRAWN BY:	CHECKED BY:
DPC	KAW

DATE
OCT 2025

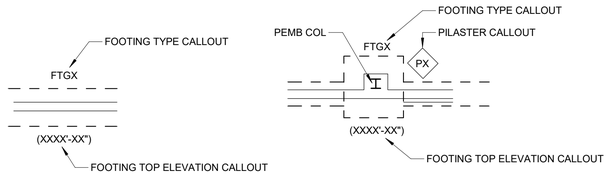
JOB NUMBER
0107.0002 & AB25031

EDITION
95% SET

SHEET
S2 OF S6

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FOUNDATION PLAN NOTES
1. 100'-0" = USGS **XXXX** = TOS PER PLAN. G.C. TO VERIFY WITH CIVIL.
2. INTERIOR SLABS ON GRADE SHALL BE **6" THICK NORMAL WEIGHT CONCRETE REINFORCED WITH** #4'S @ 12" O.C. AT MID-DEPTH & PLACED ON **4"** THICK GRANULAR LAYER AS REQD PER GEOTECH. INTERIOR SLABS ON GRADE SHALL BE PLACED OVER A VAPOR BARRIER.
3. ALL TOP OF WALLS ARE AT ELEVATION 100'-0" U.N.O. ON PLAN. TOP OF WALL TO MATCH TOP OF INTERIOR SLAB ELEVATION U.N.O. ON PLAN
4. ALL TOP OF PILASTERS ARE AT 100'-0" U.N.O.
5. ALL STRIP FOOTINGS ARE **TYPE WFTG-16 U.N.O. RE: SCHEDULE**
6. ALL TOP OF FOOTINGS ARE AT ELEVATION 97'-0" U.N.O. ON PLAN. NOTE BOTTOM OF FOOTINGS ARE TO BE A MINIMUM OF 36" BELOW ADJACENT GRADE. ALL TOPS OF FOOTINGS ARE INDICATED BASED ON ASSUMED GRADING. G.C. TO VERIFY ALL FOOTING ELEVATIONS WITH FINAL GRADING AND NOTIFY S.E.O.R. OF ANY DISCREPANCIES.
7. RE: 3/S4 FOR TYPICAL SLAB ON GRADE JOINT DETAIL.
8. SEE 2/S4 FOR CONCRETE WALL JOINT DETAILS AND 1/S4 FOR TYPICAL CONCRETE WALL INTERSECTIONS, AND 5/S4 FOR TYP STEP BOTTOM OF WALL DETAIL.
9. FOR PENETRATIONS THROUGH FOUNDATION WALLS RE: 9/S4 NOTIFY S.E.O.R. WHEN LOCATING PENETRATIONS. RE: CIVIL DRAWINGS FOR EXACT LOCATIONS OF ALL PENETRATIONS.
10. RE: 4/S4 FOR RE-ENTRANT BARS

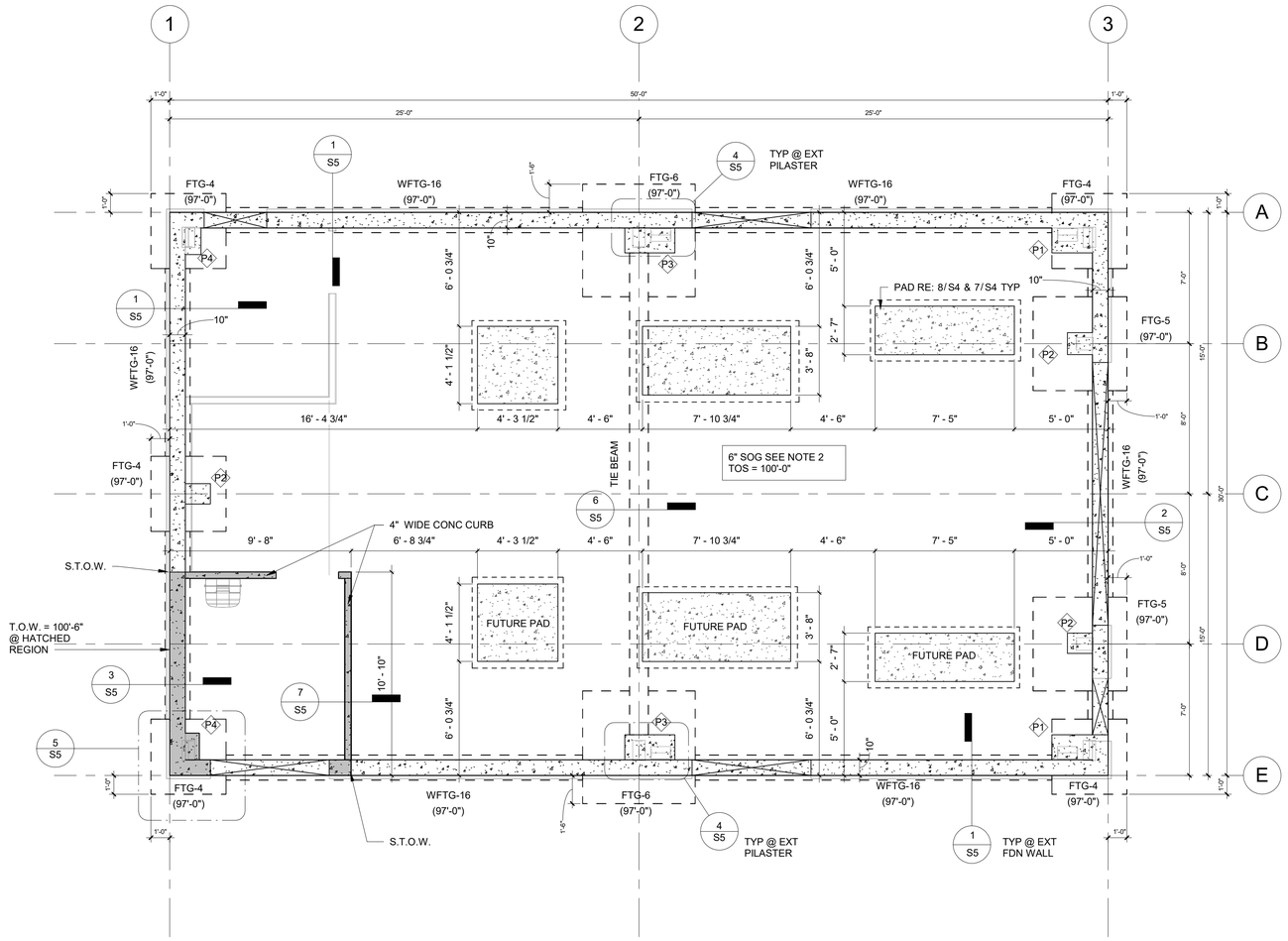


SPREAD FOOTING SCHEDULE			
TYPE	FOOTING WIDTH x LENGTH	THICKNESS	REINFORCING
FTG-4	4'-0" x 4'-0"	1'-0"	(5) #5 EA WAY (BOT)
FTG-5	5'-0" x 5'-0"	1'-0"	(6) #5 EA WAY (BOT)
FTG-6	6'-0" x 6'-0"	1'-0"	(7) #5 EA WAY (BOT)

STRIP FOOTING SCHEDULE				
TYPE	WIDTH	THICKNESS	LONGITUDINAL REINFORCING	TRANSVERSE REINFORCING
WFTG-16	1'-4"	1'-0"	(2) #5 CONT	#5 @ 14" O.C. (BOT)

PRE-ENGINEERED METAL BUILDING NOTES
1. SEE PRE-ENGINEERED METAL BUILDING DRAWINGS FOR ALL COLUMNS, BASEPLATES, ANCHOR BOLTS, GIRTS, AND DESIGN LOADS. THE DESIGN OF THESE ELEMENTS IS THE RESPONSIBILITY OF THE PRE-ENGINEERED METAL BUILDING MANUFACTURER
2. FOUNDATIONS HAVE BEEN DESIGNED BASED ON LOADS GIVEN IN PEMB DRAWINGS PROVIDED BY **VARCO PRUDEN** DATED **09 15, 2025.**
3. ALL FIELD FRAME OPENINGS REQUIRE 1/2" DIA X 15" LONG ANCHOR BOLTS (12" MIN EMBED). G.C. TO COORDINATE QUANTITY AND LOCATION WITH PEMB AND ARCH.
4. SHOULD CONTRACTOR ELECT TO USE ALTERNATIVE PEMB FROM STATED DESIGN BASIS, CONTRACTOR SHALL BEAR SEOR'S REDESIGN COSTS

FOUNDATION DESIGNED BASED ON PRELIMINARY PRE-ENGINEERED METAL BUILDING REACTIONS
FINAL REACTIONS ARE TO BE PROVIDED TO EVSTUDIO FOR VERIFICATION OF FOUNDATION DESIGN PRIOR TO CONSTRUCTION



1 STRUCTURAL FOUNDATION PLAN
1/4" = 1'-0"

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NO.	DESCRIPTION	DATE	BY

WATER TREATMENT PLAN IMPROVEMENTS

FOUNDATION PLAN

BAILEY WATER AND SANITATION DISTRICT
PO BOX 422
BAILEY, CO 80421

PREPARED UNDER THE DIRECT SUPERVISION OF

FOR AND ON BEHALF OF ELEMENT ENGINEERING, LLC

DRAWN BY:	CHECKED BY:
DPC	KAW

DATE: OCT 2025
JOB NUMBER: 0107.0002 & AB25031
EDITION: 95% SET
SHEET: S3 OF S6

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REINFORCING LAP SCHEDULE (INCHES) (4000 PSI NORMAL WEIGHT CONCRETE)						
BAR SIZE	DEVELOPMENT LENGTH, ld		CLASS B LAP SPLICE LENGTH,ls		HOOK DEVELOPMENT LENGTH, ldh	COMPRESSION SPLICE, lc
	TOP HOR.	OTHER	TOP HOR.	OTHER		
3	18	14	24	18	7	12
4	25	19	32	25	9	15
5	31	24	40	31	12	19
6	37	28	48	37	14	23
7	54	42	70	54	17	26
8	62	47	80	62	19	30
9	70	54	90	70	21	34
10	78	60	102	78	24	38

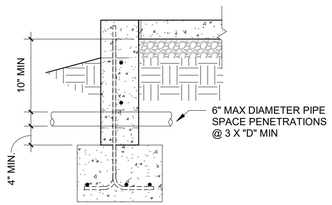
NOTE: Fy = 60,000 PSI
USE CLASS B SPLICE

REINFORCING LAP SCHEDULE (INCHES) (5000 PSI NORMAL WEIGHT CONCRETE)						
BAR SIZE	DEVELOPMENT LENGTH, ld		CLASS B LAP SPLICE LENGTH,ls		HOOK DEVELOPMENT LENGTH, ldh	COMPRESSION SPLICE, lc
	TOP BAR	OTHER	TOP BAR	OTHER		
3	17	13	22	17	6	12
4	23	17	30	23	8	15
5	29	22	36	29	11	19
6	34	26	44	34	13	23
7	49	38	64	49	15	26
8	56	43	73	56	17	30
9	63	48	82	63	19	34
10	71	54	92	71	22	38

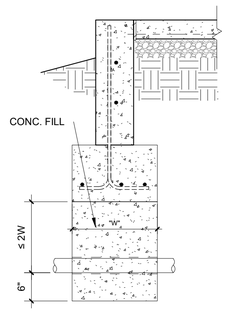
NOTE: Fy = 60,000 PSI
USE CLASS B SPLICE

LAP SPLICE NOTES
1. ALL SPLICES SHALL BE WIRED IN CONTACT, STACKED VERTICAL.
2. ALL SPLICES ARE "ls" UNLESS OTHERWISE NOTED.
3. LAP LENGTHS SPECIFICALLY DETAILED ON DRAWINGS SHALL GOVERN IN LIEU OF LAP LENGTHS SCHEDULE.
4. "TOP BARS" REFER TO ALL HORIZONTAL BARS WITH 12 INCHES OR MORE OF FRESH CONCRETE POURED BELOW THE BAR. CONTRACTOR AND REBAR DETAILER SHALL DEFAULT TO "TOP BAR" CONDITION IF QUANITY OF CONCRETE IS UNABLE TO BE VERIFIED.
5. BUNDLED BAR SPLICES
   A. INDIVIDUAL BARS SPLICES WITHIN THE BUNDLE SHALL BE STAGGERED.
   B. INCREASE LAP LENGTH 20% FOR A 3 BAR BUNDLE.
   C. INCREASE LAP LENGTH 33% FOR A 4 BAR BUNDLE

ADJUSTMENTS TO GIVEN LAP LENGTHS
1. IF REINFORCING IS SPECIFIED AS EPOXY COATED, INCREASE SCHEDULED LAP LENGTHS BY 50%.
2. IF LIGHTWEIGHT AGGREGATE IS SPECIFIED, INCREASE SCHEDULED LAP LENGTHS BY 30%.
3. SCHEDULED LAP LENGTHS ASSUME:
   A. CLEAR COVER IS GREATER THAN BAR DIAMETER AND NOT LESS THAN 3/4"
   B. CLEAR SPACING BETWEEN BARS IS GREATER THAN 2 BAR DIAMETERS.
   C. IF EITHER CONDITION A OR B IS NOT MET, INCREASE LAP LENGTHS BY 50%.



HORIZONTAL PIPE THRU FOUNDATION WALL



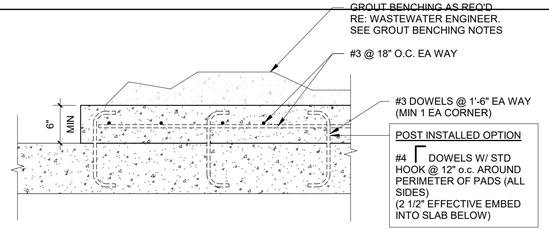
PIPE BENEATH FOOTING

NOTE:
PROVIDE PVC SLEEVE TWO SIZES LARGER THAN PIPE THRU CONC. FILL & FILL VOID W/ COMPRESSIBLE MATERIAL. CONC. FILL SHALL EXTEND 6" BELOW BOT. OF PIPE

NOTE:
IF PIPE IS MORE THAN 2W BELOW FOOTING BACK FILL & COMPACT THE SOIL BETWEEN THE PIPE & FOOTING PER THE SOILS REPORT

NOTE:
RE: PLUMBING DRAWINGS FOR PIPE LOCATIONS.

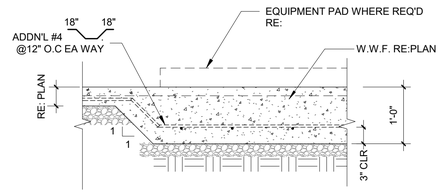
9 FDN WITH PIPE PENETRATIONS
3/4" = 1'-0"



EQUIPMENT PAD NOTES:
1. CONTRACTOR SHALL COORDINATE THE LOCATION, SIZE, AND EXTENT OF EQUIPMENT PADS WITH THE GENERAL ARRANGEMENT DRAWINGS AND THE EQUIPMENT PURCHASED

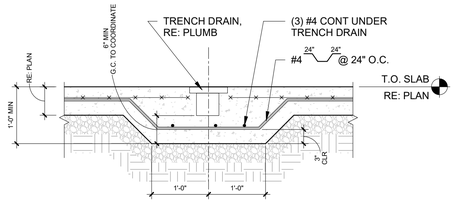
GROUT BENCHING NOTES:
1. GROUT BENCH SHALL BE 8000 PSI MINIMUM HIGH STRENGTH-NON SHRINK PORTLAND CEMENT BASED GROUT.
2. BASIN BOTTOM AND WALLS AT GROUT INTERFACE SHALL HAVE AN INTENTIONALLY ROUGHENED SURFACE. PROVIDE BONDING PRIMER TO EXISTING CONCRETE SURFACES BEFORE GROUTING.
3. TO ENSURE WATER TIGHT SURFACE ON TOP OF GROUT IT IS RECOMMENDED TO PROVIDE AN EPOXY BASED SEALANT ON TOP OF GROUT BENCH . GROUT BENCH SHALL BE FINISHED AS NEEDED FOR SEALANT INSTALLATION. ALL SEALANTS SHALL BE VERIFIED WITH THE WASTEWATER ENGINEER AND SUBMITTED TO E.O.R. FOR APPROVAL.

8 EQUIPMENT PAD
1" = 1'-0"

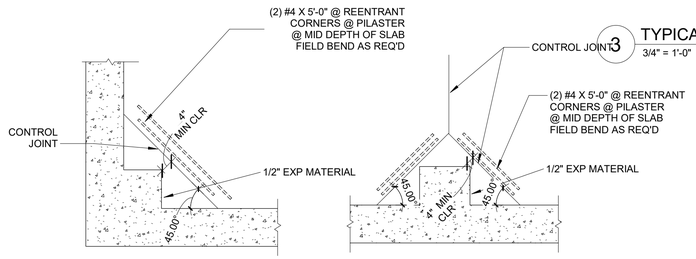


NOTES:
1. REINFORCING SHOWN ON PLAN IS IN ADDITION TO THE TYPICAL SLAB ON GRADE REINFORCING. SLAB ON GRADE REINFORCING SHALL BE CONTINUOUS THROUGH AREAS OF THICKENED SLAB

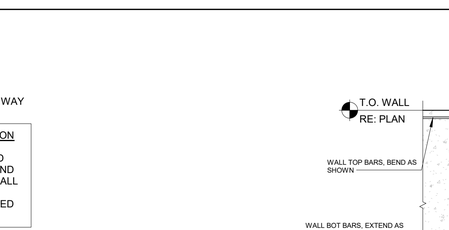
7 THICKENED SLAB AT EQUIPMENT PAD
3/4" = 1'-0"



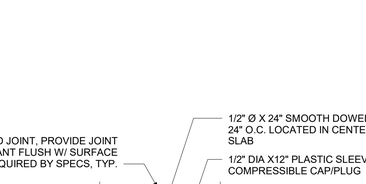
6 THICKENED SLAB AT TRENCH DRAIN
3/4" = 1'-0"



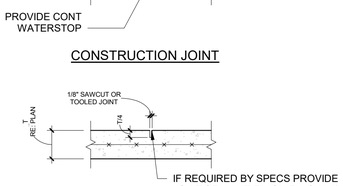
4 RE-ENTRANT BARS
1/2" = 1'-0"



5 TYPICAL FOUNDATION WALL STEPS
1/2" = 1'-0"

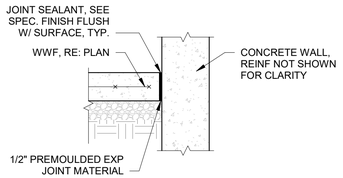


CONSTRUCTION JOINT

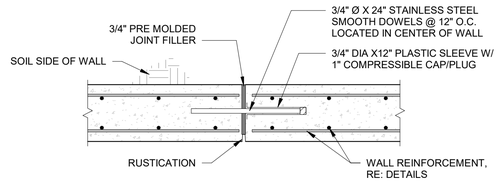


JOINT SHALL BE SAWCUT BETWEEN 4 AND 12 HOURS AFTER CONCRETE IS PLACED

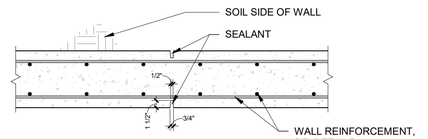
CRACK CONTROL JOINT AT INTERIOR (CCJ)



CRACK CONTROL JOINT AT EDGE (CCJ)

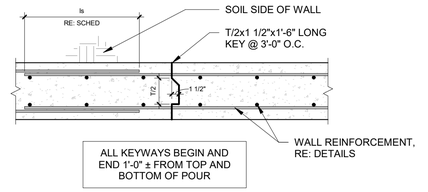


EXPANSION JOINT



PLACE CONTROL JOINTS AT 25'-0" O.C. MAX PER GEN NOTES

CONTROL JOINT

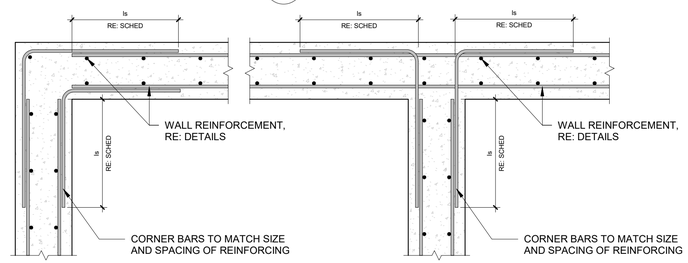


ALL KEYWAYS BEGIN AND END 1'-0" ± FROM TOP AND BOTTOM OF POUR

CONSTRUCTION JOINT

3 TYPICAL SOG JOINT DETAIL
3/4" = 1'-0"

2 TYPICAL CONCRETE WALL JOINT DETAIL
3/4" = 1'-0"



1 TYPICAL CONCRETE WALL INTERSECTIONS
3/4" = 1'-0"

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WATER TREATMENT PLAN IMPROVEMENTS

TYPICAL FOUNDATION DETAILS

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BAILEY, CO 80421

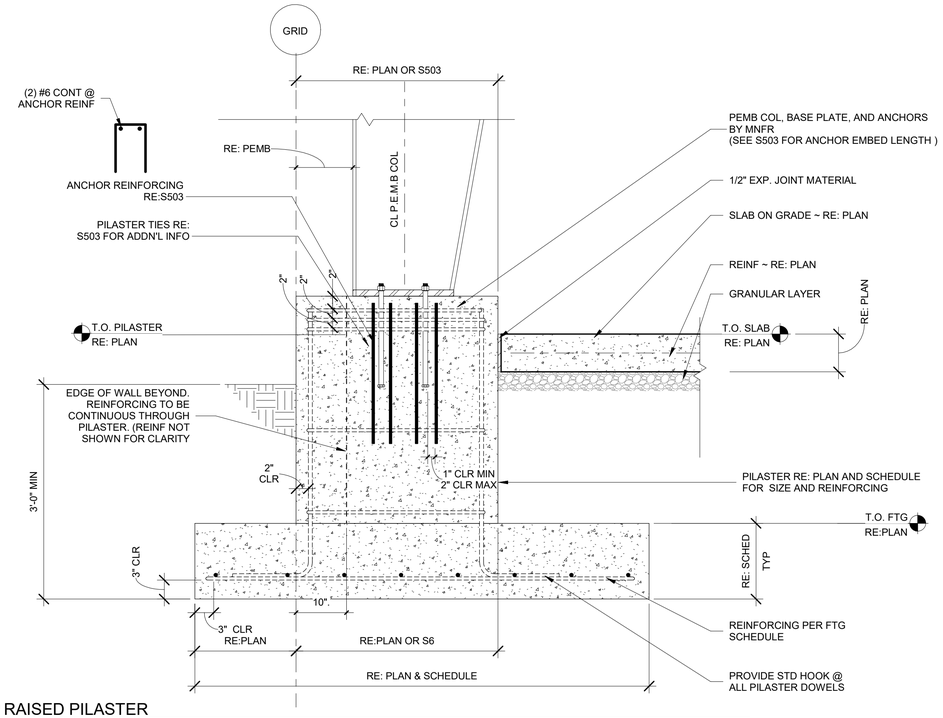
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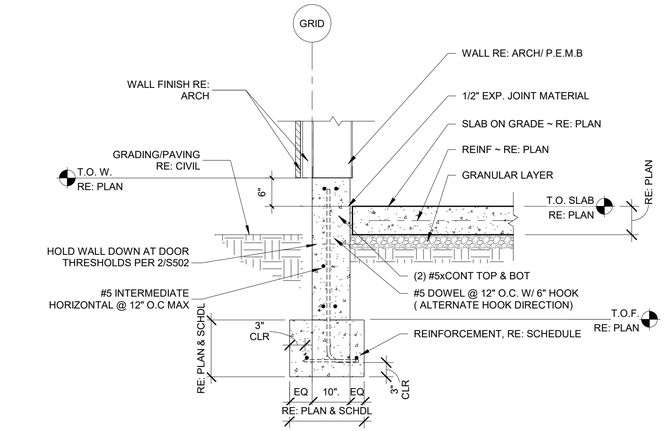
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JOB NUMBER: 0107.0002 & AB25031
EDITION: 95% SET
SHEET: S4 OF S6

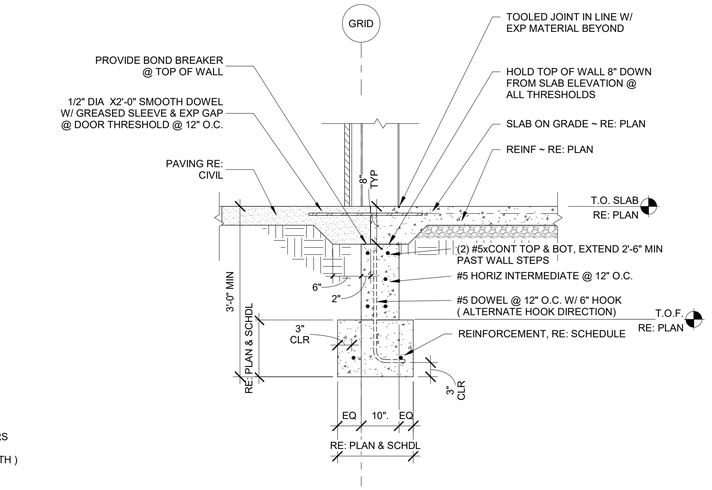
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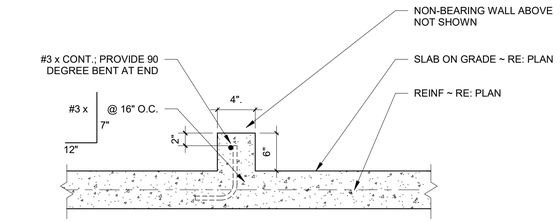
5 TYP RAISED PILASTER
1" = 1'-0"



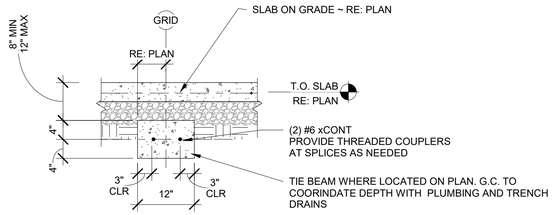
3 TYP RAISED FOUNDATION WALL
3/4" = 1'-0"



2 TYP FOUNDATION WALL @ ENTRY THRESHOLD
3/4" = 1'-0"

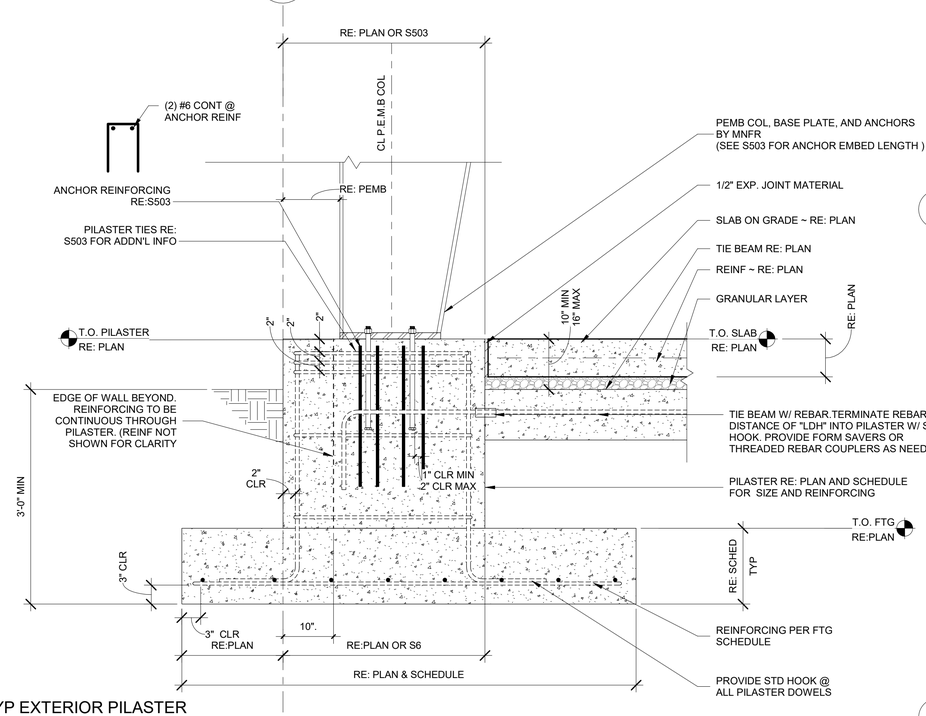


7 TYP CURB
1" = 1'-0"

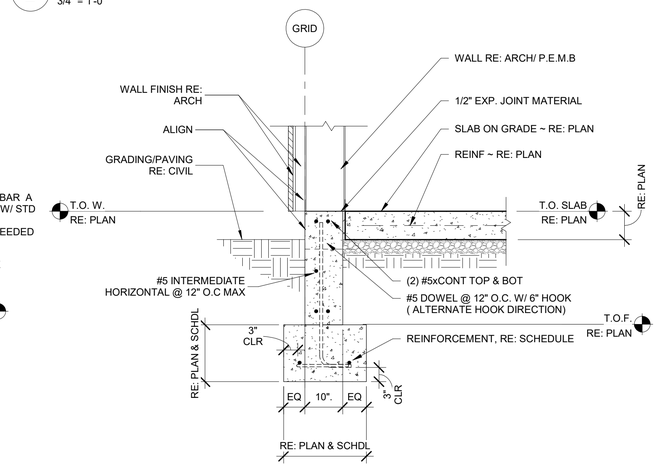


TIE BEAM AT TYPICAL CONDITION

6 TYP TIE BEAM SECTION
3/4" = 1'-0"



4 TYP EXTERIOR PILASTER
1" = 1'-0"



1 TYP EXT FOUNDATION WALL
3/4" = 1'-0"

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WATER TREATMENT PLAN IMPROVEMENTS

FOUNDATION DETAILS

BAILEY WATER AND SANITATION DISTRICT
PO BOX 422
BAILEY, CO 80421

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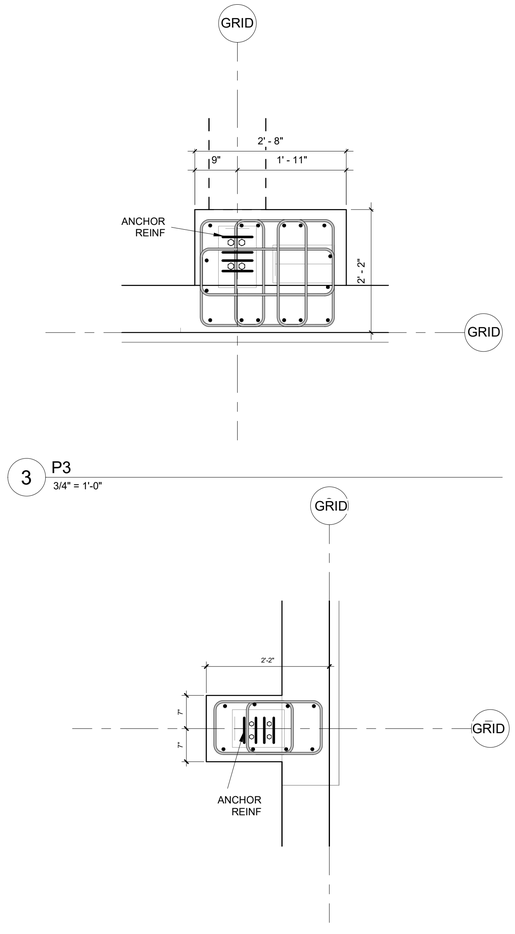
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PILASTER SCHEDULE					
TYPE	VERT REINF.	TIES	ANCHOR REINFORCING	ANCHOR TYPE	MIN. ANCHOR EMBED
P1	(12) #6 VERT	SEE NOTE 2		F1554 GR 36	12"
P2	(8) #6 VERT	SEE NOTE 2		F1554 GR 36	12"
P3	(16) #6 VERT	SEE NOTE 2	(4) #4 @ 30"	F1554 GR 36	12"
P4	(10) #6 VERT	SEE NOTE 2	(4) #4 @ 30"	F1554 GR 36	12"

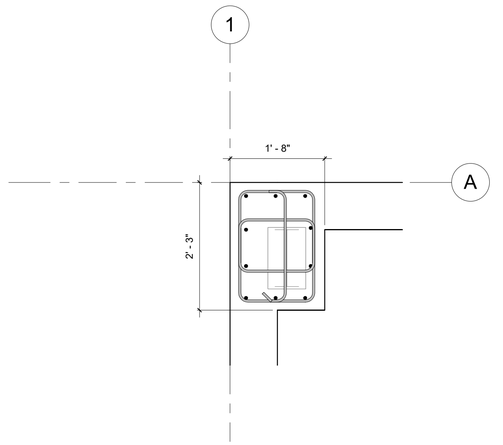
NOTES:
1. G.C. TO VERIFY LOCATION OF ALL PEMB COLUMNS WITH MANUFACTURER. COORDINATE W/ PILASTER DIMENSIONS AND NOTIFY EVSTUDIO OF ANY DISCREPANCIES
2. ALL PILASTER REINFORCING TIES TO BE #4 TIES SPACED AT 8" O.C. U.N.O. FIRST (3) TIES TO BE SPACED AT 1-1/2" O.C.. RE: DETAILS FOR ORIENTATION
3. RE: FOR TYPICAL ANCHOR REINFORCING DETAIL. NOTED ON PILASTER AS ANCHOR REINFORCING
4. RE: PLAN FOR ALL APPLICABLE DETAILS AT PILASTERS. RE: PLAN FOR CALLOUTS
5. TIES, VERTICAL BARS, ANCHOR REINFORCING MAY BE FIELD ADJUSTED TO PROVIDE 1" CLR AROUND ANCHOR BOLTS. ANCHOR REINFORCING LEGS NEED TO BE WITHIN 3" OF ANCHOR BOLTS

ANCHOR BOLT NOTES:
1. SIZE, LOCATION, & **ANCHOR PROJECTION** TO BE DETERMINED BY PRE ENGINEER METAL BUILDING MANUFACTURER
2.) ALL ANCHOR BOLTS TO BE F1554 GR 36 W/ 12" MIN EMBED U.N.O.

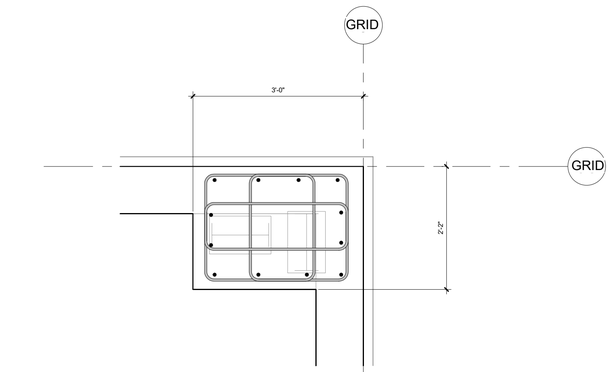


3 P3
3/4" = 1'-0"

2 P2
3/4" = 1'-0"



4 P4
3/4" = 1'-0"



1 P1
3/4" = 1'-0"

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PLUMBING SYMBOLS

PIPING SYSTEMS

- DOMESTIC COLD WATER PIPING
- DOMESTIC HOT WATER PIPING
- DOMESTIC HOT WATER RECIRCULATION PIPING
- SAN — SANITARY PIPING
- V — VENT PIPING
- ST — STORM PIPING
- OST — OVERFLOW STORM PIPING
- CD — CONDENSATE DRAIN PIPING

GENERAL PIPING

- NEW LINEWORK

PIPE VALVES & SYMBOLS

- DIRECTION OF FLOW IN PIPING
- BALL VALVE
- CHECK VALVE
- BUTTERFLY VALVE
- BALANCING VALVE
- GATE VALVE
- DOUBLE CHECK VALVE
- THERMOSTATIC MIXING VALVE
- STRAINER
- STRAINER WITH BLOWOFF
- RELIEF / SAFETY VALVE
- VACUUM BREAKER
- HOSE END BALL VALVE
- UNION
- AQUASTAT
- THERMOMETER
- SHOCK ARRESTOR
- PIPING ELBOW UP
- PIPING ELBOW DOWN
- PIPING TEE UP
- PIPING TEE DOWN
- PIPE CAP
- PIPING REDUCER
- LINE CLEANOUT / WALL CLEANOUT
- HOSE BIBB / WALL HYDRANT
- VENT THRU ROOF
- GARBAGE DISPOSAL UNIT
- 3"FD-1 — FLOOR DRAIN, SIZE AND TYPE
- 3"FCO / 3"GCO — FLOOR / GRADE CLEANOUT, SIZE

SHEET LIST

P1	PLUMBING LEGEND & NOTES
P2	PLUMBING FLOOR PLAN
P3	PLUMBING DETAILS
P4	PLUMBING SCHEDULES

ABBREVIATIONS

AAV	AIR ADMITTANCE VALVE
AD	AREA DRAIN
AFF	ABOVE FINISHED FLOOR
BFP	BACKFLOW PREVENTER
BT	BATH TUB
BTU	BRITISH THERMAL UNIT
CB	CATCH BASIN
CD	CONDENSATE DRAIN
CO	CLEANOUT
CP	CIRCULATION PUMP
CW	COLD WATER
DEG,°	DEGREES
DN	DOWN
EWH	ELECTRICAL WATER HEATER
FCO	FLOOR CLEANOUT
FD	FLOOR DRAIN
FFE	FINISHED FLOOR ELEVATION
FS	FLOOR SINK
GCO	GRADE CLEANOUT
GD	GARBAGE DISPOSAL
GPM	GALLONS PER MINUTE
HB	HOSE BIBB
HD	HEAD
HW	HOT WATER
HWC	HOT WATER CIRCULATION
HZ	HERTZ
IE	INVERT ELEVATION
IMB	ICE MAKER BOX
IN W.C.	INCHES OF WATER COLUMN
KW	KILOWATT
L	LAVATORY
LBS	POUNDS
LS	LAUNDRY SINK
LWT	LEAVING WATER TEMPERATURE
MBH	1000 BTU PER HOUR
MFR	MANUFACTURER
MSB	MOP SINK BASIN
N/A	NOT APPLICABLE
NC	NORMALLY CLOSED
NO	NORMALLY OPEN
OD	OVERFLOW DRAIN
PH,ø	PHASE
PIV	POST INDICATOR VALVE
PRV	PRESSURE REDUCING VALVE
QTY	QUANTITY
RPM	REVOLUTIONS PER MINUTE
S	SINK
SA	SHOCK ARRESTOR
SAN	SANITARY
SP	SUMP PUMP
ST	STORAGE TANK
SV	SHOWER VALVE
TDH	TOTAL DYNAMIC HEAD
TEA	THERMAL EXPANSION ABSORBER
TMV	THERMOSTATIC MIXING VALVE
U/F	UNDERFLOOR
U/G	UNDERGROUND
U/S	UNDERSLAB
V	VENT
VTR	VENT THROUGH ROOF
WB	WASHER BOX
WC	WATER CLOSET
WCO	WALL CLEANOUT
WH	WALL HYDRANT

GENERAL NOTES

1. THE PLANS ARE, TO A GREAT EXTENT, DIAGRAMMATIC IN NATURE. DRAWING SCALES SHOULD BE VERIFIED FROM DIMENSIONS ON ARCH. PLANS. THE INFORMATION PRESENTED IS AS EXACT AS COULD BE SECURED.

2. CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO SUBMITTING A BID TO COVER THE CONDITIONS AT THE SITE INFORMING THEMSELVES OF ALL DETAILS

3. ALL WORK SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES, LAWS, ACTS AND ORDINANCES, AND ALL AUTHORITIES HAVING JURISDICTION.

4. THE COMPLETED INSTALLATION SHALL BE IN ACCORDANCE WITH ALL ENGINEERING REQUIREMENTS, THE OWNER'S DESIGN CRITERIA, UTILITY COMPANY REQUIREMENTS, APPLICABLE INDUSTRY STANDARDS OF GOOD PRACTICE AND SAFETY, AND THE MANUFACTURER'S STRICTEST RECOMMENDATIONS FOR EQUIPMENT AND PRODUCT APPLICATION AND INSTALLATION.

5. RECORD DRAWINGS - PREPARE AND SUBMIT TO THE OWNER RECORD DRAWINGS INDICATING THE EXACT LOCATION OF ALL EQUIPMENT INCLUDING THE EQUIPMENT'S "AS INSTALLED" SIZE(S). MANUFACTURER, MODEL NUMBERS, AND PERFORMANCE RATINGS.

6. SUPPORTS - EQUIPMENT, PIPING, OR ANY OTHER ACCESSORY SHALL NOT BE SUPPORTED FROM OTHER PIPING, DUCTWORK, METAL ROOF DECK, LATERAL BRACING BRIDGING, OR CONDUIT. ITEMS SHALL ONLY BE SUPPORTED FROM BUILDING STRUCTURE.

6. COORDINATE EXACT LOCATION OF ALL PIPING AND EQUIPMENT WITH STRUCTURAL, ARCHITECTURAL, ELECTRICAL, AND OTHER MECHANICAL SYSTEMS.

7. COORDINATE EXACT LOCATION OF ALL PIPING AND EQUIPMENT WITH STRUCTURAL, ARCHITECTURAL, ELECTRICAL, AND OTHER MECHANICAL SYSTEMS.

8. WHERE MOUNTING HEIGHTS ARE NOT DETAILED OR DIMENSIONED, INSTALL MECHANICAL SERVICES AND OVERHEAD EQUIPMENT TO PROVIDE THE MAXIMUM HEADROOM POSSIBLE.

9. ALL PIPING TO VIBRATING EQUIPMENT SHALL HAVE FLEXIBLE CONNECTORS.

10. COORDINATE ALL ROOF AND CHASE PENETRATIONS WITH STRUCTURAL DRAWINGS AND ROOF INSTALLER.

10. ALL TESTS SHALL BE COMPLETED BEFORE ANY MECHANICAL EQUIPMENT OR PIPING INSULATION IS APPLIED.

11. OWNER TO HAVE CHOICE SALVAGE OF ALL PLUMBING FIXTURES AND EQUIPMENT WHICH ARE PLANNED TO BE REMOVED BY CONTRACTOR. EQUIPMENT NOT SALVAGED BY OWNER SHALL BE REMOVED FROM SITE AND PROPERLY DISPOSED OF BY THE CONTRACTOR.

12. BEFORE REMOVAL OF ANY MECHANICAL EQUIPMENT, CONTRACTOR SHALL RECOVER USED REFRIGERANT IN A PROPERLY LABELED D.O.T. APPROVED REFILLABLE CYLINDER TO MEET E.P.A. STANDARDS. RECOVERED REFRIGERANT MUST BE CHEMICALLY ANALYZED AND REPROCESSED OR DISPOSED OF PER E.P.A. REQUIREMENTS, SECTION 608 OF THE CLEAN AIR ACT AND A.R.I. STANDARD 700.

13. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK.

14. ALL TESTS SHALL BE COMPLETED BEFORE ANY MECHANICAL EQUIPMENT OR PIPING INSULATION IS APPLIED.

15. CONCRETE HOUSEKEEPING PADS TO SUIT MECHANICAL EQUIPMENT SHALL BE SIZED AND LOCATED BY THE MECHANICAL CONTRACTOR. MINIMUM CONCRETE PAD THICKNESS SHALL BE 6 INCHES. PAD SHALL EXTEND BEYOND THE EQUIPMENT A MINIMUM OF 6 INCHES ON EACH SIDE. CONCRETE HOUSEKEEPING PADS SHALL BE PROVIDED BY THE GENERAL CONTRACTOR. IT SHALL BE THE RESPONSIBILITY OF THE MECHANICAL CONTRACTOR TO COORDINATE THE SIZES AND LOCATIONS OF CONCRETE HOUSEKEEPING PADS WITH THE GENERAL CONTRACTOR.

16. ACCESS PANELS ARE REQUIRED (MIN. 18"X18") FOR ACCESS TO EVERY VALVE AND CONTROL SENSOR IF NOT OTHERWISE ACCESSIBLE. ACCESS PANEL SHALL BE APPROVED BY ARCHITECT/ENGINEER. COORDINATE PANEL LOCATIONS WITH THE ARCHITECT PRIOR TO INSTALLATION.

17. PROVIDE SHUTOFF VALVES IN ALL DOMESTIC WATER PIPING SYSTEM BRANCHES IN WHICH BRANCH PIPING SERVES TWO OR MORE FIXTURES.

18. ROUTE ALL PIPING PARALLEL TO BUILDING WALLS, STRUCTURE AND FEATURES, AS HIGH AS POSSIBLE, AND OFFSET AS NECESSARY TO AVOID STRUCTURAL MEMBERS, MECHANICAL EQUIPMENT AND THE LIKE.

19. REFER TO ARCHITECTURAL DRAWINGS FOR MOUNTING HEIGHTS OF STANDARD AND ACCESSIBLE PLUMBING FIXTURES.

20. SLOPE ALL SANITARY WASTE PIPE SIZES 2-1/2" AND UNDER AT 1/4 INCH PER FOOT.

21. SLOPE ALL SANITARY WASTE PIPE SIZES 3" AND ABOVE AT 1/8 INCH PER FOOT.

22. SLOPE ALL STORM AND OVERFLOW STORM PIPING AT 1/8 INCH PER FOOT.

23. SLOPE ALL CONDENSATE DRAINAGE PIPING AT 1/8 INCH PER FOOT.

24. ALL QUICK-CLOSING DOMESTIC WATER VALVES SHALL BE PROVIDED WITH WATER HAMMER ARRESTORS, CONFORMING TO ASSE 1010, INSTALLED PER PDI-WH102, AS NECESARY TO PREVENT WATER HAMMER FROM OCCURING. INCLUDING BUT NOT LIMITED TO CLOTHES WASHERS, DISHWASHERS, FLUSH VALVES, ICE MAKERS, AND COFFEE MAKERS.

GENERAL SYMBOLS

- (X) — KEY NOTE REFERENCE
- (X) — RISER DIAGRAM REFERENCE
- Name / Elevation — ELEVATION MARK
- 1 / A-101 SIM — SECTION CUT: UPPER NUMBER INDICATES DETAIL, LOWER NUMBER INDICATES SHEET
- 1 / A-101 SIM — DETAIL REFERENCE: UPPER NUMBER INDICATES DETAIL, LOWER NUMBER INDICATES SHEET
- NOT IN SCOPE AREA

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WATER TREATMENT PLANT IMPROVEMENTS

PLUMBING LEGEND & NOTES

BAILEY WATER AND SANITATION DISTRICT
PO BOX 422
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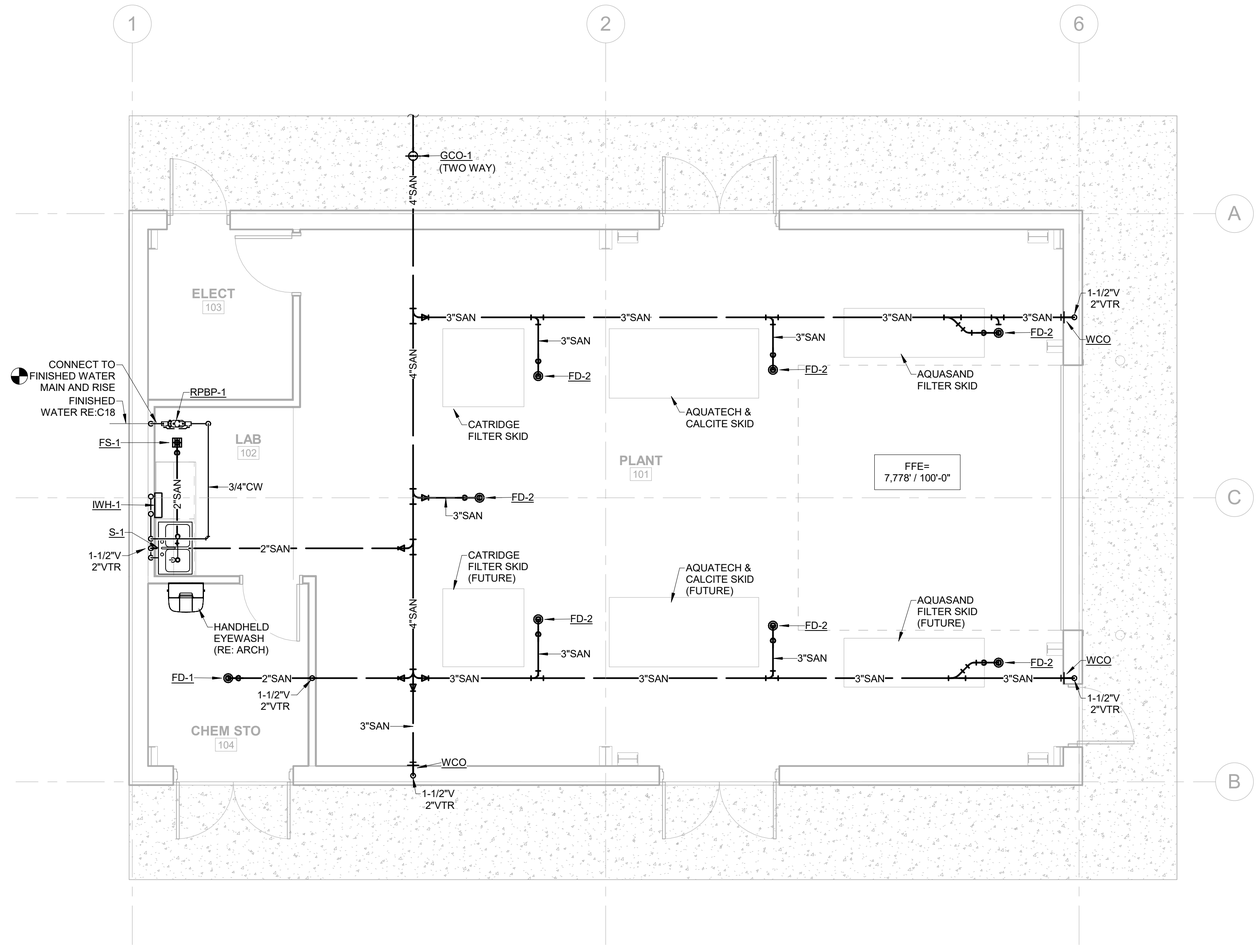
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1 PLUMBING FLOOR PLAN
1/4" = 1'-0"

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WATER TREATMENT PLANT IMPROVEMENTS

PLUMBING FLOOR PLAN

BAILEY WATER AND SANITATION DISTRICT
PO BOX 422
BAILEY, CO 80421

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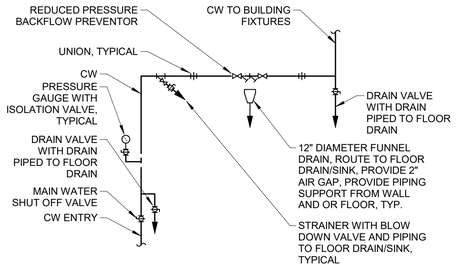
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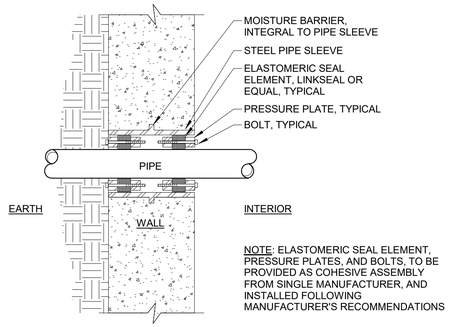
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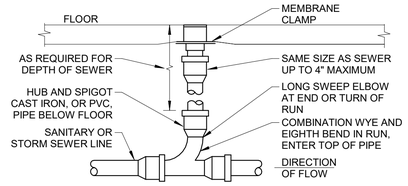
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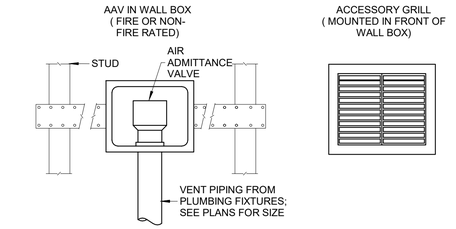
9 DOMESTIC CW ENTRY DETAIL



6 PIPE SEAL THRU WALL DETAIL



3 TYPICAL FLOOR/GRADE CLEANOUT DETAIL



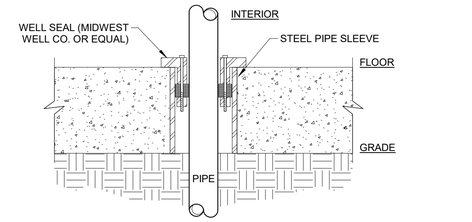
NOTES:

1. AAV MUST CONFORM TO ASSE 1050 OR 1051 & BE MARKED WITH MFR. NAME, MODEL & CLASSIFICATION. LOCATED NOT LESS THAN 4" ABOVE HORIZONTAL BRANCH DRAIN OR FIXTURE BEING VENTED AND NOT LESS THAN 6" ABOVE FLOOD LEVEL RIM OF FIXTURE.

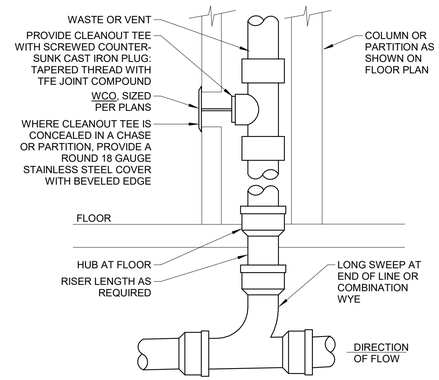
2. MUST BE LOCATED WITHIN THE MAXIMUM DEVELOPED LENGTH PERMITTED FOR THE VENT AND INSTALLED NO LESS THAN 6" ABOVE INSULATION MATERIALS WHERE INSTALLED IN ATTICS.

3. AIR GRILLE OR ACCESS PANEL MUST BE INSTALLED TO ENSURE ADEQUATE VENTILATION FOR PROPER OPERATION; MUST BE ACCESSIBLE FOR INSPECTION, SERVICE, AND REPAIR OR REPLACEMENT. FOLLOW ALL MANUFACTURERS INSTALLATION REQUIREMENTS AND APPLICABLE LOCAL CODES.

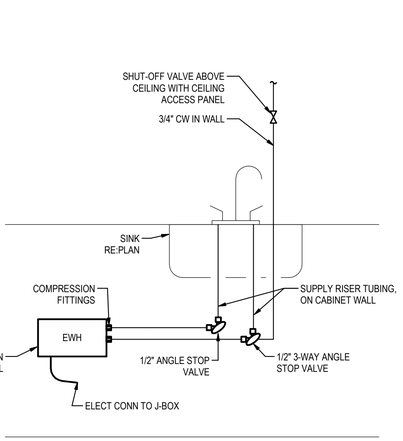
8 AIR ADMITTANCE VALVE DETAIL



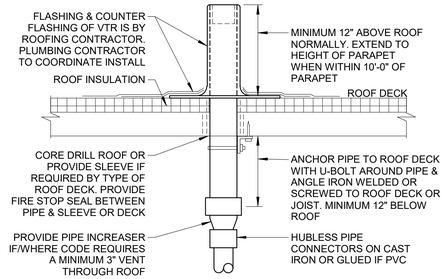
5 SLEEVE/SEAL THRU FLOOR DETAIL



2 TYPICAL WALL CLEANOUT DETAIL

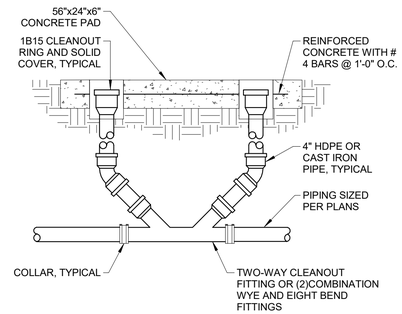


7 INSTANTANEOUS WATER HEATER DETAIL



REFER TO PLANS FOR VTR PIPE SIZES AND LOCATIONS. LOCATE VTR MINIMUM THREE FEET FROM PROPERTY LINE, OR FIFTEEN FEET HORIZONTAL OR THREE FEET VERTICAL ABOVE ANY BUILDING OPENING OR FRESH AIR INTAKE, OR ONE FOOT FROM ANY VERTICAL SURFACE. LOCATE VTR MINIMUM 18" FROM PARAPET, EXPANSION JOINT, EQUIPMENT CURB, ETC. OFFSET IN CELING SPACE WHERE REQUIRED TO MEET THESE CONDITIONS

4 VENT THRU ROOF DETAIL



1 TWO-WAY GRADE CLEANOUT DETAIL

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Meridian, ID
Austin, TX

REVISIONS

NO.	DESCRIPTION	DATE	BY

WATER TREATMENT PLANT IMPROVEMENTS

PLUMBING DETAILS

BAILEY WATER AND SANITATION DISTRICT
PO BOX 422
BAILEY, CO 80421

PREPARED UNDER THE DIRECT SUPERVISION OF

FOR AND ON BEHALF OF ELEMENT ENGINEERING, LLC

DRAWN BY:	CHECKED BY:
EB	JA

DATE: OCT 2025

JOB NUMBER: 0107.0002 & AB25031

EDITION: 95% SET

SHEET: P3 OF P4

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PLUMBING FIXTURE SCHEDULE

PLAN CODE	DESCRIPTION	FIXTURE BASIS OF DESIGN		ACCESSORIES		REMARKS	FLOW GPF/GPM	ADA	WASTE	VENT	CW	HW
		MANUFACTURER	MODEL	COMPONENT	MANUFACTURER							
S-1	SINK	ACORN	DD-3322	CHICAGO	1100-E35-369CP	33"x22"x8" DEEP, DOUBLE COMP., SELF RIMMING, 18 GAUGE TYPE 304, 3-HOLE PUNCH. MANUALLY OPERATED CENTER-SET DUAL HANDLE FAUCET. PROVIDE BASKET STRAINERS, OFFSET, 17 GAUGE P-TRAP, ANGLE SUPPLIES W/L.K. STOPS.	1.5	NO	2"	1-1/2"	1/2"	1/2"

PLUMBING ACCESSORY SCHEDULE

PLAN CODE	DESCRIPTION	MANUFACTURER	MODEL	REMARKS	WASTE	VENT	CW	HW
FD-1	FLOOR DRAIN	JRSMITH	2005	TWO-PIECE STRAINER WITH DOUBLE FLANGE, CLAMP RING, ROUND ADJUSTABLE NIKALOY STRAINER.	2"	1-1/2"	-	-
FD-2	FLOOR DRAIN	JRSMITH	2110	TWO-PIECE STRAINER WITH DOUBLE FLANGE, CLAMP RING, ROUND ADJUSTABLE NIKALOY STRAINER. MEDIUM DUTY.	3"	1-1/2"	-	-
FS-1	FLOOR SINK	JRSMITH	3100	SQUARE CAST IRON BODY, ACID RESISTANT INTERIOR, DOUBLE FLANGE WITH WEEPHOLES, BOTTOM OUTLET, INTERNAL ALUMINUM DOME STRAINER AND CAST IRON, ACID RESISTANT ANTI-TILTING NON-TRAFFIC GRATE.	2"	1-1/2"	-	-
GCO-1	GRADE CLEANOUT	JOSAM	58460A	COATED CAST IRON WITH FLANGE, BOTTOM CONNECTION, INTERNAL COUNTERSUNK PLUG AND SCORIATED ROUND TOP.	4"	-	-	-
RPBP-1	REDUCED PRESSURE BACKFLOW PREVENTOR	WATTS	LF909-QT-S	BRONZE BODIED VALVE WITH STAINLESS STEEL CHECK ASSEMBLIES, WITH 1/4 TURN BALL VALVES, PROVIDE WITH STRAINER AND FUNNEL DRAIN.	-	-	3/4"	-

ELECTRIC WATER HEATER SCHEDULE

PLAN CODE	MANUFACTURER & MODEL	SERVES	GPH RECOVERY @ 100°F RISE	CAPACITY (GAL)	HEATING CAPACITY (KW)	VOLTAGE	PHASE	DIMENSIONS			WEIGHT (LBS)	NOTES
								HEIGHT	WIDTH	DEPTH		
IWH-1	EEMAX / XTP020480	SINK	-	2	20	480	3	18.5	20.5	5.8	36	1, 2, 3

1. PROVIDE DISCONNECTS AS REQUIRED BY MANUFACTURER.
2. MOUNT HEATER ON BACK WALL WITH MANUFACTURER'S WALL MOUNTING BRACKET.
3. HW SUPPLY TO SINK TO BE WITHIN 12" OF FAUCET. COORDINATE EXACT WATER HEATER LOCATION PRIOR TO INSTALLATION.

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SHEET
P4 OF P4

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MECHANICAL SYMBOLS

PIPING SYSTEMS

- HHWS — HEATING HOT WATER SUPPLY PIPING
- HHWR — HEATING HOT WATER RETURN PIPING
- CHWS — CHILLED WATER SUPPLY PIPING
- CHWR — CHILLED WATER RETURN PIPING
- RS — REFRIGERANT SUCTION LINE
- RL — REFRIGERANT LIQUID LINE
- RG — REFRIGERANT HOT GAS LINE
- CS — CONDENSER WATER SUPPLY PIPING
- CR — CONDENSER WATER RETURN PIPING
- HPWS — HEAT PUMP WATER SUPPLY PIPING
- HPWR — HEAT PUMP WATER RETURN PIPING
- HPS — HIGH PRESSURE STEAM PIPING
- HPC — HIGH PRESSURE CONDENSATE PIPING
- MPS — MEDIUM PRESSURE STEAM PIPING
- MPC — MEDIUM PRESSURE CONDENSATE PIPING
- LPS — LOW PRESSURE STEAM PIPING
- LPC — LOW PRESSURE CONDENSATE PIPING

GENERAL PIPING

- NEW LINEWORK
- EXISTING LINEWORK
- DEMOLITION LINEWORK

PIPE VALVES & SYMBOLS

- DIRECTION OF FLOW IN PIPING
- BALL VALVE
- CHECK VALVE
- BUTTERFLY VALVE
- BALANCING VALVE
- GATE VALVE
- GLOBE VALVE
- TWO WAY CONTROL VALVE
- THREE WAY CONTROL VALVE
- SOLENOID VALVE
- STRAINER
- STRAINER WITH BLOWOFF
- RELIEF / SAFETY VALVE
- PRESSURE REDUCING VALVE
- VACUUM BREAKER
- CONTROL VALVE
- HOSE END BALL VALVE
- UNION
- TRIPLE DUTY VALVE
- THERMOMETER
- PRESSURE GAUGE
- PRESSURE / TEMPERATURE PORT
- AUTOMATIC AIR VENT
- MANUAL AIR VENT
- PIPING ELBOW UP
- PIPING ELBOW DOWN
- PIPING TEE UP
- PIPING TEE DOWN
- PIPE CAP
- PIPING REDUCER
- PRESSURE SWITCH
- TEMPERATURE SWITCH
- DIFFERENTIAL PRESSURE SWITCH

SHEET LIST

M1	MECHANICAL LEGEND & NOTES
M2	MECHANICAL FLOOR PLAN
M3	MECHANICAL DETAILS & SCHEDULES

HVAC & DUCT SYMBOLS

- LINEAR SLOT DIFFUSER
- INSULATED FLEXIBLE DUCT
- BRANCH DUCT WTIH 45° TP AND MANUAL BALANCING DAMPER
- BRANCH DUCT WITH CONICAL FITTING AND MANUAL BALANCING DAMPER
- ELBOW WITH TURNING VANES
- SUPPLY OR OUTSIDE AIR DUCT UP
- SUPPLY OR OUTSIDE AIR DUCT DOWN
- RETURN OR TRANSFER AIR DUCT UP
- RETURN OR TRANSFER AIR DUCT DOWN
- EXHAUST AIR DUCT UP
- EXHAUST AIR DUCT DOWN
- SUPPLY DIFFUSER
- RETURN GRILLE
- EXHAUST REGISTER
- AIR DEVICE DESIGNATION — B — 230 CFM
- MANUAL BALANCING DAMPER
- SQUARE TO ROUND TRANSITION
- 18x10 — RECTANGULAR DUCT (PLAN DIMENSION FIRST)
- 18"ø — ROUND DUCT
- 18x10 — OVAL DUCT (PLAN DIMENSTION FIRST)
- FLEXIBLE DUCT
- TRANSITION IN DUCT SIZE (SINGLE LINE DUCT)
- ROUND OR OVAL DUCT RISER
- F — FIRE DAMPER
- FS — FIRE / SMOKE DAMPER
- S — SMOKE DAMPER
- H — HUMIDISTAT
- T — THERMOSTAT
- CO — CARBON MONOXIDE SENSOR
- CO2 — CARBON DIOXIDE SENSOR
- TS — TEMPERATURE SENSOR
- HS — HUMIDITY SENSOR
- PS — PRESSURE SENSOR
- S — EMERGENCY SHUT DOWN SWITCH
- M — MOTORIZED DAMPER

GENERAL SYMBOLS

- X — KEY NOTE REFERENCE
- CONNECTION POINT OF NEW TO EXISTING
- EXTENT OF DEMOLITION SYMBOL
- X — RISER DIAGRAM REFERENCE
- Name / Elevation — ELEVATION MARK
- SIM / 1 / A-101 — SECTION CUT: UPPER NUMBER INDICATES DETAIL, LOWER NUMBER INDICATES SHEET
- SIM / 1 / A-101 — DETAIL REFERENCE: UPPER NUMBER INDICATES DETAIL, LOWER NUMBER INDICATES SHEET

GRAPHIC SCALE

APPLICABLE CODES

LOCAL AHJ: BAILEY, CO

2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2018 INTERNATIONAL FUEL GAS CODE
2018 INTERNATIONAL BUILDING CODE

ABBREVIATIONS

A/C	AIR CONDITIONING(ER)
AAV	AUTOMATIC AIR VENT
ACCU	AIR COOLED CONDENSING UNIT
ADJ	ADJUSTABLE
AF	AIR FILTER
AFF	ABOVE FINISHED FLOOR
AHRI	AIR-CONDITIONING HEATING AND REFRIGERATION INSTITUTE
AHU	AIR HANDLING UNIT
AMB	AMBIENT
AP	ACCESS PANEL
AS	AIR SEPARATOR
AV	ACID VENT
B	BOILER
BAS	BUILDING AUTOMATION SYSTEM
BDD	BACKDRAFT DAMPER
BFF	BELOW FINISHED FLOOR
BOD	BOTTOM OF DUCT
BOG	BOTTOM OF GRILLE
BTU	BRITISH THERMAL UNIT
BV	BALL VALVE
CD	CONDENSATE DRAIN
CF	CUBIC FEET
CFH	CUBIC FEET PER HOUR
CFM	CUBIC FEET PER MINUTE
CH	CHILLER
CHWP	CHILLED WATER PUMP
CHWR	CHILLED WATER RETURN
CHWS	CHILLED WATER SUPPLY
CLG	CEILING
CONC	CONCENTRIC
CR	CONDENSER WATER RETURN
CRAC	COMPUTER ROOM AIR CONDITIONER
CS	CONDENSER WATER SUPPLY
CT	COOLING TOWER
CU	CONDENSING UNIT
CUH	CABINET UNIT HEATER
CV	CHECK VALVE
CWP	CONDERSER WATER PUMP
DB	DRY BULB
DDC	DIRECT DIGITAL CONTROLS
DIFF	DIFFUSER
DN	DOWN
DP	DEW POINT
DPR	DAMPER
DT	DRAW THROUGH
DX	DIRECT EXPANSION
(E)	EXISTING
E/A	EXHAUST AIR
EAG	EXHAUST AIR GRILLE
EAT	ENTERING AIR TEMPERATURE
ECC	ECCENTRIC
EDB	ENTERING DRY BULB
EF	EXHAUST FAN
ELEC	ELECTRICAL
ERV	ENERGY RECOVERY VENTILATOR
ES	EQUAL SPLIT
ESP	EXTERNAL STATIC PRESSURE
EUH	ELECTRIC UNIT HEATER
EWB	ENTERING WET BULB
EWT	ENTERING WATER TEMPERATURE
EXH	EXHAUST
FCU	FAN COIL UNIT
FDPR	FIRE DAMPER
FPM	FEET PER MINUTE
FR	FROM
FSD	FIRE/SMOKE DAMPER
FT	FEET
FTR	FLUE THRU ROOF
G	NATURAL GAS
GC	GENERAL CONTRACTOR
GFU	GAS FURNACE UNIT
GPH	GALLONS PER HOUR
GPM	GALLONS PER MINUTE
GR	GRILLE
GUH	GAS UNIT HEATER
HD	HEAD
HHWP	HEATING HOT WATER PUMP
HHWR	HEATING HOT WATER RETURN
HHWS	HEATING HOT WATER SUPPLY
HP	HORSEPOWER, HEAT PUMP
HSTAT	HUMIDISTAT
HTG	HEATING
HVU	HEATING AND VENTILATING UNIT

ABBREVIATIONS CONT...

IN	INCHES
IN WC	INCHES OF WATER COLUMN
KW	KILOWATTS
LAT	LEAVING AIR TEMPERATURE
LD	LINEAR DIFFUSER
LRA	LOCKED ROTOR AMPS
LWT	LEAVING WATER TEMPERATURE
MAU	MAKE UP AIR UNIT
MAX	MAXIMUM
MBH	1000 BTU PER HOUR
MC	MECHANICAL CONTRACTOR
MCA	MINIMUM CIRCUIT AMPACITY
MFR	MANUFACTURER
MIN	MINIMUM
MMBH	1,000,000 BTU PER HOUR
MTD	MOUNTED
MTZ	MOTORIZED
MVD	MANUAL VOLUME DAMPER
(N)	NEW
N/A	NOT APPLICABLE
NC	NOISE CRITERIA, NORMALLY CLOSED
ND	NECK DIAMETER
NIC	NOT IN CONTRACT
NO	NORMALLY OPEN
O/A	OUTSIDE AIR
OC	ON CENTER
OR	ON ROOF
OS&Y	OUTSIDE SCREW & YOKE
OSD	OPEN SIGHT DRAIN
OV	OUTSIDE VELOCITY
PD	PRESSURE DROP
PH	PHASE
PRV	PRESSURE REDUCING VALVE
PSI	POUNDS PER SQUARE INCH
(R)	RELOCATED EXISTING
R/A	RETURN AIR
RAG	RETURN AIR GRILL
RAO	RETURN AIR OPENING
RAR	RETURN AIR REGISTER
REC	RECOVERY
REG	REGISTER
RH	RELATIVE HUMIDITY
RLA	RUNNING LOAD AMPS
RPM	REVOLUTIONS PER MINUTE
RTU	ROOF TOP UNIT
S/A	SUPPLY AIR
SAG	SUPPLY AIR GRILL
SAR	SUPPLY AIR REGISTER
SDPR	SMOKE DAMPER
SF	SQUARE FEET, SUPPLY FAN
SO	SHUT OFF
SP	STATIC PRESSURE
SS	STAINLESS STEEL
ST	SOUND TRAP, STEAM TRAP
STM	STEAM
TAO	TRANSFER AIR OPENING
TD	TRANSFER DUCT, TEMP, DIFFERENCE
TDH	TOTAL DYNAMIC HEAD
TG	TRANSFER GRILL
THERM	THERMOMETER
TSTAT	THERMOSTAT
TYP	TYPICAL
UC	UNDER CUT
UF	UNDER FLOOR
UG	UNDER GROUND
UNO	UNLESS NOTED OTHERWISE
UV	ULTRAVIOLET
VAC	VACUUM
VAV	VARIABLE AIR VOLUME
VEL	VELOCITY
VF	VENTILATION FAN
VFD	VARIABLE FREQUENCY DRIVE
W	WATT
W/	WITH
W/O	WITHOUT
WB	WET BULB
WC	WATER COLUMN
WG	WATER GAUGE
WPD	WATER PRESSURE DROP

GENERAL NOTES

1. THE MECHANICAL INSTALLATION SHALL COMPLY WITH THE CURRENT LOCAL MECHANICAL CODE.
2. CONNECTION TO EQUIPMENT SHALL BE VERIFIED WITH MANUFACTURER'S CERTIFIED DRAWINGS. TRANSITIONS TO ALL EQUIPMENT SHALL BE VERIFIED AND PROVIDED FOR EQUIPMENT FURNISHED.
3. DIMENSIONS SHALL BE VERIFIED AND COORDINATED PRIOR TO PROCUREMENT OR FABRICATION. COORDINATE THE WORK WITH OTHER TRADES INVOLVED. FIELD MODIFICATIONS SUCH AS OFFSETS IN PIPING OR DUCTWORK NEEDED DUE TO OBSTRUCTIONS OR INTERFERENCES SHALL BE PROVIDED AT NO ADDITIONAL COST.
4. SEE SPECIFICATIONS FOR DUCT PRESSURE CLASS.
5. PROVIDE AIR TURNING VANES IN ALL 90 DEGREE RECTANGULAR ELBOWS.
6. COORDINATE DIFFUSER, GRILLE AND REGISTER LOCATIONS WITH ARCHITECTURAL REFLECTED CEILING PLANS, EQUIPMENT, FURNITURE AND DOOR SWINGS.
7. DUCT CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE SMACNA HVAC DUCT CONSTRUCTION STANDARD.
8. LOCATE THERMOSTATS, TEMPERATURE SENSORS, HUMIDISTATS, CO2 SENSORS AND HUMIDITY SENSORS AT 48" ABOVE FINISHED FLOOR UNLESS NOTES OTHERWISE. COORDINATE LOCATIONS WITH OTHER EQUIPMENT, FURNITURE, DOOR SWINGS AND LIGHT SWITCHES.
9. ALL DUCT SIZES SHOWN ARE INSIDE DIMENSIONS.
10. DAMPERS AND INTERIOR OF DUCT VISIBLE THROUGH AIR DEVICES SHALL BE PAINTED FLAT BLACK.
11. PROVIDE TRAPPED CONDENSATE DRAINS WITH APPROPRIATE DEPTH FOR ALL COOLING COILS.
12. ACCESS PANELS IN DUCT WORK AND CEILINGS SHALL BE PROVIDED WHERE REQUIRED FOR OPERATION, BALANCING, OR MAINTENANCE OF ALL MECHANICAL EQUIPMENT.
13. ALL DUCTWORK AND PIPING IS SHOWN SCHEMATICALLY. PROVIDE ALL TRANSITIONS, TURNING VANES, ELBOWS, FITTINGS, ETC. TO ALLOW SMOOTH FLOWS. ALL DUCT SPLITS SHALL TRANSITION TO FULL SIZE OF THE SUM OF BOTH BRANCHES, UPSTREAM OF SPLIT.
14. VERIFY FINISHES WITH ARCHITECT PRIOR TO PURCHASING GRILLES, REGISTERS, DIFFUSERS, LOUVERS AND OTHER AIR DISTRIBUTION DEVICES.
15. PROVIDE DUCT FLEX CONNECTIONS ON ALL DUCTWORK CONNECTING TO EACH FAN, AIR HANDLING UNIT, AND FAN COIL UNIT.
16. PROVIDE TRANSITIONS AT DIFFUSER NECKS AS REQUIRED TO MATCH SIZES OF FLEX DUCTS TO BE CONNECTED.
17. SLEEVE AND/OR FIRESTOP ALL PENETRATIONS THROUGH RATED WALLS, CEILINGS, AND FLOORS WITH UL LISTED ASSEMBLIES. FIRESTOP ASSEMBLIES SHALL BE EQUAL TO OR EXCEED THE RATING OF THE WALL, CEILING OR FLOOR. SEE ARCHITECTURAL DRAWINGS FOR FINAL FINISHES. ALL FIRESTOP MATERIAL TO BE PROVIDED BY A SINGLE MANUFACTURER.
18. MAINTAIN A MINIMUM CLEARANCE OF 6" BETWEEN DUCTWORK, PIPING, EQUIPMENT, ETC. AND ALL FIRE RATED AND FIRE/SMOKE RATED ASSEMBLIES TO ALLOW FOR INSPECTION OF ASSEMBLY.
19. SLEEVE AND SEAL ALL PIPING PENETRATIONS THROUGH BUILDING PARTITIONS AND MAINTAIN STC RATINGS. SEE ARCHITECTURAL DRAWINGS FOR PARTITION RATINGS.
20. ANY DEVIATIONS IN ELECTRICAL REQUIREMENTS FROM THE BASIS OF DESIGN FOR MECHANICAL EQUIPMENT SHALL BE THE RESPONSIBILITY OF THE MECHANICAL CONTRACTOR TO ENSURE COORDINATION WITH THE ELECTRICAL CONTRACTOR FOR PROPER WIRE SIZE, CONDUITS, DISCONNECTS, FUSES, STARTERS, VFD'S, ETC. AT NO ADDITIONAL COST.
21. THESE CONTRACT DOCUMENTS HAVE BEEN SUBMITTED FOR CONTRACTOR DEVELOPMENT OF THE CONSTRUCTION WORK PLAN. COORDINATION BETWEEN THE CONTRACTOR AND SUBCONTRACTORS IS THE RESPONSIBILITY OF THE CONTRACTOR. CHANGES TO THESE DRAWINGS AS A RESULT OF THE CONSTRUCTION COORDINATION AND THE DEVELOPMENT OF THE CONSTRUCTION WORK PLAN ARE THE RESPONSIBILITY OF THE CONTRACTOR.
22. THESE CONTRACT DOCUMENTS DETAIL THE CONCEPT OF THE WORK. COORDINATION OF CONCEPTUALLY EQUAL BUT NOMINALLY DIFFERENT SYSTEMS OR PRODUCTS SELECTED BY CONTRACTOR ARE THE RESPONSIBILITY OF THE CONTRACTOR.

PIPE INSULATION REQUIREMENTS

FLUID OPERATING TEMPERATURE RANGE AND USAGE(°F)	INSULATION CONDUCTIVITY		NOMINAL PIPE OR TUBE SIZE (INCHES)				
	CONDUCTIVITY BTU *IN./(H *SF *(°F)	MEAN RATING TEMPERATURE (°F)	< 1"	1" TO <1-1/2"	1-1/2" TO < 4"	4" TO < 8"	> 8"
> 350	0.32 - 0.34	250	4.5	5.0	5.0	5.0	5.0
251-350	0.29 - 0.32	200	3.0	4.0	4.5	4.5	4.5
201 - 250	0.27 - 0.30	150	2.5	2.5	2.5	3.0	3.0
141 - 200	0.25 - 0.29	125	1.5	1.5	2.0	2.0	2.0
105 - 140	0.21 - 0.28	100	1.0	1.0	1.5	1.5	1.5
40 - 60	0.21 - 0.27	75	0.5	0.5	1.0	1.0	1.0
< 40	0.20 - 0.26	50	0.5	1.0	1.0	1.0	1.5

GENERAL NOTES:

A. FOR PIPING SMALLER THAN 1-1/2" LOCATED IN PARTITIONS IN CONDITIONED SPACE, INSULATION CAN BE REDUCED BY 1", BUT NOT LESS THAN 1" IN THICKNESS.

DUCT INSULATION REQUIREMENTS

LOCATION / DUCT SYSTEM	MINIMUM INSULATION R-VALUE
EXTERIOR, OUTDOOR DUCTWORK / SUPPLY, RETURN, OUTSIDE AIR	R-12
UNCONDITIONED OUTSIDE INSULATED ENVELOPE / SUPPLY, RETURN, OUTSIDE AIR	R-12
UNCONDITIONED WITHIN INSULATED ENVELOPE / SUPPLY, RETURN, OUTSIDE AIR	R-6
INDIRECTLY CONDITIONED RETURN AIR PLENUM / SUPPLY, RETURN, OUTSIDE AIR	R-4.2
DESCRIPTION / TYPE	**MINIMUM THICKNESS**
EXHAUST DUCTWORK (INTERIOR) - LINED WITHIN 10 FT OF FAN	1.0"
LOUVER BLANK-OFF SECTIONS (MAINTAIN VAPOR BARRIER)	1.0"
TERMINAL UNIT (VAV BOX) INLET DUCTWORK - DUCT WRAP	1.5"
TERMINAL UNIT (VAV BOX) OUTLET DUCTWORK - LINED, 5 FT MIN.	1.0"
TRANSFER AIR AND RETURN AIR DUCTS - ACOUSTICAL LINER	1.0"
OUTSIDE AIR PLENUMS AND DUCTWORK - DUCT WRAP	1.0"

GENERAL NOTES:

A. OUTDOOR DUCTWORK SHALL BE DOUBLE-WALL, GASKETED, AND INSULATED BETWEEN INNER AND OUTER LAYER OF DUCTS. DUCTWORK SHALL BE SLOPED OR CAPPED, TO PREVENT STANDING WATER, WITH GALVANIZED SHEET METAL CONSTRUCTED WITH WATERPROOF SEAMS AND JOINTS AND SECURED WITH STAINLESS STEEL STRAPS.

B. INSULATION/LINER SHALL MEET FLAME/SMOKE SPREAD RATINGS OF 25/50 PER ASTM E84, UL 723, AND NFPA 255.

C. EXPOSED DUCTWORK IN CONDITIONED SPACE IS NOT REQUIRED TO BE INSULATED UNLESS NOTED OTHERWISE ON PLANS.

D. DUCT SIZES INDICATED ON DRAWINGS ARE "INSIDE CLEAR" DIMENSIONS. ACTUAL SHEET METAL SIZE SHALL ACCOUNT FOR DUCT WRAP OR LINER THICKNESS

PROJECT SPECIFIC INFORMATION

DESIGN CRITERIA	
DESCRIPTION	**VALUE**
CITY, STATE	BAILEY, CO
COUNTY	PARK COUNTY
ALTITUDE (FT)	7,500
CLIMATE ZONE	5B
SUMMER / COOLING	**TEMPERATURE**
OUTDOOR DRY BULB (DB), ASHRAE 0.4%	81°F
OUTDOOR WET BULB (WB), ASHRAE 0.4%	61°F
INDOOR COOLING DESIGN TEMPERATURES	75°F
WINTER / HEATING	**TEMPERATURE**
OUTDOOR DRY BULB (DB), ASHRAE 99.6%	-14°F
INDOOR DESIGN TEMPERATURE (DB) - STANDARD	70°F

GENERAL NOTES:

A. NO SPECIFIC HUMIDITY REQUIREMENTS UNLESS NOTED OTHERWISE.

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WATER TREATMENT PLANT IMPROVEMENTS

MECHANICAL LEGEND & NOTES

BAILEY WATER AND SANITATION DISTRICT
PO BOX 422
BAILEY, CO 80421

PREPARED UNDER THE DIRECT SUPERVISION OF

FOR AND ON BEHALF OF ELEMENT ENGINEERING, LLC

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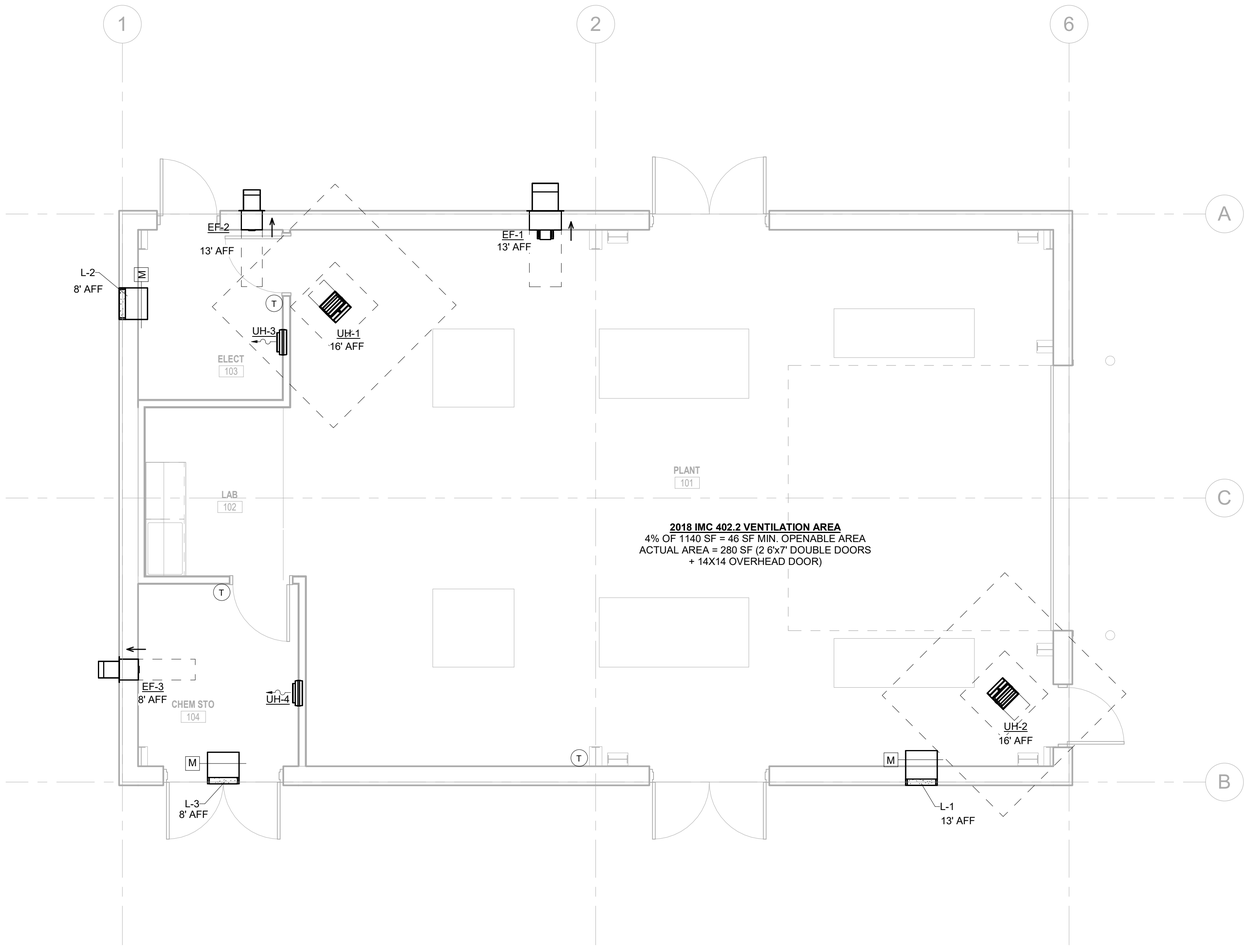
JOB NUMBER: 0107.0002 & AB25031

EDITION: 95% SET

SHEET: M1 OF M3

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KEYED NOTES (X)



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

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WATER TREATMENT PLANT IMPROVEMENTS

MECHANICAL FLOOR PLAN

BAILEY WATER AND SANITATION DISTRICT
PO BOX 422
BAILEY, CO 80421

PREPARED UNDER THE DIRECT SUPERVISION OF

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ELEMENT ENGINEERING, LLC

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ELECTRIC HEATER SCHEDULE

MARK	DESCRIPTION	KW	OUTPUT MBH	CFM	VOLT/PHASE	MCA	MOCP	BASIS OF DESIGN	REMARKS
UH-1	PLANT UNIT HEATER	7	23.9	300	480/3	4	15	REZNOR EUH-7	1-3
UH-2	PLANT UNIT HEATER	7	23.9	300	480/3	4	15	REZNOR EUH-7	1-3
UH-3	ELECTRICAL ROOM HEATER	1	5.1	160	408/1	3	15	REZNOR EHC-1	1-2, 4
UH-4	CHEMICAL STORAGE HEATER	1	5.1	160	408/1	3	15	REZNOR EHC-1	1-2, 4

1. PROVIDE DISCONNECT SWITCH.
2. COORDINATE COLOR WITH OWNERS AND ARCHITECTS.
3. PROVIDE WALL MOUNTED T-STAT.
4. UNIT MOUNTED THERMOSTAT.

FAN SCHEDULE

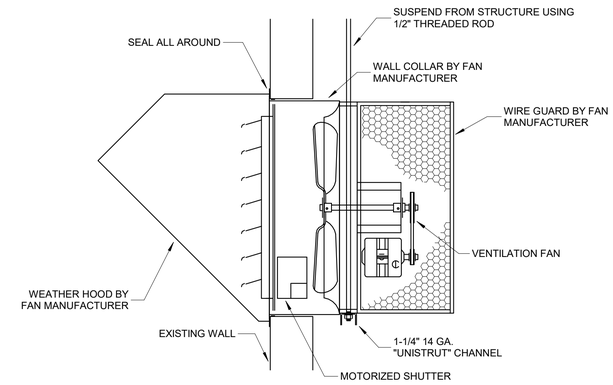
MARK	DESCRIPTION	CFM	STATIC PRESSURE	POWER	FAN RPM	VOLT/PHASE	BASIS OF DESIGN	REMARKS
EF-1	PLANT EXHAUST FAN	1000	0.1	1/4 HP	970	115/1	SE1-14-432-VG	1-4
EF-2	ELECTRICAL ROOM EXHAUST FAN	300	0.05	1/50 HP	1350	115/1	SE1-8-440-G	1-4
EF-3	CHEMICAL STORAGE ROOM EXHAUST FAN	300	0.05	1/50 HP	1350	115/1	SE1-8-440-G	1-4

1. DISCONNECT SWITCH.
2. INSECT SCREEN.
3. THERMOSTAT CONTROLLED.
4. BACKDRAFT DAMPER.

LOUVER SCHEDULE

MARK	DESCRIPTION	CFM	MAX S.P. IN. OF WATER	SIZE	BASIS OF DESIGN	REMARKS
L-1	PLANT INTAKE	300	0.03	20"x14"	GREENHECK EDJ-401	1-2
L-2	ELECTRICAL ROOM INTAKE	300	0.03	20"x14"	GREENHECK EDJ-401	1-2
L-3	CHEMICAL STORAGE INTAKE	300	0.03	20"x14"	GREENHECK EDJ-401	1-2

1. PROVIDE W/ ALUMINUM BIRDSCREEN.
2. VERIFY FINISH W/ ARCHITECTURE TO MATCH BUILDING COLOR.



1 SECTION AT VENT FAN

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WATER TREATMENT PLANT IMPROVEMENTS

MECHANICAL DETAILS & SCHEDULES

BAILEY WATER AND SANITATION DISTRICT
PO BOX 422
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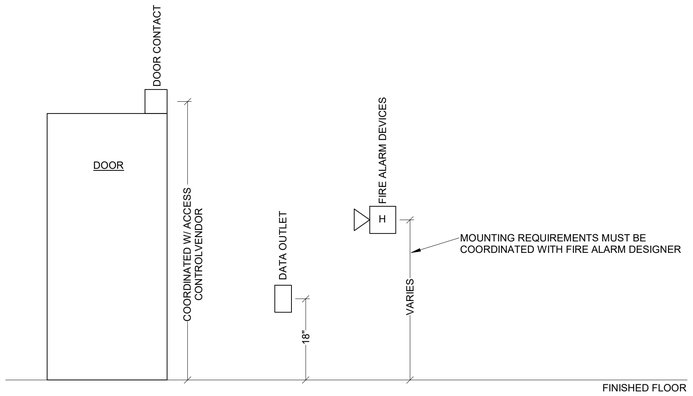
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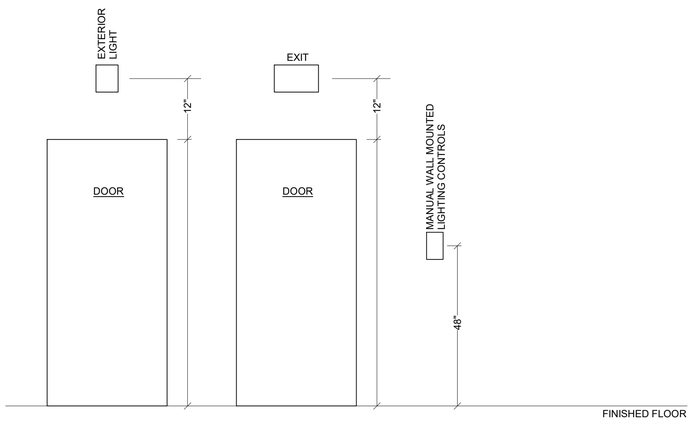
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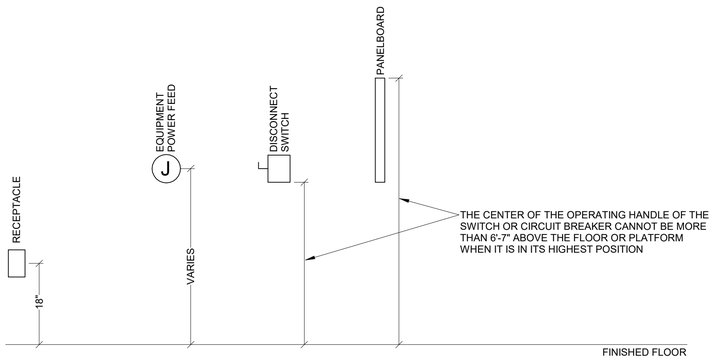
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DEVICE MOUNTING REQUIREMENTS







NOTES:

1. MOUNTING HEIGHTS SHOWN ON ARCHITECTURAL ELEVATIONS SHALL GOVERN OVER THOSE SHOWN ABOVE.
2. CONTRACTOR SHALL ENSURE THAT ALL MOUNTING HEIGHTS COMPLY WITH CURRENT ADA REQUIREMENTS.
3. WHERE EVER DEVICES ARE INDICATED TO BE ABOVE DOORS, DEVICE SHALL BE CENTERED BETWEEN TOP OF DOOR TRIM AND CEILING LINE OR +12" ABOVE TOP OF DOOR TRIM WHERE DISTANCE TO CEILING IS GREATER THAN 24".
4. ALL ABOVE COUNTER (DESIGNATED BY "AC") SHALL BE MOUNTED 8" ABOVE COUNTER OR MAXIMUM HEIGHT OF 44" TO TOP OF DEVICE. VERIFY HEIGHTS WITH ARCHITECT.
5. FOR CEILINGS BELOW 7'-4", FIRE ALARM STROBE OR HORN/STROBES SHALL BE WALL MOUNTED 6" BELOW FINISHED CEILING.
6. IN LOCATIONS WHERE SIMILAR DEVICES ARE MOUNTED AT THE SAME HEIGHT, DEVICES SHALL BE PROPERLY "GANGED" AND SHALL HAVE A SINGLE COVERPLATE.
7. IN LOCATIONS WHERE DIFFERENT DEVICES ARE MOUNTED AT DIFFERENT HEIGHTS WITHIN FOUR FEET OF ONE ANOTHER, DEVICES SHALL BE MOUNTED SUCH THAT THEY HAVE A COMMON CENTERLINE. IF THERE ARE THREE OR MORE DEVICES, THE CONTRACTOR SHALL REQUEST A DETAIL FROM THE ARCHITECT.

LABELING REQUIREMENTS

ALL ELECTRICAL LABELS SHALL COMPLY WITH LATEST NATIONAL ELECTRICAL CODE REQUIREMENTS. GENERAL LABELING REQUIREMENTS NOTED BELOW MAY NOT BE COMPLETE OR COVER ALL INSTALLATIONS.

WIRING DEVICES:
PANEL NAME - CIRCUIT NAME
PROVIDE BLACK LETTERING ON CLEAR LABEL FOR NORMAL CIRCUITS AND RED LETTERING ON CLEAR LABEL FOR EMERGENCY/STANDBY CIRCUITS.

STARTERS / DISCONNECTS / VFDs:
EQUIPMENT ID
VOLTAGE / PHASE / WIRES
INDICATE FUSE SIZE, IF APPLICABLE
FED FROM CIRCUIT NAME
FEEDING TO CIRCUIT NAME

ARC FLASH LABELS PER NFPA-70E & NEC INDICATING:
1. DANGER OR WARNING HEADER
2. INCIDENT ENERGY
3. MINIMUM ARC RATING
4. ARC FLASH BOUNDARY
5. PERSONAL PROTECTIVE EQUIPMENT (PPE)
6. LIMITED APPROACH
7. RESTRICTED APPROACH
8. SHOCK RISK
9. DATE LABEL WAS APPLIED

SWITCHBOARDS, TRANSFORMERS, HARMONIC FILTERS, ELECTRICAL PANELS:
EQUIPMENT NAME
EQUIPMENT RATING
FED FROM XXXX
VOLTAGE / PHASE / AMPS
PRIMARY DISCONNECT LOCATION AND NAME, WHERE APPLICABLE

COLORED - CONDUITS AND JUNCTION BOX REQUIREMENTS:
RED-COLORED - FIRE ALARM
BLUE-COLORED - TEMPERATURE CONTROLS

MAXIMUM AVAILABLE FAULT CURRENT:
SERVICE EQUIPMENT SHALL BE LEGIBLY MARKED IN THE FIELD WITH THE MAXIMUM AVAILABLE FAULT CURRENT. THE FIELD MARKING SHALL INCLUDE THE DATE. THE FAULT CURRENT CALCULATION WAS PERFORMED AND BE OF SUFFICIENT DURABILITY TO WITHSTAND THE ENVIRONMENT INVOLVED.

SHEET LIST

ELECTRICAL SHEET INDEX

#	TITLE
E1	ELECTRICAL LEGEND & NOTES
E2	ELECTRICAL POWER PLAN
E3	ELECTRICAL LIGHTING PLAN
E4	ELECTRICAL 1-LINE DIAGRAM & CALCS
E5	ELECTRICAL SCHEDULES
E6	ELECTRICAL SCHEDULES

APPLICABLE CODES

2012 INTERNATIONAL BUILDING CODE
2012 INTERNATIONAL ENERGY CONSERVATION CODE
2012 INTERNATIONAL FIRE CODE
2023 NATIONAL ELECTRICAL CODE

ELECTRICAL SYMBOL LIST

POWER

- DUPLEX RECEPTACLE, MOUNTED +18" O.C. UNO
  AC = MOUNTED +8" O.C. ABOVE COUNTER EWC = GFI RECEPTACLE FOR WATER COOLER
  GFI = GROUND FAULT CIRCUIT INTERRUPTER T = TAMPER RESISTANT PER NEC 406.12(A)
  WP = GFCI WITH WEATHERPROOF IN-USE COVER PER NEC 406.9(B)(1)
- DUPLEX RECEPTACLE LISTED FOR USE IN COUNTERTOPS, PROTECTED BY UPSTREAM GFCI
- DUPLEX RECEPTACLE, FLUSH MOUNTED IN FLOOR BOX
- QUADRUPLEX RECEPTACLE, MOUNTED +18" O.C. UNO
  AC = MOUNTED +8" O.C. ABOVE COUNTER GFCI = GROUND FAULT CIRCUIT INTERRUPTER
  T = TAMPER RESISTANT PER NEC 406.12 WP = GFCI WITH WEATHERPROOF IN-USE COVER
- QUADRUPLEX RECEPTACLE, FLUSH MOUNTED IN FLOOR BOX
- SPECIAL RECEPTACLE, COORDINATE INSTALLATION WITH EQUIPMENT SUPPLIED
  ED = ELECTRIC DRYER, PROVIDE 208V/1, 30A-2P 4-WIRE CONNECTION.
  ER = ELECTRIC RANGE, PROVIDE 208V/1, 50A-2P 4-WIRE CONNECTION.
- COUNTER-MOUNTED AIR SWITCH FOR GARBAGE DISPOSAL. COORDINATE WITH MILLWORK VENDOR.
- MOTOR CONNECTION, COORDINATE INSTALLATION WITH EQUIPMENT SUPPLIED
  G = GARAGE DOOR MOTOR ASSEMBLY WITH INTEGRAL LIGHTING COMPONENT
- (J) JUNCTION BOX SIZE PER NEC 314, PROVIDE COVER PLATE TO CONCEAL WIRING WITHIN
- PANELBOARD INSTALLED PER NEC 110.26 AND 240.24 REQUIREMENTS TO SUIT THE APPLICATION
- ELECTRICAL BRANCH CIRCUIT - PROTECTED PER NEC 240.4(D) REQUIREMENTS
- (F) DISCONNECT SWITCH (F = FUSIBLE)
- (M) UTILITY COMPANY METER

LIGHTING

- ROUND LUMINAIRE (HALF SHADE = UNSWITCHED) - REFER TO LUMINAIRE SCHEDULE
- ROUND EMERGENCY DOWNLIGHT - REFER TO LUMINAIRE SCHEDULE
- WALL MOUNTED LUMINAIRE - REFER TO LUMINAIRE SCHEDULE
- LINEAR WALL MOUNTED LUMINAIRE - REFER TO LUMINAIRE SCHEDULE
- TRACK LIGHTING (# OF HEADS SHOWN) - REFER TO LUMINAIRE SCHEDULE
- LINEAR LUMINAIRE - REFER TO LUMINAIRE SCHEDULE
- LINEAR EMERGENCY LUMINAIRE - REFER TO LUMINAIRE SCHEDULE
- 2'x4' RECESSED TROFFER LUMINAIRE - REFER TO LUMINAIRE SCHEDULE
- 2'x2' RECESSED TROFFER LUMINAIRE - REFER TO LUMINAIRE SCHEDULE
- EXIT SIGN - CEILING MOUNTED (SHADE = FACE, ARROW = DIRECTION), CONNECT AHEAD OF LIGHT SWITCH - REFER TO LUMINAIRE SCHEDULE
- EXIT SIGN - BACK MOUNTED (SHADE = FACE, ARROW = DIRECTION), CONNECT AHEAD OF LIGHT SWITCH - REFER TO LUMINAIRE SCHEDULE
- POLE MOUNTED LUMINAIRE (CIRCLE INDICATES POLE, BOXES INDICATE HEADS) - REFER TO LUMINAIRE SCHEDULE
- $ TOGGLE SWITCH, MOUNTED +48" O.C. UNO
  2 = TWO POLE 3 = THREE WAY
  4 = FOUR WAY D = DIMMER (SIZED TO MATCH LOAD SERVED)
  K = KEYED SWITCH M = MOMENTARY CONTACT SWITCH
  OC = OCC. SENSOR SWITCH DR = DOOR ACTIVATED
  P = SWITCH WITH PILOT LIGHT T = TIMER
  LV = LOW VOLTAGE CB = CIRCUIT BREAKER
- (OS) OCCUPANCY SENSOR - CEILING MOUNTED, DUAL TECHNOLOGY

COMMUNICATIONS

- DUPLEX DATA RECEPTACLE, MOUNTED +18" O.C. UNO AC = MOUNTED +8" O.C. ABOVE COUNTER
- DUPLEX DATA RECEPTACLE, FLUSH MOUNTED IN FLOOR BOX
- SIMPLEX TELEPHONE RECEPTACLE, MOUNTED +18" O.C. UNO
  AC = MOUNTED +8" O.C. ABOVE COUNTER
  W = MOUNTED +54" O.C. ABOVE FINISHED FLOOR FOR WALL MOUNTING PHONE
- COMBINATION TEL/DATA RECEPTACLE, FLUSH MOUNTED IN FLOOR BOX -- PROVIDE (1) DATA AND (1) TELEPHONE JACK UNO
- CABLE TELEVISION OUTLET, COORDINATE MOUNTING HEIGHT WITH OWNER
- (TV) CATV OUTLET. PROVIDE BACKBOX, COAX/CAT 5 CABLE, DEVICE JACK AS DIRECTED BY OWNERS AUTHORIZED REPRESENTATIVE. REFER TO PLANS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

ABBREVIATIONS

A	AMP
AC	ABOVE COUNTER
AFC	ABOVE FINISHED CEILING
AFF	ABOVE FINISHED FLOOR
AFI	ARC FAULT INTERRUPTER
AHJ	AUTHORITY HAVING JURISDICTION
AHU	AIR HANDLING UNIT
AIC	AMPS INTERRUPTING CAPACITY
AL	ALUMINUM
AWG	AMERICAN WIRE GAUGE
AV	AUDIO/VISUAL
BLDG	BUILDING
C	CONDUIT
CATV	CABLE TELEVISION SYSTEM
CCTV	CLOSED CIRCUIT TELEVISION
CKT	CIRCUIT
CL	CENTERLINE
CU	COPPER
DWG	DRAWING
(E)	EXISTING
EF	EXHAUST FAN
EMT	ELECTRIC METALLIC TUBING
EM	EMERGENCY
EPO	EMERGENCY POWER OFF
FLA	FULL LOAD AMPS
GD	GARBAGE DISPOSAL
GR	GROUND
GC	GENERAL CONTRACTOR
GFI/GFCI	GROUND FAULT CIRCUIT INTERRUPTER
HACR	HACR (HEATING, AC & REFRIGERATION) RATED
HP	HORSE POWER
IAHJ	INSPECTION AUTHORITY HAVING JURISDICTION
IG	ISOLATED GROUND
IP	INTERNET PROTOCOL
JB	JUNCTION BOX
KCMIL	1000 CIRCULAR MILS
KV	KILOVOLT
KVA	KILOVOLT AMPERES
KW	KILOWATT
KWH	KILOWATT HOUR
LAN	LOCAL AREA NETWORK
LCP	LIGHTING CONTROL PANEL
LRA	LOCKED ROTOR AMPS
LSIGA	L(LONG) S (SHORT) I (INSTANTANEOUS) G (GROUND FAULT) A (ARC ENERGY REDUCTION)
LTFC	LIQUID TIGHT FLEXIBLE CONDUIT
MC	MECHANICAL CONTRACTOR
MCA	MINIMUM CIRCUIT AMPACITY
MCB	MAIN CIRCUIT BREAKER
MCC	MOTOR CONTROL CENTER
MDP	MAIN DISTRIBUTION PANEL
MFR	MANUFACTURER
MLO	MAIN LUG ONLY
MSB	MAIN SWITCH BOARD
(N)	NEW
N.C.	NORMALLY CLOSED
N.O.	NORMALLY OPEN
NF	NON-FUSED
NL	NIGHT LIGHT
NIC	NOT IN CONTRACT
OAR	OWNERS AUTHORIZED REPRESENTATIVE
P	POLE
PC	PLUMBING CONTRACTOR
PH	PHASE
PPE	PERSONAL PROTECTION EQUIPMENT
PVC	POLYVINYL CHLORIDE CONDUIT
QTY	QUANTITY
RCP	REFLECTED CEILING PLAN
RLA	RUNNING LOAD AMPS
RMC	RIGID METAL CONDUIT
RNC	RIGID NON-METALLIC CONDUIT
SPDT	SINGLE POLE, DOUBLE THROW
SPST	SINGLE POLE, SINGLE THROW
ST	SHUNT TRIP
TL	TWISTLOCK
TR	TAMPER RESISTANT
TYP	TYPICAL
UL	UNDERWRITERS LABORATORIES, INC.
UNO	UNLESS NOTED OTHERWISE
USP	UNINTERRUPTIBLE POWER SUPPLY
V	VOLT
W	WIRE
WP	WEATHER PROOF
WPI	WEATHER PROTECTED IN-USE
XFMR	TRANSFORMER
XP	EXPOSION PROOF

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WATER TREATMENT PLANT IMPROVEMENTS

ELECTRICAL LEGEND & NOTES

BAILEY WATER AND SANITATION DISTRICT
PO BOX 422
BAILEY, CO 80421

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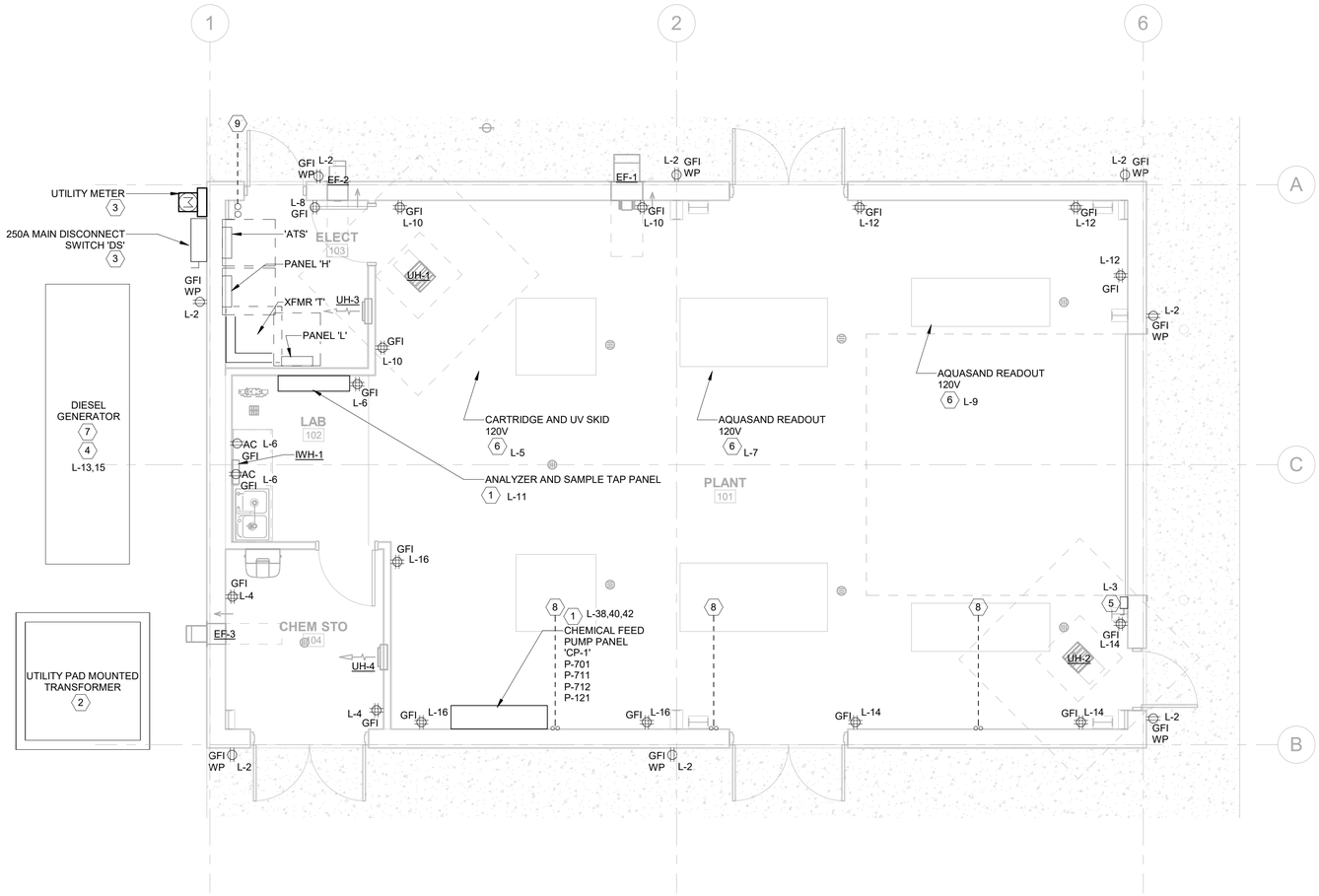
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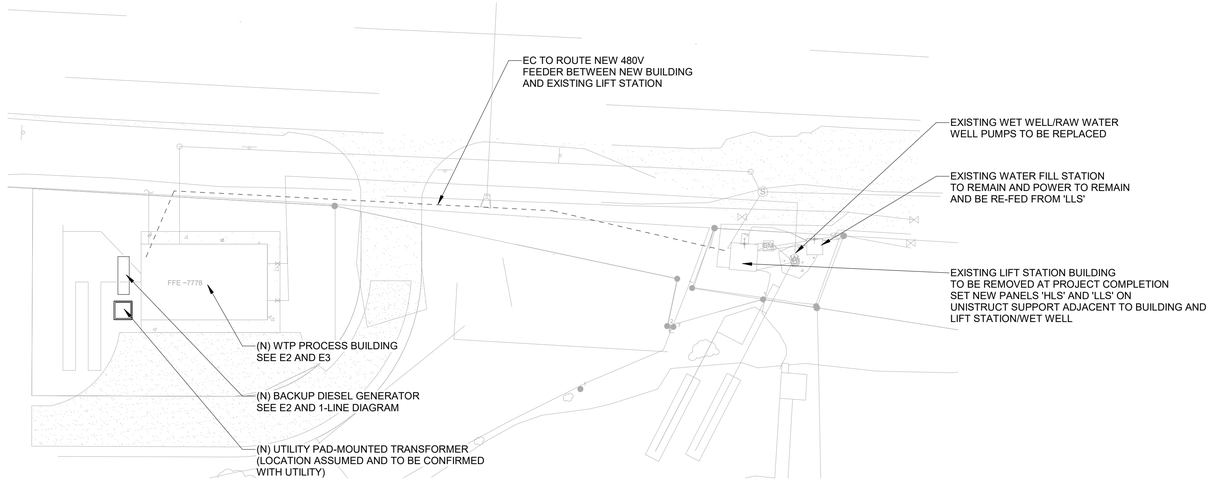
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1 ELECTRICAL POWER PLAN
1/4" = 1'-0"



2 ELECTRICAL SITE PLAN
1" = 30'-0"

GENERAL NOTES:

1. ALL ELECTRICAL SERVICE AND DISTRIBUTION EQUIPMENT IN TREATMENT BUILDING SHALL HAVE NEMA ENCLOSURES TO SUIT THE SPECIFIC APPLICATION AND ENVIRONMENT. ALL EQUIPMENT EXPOSED TO WEATHER SHALL BE NEMA 3R WEATHERPROOF.

2. COORDINATE ACCEPTABLE LOCATIONS FOR ALL SERVICE AND DISTRIBUTION EQUIPMENT TO ENSURE ALL WORKING CLEARANCES ARE PROVIDED PER NEC 110.26 REQUIREMENTS.

3. REFER TO COMMUNICATION CONDUIT RISER DETAIL FOR CONDUIT REQUIREMENTS. REFER TO MECHANICAL DRAWINGS FOR CONTROL REQUIREMENTS.

KEYED NOTES: (X)

1 COORDINATE CONTROL PANEL REQUIREMENTS AND LOCATION WITH OWNERS AUTHORIZED REPRESENTATIVE (OAR).

2 ASSUMED LOCATION OF UTILITY SERVICE TRANSFORMER. VIERFY EXACT REQUIREMENTS AND LOCATION WITH AUTHORIZED UTILITY REPRESENTATIVE.

3 PROPOSED LOCATION OF SERVICE EQUIPMENT. INSTALL EQUIPMENT TO PROVIDE ALL REQUIRED WORKING CLEARANCES FOR A COMPLETE AND OPERABLE INSTALLATION.

4 PROVIDE (2) 120V, 20A BRANCH CIRCUITS TO GENERATOR FOR BATTERY CHARGER AND BLOCK HEATER. PROVIDE (2) SPARE 1" CONDUITS FROM GENERATOR TO ATS FOR CONTROL WIRING. CONFIRM WITH GENERATOR WIRING INSTRUCTIONS.

5 COORDINATE WITH OAR CONNECTION TO OH DOOR CONTROLLER. PROVIDE DISCONNECT SWITCH AND FINAL FLEXIBLE CONNECTION TO DOOR CONTROLLER AS REQUIRED. PROVIDE CONDUIT TO REMOTE CONTROL STATION AS REQUIRED. VERIFY ACCEPTABLE LOCATION WITH OAR AND LOCATE AS DIRECTED FOR A COMPLETE AND OPERABLE INSTALLATION.

6 PROVIDE DISCONNECT SWITCH AND FINAL FLEXIBLE CONNECTION TO EQUIPMENT INDICATED PER MFR NAMEPLATE REQUIREMENTS.

7 PRELIMINARY LOCATION FOR STANDBY DIESEL GENERATOR. VERIFY WITH OAR ACCEPTABLE LOCATION AND LOCATE AS DIRECTED. LOCATE TO PROVIDE ALL REQUIRED CLEARANCES PER NFPA 30 REQUIREMENTS. RE: 1-LINE DIAGRAM FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

8 PROVIDE TWO (2) 1" CONDUITS FROM FUTURE SKID LOCATIONS UNDERGROUND AND TO BUILDING WALL AS SHOWN FOR FUTURE POWER AND CONTROL WIRING.

9 PROVIDE TWO (2) 2" CONDUITS FROM ELECTRICAL ROOM TO UTILITY PEDESTAL AT ROAD FOR TELE/DATA CABLING AND SERVICE. COORDINATE REQUIREMENTS AND LOCATIONS WITH OWNER AND UTILITY.

ELECTRICAL LEGEND:

RTU-X MECHANICAL EQUIPMENT - SEE SCHEDULE ON E602

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WATER TREATMENT PLANT IMPROVEMENTS

ELECTRICAL POWER PLAN

BAILEY WATER AND SANITATION DISTRICT
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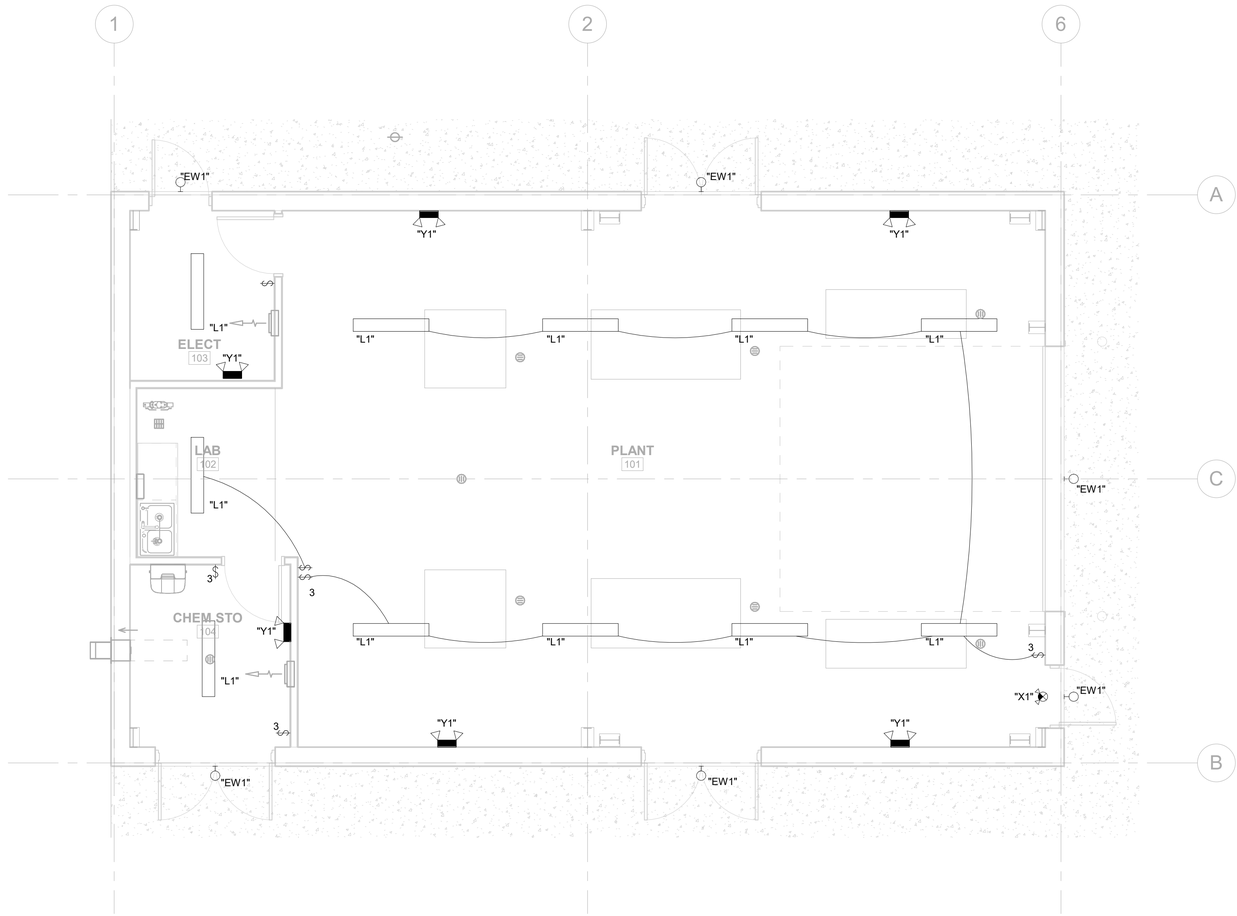
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1 ELECTRICAL LIGHTING PLAN
1/4" = 1'-0"

GENERAL NOTES:

A. ALL ELECTRICAL SERVICE AND DISTRIBUTION EQUIPMENT IN TREATMENT BUILDING SHALL HAVE NEMA ENCLOSURES TO SUIT THE SPECIFIC APPLICATION AND ENVIRONMENT. ALL EQUIPMENT EXPOSED TO WEATHER SHALL BE NEMA 3R WEATHERPROOF.

B. INSTALL LUMINAIRES TO BEST ILLUMINATE THE SPACE TO AVOID ALL EQUIPMENT AND OTHER SYSTEMS. SUSPEND FROM STRUCTURE AS REQUIRED FOR A COMPLETE AND OPERABLE INSTALLATION.

C. ALL EXTERIOR LIGHTS HAVE INTEGRAL PHOTOCELL PER 2012 IECC REQUIREMENTS. CIRCUIT EXTERIOR LIGHTS AS 277V TO H-4.

D. ALL INTERIOR LIGHTS ARE IN SPACES WHERE AUTOMATIC SHUTOFF WOULD ENDANGER OCCUPANCTS, DUE TO THE PLANT USE OF THE SPACE. ON/OFF LIGHTING CONTROLS ONLY PROVIDED. CIRCUIT INTERIOR LIGHTS AS 277V TO H-2.

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Denver, CO
Evergreen, CO
Meridian, ID
Austin, TX

REVISIONS

NO.	DESCRIPTION	DATE	BY

WATER TREATMENT PLANT IMPROVEMENTS

ELECTRICAL LIGHTING PLAN

BAILEY WATER AND SANITATION DISTRICT
PO BOX 422
BAILEY, CO 80421

PREPARED UNDER THE DIRECT SUPERVISION OF

FOR AND ON BEHALF OF
ELEMENT ENGINEERING, LLC

DRAWN BY:	CHECKED BY:
EV	EDR

DATE
OCT 2025

JOB NUMBER
0107.0002 & AB25031

EDITION
95% SET

SHEET
E3 OF E6

Autodesk Docs://AB25031_Bailey WTP/AB25031-MEP-Bailey WTP-R23.rvt
10/9/2025 8:26:10 AM

SHORT CIRCUIT CALCULATIONS

PROJECT: **BAILEY WATER TREATMENT PLANT** PROJ. NO.: **AB25031**
LOCATION: **BAILEY, CO** DATE: **9/29/2025**

TRANSFORMERS

FAULT LOCATION	TRANS. KVA	PRI. VOLT. L-L	SEC. VOLT. L-L	XFMR %Z	SEC. FLA	XFMR. PRI. Isc**	XFMR. SEC. Isc	*MOTOR CONTRIB.	TOTAL CONTRIB. Isc
150KVA UTILITY TRANSFORMER	150	12470	480	3.50	180	1000000...	12028	0	12028

FEEDERS

FAULT LOCATION	CKT LEN. FT.	CONDU... Al/ Cu	CONDU... SIZE	CONDU... NO./ PH.	CONDUIT MAG=1 NON=2	CKT VOLT. L-L	CIRCUIT " C "	BEGINNING Isc	FAULT Isc
1 - UPSTREAM OF 250A METER	40	Al	350 kcmil	1	2	480	16812	12028	10902
2 - UPSTREAM OF 250A DISCONNECT 'DS'	10	Al	350 kcmil	1	2	480	16812	10902	10653
3 - UPSTREAM OF 250A 'ATS'	10	Al	350 kcmil	1	1	480	15484	10653	10395
4 - UPSTREAM OF 250A PANEL 'H'	5	Al	350 kcmil	1	1	480	15484	10395	10270
5 - UPSTREAM OF 30KVA XFMR 'T'	5	Cu	#6	1	1	480	2425	10395	9649
7 - UPSTREAM OF 100A PANEL 'L'	5	Al	#1	1	1	208	4645	2150	2109
8 - UPSTREAM OF PUMP CONTROL PANEL	50	Al		1	1	480	0	10270	#DIV/0!
9 - UPSTREAM OF 100A PANEL 'HLS'	200	Cu	#3	1	2	480	2958	10270	2930
10 - UPSTREAM OF 30KVA XFMR 'TLS'	5	Cu	#6	1	1	480	1480	2930	2829
12 - UPSTREAM OF 100A PANEL 'LLS'	5	Al	#1	1	1	208	4645	1511	1491

TRANSFORMERS

FAULT LOCATION	TRANS. KVA	PRI. VOLT. L-L	SEC. VOLT. L-L	XFMR %Z	SEC. FLA	XFMR. PRI. Isc**	XFMR. SEC. Isc	*MOTOR CONTRIB.	TOTAL CONTRIB. Isc
7 - 30KVA TRANSFORMER 'T'	30	480	208	3.50	83	9649	2150	0	2150
11 - 30KVA TRANSFORMER 'TLS'	30	480	240	3.50	72	2829	1511	0	1511

1. Transformer short circuit rating based on CORE standards.

* MULTIPLY THE TOTAL MOTOR LOAD CURRENT BY 4
** FOR INFINITE BUS USE 100,000,000
ALL CALCULATIONS BASED ON BUSSMAN POINT-TO-POINT METHOD FOR 3 PHASE CIRCUITS.

TRANSFORMER FEEDER & CONNECTION SCHEDULE

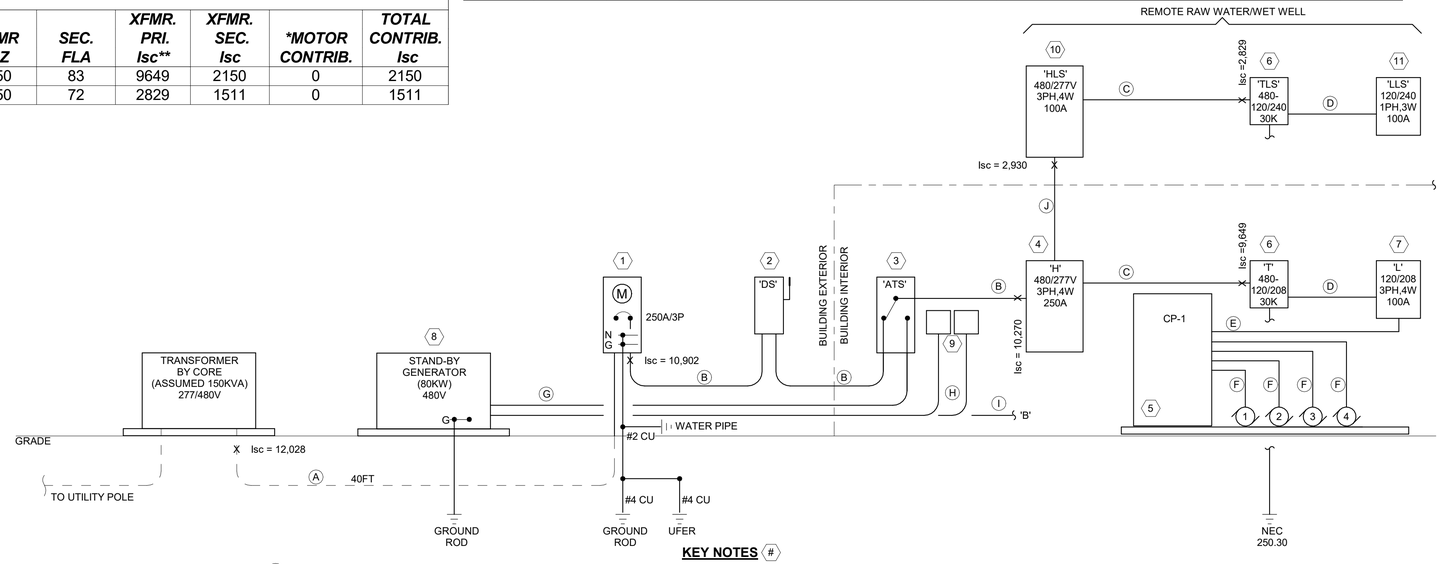
KVA RATING	PRIMARY FLA	PRIMARY OCPD	PRIMARY FEEDER (TP)	SECONDARY FLA	SECONDARY OCPD	SECONDARY FEEDER (TS)	GROUNDING ELECTRODE CONDUCTOR (GEC)	NOTES
15	18.0	25A/3P	3#10 CU, 1#10 CU G, 3/4"C	41.6	50A/3P	4#6 CU, 1#8 CU G, 1-1/4"C	1#8 CU	
30	36.1	45A/3P	3#6 CU, 1#10 CU G, 1"C	83.3	100A/3P	4#1 AL, 1#6 AL G, 1-1/2"C	1#6 AL	

GENERAL NOTES:
A. ALL TRANSFORMERS ARE 480 VOLT, 3 PHASE DELTA PRIMARY AND 208Y/120 VOLT, 3 PHASE SECONDARY. UNLESS OTHERWISE NOTED.
B. ALL TRANSFORMERS TO BE ALUMINUM WINDING, UNLESS OTHERWISE NOTED.
C. ALL CONDUCTORS ARE THWN AND ALUMINUM TYPE, UNLESS OTHERWISE NOTED OR INCREASED DUE TO VOLTAGE DROP.
D. INSTALL BONDING AND GROUNDING CONDUCTORS PER NEC 250.30, FOR GROUNDING SEPARATELY DRIVED ALTERNATING CURRENT SYSTEMS.

TRANSFORMER FEEDER & CONNECTION SCHEDULE - 240V

KVA RATING	PRIMARY FLA	PRIMARY OCPD	PRIMARY FEEDER (TP)	SECONDARY FLA	SECONDARY OCPD	SECONDARY FEEDER (TS)	GROUNDING ELECTRODE CONDUCTOR (GEC)	NOTES
30	36.1	45A/3P	3#6 CU, 1#10 CU G, 1"C	72.2	80A/3P	4#1 AL, 1#6 AL G, 1-1/2"C	1#6 AL	

GENERAL NOTES:
A. TRANSFORMER TO BE 480 VOLT, 3 PHASE DELTA PRIMARY AND 240/120 VOLT, 3 PHASE DELTA SECONDARY.
B. ALL TRANSFORMERS TO BE ALUMINUM WINDING, UNLESS OTHERWISE NOTED.
C. ALL CONDUCTORS ARE THWN AND ALUMINUM TYPE, UNLESS OTHERWISE NOTED OR INCREASED DUE TO VOLTAGE DROP.
D. INSTALL BONDING AND GROUNDING CONDUCTORS PER NEC 250.30, FOR GROUNDING SEPARATELY DRIVED ALTERNATING CURRENT SYSTEMS.



FEEDER SCHEDULE (X)

A.	UTILITY COORDINATED. 3"C (4)#350KCMIL + #1/0GND AL	
B.	3"C (4)#350KCMIL + #1/0GND	AL
C.	SEE TRANSFORMER FEEDER & CONNECTION SCHEDULE FOR PRIMARY FEEDER.	
D.	SEE TRANSFORMER FEEDER & CONNECTION SCHEDULE FOR SECONDARY FEEDER.	
E.	1-1/4"C (4)#10 + #10GND	CU
F.	3/4"C (3)#12 + #12GND	CU
G.	3"C (4)#350KCMIL + #1/0GND	AL
H.	3/4"C WITH REQUIRED WIRING TO EMERGENCY STOP AND REMOTE ANNUNCIATOR.	
I.	3/4"C (4)#12 +#12GND TO PANEL B FOR BLOCK HEATER AND BATTERY CHARGER CIRCUITS.	
J.	1-1/2"C (4)#3 + #8 GND	CU

KEY NOTES (#)

1. METER ENCLOSURE TO BE COORDINATED WITH UTILITY COMPANY (CORE).
2. 400AS / 250AF, 480/277 VOLT, 3-PHASE, 4-WIRE, 35KAIC RATED, NEMA 3R.
3. AUTOMATIC TRANSFER SWITCH TO BE 250A RATED, 480/277 VOLT, 3-PHASE, 4-WIRE, 3-POLE, 35KAIC RATED.
4. NEW DISTRIBUTION PANEL FOR ALL 480V LOADS. SEE PANEL SCHEDULES.
5. CHEMICAL FEED CONTROL PANEL 'CP-1' AND 4 PUMP CONNECTIONS TO BE DETERMINED. COORDINATE AND PROVIDE ALL REQUIRED CONDUIT, CONDUCTORS, CONNECTIONS AND RELATED ACCESSORIES FOR A COMPLETE AND APPROVED INSTALLATION. ANTICIPATE A 30A/3P, 208V, 3-PHASE CONNECTION TO CONTROL PANEL AND INDIVIDUAL 120V 20A WIRED CONNECTIONS FROM 'CP-1' TO 4 PUMPS AND 2 UV DISINFECTION REACTORS.
6. NEW STEP-DOWN TRANSFORMER.
7. NEW PANELBOARD FOR ALL 120/208V LOADS. SEE PANEL SCHEDULES.
8. NEW PAD MOUNTED BACK-UP GENERATOR. BOD ROLLS ROYCE mtu 6R0120 DS80, OR EQUAL.
9. GENERATOR REMOTE ANNUCIATOR AND EMERGENCY STOP.
10. NEW REMOTE LIFT STATION PANEL. PROVIDE CONNECTIONS TO (2) 5HP LIFT STATION PUMPS AND EQUIPMENT AS SHOWN.
11. NEW PANELBOARD TO RE-FEED EXISTING WATER FILL STATION BUILDING. CONFIRM IN FIELD.

ONE-LINE DIAGRAM GENERAL NOTES

A. ALL SERVICE EQUIPMENT SHALL BE INSTALLED PER NEC REQUIREMENTS AND UTILITY PROVIDER'S SERVICE STANDARDS.
B. ALL DISTRIBUTION EQUIPMENT AND OVERCURRENT DEVICES INDICATED SHALL BE NEW AND IDENTIFIED AS A UL LISTED SERIES TESTED COMBINATION WITH UPSTREAM FUSE PER NEC 240.86(B) WHERE REQUIRED FOR SCCR RATING INDICATED. PROVIDE ALL EQUIPMENT LABELING PER NEC 110.22(C). PROVIDE SUBMITTAL DATA FOR REVIEW AND APPROVAL BY ARCHITECT/ENGINEER PRIOR TO ORDERING OR PURCHASING ANY EQUIPMENT.
C. UTILITY SERVICE EQUIPMENT SHALL BE SHALL BE GROUNDED AND BONDED IN ACCORDANCE WITH NEC 250.66, 250.80 AND 250.84 REQUIREMENTS.
D. ALL SERVICE EQUIPMENT SHALL BE GROUNDED AND BONDED IN ACCORDANCE WITH NEC 250.24 AND 250.92 REQUIREMENTS.
E. CONTRACTOR'S SERVICE EQUIPMENT VENDOR SHALL PROVIDE ALL REQUIRED ARC FLASH SYSTEM ANALYSIS, DOCUMENTATION AND EQUIPMENT LABELING PER NEC 110.16, 110.21, 110.22 AND 240.87 REQUIREMENTS TO THE SATISFACTION OF THE INSPECTING AUTHORITY HAVING JURISDICTION.
F. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE ALL NEW ELECTRICAL SERVICE INSTALLATION REQUIREMENTS WITH UTILITY AUTHORIZED SERVICE REPRESENTATIVE. COORDINATE EXACT LOCATION OF ALL SITE UTILITIES AND EQUIPMENT WITH FINAL APPROVED UTILITY SERVICE PLAN. PROVIDE INSTALLATION OF ALL RACEWAY SYSTEMS AND EQUIPMENT AS REQUIRED FOR NEW SERVICE TO BUILDING PER UTILITY SERVICE STANDARDS AND FINAL APPROVED SERVICE PLAN.
G. ALL SITEWORK AND UNDERGROUND CONDUIT SHALL BE PER UTILITY PROVIDER'S GUIDE FOR CUSTOMER INSTALLED UNDERGROUND CONDUITS AND VAULTS PRIMARY INSTALLATION AND LATEST ELECTRIC SERVICE CONSTRUCTION STANDARDS (ESCS). VERIFY EXACT REQUIREMENTS PRIOR TO BID.
H. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH SERVING UTILITIES FOR ALL LOW VOLTAGE SYSTEM SERVICES TO THE BUILDING INCLUDING, BUT NOT LIMITED TO, TELEPHONE, CATV, SECURITY SYSTEMS, ETC. PROVIDE ALL RACEWAYS AND STRUCTURES AS REQUIRED BY SERVING UTILITY COMPANIES FOR RESPECTIVE SYSTEMS IN BASE BID PROPOSAL.
I. CONTRACTOR SHALL SUBMIT FOR REVIEW AND APPROVAL EQUIPMENT SHOP DRAWINGS FOR ALL SERVICE ENTRANCE EQUIPMENT, DISTRIBUTION EQUIPMENT, PANELBOARDS, OR OTHER RELATED EQUIPMENT.
J. ALL ELECTRICAL SERVICE AND DISTRIBUTION EQUIPMENT EXPOSED TO WEATHER SHALL BE NEMA 3R RATED WEATHERPROOF.
K. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING APPLICABLE WIRING MEANS AND METHODS TO SUIT SPECIFIC FIELD CONDITIONS TO SUIT THE INTENDED APPLICATION. PROVIDE ALL RACEWAYS AND EQUIPMENT PER APPLICABLE CODE REQUIREMENTS. WHERE RACEWAY TYPES ARE INDICATED HEREON, THEY ARE FOR REFERENCE USE ONLY AND DO NOT NECESSARILY INDICATE THE SPECIFIC RACEWAY TYPE REQUIRED FOR THE SPECIFIC APPLICATION IN ALL AREAS.
L. PROVIDE SUPPORT FOR ALL CONDUCTORS IN VERTICAL RACEWAYS AS REQUIRED PER NEC 300.19 TO THE SATISFACTION OF THE INSPECTING AUTHORITY HAVING JURISDICTION.

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REVISIONS

NO.	DESCRIPTION	DATE	BY

WATER TREATMENT PLANT IMPROVEMENTS

ELECTRICAL 1-LINE DIAGRAM & CALCS

BAILEY WATER AND SANITATION DISTRICT
PO BOX 422
BAILEY, CO 80421

PREPARED UNDER THE DIRECT SUPERVISION OF

FOR AND ON BEHALF OF ELEMENT ENGINEERING, LLC

DRAWN BY:	CHECKED BY:
EV	EDR

DATE: OCT 2025
JOB NUMBER: 0107.0002 & AB25031
EDITION: 95% SET
SHEET: E4 OF E6

Autodesk Docs://AB25031_Bailey WTP/AB25031-MEP-Bailey WTP-R23.rvt
10/9/2025 8:26:10 AM

COMcheck Software Version COMcheckWeb

Exterior Lighting Compliance Certificate

Project Information

Energy Code: 2012 IECC
Project Title: AB25031 - BAILEY WTP
Project Type: New Construction
Exterior Lighting Zone: 1 (Developed rural area (LZ1))

Construction Site:
BAILEY, Colorado 80421

Owner/Agent:
Colorado

Designer/Contractor:
EVstudio
5335 W. 48th Ave, Ste 300
Denver, Colorado 80212-2700
303.670.7242

Allowed Exterior Lighting Power

A Area/Surface Category	B Quantity	C Allowed Watts /	D Tradable Wattage	E Allowed Watts (B X C)
Main entry	24 ft of	20	Yes	480
			Total Tradable Watts (a) =	480
			Total Allowed Watts =	480
			Total Allowed Supplemental Watts (b) =	500

(a) Wattage tradeoffs are only allowed between tradable areas/surfaces.
(b) A supplemental allowance equal to 500 watts may be applied toward compliance of both non-tradable and tradable areas/surfaces.

Proposed Exterior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixture	D Fixture Watt.	E (C X D)
Main entry (24 ft of door width): Tradable Wattage				
LED: EW1: LED SCONCE: Other:	1	6	11	66
			Total Tradable Proposed Watts =	66

Exterior Lighting PASSES: Design 93% better than code

Exterior Lighting Compliance Statement

Compliance Statement: The proposed exterior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed exterior lighting systems have been designed to meet the 2012 IECC requirements in COMcheck Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Eric Reitan, P.E. — Name - Title
Signature
10-02-25 — Date

COMcheck Software Version COMcheckWeb

Interior Lighting Compliance Certificate

Project Information

Energy Code: 2012 IECC
Project Title: AB25031 - BAILEY WTP
Project Type: New Construction

Construction Site:
BAILEY, Colorado 80421

Owner/Agent:
Colorado

Designer/Contractor:
EVstudio
5335 W. 48th Ave, Ste 300
Denver, Colorado 80212-2700
303.670.7242

Additional Efficiency Package(s)

Credits: LG Required: 1.0 Proposed:
Reduced Lighting Power 1.0 credit

Allowed Interior Lighting Power

A Area Category	B Floor Area (ft2)	C Allowed Watts / ft2	D Allowed Watts
1-WATER TREATMENT PLANT (Workshop):	1500	1.20	1800
		Total Allowed Watts =	1800

Proposed Interior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixture	D Fixture Watt.	E (C X D)
1-WATER TREATMENT PLANT (Workshop)				
LED: L1: 4' LED VAPOR TIGHT: Other:	1	11	67	737
			Total Proposed Watts =	737

Interior Lighting PASSES: Design 59% better than code

Interior Lighting Compliance Statement

Compliance Statement: The proposed interior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed interior lighting systems have been designed to meet the 2012 IECC requirements in COMcheck Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Eric Reitan, P.E. — Name - Title
Signature
10-02-25 — Date

LUMINAIRE SCHEDULE

MARK	Description	Manufacturer	Model	VOLTAGE	CCT	CRI	LUMENS	FINISH	MOUNTING	TOTAL WATTAGE	REMARKS
EW1	EXTERIOR WALL SCONCE, INTEGRAL PHOTOCELL	LITHONIA	WPX1 LED P1 30K MVOLT PE	120-277V	3000 K	80	1537		WALL SURFACE	11	
L1	4' LINEAR LED, LENSED	LITHONIA	VAP 8000LM PCL MD MVOLT GZ10 40K 80CRI	120-277V	4000 K	80	8000		SURFACE	67	
X1	COMBINATION EXIT SIGN & EMERGENCY DISCHARGE LIGHT W/ REMOTE OUTPUT	LITHONIA	WLTC 1 G	120-277V	N/A	N/A			UNIVERSAL	5	
Y1	LED EMERGENCY LIGHT	LITHONIA	WLTU GY MR	120-277V	N/A	N/A			UNIVERSAL	5	

LUMINAIRE SCHEDULE GENERAL NOTES

1	LUMINAIRES INDICATED ABOVE WERE USED AS A BASIS OF DESIGN; ALTERNATE MANUFACTURERS WILL BE CONSIDERED WITH ARCHITECT'S AND OWNER'S APPROVAL.
2	CATALOG NUMBERS INDICATE BASIC LUMINAIRE TYPES REQUIRED FOR THIS PROJECT. CONTRACTOR SHALL BE RESPONSIBLE TO INCLUDE ALL ACCESSORIES AND HARDWARE REQUIRED FOR FINAL INSTALLATION.
3	ELECTRICAL CONTRACTORS SHALL BE RESPONSIBLE FOR VERIFYING LUMINAIRE LOCATIONS AND MOUNTING REQUIREMENTS PRIOR TO PURCHASE. INCLUDE ALL MOUNTING HARDWARE AS REQUIRED FOR A COMPLETE INSTALLATION.
4	FINAL FINISH OF ALL FIXTURES SHALL BE APPROVED IN WRITING BY ARCHITECT.
5	MOUNTING HEIGHTS SHALL BE COORDINATED WITH ARCHITECT'S ELEVATIONS.
6	THE FIXTURE SCHEDULE DOES NOT NECESSARILY LIST ALL ACCESSORIES AND HARDWARE NECESSARY FOR THE COMPLETE INSTALLATION, NOR DOES IT DETAIL THE CEILING CONSTRUCTION TO BE ENCOUNTERED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROPERLY DETERMINE AND PROVIDE CORR
7	FIXTURES AND TRACKS SHALL BE MOUNTED TO / FROM STRUCTURE IN A MANNER RECOMMENDED BY THE MANUFACTURER WITHOUT COMPROMISING THE INTEGRITY OF THE STRUCTURE. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MATERIALS REQUIRED TO INSURE A SAFE AND PROPER INSTALLATION.
8	REMOTE TRANSFORMERS, POWER SUPPLIES, OR DRIVERS SHALL BE LOCATED IN NEARBY ACCESSIBLE, CONCEALED-FROM-VIEW LOCATION WITH MANUFACTURER'S RECOMMENDED VENTILATION. CONTRACTOR SHALL SUPPLY MANUFACTURER'S TRANSFORMERS, POWER SUPPLIES, OR DRIVERS OF PROPER CAPACITY FOR A COMPLETE INSTALLATION.

LIGHTING CONTROLS REQUIREMENTS

GENERAL REQUIREMENTS

- LIGHTING CONTROLS SHALL BE PROVIDED BY LUTRON, LEVITON, GREENGATE, WATTSTOPPER, OR EQUIVALENT MANUFACTURER AS APPROVED BY OWNER AND ENGINEER. PROVIDE MANUFACTURER'S SHOP DRAWINGS TO ARCHITECT FOR REVIEW PRIOR TO PURCHASING.
- CONTROL SWITCHES, SENSORS, ETC. SHALL BE LOW-VOLTAGE OR WIRELESS WHENEVER PRACTICAL. INCLUDE ALL ACCESSORIES, RELAY PACKS, CAT-# CABLING, ETC. AS REQUIRED FOR A COMPLETE INSTALLATION.
- MANUAL DIMMING CONTROLS SHALL BE CAPABLE OF DIMMING LIGHTS TO 0% (OFF) SETTING. DIMMING COMPATIBILITIES BETWEEN THE LUMINAIRES AND CONTROLS TO BE COORDINATED BY THE CONTRACTOR TO ENSURE PROPER OPERATION. LUMINAIRES MUST BE ABLE TO DIM TO THE LEVEL INDICATED ON THE LUMINAIRE SCHEDULE.
- REMOTE LIGHTING CONTROL DEVICES (TIMECLOCKS, ETC.) SHALL BE CENTRALLY LOCATED IN ELECTRICAL ROOM, UNLESS INDICATED OTHERWISE ON PLANS. COORDINATE AND CONFIRM WITH OWNER PRIOR TO ROUGH-IN.
- ALL SWITCHES AND SENSORS SHALL BE LABELED TO IDENTIFY THE AREA CONTROLLED.
- ELECTRICAL CONTRACTOR SHALL LOCATE SENSORS AS PROVIDED BY MANUFACTURER PER APPROVED SHOP DRAWINGS. CONTROL LOCATIONS INDICATED ON THE DRAWINGS ARE FOR REFERENCE PURPOSES ONLY AND WILL BE ALTERED AS NECESSARY FOR CORRECT OPERATION BY MANUFACTURER.
- PROJECT TO HAVE FUNCTIONAL PERFORMANCE TESTING OF ALL LIGHTING SYSTEMS AND PROVIDE OWNER WITH REPORT OF DOCUMENTED PERFORMANCE WITHIN 90 DAYS OF RECEIPT OF CERTIFICATE OF OCCUPANCY. TESTING SHALL INCLUDE SYSTEM COMMISSIONING AS REQUIRED BY IECC C408.
- DAYLIGHT RESPONSIVE CONTROLS SHALL BE PROVIDED WHERE REQUIRED PER IECC C405.2.3 REQUIREMENTS. LIGHTS AND SENSORS IN THESE AREAS MUST BE INDEPENDENTLY CONTROLLED AND BE CAPABLE OF DIMMING FROM 10%-100%.
- PROGRAMMING, FACTORY START-UP AND TRAINING TO END-USER STAFF SHALL BE BY LIGHTING CONTROLS MANUFACTURER OR AUTHERIZED REPRESENTATIVE. CONTRACTOR SHALL INCLUDE AT LEAST ONE FOLLOW-UP VISITS WITH LIGHITNG CONTROL REPRESENTATIVE FOR FOLLOW-UP TRAINING OR ANY ADDITIONAL PROGRAMMING WITH OWNER IN BASE BID PROPOSAL.
- COMPLETE LIGHTING CONTROLS SYSTEM SHALL BE AS SIMPLIFIED AS ALLOWED BY IECC C405.2. STAND-ALONE AND SINGLE ROOM CONTROLS IS PREFERED OVER CENTRAL CONTROL PANELS. DESIGN ALTERNATES AS ALLOWED BY CODE TO SIMPLIFY THE DESIGN SHALL BE CONSIDERED AND REVIEWED BY THE ENGINEER WHERE PROPOSED BY CONTROLS MANUFACTURER OR CONTRACTOR.

INTERIOR LIGHTING

LIGHTING FOR INTERIOR APPLICATIONS SHALL COMPLY WITH 2012 IECC AND MEET ALL OF THE FOLLOWING REQUIREMENTS:

1. MECHANICAL, ELECTRICAL, CHEMICAL, AND PLANT ROOMS
A. AUTOMATIC CONTROLS NOT REQUIRED FOR OCCUPANT SAFETY. OCCUPANT TO MANUALLY TURN 'ON' AND MANUALLY TURN 'OFF' THE LIGHT FIXTURES

EXTERIOR LIGHTING

LIGHTING FOR EXTERIOR APPLICATIONS SHALL COMPLY WITH 2012 IECC AND MEET ALL OF THE FOLLOWING REQUIREMENTS:

1. LIGHTING SHALL BE CONTROLLED BY A DEVICE THAT AUTOMATICALLY TURNS OFF THE LIGHTING WHEN SUFFICIENT DAYLIGHT IS AVAILABLE..

2. ALL BUILDING EXTERIOR LIGHTING SHALL BE AUTOMATICALLY CONTROLLED AS A FUNCTION OF DUSK/DAWN AND A SET BUSINESS OPENING AND CLOSING TIME, OR BETWEEN TIMES ESTABLISHED BY THE AUTHORITY HAVING JURISDICTION.

3. ALL TIME SWITCHES SHALL BE CAPABLE OF RETAINING PROGRAMMING AND THE TIME SETTING DURING LOSS OF POWER FOR A PERIOD OF AT LEAST TEN HOURS.

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Austin, TX

REVISIONS

NO.	DESCRIPTION	DATE	BY

WATER TREATMENT PLANT IMPROVEMENTS

ELECTRICAL SCHEDULES

BAILEY WATER AND SANITATION DISTRICT
PO BOX 422
BAILEY, CO 80421

PREPARED UNDER THE DIRECT SUPERVISION OF

FOR AND ON BEHALF OF ELEMENT ENGINEERING, LLC

DRAWN BY:	CHECKED BY:
EV	EDR

DATE: OCT 2025

JOB NUMBER: 0107.0002 & AB25031

EDITION: 95% SET

SHEET: E5 OF E6

Autodesk Docs://AB25031_Bailey WTP/AB25031-MEP-Bailey WTP-R23.rvt
10/9/2025 8:26:11 AM

DATE:	10/2/2025							**PANEL VOLTAGE:**	480/277V			**CKT CODE:**	**1=(CONTINUOUS LOAD NEC 210.19(A)**																
JOB:	Bailey WTP							**PHASE AND WIRE:**	3PH,4W				**2=(NON-CONTINUOUS LOAD NEC 220.14)**																
PANEL:	**HLS**							**BUS (AMPS):**	100				**3=(RECEPTACLES NEC 220.44)**																
AIC RATING:	14,000							**MAINS:**	100/3				**4=(KITCHEN EQUIPMENT NEC 220.56)**																
CKT	***CB***			***LOAD DESIGNATION***				***LOAD***	***PHASES***			***LOAD***	***LOAD DESIGNATION***				***CB***		***CKT***										
NO.	***CODE***	***TRIP***	***POLE***	***DESCRIPTION***	***MISC***	***REC***	***LITE***	***VA***	***A***	***B***	***C***	***VA***	***LITE***	***REC***	***MISC***	***DESCRIPTION***	***POLE***	***TRIP***	***CODE***	***NO.***									
1	2	20	3	LIFT STATION PUMP - 5HP - #1	1			2105	2105	//////////	//////////					BUSSED SPACE				2									
3	2	---	---	---	---			2105	//////////	2105	//////////					BUSSED SPACE				4									
5	2	---	---	---	---			2105	//////////	//////////	2105					BUSSED SPACE				6									
7	2	20	3	LIFT STATION PUMP - 5HP - #2	1			2105	6285	//////////	//////////	4180			1	PANEL 'LLS' VIA XFMR	3	45	2	8									
9	2	---	---	---	---			2105	//////////	6105	//////////	4000			---	---	---	---	2	10									
11	2	---	---	---	---			2105	//////////	//////////	6105	4000			---	---	---	---	2	12									
							TOTAL	8390	8210	8210	**CONNECTED KVA**				24.8				**DEMAND %/NEC REF.**									
NOTES:								30.3	29.6	29.6	**CONN.KVA (CODE 1)**				0.0				**125**									
											CONN.KVA (CODE 2)				24.8				**100**									
											CONN.KVA (CODE 3)				0.0				**NEC 220.44**									
											CONN.KVA (CODE 4)				0.0				**NEC 220.56**									
BY:	EDR										***FEEDER DEMAND KVA****				24.8														
ISSUE DATE:	**10.02.25**										***FEEDER DEMAND AMPS***				29.8														
PANEL:	HLS																												

* - FEEDER DEMAND KVA INDICATED IS THE SUM OF CONN.KVA (CODE 1)X125%+100% OF CONN.KVA (CODE 2)+100% OF FIRST 10KVA OF GENERAL-USE RECEPTACLES PER NEC 220.44 AND 50% OF REMAINDER IN EXCESS OF 10KVA+ALLOWABLE DEMAND FOR COMMERCIAL COOKING EQUIPMENT (IF APPLICABLE) PER NEC 220.56 REQUIREMENTS.

DATE:	10/2/2025							**PANEL VOLTAGE:**	240/120V			**CKT CODE:**	**1=(CONTINUOUS LOAD NEC 210.19(A)**																
JOB:	Bailey WTP							**PHASE AND WIRE:**	3PH,4W				**2=(NON-CONTINUOUS LOAD NEC 220.14)**																
PANEL:	**LLS**							**BUS (AMPS):**	100				**3=(RECEPTACLES NEC 220.44)**																
AIC RATING:	10,000							**MAINS:**	80/3				**4=(KITCHEN EQUIPMENT NEC 220.56)**																
CKT	***CB***			***LOAD DESIGNATION***				***LOAD***	***PHASES***			***LOAD***	***LOAD DESIGNATION***				***CB***		***CKT***										
NO.	***CODE***	***TRIP***	***POLE***	***DESCRIPTION***	***MISC***	***REC***	***LITE***	***VA***	***A***	***B***	***C***	***VA***	***LITE***	***REC***	***MISC***	***DESCRIPTION***	***POLE***	***TRIP***	***CODE***	***NO.***									
1	2	80	3	EXISTING FILL STATION	1			4000	4180	//////////	//////////	180		1		CONVENIENCE RECEPT.	1	20	3	2									
3	2	---	---	---	---			4000	//////////	4000	//////////					SPARE	1	20		4									
5	2	---	---	---	---			4000	//////////	//////////	4000					SPARE	1	20		6									
7				BUSSED SPACE					0	//////////	//////////					SPARE	1	20		8									
9				BUSSED SPACE					//////////	0	//////////					SPARE	1	20		10									
11				BUSSED SPACE					//////////	//////////	0					SPARE	1	20		12									
							TOTAL	4180	4000	4000	**CONNECTED KVA**				12.2				**DEMAND %/NEC REF.**									
NOTES:								34.8	33.3	33.3	**CONN.KVA (CODE 1)**				0.0				**125**									
											CONN.KVA (CODE 2)				12.0				**100**									
											CONN.KVA (CODE 3)				0.2				**NEC 220.44**									
											CONN.KVA (CODE 4)				0.0				**NEC 220.56**									
BY:	EDR										***FEEDER DEMAND KVA****				12.2														
ISSUE DATE:	**10.02.25**										***FEEDER DEMAND AMPS***				33.8														
PANEL:	LLS																												

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MECHANICAL EQUIPMENT SCHEDULE

KEY	ITEM DESCRIPTION	QTY	MOCP/MFS	AMPS FLA/MCA	WATTS	VOLT	PHASE	FEEDER	DISCONNECT	BRANCH CIRCUIT	NOTES
EF-1	EXHAUST FAN	1	15A	4.8 MCA	576	120V	1	2#12, 1#12G, 3/4"C	ŞTO	L-1	
EF-2	EXHAUST FAN	1	15A	0.5 MCA	60	120V	1	2#12, 1#12G, 3/4"C	ŞTO	L-1	
EF-3	EXHAUST FAN	1	15A	0.5 MCA	60	120V	1	2#12, 1#12G, 3/4"C	ŞTO	L-1	
UH-1	ELECTRIC UNIT HEATER	1	15A	8.4 MCA	7000	480V	3	3#12, 1#12G, 3/4"C	30A/3P NON-FUSED	H-1,3,5	
UH-2	ELECTRIC UNIT HEATER	1	15A	8.4 MCA	7000	480V	3	3#12, 1#12G, 3/4"C	30A/3P NON-FUSED	H-7,9,11	
UH-3	ELECTRIC UNIT HEATER	1	15A	1.2 MCA	1000	480V	3	3#12, 1#12G, 3/4"C	30A/3P NON-FUSED	H-13,15,17	
UH-4	ELECTRIC UNIT HEATER	1	15A	1.2 MCA	1000	480V	3	3#12, 1#12G, 3/4"C	30A/3P NON-FUSED	H-19,21,23	
IWH-1	WATER HEATER	1	30A	24 MCA	20000	480V	3	3#12, 1#12G, 3/4"C	30A/3P NON-FUSED	H-25,27,29	

GENERAL NOTES:

A ELECTRICAL CONTRACTOR (EC) SHALL BE SOLELY RESPONSIBLE TO DETERMINE AND PROVIDE ALL REQUIRED WIRING MEANS AND METHODS FOR A COMPLETE AND OPERABLE INSTALLATION ACCEPTABLE TO THE INSPECTING AUTHORITY HAVING JURISDICTION (IAHJ). BRANCH CIRCUITING INDICATED IS FOR PLAN REVIEW PURPOSES ONLY AND SHALL BE CONFIRMED BY EC PRIOR TO ANY INSTALLATION TO SUIT THE ACTUAL INSTALLATION REQUIREMENTS AND ENVIRONMENT, TYPICAL.

B EC SHALL PROVIDE FINAL FLEXIBLE CONNECTION TO ALL EQUIPMENT PER MANUFACTURER'S (MFR) SPECIFICATIONS TO SUIT THE SPECIFIC APPLICATION.

C PROVIDE MOCP/MAX FUSE PER EQUIPMENT MFR NAMEPLATE DATA AND UL LISTING REQUIREMENTS. TYPICAL FOR ALL EQUIPMENT AS APPLICABLE.

D PROVIDE FIELD MARKING OF ALL DISCONNECTS PER NEC 110.22. WHERE REQUIRED, DISCONNECTING MEANS SHALL COMPLY WITH NEC 110.25 TO THE SATISFACTION OF THE IAHJ.

E EC SHALL BE RESPONSIBLE TO LOCATE AND INSTALL ALL EQUIPMENT TO PROVIDE REQUIRED WORKING CLEARANCES AND ACCESS PER NEC 110.26 TO THE SATISFACTION OF THE IAHJ.

SPECIFIC NOTES:

1

2

DATE:	10/2/2025							**PANEL VOLTAGE:**	480/277V			**CKT CODE:**	**1=(CONTINUOUS LOAD NEC 210.19(A)**																
JOB:	Bailey WTP							**PHASE AND WIRE:**	3PH,4W				**2=(NON-CONTINUOUS LOAD NEC 220.14)**																
PANEL:	**H**							**BUS (AMPS):**	300				**3=(RECEPTACLES NEC 220.44)**																
AIC RATING:	35,000							**MAINS:**	350/3				**4=(KITCHEN EQUIPMENT NEC 220.56)**																
CKT	***CB***			***LOAD DESIGNATION***				***LOAD***	***PHASES***			***LOAD***	***LOAD DESIGNATION***				***CB***		***CKT***										
NO.	***CODE***	***TRIP***	***POLE***	***DESCRIPTION***	***MISC***	***REC***	***LITE***	***VA***	***A***	***B***	***C***	***VA***	***LITE***	***REC***	***MISC***	***DESCRIPTION***	***POLE***	***TRIP***	***CODE***	***NO.***									
1	2	15	3	UH-1	1			2333	3070	//////////	//////////	737	11			LIGHTING - INTERIOR	1	20	3	2									
3	2	---	---	---	---			2333	//////////	2399	//////////	66	6			LIGHTING - EXTERIOR	1	20	3	4									
5	2	---	---	---	---			2333	//////////	//////////	2333					SPARE	1	20		6									
7	2	15	3	UH-2	1			2333	2333	//////////	//////////					SPARE	1	20		8									
9	2	---	---	---	---			2333	//////////	2333	//////////					SPARE	1	20		10									
11	2	---	---	---	---			2333	//////////	//////////	2333					BUSSED SPACE				12									
13	2	15	3	UH-3	1			333	333	//////////	//////////					BUSSED SPACE				14									
15	2	---	---	---	---			333	//////////	333	//////////					BUSSED SPACE				16									
17	2	---	---	---	---			333	//////////	//////////	333					BUSSED SPACE				18									
19	2	15	3	UH-4	1			333	333	//////////	//////////					BUSSED SPACE				20									
21	2	---	---	---	---			333	//////////	333	//////////					BUSSED SPACE				22									
23	2	---	---	---	---			333	//////////	//////////	333					BUSSED SPACE				24									
25	2	30	3	IWH-1	1			6667	6667	//////////	//////////					BUSSED SPACE				26									
27	2	---	---	---	---			6667	//////////	6667	//////////					BUSSED SPACE				28									
29	2	---	---	---	---			6667	//////////	//////////	6667					BUSSED SPACE				30									
31				BUSSED SPACE					8390	//////////	//////////	8390			1	PANEL 'HLS'	3	100	2	32									
33				BUSSED SPACE					//////////	8210	//////////	8210			---	---	---	---	2	34									
35				BUSSED SPACE					//////////	//////////	8210	8210			---	---	---	---	2	36									
37				BUSSED SPACE					5896	//////////	//////////	5896			1	PANEL 'L' VIA XFMR	3	45	2	38									
39				BUSSED SPACE					//////////	8000	//////////	8000			---	---	---	---	2	40									
41				BUSSED SPACE					//////////	//////////	4400	4400			---	---	---	---	2	42									
							TOTAL	27023	28276	24610	**CONNECTED KVA**				79.9				**DEMAND %/NEC REF.**									
NOTES:								97.6	102.1	88.8	**CONN.KVA (CODE 1)**				0.0				**125**									
											CONN.KVA (CODE 2)				79.1				**100**									
											CONN.KVA (CODE 3)				0.8				**NEC 220.44**									
											CONN.KVA (CODE 4)				0.0				**NEC 220.56**									
BY:	EDR										***FEEDER DEMAND KVA****				79.9														
ISSUE DATE:	**10.02.25**										***FEEDER DEMAND AMPS***				96.1														
PANEL:	H																												

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DATE:	10/2/2025							**PANEL VOLTAGE:**	208/120V			**CKT CODE:**	**1=(CONTINUOUS LOAD NEC 210.19(A)**																
JOB:	Bailey WTP							**PHASE AND WIRE:**	3PH,4W				**2=(NON-CONTINUOUS LOAD NEC 220.14)**																
PANEL:	**L**							**BUS (AMPS):**	100				**3=(RECEPTACLES NEC 220.44)**																
AIC RATING:	10,000							**MAINS:**	100/3				**4=(KITCHEN EQUIPMENT NEC 220.56)**																
CKT	***CB***			***LOAD DESIGNATION***				***LOAD***	***PHASES***			***LOAD***	***LOAD DESIGNATION***				***CB***		***CKT***										
NO.	***CODE***	***TRIP***	***POLE***	***DESCRIPTION***	***MISC***	***REC***	***LITE***	***VA***	***A***	***B***	***C***	***VA***	***LITE***	***REC***	***MISC***	***DESCRIPTION***	***POLE***	***TRIP***	***CODE***	***NO.***									
1	2	15	1	EF-1,2,3	3			576	1836	//////////	//////////	1260		7		EXTERIOR RECEPTS	1	20	3	2									
3	2	20	1	OH DOOR MOTOR	1			1500	//////////	2040	//////////	540		3		CHEM STO RECEPTS	1	20	3	4									
5	2	20	1	CARTRIDGE & UV SKID 120V	1			300	//////////	//////////	1020	720		4		LAB RECEPTS	1	20	3	6									
7	2	20	1	AQUASAND READOUT 120V	1			300	480	//////////	//////////	180		1		ELEC RM RECEPTS	1	20	3	8									
9	2	20	1	AQUASAND READOUT 120V	1			300	//////////	1380	//////////	1080		6		PLANT RECEPTS	1	20	3	10									
11	2	20	1	ANALYZER & SAMPLE TAP 120V	1			300	//////////	//////////	1380	1080		6		PLANT RECEPTS	1	20	3	12									
13	2	20	1	GEN. BATTERY CHARGER	1			500	1580	//////////	//////////	1080		6		PLANT RECEPTS	1	20	3	14									
15	2	20	1	GEN. BLOCK HEATER	1			1500	//////////	2580	//////////	1080		6		PLANT RECEPTS	1	20	3	16									
17				BUSSED SPACE					//////////	//////////	0					SPARE	1	20		18									
19				BUSSED SPACE					0	//////////	//////////					SPARE	1	20		20									
21				BUSSED SPACE					//////////	0	//////////					SPARE	1	20		22									
23				BUSSED SPACE					//////////	//////////	0					SPARE	1	20		24									
25				BUSSED SPACE					0	//////////	//////////					SPARE	1	20		26									
27				BUSSED SPACE					//////////	0	//////////					SPARE	1	20		28									
29				BUSSED SPACE					//////////	//////////	0					SPARE	1	20		30									
31				BUSSED SPACE					0	//////////	//////////					SPARE	1	20		32									
33				BUSSED SPACE					//////////	0	//////////					SPARE	1	20		34									
35				BUSSED SPACE					//////////	//////////	0					SPARE	1	20		36									
37				BUSSED SPACE					2000	//////////	//////////	2000			1	CP-1 (SIZE TO BE CONFIRMED)	3	30	2	38									
39				BUSSED SPACE					//////////	2000	//////////	2000			---	---	---	---	2	40									
41				BUSSED SPACE					//////////	//////////	2000	2000			---	---	---	---	2	42									
							TOTAL	5896	8000	4400	**CONNECTED KVA**				18.3				**DEMAND %/NEC REF.**									
NOTES:								49.1	66.7	36.7	**CONN.KVA (CODE 1)**				0.0				**125**									
											CONN.KVA (CODE 2)				11.3				**100**									
											CONN.KVA (CODE 3)				7.0				**NEC 220.44**									
											CONN.KVA (CODE 4)				0.0				**NEC 220.56**									
BY:	EDR										***FEEDER DEMAND KVA****				18.3														
ISSUE DATE:	**10.02.25**										***FEEDER DEMAND AMPS***				50.8														
PANEL:	L																												

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REVISIONS

NO.	DESCRIPTION	DATE	BY

WATER TREATMENT PLANT IMPROVEMENTS

ELECTRICAL SCHEDULES

BAILEY WATER AND SANITATION DISTRICT
PO BOX 422
BAILEY, CO 80421

PREPARED UNDER THE DIRECT SUPERVISION OF

FOR AND ON BEHALF OF ELEMENT ENGINEERING, LLC

DRAWN BY:	CHECKED BY:
EV	EDR

DATE: OCT 2025

JOB NUMBER: 0107.0002 & AB25031

EDITION: 95% SET

SHEET: E6 OF E6

Autodesk Docs://AB25031_Bailey WTP/AB25031-MEP-Bailey WTP-R23.rvt
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