



TO: City Council
FROM: Andie Ruggera, Senior Planner
DATE: March 24, 2020
RE: ZA 20-1 Gunnison Rising - Major Change to a PUD

A Major Change to a PUD (Planned Unit Development) application has been submitted by Cascadia Partners and the Western Colorado University Foundation to revise zoning designations within Gunnison Rising and amend the *Gunnison Rising PUD Development Standards*. A Major Change to a PUD follows the process of a text amendment and may be approved only by submission and reconsideration of a new PUD zoning plan and supporting data. The major change must comply with the PUD Purposes, PUD Standards and the Review Standards for Map Amendments.

The Planned Unit Development *LDC* Section 10.3 D through F. specifies that a Major Change to a PUD application be reviewed by the City of Gunnison Planning and Zoning Commission (Commission) at a public hearing after 15 days public notice. The Commission recommends to City Council and Council considers the recommendation of the Commission at a public hearing.

The applicant previously applied for Major Change to a PUD application ZA 19-7 that was presented to the Planning and Zoning Commission at a public hearing on December 11, 2019. The Commission continued the hearing to January 8, 2020. The applicant desired a boundary change of the PUD to include the Varra parcel that was not part of the original Gunnison Rising Annexation.

A new application ZA 20-1 was submitted that included the new boundary change as well as modifications to the PUD standards document based off comments from staff and the Commission from the December 11, 2019 public hearing. A public hearing was held on February 12, 2020 and was continued to February 26, 2020 to provide an opportunity for the Commission to submit questions or comments regarding the proposal as well as input from the public.

At the February 26, 2020 Planning and Zoning Commission meeting, the public hearing for the Gunnison Rising Major Change to a PUD application was reopened. The applicants presented modifications that were made based on comments from the public and the Commission. Multiple members of the public was present and nine individuals made comment in favor of the proposed PUD. The hearing was closed and the Commission wished to make a motion. Staff did not anticipate a motion to take action on the application, so a recommendation that included findings of fact and conditions was not presented in the February 26th packet.

The Commission moved to recommend approval to City Council of Major Change to a PUD application for Gunnison Rising with findings of fact and conditions based on the review criteria within the Staff Report. At the March 11, 2020, Commission meeting, a motion to confirm the recommendation to City Council for approval was passed with the addition of findings of fact and conditions as shown below:

RECOMMENDATION

A motion to confirm the recommendation to City Council to APPROVE the Major Change to a PUD for Gunnison Rising, ZA 20-1 that was made on February 26, 2020 with the addition of the following findings of fact and conditions:

FINDINGS OF FACT

1. The Planning and Zoning Commission finds that the record of this action includes the application contents on file with the City of Gunnison; all comments entered into the Public Hearing record; and provisions of the *City of Gunnison Land Development Code* and the *City of Gunnison Master Plan, Gunnison Rising Annexation Agreement* (December 3, 2009), the *Supplement to Annexation Agreement*, and the *Gunnison Rising PUD Development Standards*.
2. The Planning and Zoning Commission finds that the *Gunnison Rising PUD Development Standards* (November 2009) were approved by City Council along with the PUD Zoning Plan that was recorded with the Gunnison County Clerk and Recorder in association with the Gunnison Rising Annexation.
3. The Planning and Zoning Commission finds that a major change to a PUD may be approved only by submission and reconsideration of a new PUD zoning plan and supporting data.
4. The Planning and Zoning Commission finds that the request is to amend the following components of the *Gunnison Rising PUD Development Standards*:
 - a. PUD Development Standards
 - b. Appendix A - Site Vicinity Map
 - c. Appendix C - Illustrated Conceptual Plan
 - d. Appendix D - Zoning Districts Plan
 - e. Appendix E - Street Network Plan and Cross-Sections
 - f. Appendix F - Parks, Open Space, Trails Plan
 - g. Appendix G - Public Facilities Plan
 - h. Appendix I - Wastewater Capacity Studies
 - i. Appendix J - Electric Service Expansion Study
 - j. Appendix O - Xeriscape Requirements and Plant List
 - k. Appendix P - Gunnison Rising CCRs
5. The Planning and Zoning Commission finds that the new Gunnison Rising PUD Development Standards and Appendices are based on a conceptual planning effort that was in partnership with the property owner and local leaders from the City, County and Western Colorado University.

6. The Planning and Zoning Commission finds that the Gunnison Rising PUD plan was developed to integrate with the surrounding environment and unique opportunities of the area.
7. The Planning and Zoning Commission finds that the Gunnison Rising PUD plan is based on six design principles: traditional gridded block design; walkable and connected neighborhoods; mix of projects and amenities to promote vibrancy; broad housing options; integrated open space; and, public/private partnerships.
8. The Planning and Zoning Commission finds that the PUD maintains the City's grid system with lot and block configuration to the extent possible and street cross sections align with the City's *Non-Motorized Transportation Plan*.
9. The Planning and Zoning Commission finds that access points off Highway 50 is based off the *US Highway 50 Access Study*.
10. The Planning and Zoning Commission finds that the Public Facilities Plan indicates proposed water main, sanitary sewer, electrical trunk line and substation for the overall development that is conceptual and future studies will be required at each subdivision and/or development phase.
11. The Planning and Zoning Commission finds that a short-term water study was initiated to determine capacity needs anticipated in five and ten years.
12. The Planning and Zoning Commission finds that PUD Standards include design standards for residential and non-residential uses to promote architectural variety with a menu of options that provide flexibility.
13. The Planning and Zoning Commission finds that the Gunnison Rising PUD Zoning Map designates a minimum of 17% of the gross land area within the Open Space Zone. The Commission further finds that the development standards of the PUD require that every residential lot be located within 800 feet from a pocket park and ½ mile from a community park.
14. The Planning and Zoning Commission finds that the *Annexation Agreement* outlines responsibilities of the developer and the City and includes land dedications for emergency services, school district, parks and trails and public transportation. Modifications to the Annexation Agreement are reviewed and approved by City Council.
15. The Planning and Zoning Commission finds that, based on the Findings cited above and the Conditions below, the approval of this Major Change is not a detriment to the community's health, safety and welfare.

CONDITIONS

1. The Gunnison Rising PUD Standards shall be amended according to comments submitted and reviewed at the Planning and Zoning Commission meetings of February 12 and 26, 2020.

2. The Short-Term Water Study shall be completed and possible modifications to the Facilities Plan within the PUD finalized prior to approval by City Council.
3. The *Annexation Agreement* shall be amended to coincide with changes to the PUD Standards.
4. A larger discussion with City Council shall be required to address Affordable Housing, Infrastructure and possible public/private partnerships within the *Annexation Agreement*.

Due to the complexity of this application, staff is proposing a public hearing and review schedule that breaks up the proposal into sections. The tentative schedule is below:

March 5, 2020 – Public hearing notice publishes

March 24, 2020 – City Council **Public Hearing** – Open hearing

- **Introduction of GR Major Change Application**
- Public Comment
- Continue Public Hearing to May 12th

April 14, 2020 – City Council Work Session

- **Zoning Plan and Land Use**
- **Dimensional and Design Standards**

April 28, 2020 – City Council Work Session

- **Affordable Housing / Annexation Agreement Discussion**

May 12, 2020 – City Council Work Session

- **Infrastructure**
- **Transportation**
- **Phasing**
- **Sage Grouse**
- **Reopen Public Hearing**
- Public Comment

May 26, 2020 – City Council Work Session

- **Affordable Housing**
- **Annexation Agreement**
 - Housing
 - Land for Facility Dedications
 - Public / Private Partnerships
 - Funding Public Improvements

June 9, 2020 – **Reopen Public Hearing**

- Public Comment
- **Close Public Hearing**
- **Possible Action on PUD Application**
- **Possible Action on Annexation / Development Agreement**



TO: Planning and Zoning Commission
FROM: Andie Ruggera, Senior Planner
DATE: March 11, 2020
RE: ZA 20-1 Gunnison Rising - Major Change to a PUD

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http://cms5.revize.com/revize/gunnisonco/Boards%20Commissions/Planning%20Zoning/2020/Packet/26_20_pz_packet.pdf

The Commission moved to recommend APPROVAL to City Council of Major Change to a PUD application for Gunnison Rising with findings of fact and conditions based on the review criteria within the Staff Report. The following recommendation is to confirm the motion made on February 26, 2020 with the addition of findings of fact and conditions:

RECOMMENDATION

A motion to confirm the recommendation to City Council to APPROVE the Major Change to a PUD for Gunnison Rising, ZA 20-1 that was made on February 26, 2020 with the addition of the following findings of fact and conditions:

FINDINGS OF FACT

1. The Planning and Zoning Commission finds that the record of this action includes the application contents on file with the City of Gunnison; all comments entered into the Public Hearing record; and provisions of the *City of Gunnison Land Development Code* and the *City of Gunnison Master Plan, Gunnison Rising Annexation Agreement* (December 3, 2009), the *Supplement to Annexation Agreement*, and the *Gunnison Rising PUD Development Standards*.
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5. The Planning and Zoning Commission finds that the new Gunnison Rising PUD Development Standards and Appendices are based on a conceptual planning effort that was in partnership with the property owner and local leaders from the City, County and Western Colorado University.
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15. The Planning and Zoning Commission finds that, based on the Findings cited above and the Conditions below, the approval of this Major Change is not a detriment to the community's health, safety and welfare.

CONDITIONS

1. The Gunnison Rising PUD Standards shall be amended according to comments submitted and reviewed at the Planning and Zoning Commission meetings of February 12 and 26, 2020.
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4. A larger discussion with City Council shall be required to address Affordable Housing, Infrastructure and possible public/private partnerships within the *Annexation Agreement*.

Andie Ruggera

From: Greg Larson <greg@glcomputers.net>
Sent: Wednesday, February 26, 2020 7:44 AM
To: Andie Ruggera; Anton Sinkewich
Subject: Fwd: Gunnison Rising

This was sent this morning

Greg Larson
GL Computer Service

Get [Outlook for Android](#)

From: John Norton <john@nortonglobal.com>
Sent: Wednesday, February 26, 2020 7:24:01 AM
To: Greg Larson <greg@glcomputers.net>
Subject: Gunnison Rising

Greg, I am traveling and unable to attend your meeting tonight.

I hope you can find your way to supporting Gunnison Rising in its current configuration. The plan, over the years, is one that I would characterize as having moved from a very mediocre plan to a very excellent one. It is a plan with its eyes on the future instead of on the past.

One of the most appealing parts of the plan is the ability for owners to build small homes. Five of us grew up in a 1600' home in Pittsburgh. We didn't know that in the future 1600' would be considered small, though our home worked fine for us! We did our homework at the dining room table.

Our economic development efforts at the ICELab will come to naught if we don't get support from planning, the city, and the county. One of the reasons Catapult graduate Geyser Systems decided to relocate from Texas to Montrose instead of Gunnison was housing costs. There is no question the the economic reality of supply and demand impacts housing in our valley, and that Gunnison Rising will increase needed supply and have a deflationary effect on home pricing. To the good of anyone hoping to relocate his or her business here or to start a business here.

Thank you,

John

John Norton
NortonGlobal.com
P.O. Box 2765
Crested Butte, CO. 81224
970.379.5498

Greg Larson

Questions / Concerns

1. 2400 sqft lot size. What is the lot size in with the town houses in van tuyl? For comparison. **STAFF REPLY – the smallest lot sizes for Van Tuyl Townhomes is 1,275 square feet.**
2. 70ft road widths with reduced off street parking requirements could present hazardous conditions in the winter.
3. Reduced off street parking is a major concern I do not agree with the further reduction just because of bike parking.
4. Staff report items 2,5,and 6 are concerns I share with this application. **STAFF REPLY – this has to do with the possible conflicts within the review standards regarding Dimensional Standards, Road Standards and Off-Street Parking.**
5. Parks and open spaces while not needed for this application I would be interested in knowing how it will be addressed during development.

Andy Tocke

-Is a review of design standard by Planning and Zoning Commission the way the Commission wants to be spending its time and resources?

-Any examples of how much time reviewing standards and granting exceptions would add to the Commission's work load?

-Is this a direction staff and the rest of the City would like to see us going?

p.24 2. A. Dimensional Standards reference 35' max height. 40'?

p.24. 2 Possible Conflict, last bullet point regarding financial feasibility and real estate pro-forma. Interested in learning more about what goes into the pro-forma. Is market feasibility a good measure for what we need? Sure, there are people coming in from out of town that can afford higher cost housing. Is this what we need?

Table 3-2 Principle Uses

-Wireless Communication Facilities. Are these designations consistent with the LDC? Can they be prohibited as listed? **STAFF REPLY – Towers can be prohibited. The small cell in right-of-way must (state legislation) be permitted in all developable zones: a P will need to be added into the RL zone.**

p. 130 d3 Window trim referenced at 4" It was changed elsewhere to 3.5" which is preferable to me.

p.137 4.27 B. 2. Windows. Percentage of glazing on sides and rear of buildings seems like a lot. Reasoning for that percentage?

p.5.1.5. C. What is the reason for not including ADUs in density calculations? Will that effect the City's ability to provide appropriate levels of services?

Gunnison Rising PUD Review

Is WCUF subject to compliance if they don't comply to WCUF?
How would they modify PUD? Who would need to approve?
Can they subdivide but stipulate a different use/zone?

OVERVIEW

Gunnison has operated under the same zoning configuration with slight modification for many years. The proposed zoning, applied to what appears to be an area half or a third the size of Gunnison, is dramatically different. So are the design standards and the proposed parking requirements.

Gunnison history will likely show that of the developments that have occurred over the recent past (50 years), many of them have failed for the lack of market support. Many of them were compromised as a lack of market support resulting in something much different than planned.

The scale of this PUD far exceeds any single development that has occurred in Gunnison and thus the requirement for subsequent PUD modification is very likely.

To dramatically deviate from "traditional neighborhood" configuration without convincing data regarding demand that supports the proposal is unnecessary risk.

The subject property has been annexed since _____. Given our demand for housing, it seems logical that building would have already occurred in Gunnison Rising. Why has development not already started?

From the city's perspective, if a development fails and a new owner conforms to the design standards even if they dramatically differ from the original vision of the development, there is no way to prevent it from occurring...is that correct?

GENERAL QUESTIONS

Is the intent of the future development to allow lot owners to design and build their own home?

How are the design guidelines modified over time? Is this within HOA control, City, both??

Provide a specific example of the configuration of lots and images of example homes on the lots in the respective residential zones?

Provide specific examples of the proposed community layout and their surrounding communities? How similar are they to our market? What is their success in their region?

Provide local market data supporting demand for the proposed product.

The subject property has been annexed since 2010??. Given our demand for housing, it seems logical that building would have already occurred in Gunnison Rising. Why has development not already started? Have those obstacles been overcome?

Does the proposed PUD address the underlying needs of the community regarding affordability, availability and composition? Does the PUD reasonably project the future demand for certain uses, specifically Makers space and Commercial space.

I believe there is inherent conflict with development cost, design requirements and finished product affordability. While profit and affordability are not something we can require of an applicant, I think it is reasonable to know the projected price tag of the resulting product. In other words, if the underlying assumption is that smaller lots result in a more affordable product then I want to see that product before making the zoning concession.

The language used in the proposal should not be misleading to the general public. Traditional Neighborhood zone is one example, there are others.

Does the consumer dictate the product design and mode of transportation or does the product design and transportation limitations dictate the consumer? I am a bike rider and believe that is a very desirable mode of transportation. Winters are unsafe for bike riding. Furthermore, Target and super Walmart are 65 miles away and I need a car. I need a vehicle to pull my boat/snowmobile/motorcycle trailer.

Personal opinion and anticipated consequences are the basis for many regulations (sign codes, lighting codes, marijuana districts, land uses, etc.). What consequences do we face if we make poor decisions in this PUD revision? I prefer to error on the side of conservative, known product, vs. an entirely new set of zoning and regulations.

Historically the tomichi creek drainage has an abundance of silt and the sage brush hillsides (adjoining neighborhood tomichi heights) had heavy rock substratum. Feasibility of construction may be something to consider before making drastic zoning changes. If the hillside is deemed unbuildable or costly, it may necessitate redefining the meadow.

Would like to see a comparison of the existing allocation of space in Gunnison vs. what is proposed in Gunnison Rising. The mix in existing Gunnison seems appropriate and is much more heavily weighted for single family...even when improvements are less than the zoning allows. If the hillside is deemed unbuildable or costly, it may necessitate redefining the meadow.

Pocket parks are a nice idea but problematic for the city. What are the dimensions (min, max, frontage, etc) of the parks that must be within 800' of any home? There is access to public lands north and south of the PUD...don't think pocket parks are necessary.

Pocket parks can not be both designed/built and maintained by the HOA and for the benefit of public.

Does the complexity of HOA and separate standards/zoning/etc. result in need for more resources at the city?

THE FOLLOWING ASSUMPTIONS MIGHT BE WORTH VERIFYING. MY EXPERIENCE SUGGESTS THEY ARE NOT ACCURATE

The housing market has evolved and there is stronger demand for a wider range of housing options than was originally envisioned by the PUD, which primarily emphasized detached housing on larger lots.

Housing affordability concerns and demographic trends have led to stronger demand for attached housing types and detached housing on smaller lots.

Further, there is growing demand for walkable neighborhoods and the previous PUD did not support a walkable land use pattern.

The market for commercial space has also changed. Retail spaces tend to be smaller and more focused on experiential qualities, partly due to competition from online retailers.

Industrial spaces are shifting toward smaller, artisanal producers. The Main Street and Makers Districts support these types of uses.

Financial Feasibility and Resiliency: Dimensional standards have a significant influence on the financial feasibility of development. **The standards for each zone district were tested using real estate pro-forma modeling to ensure that the intended building types would be financially feasible** to build given local costs and market conditions.

Traditional Design: Dimensional standards for the Main Street (CM), Maker (M) Traditional Neighborhood (R-2400), and Missing Middle Residential (R-1200) districts were modeled on the lot and building patterns of a traditional urban neighborhood, as can be found in the areas in and around downtown Gunnison. (WHERE?)

RECOMMENDATIONS

Going West to East, employ a commercial/mixed use zone (most of Varra Parcel), R2-2400 North of Georgia Ave up to ditch, 6250 R1 above ditch (? Irrigation water) east to the beginning of the second "main street zone" (excluding the mixed use zone and street)...roughly 1/3 of the residential

Everything east of the north/south line is traditional R1 / R2 zone in Gunnison with minimum lot size of 6250 sf. Subject to modification in the future based on results.

Future zoning and design standards subject to demonstrated density and vehicular traffic/parking compatibility.

STAFF REPORT
MAJOR CHANGE TO A PUD
Cascadia Partners, LLC

TO: Planning and Zoning Commission
FROM: Andie Ruggera, Senior Planner
DATE: February 12, 2020
RE: Zoning Amendment 20-1; Gunnison Rising PUD – Major Change

CODE PROVISIONS

The *Land Development Code (LDC)*, Section 10.7.H.1. (Major Changes) states “changes which alter the concept or intent of the planned unit development including increases in density, changes in the height of buildings, reductions in proposed open space, changes in the development sequencing, changes in road standards, or changes in the final governing agreements, provisions, or covenants may be approved only by submission and reconsideration of a new PUD zoning plan and supporting data.” A public hearing is required and all major changes to the PUD must be recorded with the Gunnison County Clerk and Recorder.

The Planned Unit Development *LDC* Section 10.3 D through F. specifies that a Major Change to a PUD application be reviewed by the City of Gunnison Planning and Zoning Commission (Commission) at a public hearing after 15 days public notice. The Commission recommends to City Council, to approve, approve with conditions, deny or remand the application back to the applicant with instructions for modification. City Council shall consider the recommendation of the Commission at a public hearing and shall, by ordinance, approve, deny or remand the application back to the applicant with instructions for modification or additional information.

Documents relevant to this review include, but are not limited to:

- *Gunnison Rising PUD Development Standards;*
- *Gunnison Rising Annexation Agreement;*
- *Gunnison Rising Supplement to Annexation Agreement;*
- *City of Gunnison U.S. Highway 50 Access Study;*
- *City of Gunnison Land Development Code;* and
- *City of Gunnison Master Plan.*

APPLICATION

The applicant is Jamin Kimmell, Senior Associate, Cascadia Partners, LLC, representing Gunnison Valley Properties, LLC. The application proposes to revise zoning designations and amend the *Gunnison Rising PUD Development Standards*. The major amendment is proposed based off the conceptual plan created through a partnership with the City, County, Western Colorado University and Gunnison Valley Properties. The conceptual plan is founded on traditional design, walkable and connected neighborhoods, mixed uses to create vibrancy and broader housing options. Application contents include the minimum submittal requirements listed in *LDC* section 10.4 and new amendment documents underlined in red and documents from the original PUD: http://www.gunnisonco.gov/departments/planning/Gunnison_Rising.php

Application Form

Written Statement

Proposed Development Standards

Appendix A - Site Vicinity Map

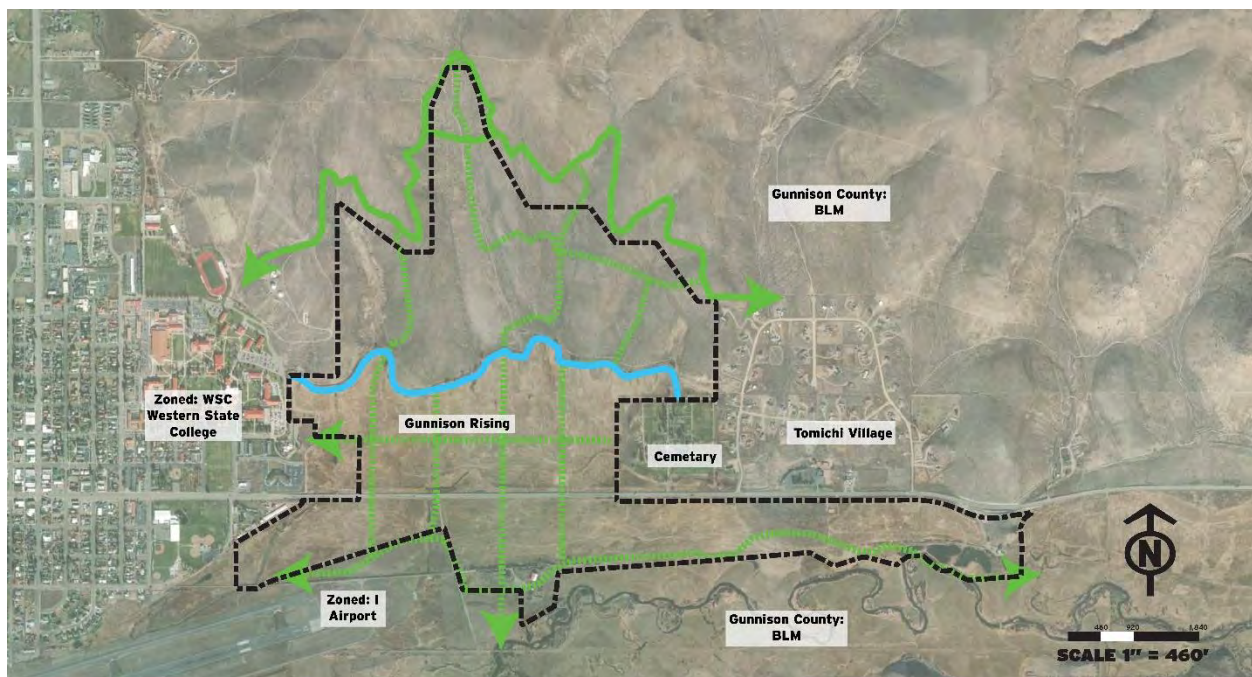
Appendix B - Survey and Topo Map - from original PUD

STAFF REPORT
MAJOR CHANGE TO A PUD
Cascadia Partners, LLC

- Appendix C - Illustrated Conceptual Plan
- Appendix D - Zoning Districts Plan
- Appendix E - Street Network Plan & Cross-Sections
- Appendix F - Parks, Open Space, Trails Plan
- Appendix G - Public Facilities Plan
- Appendix H - Stormwater Management Master Plan - from original PUD, dated 2013
- Appendix I - Wastewater Capacity Studies
- Appendix J - Electric Service Expansion Study
- Appendix K - Traffic Impact Analyses - from original PUD, dated 2006
- Appendix L - Preliminary Geotechnical Investigation - from original PUD, dated 2008
- Appendix M - Wetlands Map - from original PUD
- Appendix N - Avigation Easement - from original PUD
- Appendix O - Xeriscape Requirements & Plant List
- Appendix P - Gunnison Rising CCRs
- Appendix Q - Letter from Colorado Division of Wildlife - from original PUD
- Appendix R - City of Gunnison Municipal Code - References the City's Code
- Appendix S - Legal Descriptions - same as original PUD

GUNNISON RISING LOCATION AND SURROUNDING USES

Gunnison Rising (GR) was annexed into the City as a Planned Unit Development (PUD) in 2010. The annexed property consists of 633 acres including parcels on the north and south of US Highway 50. Surrounding uses include Western Colorado University, Gunnison County, Cemetery, and the BLM.



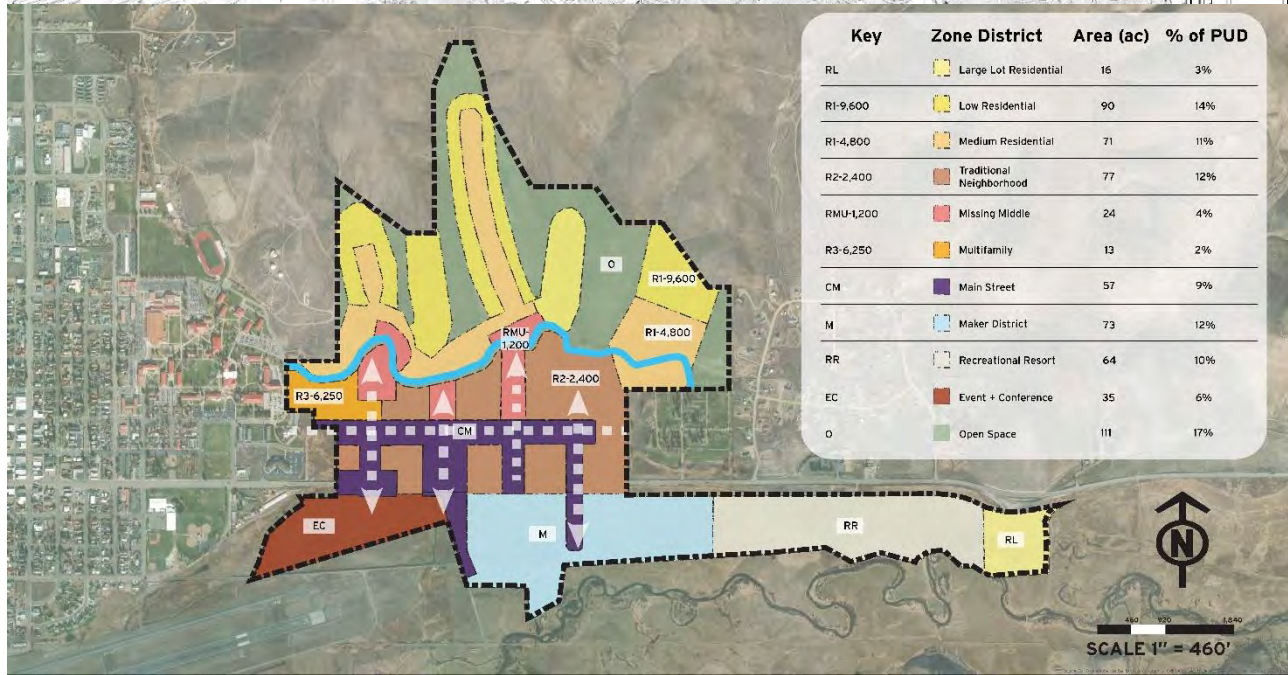
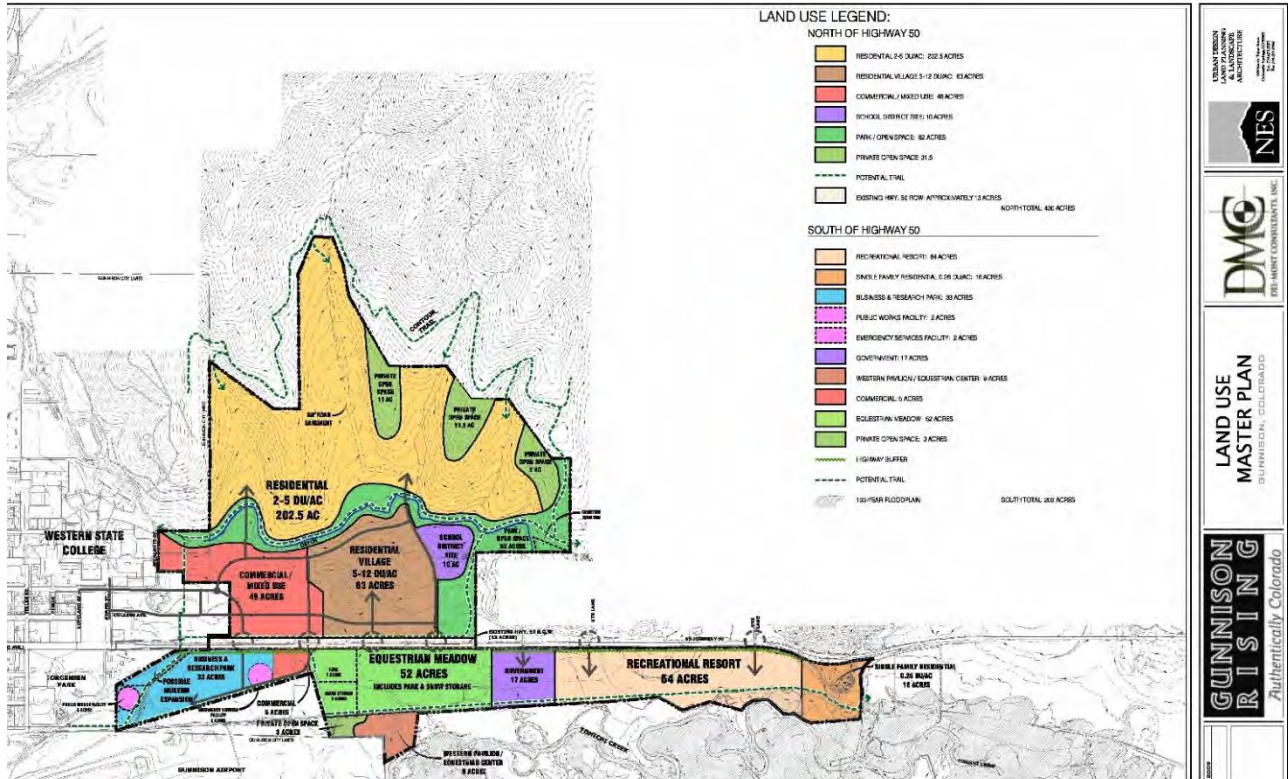
- Canal Trail
- Existing Trail
- Conceptual Trail Location
- - - - Project Boundary

GUNNISON RISING
Site Vicinity Map Draft
October 2019

STAFF REPORT
 MAJOR CHANGE TO A PUD
 Cascadia Partners, LLC

COMPARISON OF EXISTING AND PROPOSED ZONES

The 2009 approved PUD zoning and the proposed zoning are indicated below:



— Canal Trail
- - - Main Streets
■ Open Space
■ Large Lot Residential
■ Low Residential
■ Medium Residential
■ Missing Middle
■ Traditional Neighborhood
■ Main Street
■ Event + Conference
■ Multifamily
■ Maker Space
■ RV Park

GUNNISON RISING
 Zone Districts Map Draft
 January 2020

STAFF REPORT
 MAJOR CHANGE TO A PUD
 Cascadia Partners, LLC

COMPARISON OF ZONES, ACREAGE AND DENSITY OF EXISTING AND PROPOSED

	Existing Zone	Existing Acres	Existing Unit CAP / Max Floor Area	Proposed Zone	Proposed Acres	Proposed Density – No Cap
Large Lot Residential	R-1	16	4	RL	16	4 units total
Single Family				R1-9,600	90	7 units / acre
Single Family				R1-4,800	71	14 units / acre
Duplex Residential	R-2	234	CAP 340 (1-6 units/acre)	R2-2,400	77	28 units / acre
Residential Mixed Use	R-2M	73	CAP 270 (Up to 20 units/acre)	RMU-1,200	24	65 units / acre
Multi-Family Residential				R3-6,250	13	80 units / acre
Commercial Mixed Use	CM	48	120 Units / 174,000 sqft	CM-Main Street	57	Upper Story Res Allowed
Business and Research – Maker District	IM	37	250,000 sqft	M-Maker District	73	ADU and Upper Res as Secondary Use
Recreational Resort – RV Park	CRV	64	10,000 sqft	RC	64	
Commercial	C	5	20,000 sqft			
Western Pavilion	C/WP	12	I-Bar			
Event and Conference				EC	35	Upper Story Res Allowed
Government	GOV	17	70,000 sqft			
Equestrian Meadows	O/E	52	N/A			
Open Space / Parks	O	62	N/A	O	111	
Highway 50 ROW	N/A	13	N/A			
TOTAL		633	734 Max Units / 524,000 sqft Max Floor Area		631	Estimating up to 1,700 Units and approximately 819,000 sqft of floor area

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MAJOR CHANGE TO A PUD
Cascadia Partners, LLC

The applicant previously applied for Major Change to a PUD application ZA 19-7 that was presented to the Planning and Zoning Commission at a public hearing on December 11, 2019. The Commission continued the hearing to January 8, 2020. The applicant desired a boundary change of the PUD to include the Varra parcel that was not part of the original Gunnison Rising Annexation. The change required the application to be withdrawn and a new application submitted with the boundary change. The new boundary has been added to all maps in the new application, ZA 20-1 as well as modifications to the PUD standards document that are based off comments from staff and the Commission from the December 11, 2019 public hearing.

PROPOSED PUD STANDARDS

The Major Change application proposes a new rewrite of the PUD standards document and is formatted similar to the City's LDC. The first chapter is an introduction and provides the purpose of the standards, and design and development principles. Chapter 2 sets up the general provisions and applicability of the PUD Standards and the relationship to the LDC as well as phasing requirements for GR. Chapter 3 defines zone districts, uses and dimensional standards. Uses are set up in a table format to be generally consistent with the uses allowed within each zone district with additions that are specific to the features of the PUD. The PUD Standards provide design standards for residential and nonresidential uses within GR (Chapter 4) that promote land use compatibility and walkability. Standards include building orientation, façade articulation, entrances, garages, materials and others as well as architectural variety. Chapter 5 provides some special use standards and Chapter 6 addresses floodplains, wetlands and habitat and wildlife.

Residential uses proposed within the standards promote a wide variety of housing types and incorporate or mirror recent changes that were made to the LDC to promote housing development. Additionally, a mix of residential lot size configurations are proposed to support affordability and a variety of housing types.

The LDC application contents require *“a development schedule indicating the improvements included in each phase and the approximate dates when construction of the various stages of the PUD are anticipated to begin and be completed.”* The existing PUD provides a phasing plan with eight phases of development. Due to the acreage, long-term and complexity of GR, the proposal does not include a phasing plan map or schedule. The proposal provides a development phase review process to promote orderly and efficient development as opportunities arise.

The PUD Standards state the Annexation Agreement is the overriding document for Gunnison Rising. The Agreement addresses concerns or responsibilities such as phasing, land dedications requirements, services, infrastructure responsibilities, metropolitan districts, environmental protections, transportation etc. The Annexation Agreement is not part of the Major Change to a PUD Application requirements; however is closely related. As part of the original Agreement a fiscal impact analysis was completed. The significant change in the PUD may warrant an updated fiscal impact report. The Annexation Agreement is not reviewed or recommended by the Planning and Zoning Commission. Any changes to the Annexation Agreement are reviewed and approved by the City Council.

Planning and Zoning Commission / Staff Departmental Comments:

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“Commissioners expressed concerns that the design standards may be too restrictive and/or could raise construction costs, especially standards related to materials and design detailing.”

The applicants provided the following change to the PUD Development Standards:

“An exceptions process was defined in order to address this concern. The process allows for an exception to one or more design standards as long as the applicant can demonstrate one of two circumstances is met:

1. Physical characteristics of the site make compliance impractical;
2. The alternative design equally or better meets the intent of the standard or the overall purpose of the design standards generally.

For each design standard, a statement was added to clearly describe the intent of the standard. These statements would be referred to when evaluating the merit of an exception request. Exception requests would be reviewed by the PZC. Exceptions would not require a variance or waiver application.

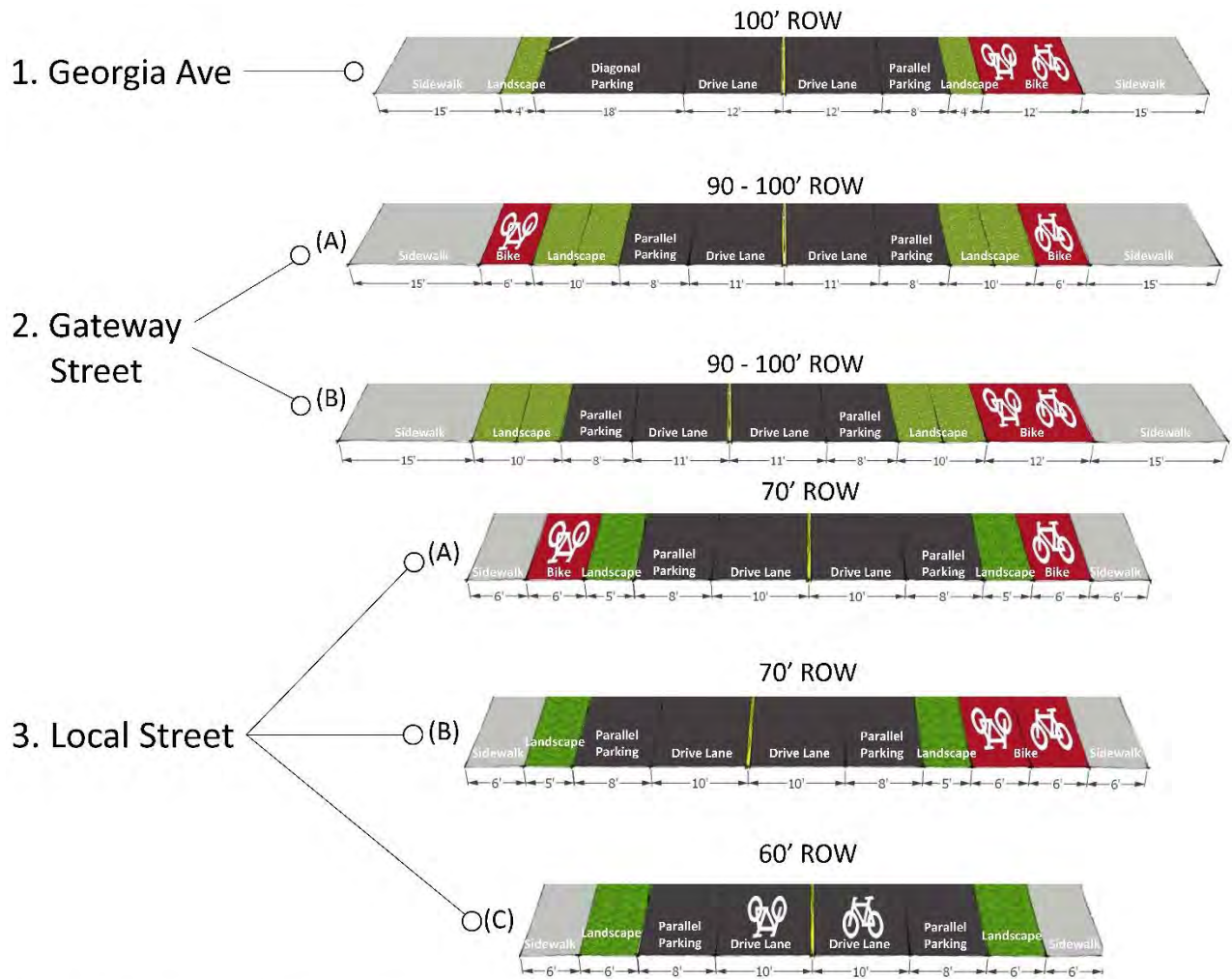
The exceptions process will provide flexibility for alternative designs which may be more desirable or cost effective than what would be required to strictly meet the standard, while limiting the use of exceptions to circumstances in which they are warranted. ”

The Commission also expressed a concern that some zones, particularly the Maker District was too narrowly restricted. The use table was reviewed and modified to include most Industrial Sales and Services within the Maker District from conditional to permitted and in the Event Center District changed from prohibited to either permitted or conditional. A wider range of uses in the Manufacturing and Production, Vehicle Repair, and Warehouse and Freight Movement was also added to the Event Center District.

STREET NETWORK AND STREET CROSS SECTIONS

Access to GR and intersection configurations from US Highway 50 will comply with the *City of Gunnison US Highway 50 Access Study* (2013). The study identifies four new access points and our existing access points east of the cemetery. The proposal identifies a grid system for the majority of GR south of the canal ditch. Portions of GR north of the ditch include developments along the ridgelines that either have looped streets or dead-end/cul-de-sac streets. The applicant is proposing cross-sections that differ from the existing PUD and City standards: The proposal includes a Georgia Avenue street section, collector streets (Gateway Streets) and Local Streets. Based on previous staff comments the bike lanes have been moved off the pavement and adjacent to the sidewalks. Additionally, the original 56-foot right-of-way proposal has been increased to a 60-foot width. Slight modifications were made to the road classifications and layout of the Streets Map.

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** Bike paths could be raised to same level as sidewalk or placed adjacent to curb*

PARKS, OPEN SPACE AND TRAILS

Approximately 114 acres of open space is proposed, primarily north of the canal ditch, as well as locations for neighborhood parks and pocket parks. Trails are proposed along collector streets, north of Highway 50, along the southern boarder (Tomichi Creek Trail), and connectors from the canal ditch north to the Contour Trail. Neighborhood and pocket parks may be dedicated to the City or may be part of a Common Interest Community and maintained by an HOA. Locations and dedications will occur during each subdivision and/or development phase. The Parks, Open Space, and Trials Map was updated to reflect existing trails and conceptual locations for detention ponds.

PUBLIC FACILITIES

The Public Facilities Plan indicates the proposed water main, sanitary sewer and electrical trunk line for the overall development. The plan is conceptual and future studies will be required at each subdivision and/or development phase. Additional information was added to the Public Facilities Plan including a gravity sewer main, a 12-inch north-south sewer main, additional details on sizing and design of water facilities and an alternative site for a new substation on the

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northern boundary of GR. Staff still has some concerns regarding water capacity into the City's existing system. The City recently submitted a Request for Proposals for a Water Master Plan; however, the plan is not expected to be complete until August of 2020. The applicant has agreed to participate in a short-term water study to modify a hydraulic model that includes current and upcoming developments in the city and an assumed 20% buildout of GR. The short term study includes a five and ten year build out and is anticipated for completion on February 14, 2020.

The location of the future substation has been moved within the boundaries of GR; however the precise location will be determined through future study.

STORMWATER

A Stormwater Plan (*Master Drainage Study*) was completed in 2012 and amended twice in 2013 by CLC Associates, Inc. The study discusses general design concepts and introduces initial constraints for future development. The Major Change application does not provide an update to the Stormwater Plan. Each subdivision and/or development phase will be required to provide a stormwater drainage plan. Staff asked for a comparison table for stormwater calculations of the existing PUD versus the proposed PUD. "Runoff levels were modeled based on general classifications of various zone districts in the PUD." Based off the comparison, the existing PUD would have an area-wide maximum impervious area of approximately 47% and the proposed PUD is estimated at 55%. Conceptual locations for detention ponds were added to the parks and open space map.

WASTEWATER CAPACITY

A sewer capacity analysis was provided by Sara Bergstrom from Williams Engineering, LLC (October 25, 2019) and references letters from Black and Veatch (February 20, 2007). The analysis provides a "big picture" comparison of the 2009 PUD to the proposed PUD. The summary states the full built out projections are similar to the 2009 PUD with the proposal of more densification in some areas and less densification in others. The analysis recommends two points of entry into the City's existing system with a lift station and sewer line upsizing of the San Juan line. The report mentions a gravity fed system and also indicates issues with obtaining utility easements within the airport.

The October 25, 2019 report was revised on November 22, 2019 and provides a more detailed discussion on the gravity main option versus the lift station and designates a gravity system as the preferred alternative. Additional information was also added for the anticipated wastewater demand for the existing PUD and the proposed PUD.

MAP AMENDMENT REVIEW STANDARDS AND PUD ZONING REVIEW – PURPOSES, STANDARDS, AND CRITERIA

Reader note: Direct quotes from the LDC are highlighted. Direct quotes from the applicant have "quotation" marks.

Review Standards for Map Amendments

LDC Section 10.6 states that: An application for an Amendment to the Official Zoning Map shall comply with the following standards:

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A. Consistent with *Master Plan*. The proposed amendment shall be consistent with the *City of Gunnison Master Plan*.

No Conflict.

City of Gunnison Master Plan, Chapter 2, Community Character, Policy 3: New developments along the City's edges will improve the entrances and complement the City's community character and sense of place.

City of Gunnison Master Plan, Chapter 4, Environment, Policy 1.4: Maintain surface and ground water quality to ensure healthy drinking water, recreation opportunities and viable habitat conditions for aquatic and terrestrial wildlife.

City of Gunnison Master Plan, Chapter 5, Land Use and Growth, Goal: Growth and development will preserve and enhance the quality of life which makes Gunnison unique and attractive. Edges of the community remain clearly defined. New developments will demonstrate high-quality urban design while protecting the rural landscapes surrounding the city. Sprawl will be avoided through effective infill and compact growth. Residential, commercial and industrial land uses are appropriately located and interspersed with parks and open space, providing a balanced environment in which to live, work and play.

City of Gunnison Master Plan, Chapter 6, Housing, Goal: Gunnison's housing inventory includes diverse housing types in mixed use areas. New construction will be based on energy efficiency. New homes are compatible with community character with respect to density, design and demographics. A wide price range is sufficient to meet the needs of all income levels including a healthy rental market with well-maintained rental units.

City of Gunnison Master Plan, Chapter 7, Economics, Goal: A diversified local economy will support the economic and employment needs of residents and account for social character, land use patterns and global economic and global energy concerns. Policy 3 - Sustainable Business: Encourage independent businesses that do not rely on the importation of goods or services.

City of Gunnison Master Plan, Chapter 8, Transportation, Goal: Gunnison's transportation system will emphasize alternative modes of travel including pedestrian, bicycle and a well-integrated public transit system. Growth continues to be accommodated through a planned system of streets and trails which contributes to the vitality of the City.

City of Gunnison Master Plan, Chapter 9, Utilities and Infrastructure, Policy 1: The City will remain fiscally responsible as both the utility provider and the advocate for the consumers. In financing public infrastructure, the City will ensure that new development pays its fair share. Policy 2 – Utility Extensions: Extend utilities to areas that are appropriate for growth within the City and three-mile planning area. Policy 3 – Renewable Energy: Encourage the City and consumers to use alternative energy sources. Policy 6 – Protection and Safety: Protect the environment and natural resources.

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City of Gunnison Master Plan, Chapter 10, Parks and Recreation, Policy 3: City of Gunnison will support the County and other entities in their efforts to conserve view sheds, open space and agricultural uses of City interest through conservation easements, land acquisitions and other implementation methods.

B. Consistent with Purpose of Zone District. The proposed amendment shall be consistent with the purpose of the zone district to which the property is to be designated.

No Conflict: “Purpose statements for each proposed zone district in the PUD are provided in Section 3.2 of the PUD standards document. The use, dimensional, and design standards for each zone district were specifically designed to be consistent with the purpose of the district.”

C. Compatibility with Surrounding Zone Districts and Uses. The development permitted by the proposed Amendment shall be compatible with surrounding zone districts, land uses, and neighborhood character.

No Conflict: “The Conceptual Plan was designed to integrate with the surrounding context and maximize the unique opportunities presented by the area.

- The northern boundary of the PUD is coterminous with the City boundary. Significant open space zoning is proposed along this northern boundary to provide a transition to this open area, protect views, and avoid building on slopes that are not suitable for development.
- The eastern boundary abuts the Tomichi Village subdivision and Gunnison Cemetery. Open space zoning will provide a buffer between the residential areas in the PUD and Tomichi Village. Residential zones abut the cemetery.
- The southern boundary of the PUD largely abuts the Tomichi Creek State Wildlife Area. Very low-density residential zoning (RL district, 3-4 acre lots) is proposed in part of this area, with specific provisions for preservation of natural vegetation and open space. A Recreational Resort district is proposed which would maximize public access to the Tomichi Creek area while mitigating impacts on the natural area, including wetland buffers. The Maker District and government campus areas that abut this area will be subject to wetland, floodplain, and other natural resource protections.
- The southern boundary also abuts the Gunnison Airport. The property will be subject to an Avigation Easement (Appendix N) which protects the airspace in the area. The proposed land uses in the abutting district—Event and Conference District—are consistent with the characteristics of the airport as a large commercial and institutional facility.
- The western boundary of the PUD abuts vacant land zoned Commercial (C) and Western Colorado University. The Main Street district, a commercial zone that allows a mix of residential and commercial uses, abuts the commercially zoned property. The university is adjacent to a Multifamily district, a land use concept that was developed in partnership with the university to support housing options for students and employees.”

D. Changed Conditions or Error. The applicant shall demonstrate that conditions affecting the subject parcel or the surrounding neighborhood have changed, or that due to incorrect

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assumptions or conclusions about the property, one or more errors in the boundaries shown on the Official Zoning Map have occurred.

Possible Conflict: “The original Gunnison Rising PUD was approved in 2009. Several conditions and assumptions about the property have changed since that approval, including:

- The housing market has evolved and there is stronger demand for a wider range of housing options than was originally envisioned by the PUD, which primarily emphasized detached housing on larger lots. Housing affordability concerns and demographic trends have led to stronger demand for attached housing types and detached housing on smaller lots. Further, there is growing demand for walkable neighborhoods and the previous PUD did not support a walkable land use pattern.
- The market for commercial space has also changed. Retail spaces tend to be smaller and more focused on experiential qualities, partly due to competition from online retailers. Industrial spaces are shifting toward smaller, artisanal producers. The Main Street and Makers Districts support these types of uses.
- The demand for other types of development has also shifted. The Recreational Resort District has been retooled to allow for a wider range of camping experiences, not only RV camping. The system of trails and parks has been improved to meet the demand for walkability and access to outdoor recreation and nature.

These evolving market conditions led the property owners to reconsider the development concept for the area and create a new Conceptual Plan which is better aligned with the wants and needs of today’s households.”

Purposes of a Planned Unit Development (PUD)

The *City of Gunnison Land Development Code*, Section 10.7, states purposes as: In that the public health, safety and general welfare may be furthered in an era of increasing urbanization, commercial and industrial development, and growing demand for housing of all types and design, these procedures are intended to encourage Planned Unit Developments (PUDs) in the City for the following purposes:

1. To allow and encourage compatible uses to be developed in a manner sensitive to natural features and processes, and that are compatible with surrounding land uses;

No Conflict. The conceptual plan is based on six design principles: traditional gridded block design; walkable and connected neighborhoods; mix of projects and amenities to promote vibrancy; broad housing options; integrated open space; and, public/private partnerships.

2. To promote greater flexibility in the placement of structures so as to preserve and take advantage of the site’s unique, natural resource or scenic features and to avoid or mitigate any hazardous area;

No Conflict. The conceptual plan was created around GR’s natural and scenic features as well as future possibilities of a State Park to the south and the relocation of the fairgrounds.

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3. To encourage more efficient use of land, public streets, utilities, and governmental services;

Possible Conflict. Maintaining the City’s grid system and promoting walkable and connected neighborhoods are main components of the conceptual plan. Proposed street cross-sections take into account year-round use and maintenance of public rights-of-way and aligns with previous planning efforts including the *Highway 50 Access Study* and the City’s *Non-Motorized Transportation Plan*. A short-term water study is being conducted as well as modifications to the Annexation Agreement that will be reviewed by City Council.

4. To provide quality open space and recreational amenities, and create interesting public spaces and neighborhoods through exceptional and innovative design;

No Conflict. Over 100 acres of open space are proposed as well as more than 12 miles of trails and 10 neighborhood and pocket parks. The existing trail amenities will remain along the canal ditch and north/south along the west portion of GR. The street grid and zoning design promote a mix of projects and amenities that include community gathering places, hiking and biking trails, creative “Maker” space for entrepreneurs, innovative housing options and neighborhood shops.

5. To achieve a compatible land use relationship with surrounding areas;

No Conflict. The street grid design and zoning classifications promote compatible land use with the bordering developed city. The GR PUD Standards include similar land uses as the LDC with a table of permitted, conditional and prohibited uses.

“The Conceptual Plan was designed to integrate with the surrounding context and maximize the unique opportunities presented by the area. The compatibility of the PUD with adjacent land uses on all sides of the site is described in the response to §10.6.C.”
(C. Above)

6. To promote architectural variety and design, focusing on enhancing the character and quality of the development; and,

No Conflict. The GR PUD Standards promote architectural variety with a set of design standards for residential and non-residential developments. Standards include building orientation, articulation of buildings, windows and doors, entrances, garages, detailed design, materials and architectural variety. Most of the design standard categories provides a menu of options to select from.

7. To incorporate streetscape designs, landscaping, public spaces, and multi-modal transportation facilities, and building facades that enhance the community’s built environment.

No Conflict. The GR PUD proposes to enhance the community’s built environment and the conceptual plan was completed in partnership with local leaders from the City, County and Western. See Purpose 1 above.

STANDARDS FOR A PUD ZONE DISTRICT

Based on the *LDC*, Section 10.7 E. (PUD Requirements and Standards): **All requirements and**

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standards identified herein shall be applied to PUD applications, regardless of the type of PUD and are subject to approval by the decision-making body:

1. ***Permitted/Conditional Uses.*** Uses in a PUD Zone District Overlay shall only include permitted and Conditional Uses contemplated by the underlying zone district. Uses within a PUD-M zone district shall be limited to residential uses contemplated in the RMU and Commercial zone districts.

No Conflict: Land use regulations within the Major Change were designed to be consistent with the LDC with some exceptions to account for the unique zoning and features of GR.

2. ***Dimensional Standards.*** Dimensional standards may be amended but must comply with the following provisions:
 - a. the maximum height of any building, structure or facility shall be 35 feet;
 - b. setbacks may be amended but provisions providing solar access to all lots and/or occupied buildings must be made in the PUD zone district development standards;
 - c. the maximum residential density shall only be that of the RMU zone district in the PUD-M.

Possible Conflict. “Dimensional standards for the PUD were designed to implement the vision and guiding principles of the Conceptual Plan. The following specific principles directly influenced dimensional standards:

- Traditional Design: Dimensional standards for the Main Street (CM), Maker (M) Traditional Neighborhood (R-2400), and Missing Middle Residential (R-1200) districts were modeled on the lot and building patterns of a traditional urban neighborhood, as can be found in the areas in and around downtown Gunnison.
- Walkable and Connected Neighborhoods: Dimensional standards support walkability by requiring buildings orient to the street (maximum front setbacks) and limiting the visual impact of garages through a special garage setback. Additionally, the dimensional standards allow residential densities which could potentially support neighborhood-scale retail development, which creates more destinations within walking distance of every resident.
- Broad Housing Options: Dimensional standards were designed to support a variety of housing types could be developed in multiple locations, including ADUs, cluster housing, small lot detached houses, townhomes, duplexes/triplexes/fourplexes, and apartment buildings.
- Financial Feasibility and Resiliency: Dimensional standards have a significant influence on the financial feasibility of development. The standards for each zone district were tested using real estate pro-forma modeling to ensure that the intended building types would be financially feasible to build given local costs and market conditions.

The applicant is requesting a waiver from the height, setback, and density requirements identified above for the following reasons:

1. The PUD is relatively remote from other zone districts and neighborhoods in the City of Gunnison, so the impacts of departing from these standards on existing or planned developments will be minimal.

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2. Developments in the PUD will be subject to a comprehensive set of design standards that address issues such as building orientation, articulation, window area, garages, design details, materials, and architectural variety. These standards can mitigate the impact of higher density development by requiring high-quality design and attention to detail.”

City staff modified the height standards in higher density residential and non-residential zones and other modifications to remove barriers to affordable development through a Text Amendment in 2018. The maximum height requirement of 35 feet within a PUD contradicts those modifications made in 2018 and is considered an error or oversight by the City that will need to be amended through a Text Amendment of the LDC.

3. *Landscaping Standards.* Amendment to the City’s landscaping standards must comply with the following provisions:

- a. Percent Coverage. The minimum landscape area percent coverage (§2.6, Base Zone District Dimensional Standards) may not be reduced.
- b. Landscaping. Excepting the minimum percent coverage, buffering and landscaping standards may be amended only if they are determined by the decision making body to be a higher standard than those established by §4.6 of this *LDC*.

No Conflict. “Minimum landscape area coverage standards range from 0% to 40% depending on the zone district, generally consistent with the minimum coverage requirements of the LDC. Where standards are lower than the LDC, they were designed to achieve the overall PUD objectives and principles identified above. Outside of some reductions to minimum area requirements, the PUD proposes that development be subject to existing LDC standards, or in the following cases, a higher standard:

- Minimum planting standards require 60% live ground cover and tree/shrub requirements that are similar to or higher than the LDC.
- A 50-foot landscaped buffer is required adjacent to Highway 50, which is double the width of the landscape buffer that applies to arterial streets in the LDC.”

4. *Special Use Regulations.* Specific Use Regulations (Section 3) shall be maintained.

No Conflict. The Major Change request maintains Section 3, Specific Use Regulations of the LDC with modifications to residential uses, drive-ins and drive-through and marijuana businesses.

5. *Road Standards.* Street section dimensions may be modified. The designated width of rights-of-way and other geometric designs established in §4.2 may be amended for dedicated public rights-of-way, but only if the amendments provide safe and efficient accommodation for pedestrians and vehicles; adequate emergency access; functional utility services; and integrated streetscape design.

Possible Conflict. The major change request provides street cross-sections that promote safety and efficiency for all modes, adequate access and streetscape design. Bike lanes are proposed adjacent to sidewalks with a landscape buffer between vehicular traffic and bicycles. Sidewalks are generally wider to support walkable neighborhoods.

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Local roads north of the canal ditch are primarily represented as a cul-de-sac or a dead end street. There are some concerns with providing functional utility service; however, those details will be addressed at the subdivision level.

- 6. *Off-Street Parking.*** The standards for minimum off-street parking may be amended, but only if they are justified by a parking study prepared by the applicant as contemplated in §4.4 D.2 of this *LDC*. Disabled access parking ratios may not be reduced.

Possible Conflict. The major change request proposed to reduce off-street parking requirements for some uses. Parking modifications include reducing single family from 2 spaces to one, duplex from 1.5 to 1 per unit, and multi-family, compact neighborhood and upper story residential reduced from 1 to .75 spaces. All commercial uses are proposed at one space per 1000 square feet of floor area. The reduction of off-street parking will push more vehicles to on-street parking.

- 7. *Pedestrian Circulation.*** Pedestrian circulation standards may be amended only if they are determined by the decision making body to be a higher standard than those established by §4.5 of this *LDC*.

No Conflict. The major change request does not alter the pedestrian circulation standards set forth in Section 4.5 of the *LDC*.

- 8. *Subdivision Regulations.*** The requirements of Section 12, Subdivision, shall apply to all PUDs unless otherwise specifically exempted by this Section of the *LDC*.

No Conflict. The major change request does not alter the subdivision standards set forth in Section 12 of the *LDC*.

- 9. *Open Space Areas.*** Open space in a PUD zone district shall be limited to indoor and outdoor recreation and community facilities characterized by potentially light or moderate impact on traffic, the natural environment, and surrounding neighborhoods. Such facilities include, but are not limited to: country clubs; golf courses; athletic fields; skateboard parks; swimming, bathing, wading, and other therapeutic facilities; tennis, handball, and basketball courts; and ice skating rinks. Open space land area may also include natural areas such as public parks, trails, greenbelts or natural land preservation areas. Open space land area may not be used for high intensity commercial recreation such as aerial tramway; alpine or water slides; amusement rides; auto, cycle and go-cart race tracks; campgrounds; stadiums; drive-in theaters; horse or dog racing tracks; shooting ranges; stables; zoos or other similar commercial recreation uses.

No Conflict. The GR PUD use table in Section 4.7 of the standards document lists permitted uses in these areas that will be limited to public recreation and community facilities and high intensity commercial recreation facilities are not permitted. In addition to these pre-defined open space areas, the development standards of the PUD require that every residential lot be located within 800 feet from a pocket park and ½ mile from a community park (see Section 4.7 of the standards document).

- 10. *Required Open Space Area.*** At a minimum, a PUD development shall set aside 15 percent of the site's total gross area for open areas, plazas, courtyards, sitting areas and other similar

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public-accessible spaces. At its discretion, the decision-making authority may require additional private open areas or public trail dedications based on a review of the following factors:

- b. the *City of Gunnison Master Plan* and adopted sub-area master plans;
- c. unique drainage, topographic, vegetation or other such physical conditions;
- d. type and density of development; or
- e. overall need for open space and recreational facilities.

No Conflict. The GR zoning map designates a minimum of 17% of the gross PUD land area in the Open Space (O) zone.

11. *Open Space Ownership and Maintenance.* All open areas or trails provided in a PUD shall be owned and maintained as common (private) open areas by the developer, owner of the property or an organization established for the ownership and maintenance of common open areas, unless the City Council accepts public dedication of the open areas.

No Conflict. Section 4.7 of the GR PUD Standards specifies that parks may be dedicated to the City or owned and maintained by a private HOA. All parks must be open to public access.

12. *Phased Development and Open Space.* When a PUD is developed in phases, a proportional amount of any required open space, recreation areas and other community benefits shall be included in each phase such that the project, as it is built, will comply with the overall density and open space requirements of this *LDC* at the completion of each phase of development.

No Conflict. “The spacing standards for parks and trails will apply to each Development Phase Review application; therefore, each development will need to demonstrate that the requirements can be met at the completion of each phase of development.”

PUD REVIEW CRITERIA

The *Land Development Code*, Section 10.7 F. states: In addition to meeting the Review Standards for a zoning amendment (§10.6), PUD zoning applications must meet the following review criteria:

1. *The proposed PUD encourages innovation in residential, commercial and industrial development so that the needs of the population may be met by greater variety in type, design and layout of buildings and land uses and by the conservation and more efficient use of open space.*

No Conflict. “Gunnison Rising encourages innovation to meet the evolving needs of today’s households in several different ways:

- The residential districts and standards support a wide variety of housing types, including small lot detached housing, townhomes, cottage clusters, ADUs, and missing middle housing.
- The parks, open space, and trails standards will ensure that every household has walkable access to outdoor recreation opportunities.

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- The Maker District provides flexible zoning standards that can support entrepreneurial opportunities for small artisanal producers as well as live/work housing.
- The Conceptual Plan identifies catalytic projects and amenities that can create unique community features, such as the Canal Trail, and community gathering spaces, such as The Barn.”

2. *The proposed PUD encourages land development that, to the greatest extent possible, preserves natural vegetation; respects natural topographic and geologic conditions; incorporates the unique, natural and scenic features of the landscape; and refrains from adversely affecting flood corridors, soil, drainage, and other natural ecological conditions.*

No Conflict. “The most significant ecological and natural features of the plan area are the slopes on the north end of the PUD and the Tomichi Creek State Wildlife Area to the south. Significant open space zoning is proposed to provide a transition to open spaces north of the PUD, protect views, and avoid building on slopes that are not suitable for development. Development on these slopes will be guided by the geologic study and the City’s slope protection standards. The natural character and ecological health of the area has also been addressed within Chapter 6 of the standards document, which provides detailed provisions relating to floodplains, wetlands, and wildlife habitat, some of which are more stringent than the regulations of the LDC.”

3. *The proposed PUD design standards combine and coordinate architectural styles, building forms, and structural/visual relationships within an environment that allows mixing of different land uses in an innovative and functionally efficient manner.*

No Conflict. “Developments in the PUD will be subject to a comprehensive set of residential and nonresidential design standards that address issues such as building orientation, articulation, window area, garages, design details, materials, and architectural variety. The design standards are generally intended to promote a walkable, pedestrian-friendly environment by focusing on the experience of the place at a human scale. The standards do not prescribe a particular architectural style but allows for a diversity of styles as long as the developments meet objective standards pertaining to how the building is experienced from the street and relates to pedestrians.”

4. *The proposed PUD allows efficient design and use of solar access.*

No Conflict. The GR PUD will not prevent the use of solar access or use of solar energy.

5. *The PUD provides for adequate, accessible, and properly located open and recreation space, schools or other facilities.*

No Conflict. “The zoning map designates a minimum of 17% of the gross PUD land area in the Open Space (O) zone. As shown in the use table in Section 4.7 of the standards document, permitted uses in these areas will be limited to public recreation and community facilities. In addition to these pre-defined open space areas, the development standards of the PUD require that every residential lot be located within 800 feet from a

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pocket park and ½ mile from a community park.

Specific locations for school sites are not identified in the PUD; however, the Conceptual Plan recognizes schools as an essential element of a walkable and complete community. Schools are permitted as conditional uses in all zone districts except for the Event and Conference (EC), Large Lot Residential (RL), and Open Space (O) districts. The plan envisions that the appropriate location and size of school facilities would be considered as part of each Development Phase Review.”

The *Annexation Agreement* outlines responsibilities of the developer and the City and includes land dedications for emergency services, school district, parks and trails and public transportation. Modifications to the Annexation Agreement are reviewed and approved by City Council.

6. *The PUD promotes the efficient use of land resulting in a network of utilities, streets and other infrastructure features that maximize the allocation of fiscal and natural resources.*

Possible Conflict. “A central guiding principle of the Conceptual Plan is financial feasibility and resiliency, both for the private developers/property owners and the public sector. The standards for each zone district were tested using real estate pro-forma modeling to ensure that the intended building types would be financially feasible to build given local costs and market conditions. The allowance for relatively higher density development will ensure an efficient use of land and efficient allocation of resources for infrastructure and utilities. At the same time, the PUD establishes design standards to ensure high-quality development that remains attractive over time and is resilient to market fluctuations.”

A short-term water study is being performed to determine capacity needs for existing projects within the City and a projected 20% build out of GR. The water study is anticipated for completion on February 14, 2020. Modifications to the Annexation Agreement are also being considered and will be reviewed at the City Council level.

7. *The PUD proposes specific uses permitted within a PUD zone district and must be of a type and so located as to be compatible with surrounding neighborhoods, community character, the City of Gunnison Master Plan and other adopted plans.*

No Conflict. “Use regulations for the PUD were designed to be generally consistent with the uses allowed for each comparable zone district in the LDC, with minor exceptions to account for some unique features of the PUD zone districts. Compatibility with community character, surrounding neighborhoods, and the City of Gunnison Master Plan is addressed in the responses to §10.6.A and C.”

8. *The PUD plan protects environmentally sensitive areas, and occurs on land physically suited to construction.*

No Conflict. “Wetlands, floodplains, and areas with steep slopes were mapped and considered as part of the Conceptual Plan process, and development is restricted on land not physically suited for development by Open Space (O) zoning, wetland setback

STAFF REPORT
MAJOR CHANGE TO A PUD
Cascadia Partners, LLC

requirements, floodplain damage prevention standards, and the slope protection standards of the Gunnison LDC.”

9. *The PUD proposes residential density and maximum non-residential floor area that will be compatible with the internal neighborhood design and will not have an adverse effect on the adjacent community area.*

Possible Conflict. “Residential density and other dimensional standards were designed to implement the vision and guiding principle of the Conceptual Plan. As described in the response to §10.7.E.2, these standards are not anticipated to have an adverse effect on the adjacent community area for the following reasons:

- The location of the PUD is relatively remote from other zone districts and neighborhoods in the City of Gunnison, so the impacts of development within the district will not have a direct impact on the adjacent community area.
- Developments in the PUD will be subject to a comprehensive set of design standards that address issues such as building orientation, articulation, window area, garages, design details, materials, and architectural variety. These standards can mitigate the impact of higher density development by requiring high-quality design and attention to detail.”

10. *The PUD plan proposes at least 15 percent of the total gross area for common open space, and at least one half of this common open space shall be developed for recreation which may include playing fields, tennis courts, picnic sites, trails, fishing access and similar recreation sites.*

No Conflict. The zoning map designates a minimum of 17% of the gross PUD land area in the Open Space (O) zone. All of the recreational facilities noted above are a permitted use in the Open Space zone. Additionally, it is required that all residential lots be located within 800 feet of a pocket park and within a ½ mile from a community park, which must include facilities for active recreation. A network of trails will also be required to be developed within the PUD.

11. *The PUD plan provides a higher quality development than found in traditional zone districts.*

No Conflict. “The standards of the PUD go beyond those required generally in the LDC in order to produce higher quality development.” Higher standards proposed within the GR PUD document includes design standards for all development, 50-foot landscaped buffer from Highway 50, standards that promote safety and efficiency for all modes of travel, and park and trail requirements that are more stringent than the LDC.

12. *The boundary between a PUD and adjacent land uses shall provide an adequate transition between land uses.*

No Conflict. “The Conceptual Plan was designed to integrate with the surrounding context and maximize the unique opportunities presented by the area. The compatibility of the PUD with adjacent land uses on all sides of the site is described in the response to §10.6.C.” (Compatibility with Surrounding Zone Districts and Uses)

STAFF REPORT
MAJOR CHANGE TO A PUD
Cascadia Partners, LLC

STAFF RECOMMENDATION

A motion to continue Zoning Amendment application ZA 20-1, for a Major Change to a PUD application for Gunnison Rising to March 11, 2020 at 7:30 p.m. (or March 25, 2020 at 7:00 p.m.) to provide time for possible amendments of the PUD based on results of the Water Study, comments from the public and from the Planning and Zoning Commission and resolution of the WSCU Foundation property.

Major Change to a PUD, ZA 20-1.
Application materials dated January 16, 2020:

- [Application Form](#) *
- [Written Statement](#) *
- [Proposed Development Standards](#) *
- [Appendix A - Site Vicinity Map](#) *
- [Appendix B - Survey and Topo Map](#)
- [Appendix C - Illustrated Conceptual Plan](#)
- [Appendix D - Zoning Districts Plan](#) *
- [Appendix E - Street Network Plan & Cross-Sections](#) *
- [Appendix F - Parks, Open Space, Trails Plan](#) *
- [Appendix G - Public Facilities Plan](#) *
- [Appendix H - Stormwater Management Master Plan](#)
- [Appendix I - Wastewater Capacity Studies](#)
- [Appendix J - Electric Service Expansion Study](#)
- [Appendix K - Traffic Impact Analyses](#)
- [Appendix L - Preliminary Geotechnical Investigation](#)
- [Appendix M - Wetlands Map](#)
- [Appendix N - Avigation Easement](#)
- [Appendix O - Xeriscape Requirements & Plant List](#)
- [Appendix P - Gunnison Rising CCRs](#)
- [Appendix Q - Letter from Colorado Division of Wildlife](#)
- [Appendix R - City of Gunnison Municipal Code](#)
- [Appendix S - Legal Descriptions](#)

*Updated material since first application ZA 19-7

MEMBERS	PRESENT	ABSENT	EXCUSED
Greg Larson - Chair	X		
Andy Tocke	X		
Jeffrey Taylor			X
John Perusek	X		
Erik Iverson	X		
Darin Higgins	X		

OTHERS PRESENT: Community Development Director Anton Sinkewich, Senior Planner Andie Ruggera, Planning Technician Caree Musick, Dick Bratton, David Gardner, John Stock, Delaney Keating, John Scott, Tom Burggraf, Julie Baca, David Assad, Eric Magnus, Josh Young

I. CALL TO ORDER AT 7:03 PM BY CHAIR LARSON

II. PLEDGE OF ALLEGIANCE TO THE FLAG

III. UNSCHEDULED CITIZENS- None

IV. PUBLIC HEARING AND POSSIBLE ACTION – MAJOR SUBDIVISION SKETCH PLAN SB 20-2, SUBMITTED BY CASCADIA PARTNERS, LLC FOR A MAJOR SUBDIVISION WITHIN GUNNISON RISING, SOUTH OF HIGHWAY 50.

Open Public Hearing.

Chair Larson opened the public hearing at 7:04 PM.

Proof of Publication.

Proof of publication was entered into the record.

Review of the Process.

Planner Ruggera stated the *Land Development Code* Section 12.3 defines the types of subdivision within the City. This request is classified as a Major Subdivision, which is an application proposing more than eight lots or units, or which subdivides a parent parcel of four acres or greater. Major subdivisions are subject to a four step process:

1. review of sketch plan by Planning Commission at a public hearing;
2. review of the preliminary plat by Planning Commission at a public hearing;
3. review and recommendation of the final plat by Planning Commission (with no public hearing); and
4. action on the final plat by City Council (with no public hearing).

The Commission may take action to approve, approve with conditions, remand the application for additional information, or deny the application. Approval of sketch plan does not constitute final approval of the subdivision, but rather constitutes authorization to proceed with an application for preliminary plat.

The applicant, Cascadia Partners, LLC, represented by Jamin Kimmell and Alex Joyce, are requesting a Major Subdivision (sketch plan) application to subdivide out a site that is 16.1

acres from the total parcel of approximately 166 acres. The 16.1 acres would create five lots ranging in size from 2.15 to 4.38 acres.

Applicant Presentation.

Alex Joyce and Jamin Kimmell gave an overview of the application for a Major Subdivision of a Government Campus within Gunnison Rising, which is also the same as the location of the Government in the existing PUD. The campus is located within the Maker District zone of the Gunnison Rising PUD, which is intended for light industrial, office, retail and institutional uses. The property owner has been contacted by multiple agencies that are interested in locating at the campus. The proposal is to subdivide the land into five lots and to install the major utilities needed to serve the site. The subdivided lots are designed to accommodate the needs of 4-5 government agencies. The lots are oriented towards a Gateway (Collector) Street. The Gateway street connects to Highway 50 to form a southern leg to the intersection with Ute Lane and is consistent with the Street Network Plan for Gunnison Rising PUD and Highway 50 Access Control Plan. A conceptual site plan was shown of expected future development, however no specific developments are proposed currently. Proposed utilities include connecting to City utilities via a water main and sewer main. Electricity will be provided by GCEA until such time City electric spans out to the site. As the lots are purchased, individual developers would be required to apply for site specific development plan.

Commissioner Tocke asked what the subdivision would be used for if the government agencies do not purchase the lots. Alex answered that it would be used as Maker district since that would be the underlying zoning. Commissioner Tocke why should they go forward with a subdivision that is not adjacent to the city currently. Alex expressed that the Government agencies have expressed a need and that it is an opportunity. Dick Bratton stated that this site has river trail access and would allow the Government agencies to be at the trailhead of the possible new state park along Tomichi Creek.

Chair Larson asked if the subdivision could be moved to the west (closer to city). Alex replied that it would impact other uses that have been outlined including the proposed event center.

Public Input.

Bryan Wickenhauser – spoke in favor of the subdivision. He sees the subdivision for Government Campus would provide a great buffer to other planned uses. He thinks that the I-Bar that he runs and the Maker district are compatible and complimentary uses to each other. He sees the Maker district of mainly being a daytime use and I-Bar is an evening/night use. Bryan stated he would like for the Commission to apply pressure on CDOT to slow the highway speeds through Gunnison Rising.

Staff Presentation. Planner Ruggera stated that there were still some concerns over utilities to the site, including water, sewer and electric. The electricity will need to be provided by GCEA until City utilities are continuous to the site. Additionally, there should be a 5th condition added to read: Preliminary Plat submittal shall include details for a turnaround for the east/west collector street.

Director Sinkewich also noted that governmental agencies have been looking at sites within the City that could potentially accommodate their needs and there were not any sites that met their specifications.

Commission Discussion. None.

Closed public hearing. Chair Larson closed the public hearing at 7:38 P.M.

ACTION

During the Planning and Zoning Commission meeting of February 26, 2020 Commissioner Tocke moved, Commissioner Perusek seconded and the Planning and Zoning Commission voted to APPROVE the Major Subdivision, Sketch Plan, SB 20-2, Gunnison Rising – Government Campus with the following findings of fact and conditions:

Findings of Fact:

1. The Planning and Zoning Commission finds that the record of this action includes the application contents on file with the City of Gunnison; all comments entered into the Public Hearing record; and provisions of the *City of Gunnison Land Development Code* and the *City of Gunnison Master Plan*.
2. The Planning and Zoning Commission finds that this application is for a Major Subdivision to subdivide out a site that is 16.1 acres from the total parcel of approximately 166 acres. The Commission further finds that the 16.1 acres would create five lots ranging in size from 2.15 to 4.38 acres.
3. The Planning and Zoning Commission finds that the property is located in the existing PUD GOV zone district and the proposed Major Change Application, Maker Space zone district and that the applicant intends to follow the proposed PUD Standards of the Maker Space zone district.
4. The Planning and Zoning Commission finds that all lots are required to be served by utilities and proper utility line sizes, and that appropriate easements for utilities and access will have to be established at Preliminary and Final subdivision review.
5. The Planning and Zoning Commission finds that an extension agreement for utility service lines and possibly maintenance agreements for streets will need to be addressed at Preliminary and Final subdivision review.
6. The Planning and Zoning Commission finds that the applicant proposes access off Highway 50 in compliance with the *Highway 50 Access Control Plan* and the applicant is in the process of submitting an Access Permit application through CDOT.
7. The Planning and Zoning Commission finds that a Gateway (collector) Street is proposed east/west through the subdivision and is configured according to the proposed GR PUD Major Change Application.

8. The Planning and Zoning Commission finds that a specific development on the five lots within the Government Campus is not proposed at this time. The Commission further finds that a site development application would be required at the time of development.
9. The Planning and Zoning Commission finds that the eight review standards for subdivisions have been or will be met based on the following Conditions:

Conditions

1. The Preliminary Plat application shall comply with all provisions of the City's *Land Development Code*.
2. Preliminary Plat submittal shall include plan details that address appropriate utility line sizes and facility types for the proposed use.
3. Preliminary Plat submittal shall include a draft agreement with GCEA for temporary electrical service until municipal electrical service is extended to the subdivision area.
4. Preliminary Plat submittal shall include a draft maintenance agreement for winter maintenance of the public streets until development infill and connectivity of streets are completed from the existing developed city and the subdivision.
5. Preliminary Plat submittal shall include details for a turnaround for the east/west collector street.

Roll Call Yes: Larson, Higgins, Iverson, Perusek and Tocke

Roll Call No:

Roll Call Absent: Taylor

Roll Call Abstain:

Motion Carried

V. PUBLIC HEARING CONTINUATION – MAJOR CHANGE TO A PUD, ZA 20-1, TO REVISE ZONING DESIGNATIONS AND AMEND THE GUNNISON RISING PUD DEVELOPMENT STANDARDS

Reopen Public Hearing.

Chair Larson reopened the public hearing at 7:39 PM.

Proof of Publication.

Proof of publication was re-entered into the record.

Review of the Process.

Review of the Process was presented at the February 12, 2020 meeting.

Applicant Presentation.

Cascadia Partners, LLC represented by Jamin Kimmell and Alex Joyce presented a summary Powerpoint presentation for the Commission and audience. The presentation included a

summary of the Conceptual Plan and PUD Development Standards in addition to responses to questions and comments from Commissioners. The reasons for the change to the PUD were that the current PUD departs from Gunnison’s historic development pattern, the current plan does not emphasize walkability and tradition design, infrastructure cost burden rendered the project infeasible, the existing plan lacks a compelling vision, the market has changed and the City’s Comprehensive Plan is changing. The Gunnison Rising Concept Plan was a partnership of Gunnison County, Western Colorado University, Gunnison Valley Properties and City of Gunnison. The Conceptual Plan was inspired by One Valley Prosperity process; the partners met over 8 months to define shared goals and priorities. Strong support from City leadership and recognition of the need for a public-private partnership. The guiding principles of the Conceptual Plan is traditional design, walkable and connected, a vibrant place, broad housing options, integrated open space and financial feasibility and resiliency. Key ideas for the Conceptual Plan are preserve views of the hills, hamlets in the gullies, walkable neighborhoods with diverse housing options, continuation of historic street grid and lot patterns, Georgia Avenue as “Main Street” and walkable commercial centers, trail-oriented neighborhoods, every home within a short walk to a park, and front door to Tomichi Creek State Wildlife Area. Other key ideas from the Conceptual Plan is to have a potential events center and rodeo grounds, have a Maker’s District, a Government Campus and RV and Camping Resort on the parcel to the south of Highway 50. Alex presented an overview of the different Neighborhood Districts with the corresponding dimensional standards.

The second half of the applicant presentation addressed submitted questions from Commissioners.

Why has development not already occurred in Gunnison Rising?

Recovery from the recession, infrastructure funding challenges (Annexation Agreement requires land owner to pay for 100% of public infrastructure and lack of infrastructure financing tools) and prescriptive and inflexible zoning standards were cited. The total estimated infrastructure costs were \$80 million.

What if development is proposed that complies with zoning but is inconsistent with the broader vision? Do we have legal authority to deny the development?

Yes. Development Phase Review is required for all developments over 20 units or 30,000 sq. ft. of non-residential space. First approval criteria of Development Phase Review: “The proposal is **consistent and compatible with Gunnison Rising Conceptual Plan** and can be made to conform with these PUD development standards.”

How did you decide on the minimum lot size standards?

Minimum lot size standards were designed to encourage diversity of housing types, provide flexibility to respond to market demand and design homes and lots that are feasible to deliver at target price points, and homes on smaller lots can be built and sold at more affordable prices. Alex showed several small lot developments that were local and outside the local area. Alex also showed how a wide variety of development types can effectively be mixed within the same block.

Why is it proposed to reduce off-street parking requirements?

Current PUD: 2 spaces per unit for SF, 1.5 spaces/unit for MF

Proposed PUD: 1 space per unit for SF. 0.75 spaces per unit for MF

There is no maximum and many developers may choose to provide more parking to satisfy buyer/tenant preferences. Allowing for reduced off-street parking allows for a more efficient use of land and enables lower housing costs. Alex illustrated with several diagrams the impact of greater parking allowances.

Why is it proposed to reduce off-street parking requirements?

The change is not proposed because we believe that vehicle ownership in the PUD will be significantly lower than the current City average. Currently 1 in 4 Gunnison households own one vehicle or no vehicles. 31% of people in Gunnison commute to work by walking or biking. Reduced off-street parking requirements can allow for more affordable housing options for some households.

Isn't there a conflict between design standards and affordability?

Design requirements can increase the cost of development if they are overly prescriptive, inflexible, or unpredictable. The PUD addresses this issue directly by: quantifying the standards to reduce ambiguity, providing multiple options for meeting a standard, and defining a clear process for the Planning and Zoning Commission to grant exceptions to a standard if meeting the intent of the standard.

How much time and effort will be involved in administrating development review?

Less time than would be spent if reviews were based on the current PUD standards because: there is less ambiguity which will reduce time spent interpreting and debating the intent of the standard and redundant and unnecessary standards were eliminated by citing the Gunnison LDC when possible.

Are the hillsides above the canal buildable?

The zoning plan designates neighborhoods in the valleys and preserves the hillsides as open space. Geotechnical investigation completed in 2009 as part of the original PUD, and did not conclude that this area would be prohibitively expensive to develop.

Why require windows on side and rear elevations of non-residential buildings?

Windows create more interesting facades, and side and rear elevations are often visible from streets, alleys, and neighboring properties.

Why are Accessory Dwelling Units (ADU's) not included in density calculations?

This language needs to be edited to reference min lot size standard. Max density standards already assume one ADU per lot.

Why focus on pocket parks? How will they be maintained?

Pocket parks are not the only type of park required. All residential lots must be within ½ mile of a Community Park (minimum size 1 acre). Open space areas are planned for preservation and trails. More, smaller parks promote walkability. Proven concept in neighborhoods with smaller lots.

Public Input. Chair Larson opened hearing for public input at 8:04 PM

Julie Baca – VP of Finance and Administration for Western Colorado University – Western participated in the Conceptual Plan for Gunnison Rising. Western has also incorporated Gunnison Rising within Western’s new Masterplan. Mr. Bratton has been very responsive to feedback from Western with regards to housing needs for both faculty and students.

Planner Ruggera provided an application cover page from the WCU Foundation with Tom Burggraf as the representative. The application was entered into the record.

Tom Burggraf – Executive Director of WCU Foundation - Tom endorsed the project of Gunnison Rising PUD change. WCU Foundation is very happy to see Gunnison Rising moving forward. Tom expressed how difficult it is to hire faculty when there is inadequate housing. Tom stated that he has lived here for 24 years and believes that it has changed with regards to finding housing. He expressed that he sees Gunnison Rising as a way to get back some of that ease of finding attainable housing. Tom expressed the “sticker shock” of moving here 24 years ago let alone now. Even having a great job makes the current housing very hard. He is glad to be included on a great project. Expressed excitement to have new students and faculty to have the opportunity to find attainable housing. Western Foundation has become a co-applicant with Cascadia Partners, LLC for Gunnison Rising PUD.

Brian Cooper – Real Estate Agent for Coldwell Banker Mountain Properties – Expressed a few ideas that relate to the real world; such as not getting wrapped up in parking needs, the market with dictate the parking in a very short period. Brian expressed that parking is a concern but it will sort itself out rather quickly. Brian also spoke about ADU’s believes there is not a large demand and it is expensive to build an ADU. A lot of the ADU’s that have been built are people that have owned the primary residence for years and when they were able to build an ADU they used the equity in their property to do so; which makes the reality that we are unlikely to see a bunch of ADU’s at least initially. So let parking and ADU’s be driven by the market. In his experience, when people are looking at houses the most important factor to his clients are the improvements not the size of the yard or lot.

Bryan Wickenhauser – I-Bar Ranch – He didn’t feel like the younger demographic of the population was represented at the first two meetings with Gunnison Rising PUD which will most likely be the future of Gunnison Rising. Expressed that the great part about Gunnison Rising is the diversity in housing options so that there is something for most people. As owner of the business of I-Bar Ranch. Stated that the current PUD is basically a big box without much diversity. The proposed PUD plan seems to be a complimentary use to the I-Bar. The Maker District will be ideal neighbors with working during the day and activities of I-Bar with evening and weekend activities. Hopefully, it will also bring him some customers via trail and street connection to I-Bar. Bryan believes it is great that the developer is a local that has passion for the community. Bryan stated he would like to see the City work with CDOT to get slower speed limits on Highway 50 through Gunnison Rising. Bryan also reiterated what Julie Baca said about it being good to have all the partners at the table trying to come up with a solution.

David Assad – Director of the ICELab – Had three points that he wanted to make with the Commission. 1) Gunnison Rising fits into the Gunnison 2030 Comprehensive Plan very well.

It addresses the density and aesthetics that were emphasized in the Plan. 2) Parking is a minimum is ample for the development. The walkability and bike friendliness of the PUD will reduce the need for multiple vehicles per household that currently exists. Believes that the younger generation will have less cars. Stated that he believes that affordability is directly tied to parking. Stated that if the Commission goes forward with increasing the minimum parking that it could price some people out. 3) The space and land that Gunnison Rising represents will spur economic development in our community. It will help business wanting to locate and grow here or businesses that are here to be able to grow without having to move.

John Stock – Developer – John has been affiliated with housing in the valley for quite a few years. States that a lot of the people that he works with cannot qualify for the AMI that is needed to afford the houses that they are building. John hopes that we are moving to a trend where people are okay with living in smaller houses. John shared with the Commission that his favorite house was only 576 square feet. The houses that he is currently being built in VanTuyl Subdivision would not even require the smallest lot being proposed.

Eric Magnus – Eric expressed that affordability is a very important consideration. There is a huge demand for houses that people can afford. We are well past the point where a minimum household income can even afford a basic house. The littler houses are awesome but at the same time do we want a whole community of just those. He currently has over 40 applicants that are searching for homes under \$300,000. Houses that may come in at this price point require a lot of work. The other point Eric wanted to make is that a lot of people are coming here for the lifestyle and the lifestyle always includes toys that require a spot to put them.

Delaney Keating – Delaney is a 25 year resident in Gunnison. The original annexation occurred in 2010. Delaney was on the Planning Commission. Delaney voted to approve the original annexation at that time knowing that it would be back before Planning Commission in the future when there would be a plan that we can all get behind that makes sense for our community. Delaney is a Managing Direct for Start Colorado which is an organization dedicated to rural entrepreneurship across Colorado. This plan helps us maintain the opportunity around what rural development is all about, which is a return to business building in our country. Delaney stands behind this plan as a key component of housing and everything else that it brings to the table as something really makes entrepreneurship possible and give us an edge to pursue economic diversity. Delaney expressed how it is a much greater risk to start a business now than it was 10 years ago. Therefore it is really important to maintain the mobility, opportunity and preserve our sense of a full spectrum community. Gunnison is uniquely isolated and remote. She thinks about Gunnison as being an island in the Rockies. This presents some unique challenges for preparing for our future. Need to think of how we preserve Gunnison as a full spectrum community.

John Norton – sent an email to staff in support of the application. Email is entered into the record attached to the minutes.

Staff Presentation – none.

Commission Discussion -

Commissioner Tocke – asked about position on storage. Alex responded that they are not considering storage units as an acceptable use. Storage units are so profitable that it would make unfair competition and directly undermine the Maker District. Andy expressed that not allowing storage in Gunnison Rising PUD is undermining the City’s current industrial zone. Chair Larson pointed out that what is being decided on today will not necessarily be built tomorrow. He also pointed out this PUD application is a total change of viewpoint from prior PUD.

Dick Bratton stated he believed the turning point in this project was Russ Forrest starting the One Valley Prosperity Project (OVPP).

Chair Larson states that the nature of the nature of the community has changed over the years. Still not sure that he likes some of the small lot sizes and parking reduction but also thinks that ultimately it will be driven by the market.

Commissioner Higgins states he thinks the plan is a reflection of the times that we live in. Median income and median house are at opposite ends of the spectrum.

Commissioner Iverson related that he likes the plan and has since the beginning.

Commissioner Tocke stated that there is not just one type of resident and different people have different housing needs. Tocke also accepts limiting parking for the trade-off of affordability.

Closed public hearing. Chair Larson closed the public hearing at 8:36 P.M.

ACTION

During the Planning and Zoning Commission meeting of February 26, 2020, Commissioner Tocke moved and Commissioner Higgins seconded, and the Planning and Zoning Commission voted to recommend APPROVAL to City Council of Major Change to a PUD for Gunnison Rising with findings of fact and conditions based on the review criteria within the Staff Report.

Roll Call Yes: Larson, Taylor, Iverson, Perusek, Tocke

Roll Call No:

Roll Call Absent: Higgins

Roll Call Abstain:

Motion carried

- VI. MOTION TO EXCUSE COMMISSIONER TAYLOR FROM THE FEBRUARY 26, 2020 MEETING.** Commissioner Iverson moved and Commissioner Higgins seconded, and the Planning and Zoning Commission voted to excuse Commissioner Taylor from the February 26, 2020 meeting.

Roll Call Yes: Tocke, Larson, Higgins, Iverson

Roll Call No:

Roll Call Absent: Perusek, Taylor

Roll Call Abstain:

Motion carried

VII. CONSIDERATION OF THE FEBRUARY 12, 2020 MEETING MINUTES

Commissioner Tocke moved and Commissioner Higgins seconded, and the Planning and Zoning Commission voted to approve the February 12, 2020 meeting minutes, as presented.

Roll Call Yes: Larson, Iverson, Higgins, Tocke

Roll Call No:

Roll Call Absent: Taylor, Perusek

Roll Call Abstain:

Motion carried

VIII. COUNCIL / PLANNING - STAFF UPDATE

- At City Council last night had a scheduled citizen Jonathan Houck (County Commissioner) speak about major projects going on within the county. City staff and County planning staff has started meeting monthly to discuss 3-Mile Plan.
- Very close the final document with the Comprehensive Plan. Some final comment detail this week. Planning to have Comprehensive Plan before City Council on March 10, 2020 for final discussion and possible adoption.
- March 11th, Commission will be seeing Lazy K Subdivision, Sketch Plan.
- Application for Lot 22 – Rock Creek has been submitted and permits getting ready to be issued soon.
- Working on Census stuff
- Community Clean-Up on April 25th.
- Bike Safety in Schools May 4th- 7th.

IX. COMMISSIONER DISCUSSION.

Further discussion on storage units and infrastructure.

X. ADJOURNED AT 8:58 PM BY CHAIR LARSON

Attest:


Caree Musick, Planning Technician


Greg Larson, Chair

MEMBERS	PRESENT	ABSENT	EXCUSED
Greg Larson - Chair	X		
Andy Tocke	X		
Jeffrey Taylor	X		
Erich Ferchau	X		
John Perusek	X		
Erik Iverson	X		
Darin Higgins			X

OTHERS PRESENT: Community Development Director Anton Sinkewich, Senior Planner Andie Ruggera, Planning Technician Caree Musick, Matt Schwartz, Dick Bratton, Sam Degenhard, David Assad, Jay Miller, Steve Mills, Claudia Baird

- I. CALL TO ORDER AT 7:00 PM BY CHAIR LARSON**
- II. PLEDGE OF ALLEGIANCE TO THE FLAG**
- III. UNSCHEDULED CITIZENS- None**
- IV. PUBLIC HEARING AND POSSIBLE ACTION –CONDITIONAL USE CU 19-6 SUBMITTED BY MATT SCHWARTZ FOR AN ARTISAN WOODWORKING SHOP WITHIN THE CBD (CENTRAL BUSINESS DISTRICT)**

Open Public Hearing.

Chair Larson opened the public hearing at 7:00 PM.

Proof of Publication.

Proof of publication was entered into the record.

Review of the Process.

Land Development Code (LDC), Section 2.6 states that an Artisan maker’s space requires a Conditional Use permit to operate in the Central Business District (CBD). Conditional Uses are those land uses that are generally compatible with the permitted uses in a district zone, but require site-specific review of their location, intensity, density, configuration and operating characteristics. Conditions may be imposed in order to ensure compatibility of the uses at a particular location and mitigate potentially adverse impacts.

The *LDC* Section 7.2 specifies that Conditional Use applications be reviewed by the City of Gunnison Planning and Zoning Commission (Commission) at a Public Hearing after 15 days public notice. The Commission may approve, approve with conditions, deny or remand the application back to the applicant with instructions for modification.

The applicant, Matt Schwartz, proposes the operation of an artisan woodworking shop at 302 West Tomichi Avenue, Suite C. The legal description of the site is the East 75.5 feet of Lots 13 through 17, Block 23, Original Gunnison, City and County of Gunnison.

Applicant Presentation.

Matt Schwartz stated that the space has been his personal woodworking shop for several years. When he turned it into his personal woodworking shop he had asked the Community Development Director at the time if it was okay for him to have this use in the CBD. He was granted permission with the understanding that if he ever wanted to start selling items that he made there would need to be further discussion. Matt stated that he is currently creating a stock of standup paddleboards with the intent of starting selling them, but also intends to diversify into canoes, as well as custom orders. He is currently using one of the garages as his shop but would like to turn the other garage into a clean room for finishing the boards. He was somewhat concerned from reading the Staff Report that the City was going to require him to install a ventilation system. He is using an epoxy that is very low VOC's and he doesn't even have to wear a mask while applying it.

Andie stated that a lot of the conditions are similar between uses and the requirement of a ventilation system will be up to the Building Official and the Fire Marshal.

Commissioner Perusek asked if Matt has a dust collections system. Matt stated that he has a fairly elaborate dust collection system already in place.

Commissioners Tocke and Ferchau asked staff about adding a condition to the permit regarding noise with the operation of machinery.

Public Input. None

Staff Presentation. Nothing further to add.

Commission Discussion. None.

Closed public hearing. Chair Larson closed the public hearing at 7:10 P.M.

ACTION

During the regular Planning and Zoning Commission meeting held on February 12, 2020, Commissioner Tocke moved, and Commissioner Perusek seconded, and the Commission voted to APPROVE Conditional Use Application CU 19-6, submitted by Matt Schwartz for the operation of an Artisan's woodworking shop at 302 West Tomichi Avenue, Suite C, based on the following findings of fact:

FINDINGS OF FACT:

1. The Planning and Zoning Commission finds that the record of this action includes the application contents on file with the City of Gunnison; all comments entered into the Public Hearing record; and provisions of the *City of Gunnison Land Development Code* and the *City of Gunnison Master Plan*.
2. The Planning and Zoning Commission finds that this Conditional Use application is for the operation of an Artisan's woodworking shop within the Central Business District.

3. The Planning and Zoning Commission finds that the surrounding uses of retail, personal services, professional offices, two churches and a fast food restaurant are compatible with the operation of an Artisan's woodworking shop.
4. The Planning and Zoning Commission finds that the use of an Artisan's woodworking shop will need to be inspected by the Building Official and Fire Marshal.
5. The Planning and Zoning Commission finds that verification of the building ventilation system is required by the Fire Marshal and Building Official.
6. The Planning and Zoning Commission finds that an Artisan's woodworking shop in the CBD will not be a detriment to the community's health, safety and welfare.

CONDITIONS:

1. An inspection of the building shall be conducted and the site approved by the Building Official and Fire Marshal.
2. An exhaust system if determined by the Building Official or Fire Marshal during inspection, shall be installed to contain and remove odors from the structure.
3. Disposal or recycling of any chemicals, oils or paints shall be in accordance with the Colorado Department of Public Health and Environment.
4. Bay doors shall be closed while operating equipment to mitigate possible noise.
5. A City Sales Tax License shall be obtained.

Roll Call Yes: Ferchau, Larson, Taylor, Iverson, Perusek and Tocke

Roll Call No:

Roll Call Absent: Higgins

Roll Call Abstain:

Motion Carried

V. COUNCIL / PLANNING - STAFF UPDATE

- City Council had a public hearing for Lazy K property to transfer a portion of the property from the City to the developer.
- City Council also had a public hearing for the Road Grade Waiver for Lot 22 development, which was ultimately approved.
- City Council had a discussion on the Comprehensive Plan for input for final edits.
- Community Development office went live with online building permitting software, MyGov this week.

VI. PUBLIC HEARING – MAJOR CHANGE TO A PUD, ZA 20-1, TO REVISE ZONING DESIGNATIONS AND AMEND THE GUNNISON RISING PUD DEVELOPMENT STANDARDS

Open Public Hearing.

Chair Larson opened the public hearing at 7:15 PM.

Proof of Publication.

Proof of publication was entered into the record.

Review of the Process.

The *Land Development Code (LDC)*, Section 10.7.H.1. (Major Changes) states “changes which alter the concept or intent of the planned unit development including increases in density, changes in the height of buildings, reductions in proposed open space, changes in the development sequencing, changes in road standards, or changes in the final governing agreements, provisions, or covenants may be approved only by submission and reconsideration of a new PUD zoning plan and supporting data.” A public hearing is required and all major changes to the PUD must be recorded with the Gunnison County Clerk and Recorder.

The applicant is Jamin Kimmell, Senior Associate, Cascadia Partners, LLC, representing Gunnison Valley Properties, LLC. The application proposes to revise zoning designations and amend the *Gunnison Rising PUD Development Standards*. The major amendment is proposed based off the conceptual plan created through a partnership with the City, County, Western Colorado University and Gunnison Valley Properties. The applicant previously applied for a Major Change to a PUD in the Fall of 2019. That application was heard by the Planning and Zoning Commission on December 11, 2019 where the public hearing was continued to January 8, 2020. However the applicant desired to add in the Varra parcel that was not part of the original annexation or PUD, so in order to add a parcel in they had to withdraw that application. The application before the Commission tonight includes the Varra parcel with the authorization from Mr. Varra, along with modifications to the PUD standards that was based off of comments received on their prior application.

Applicant Presentation.

Jamin Kimmel and Alex Joyce were present via web meeting to give an overview of their application. The applicants presented five main items that are changes from the last application. One is the boundary change to include the Varra property within the PUD with authorization from Mr. Varra. The Varra property is approximately five acres on the western edge. This property fronts the highway and what is planned to be the extension of Georgia Avenue. The proposed zoning for this property would be Commercial Main Street (CM) zone along the Highway and Georgia Avenue and traditional neighborhood zone in between.

Commissioner Ferchau stated that it appears that there is approximately 10-acre parcel that belongs to the University included in the PUD plan. Commissioner Ferchau asked for an explanation to having it included in this PUD application. Staff answered that it was included in the Original PUD as well and is not an addition to this application. Alex explained that the only addition to the PUD is what is outlined in red box and everything else was included in the Original PUD. Commissioner Ferchau asked if Western provided authorization. Staff stated there is a longer story to the parcel that is owned by Western. Commission Ferchau asked when

it was gifted to the University. Dick Bratton stated it was gifted to the University around 2011-2012, best that he could remember. Staff will look into when it was gifted to the University. Commissioner Ferchau said it was his understanding that the University has not granted authorization for it to be included in this application. Staff asked for clarification from Commissioner Ferchau stating that there was discussion about a small parcel to the north of the parcel included and the University had declined having that parcel included. Dick Bratton clarified that the land did not belong to the University but to the WCU Foundation. Staff reiterated they would look into it. Alex also reiterated that the only boundary change from the last application to this one was the Varra property.

The second change was with regards to a Water Facilities Study. City of Gunnison Public Works department has decided to pursue a study looking at the City's water main system, as well as the overall system including future needs with Gunnison Rising. The study should be ready by Friday, February 14, 2020. The applicant intends to work with the City based on the findings of the study. Alex also pointed out that the property owner has shared in the cost of the study.

The third change is in regards to moving the proposed location of the electrical substation. The location as depicted on the diagrams has been changed from the conceptual plan location. All locations are very conceptual at this point.

Commissioner Ferchau asked if the University was opposed to the first location. Staff stated that conversation has not been had yet. Alex thought that it was a cleaner approach to keep the potentially needed electrical substation on the owner's property at this point. Commissioner Ferchau asked if it would compromise any of the developable property with the new proposed location. Jamin stated that the new proposed location is on open space and much of the area up there is too sloped for it to be buildable.

The fourth change was amending the design standards section in response to commissioner comments at the last hearing, in particular the potential cost of the standards and flexibility. The applicant therefore added a defined exception process within the design standards. The exception process focuses on meeting the intent of the design standards.

Commissioner Ferchau asked who would hear petitions to vary from the design standards, would it be the City or an HOA. Alex answered that it would be the City that would hear variations from the design standards and not a HOA. Chair Larson additionally clarified that it was already part of the annexation agreement that the City would administer and enforce design standards within Gunnison Rising.

Commissioner Tocke asked about "A-1" on page 127. Alex indicated that it is a typo. Commissioner Tocke expressed concern that that the specificity of the design standards seems to create a lot of work to enforce. The applicant stated they added that specificity in order to make the code less open to interpretation. Alex stated that the addition of a exception process was added to provide an alternate path that is acceptable in the design standards. Commissioner Tocke stated he was glad to see the applicant listened to concerns of the Commission and provided some flexibility within the Standards.

Commissioner Taylor referenced page 55 within the packet and inquired if the design standards preclude the existence of balconies or a Parisian balcony where the doors open inward with a railing. Alex indicated, the depiction on page 55 is just one example of how the design standards can be met and the standards do not exclude balconies.

Commissioner Ferchau asked what the objective of tonight is? Staff answered that it is to hear public input as well as address questions. Chair Larson stated that most likely they would be continuing the hearing until next meeting.

The last change is the Use Regulations within the Maker's District and the Event Center District. Initially the applicant was thinking of smaller scale maker's spaces within these districts but after last meeting they also wanted to allow larger scale industrial uses as well. Some minor adjustments were made to not exclude larger scale industrial uses. These changes are mostly seen in the use table for these districts. Commissioner Ferchau asked if this is where larger format retail would also be allowed. The applicant stated it would also be allowed in the Commercial Main Street zone. Commissioner Ferchau asked what the acreage of the Maker's Zone is. Alex answered, 73 acres.

Commissioner Tocke asked about storage units within Gunnison Rising. The applicant felt that they did not get clear direction from the Commission with regard to storage units. Chair Larson also expressed that he had concern about decrease in parking would only put increased pressure on the existing storage units. Chair Larson believes that there needs to be an adjustment to off street parking or we need to figure out where stuff is going to go. Commissioner Taylor stated he does not agree with the concerns of Commissioner Tocke or Chair Larson. Commissioner Tocke stated that he believes that with Gunnison Rising the demand of storage units is going to increase further. Tocke further explained that he doesn't see the need for storage as only a problem for Gunnison Rising but the City as a whole along with the 3-Mile Plan.

Commissioner Taylor states that he doesn't agree with the premise that everyone needs to have a vehicle. Taylor also expressed that he doesn't see that we need to have a specific recommendation with regard to storage units. Taylor lives in the Industrial zone currently and is not offended by storage units and sees many vacant lots where more storage units could go. Commissioner Ferchau countered that just because a lot is vacant doesn't mean it is available (for sale) where more storage units can be built. Ferchau also believes with the density that is being proposed in Gunnison Rising that he has no doubts that there will be an increased need for storage units. Ferchau stated it needs to be accommodated somewhere.

Commissioner Ferchau is concerned with density and small lot sizes that are proposed within Gunnison Rising. He thinks that it is deceptive when it says traditional neighborhood but also have R2-2400 lots. Ferchau stated that it is hard for residents of Gunnison to even conceptualize what a 2400 square foot lot looks like when our smallest lot size currently is 6250 square feet. Alex rebutted this stating that 2400 square foot lot size is a minimum not a maximum, and the small lot size is to allow flexibility of having a smaller lot if that is what is desired or affordable. Ferchau is concerned about this kind of density, cited noise as a potential problem.

Commissioner Ferchau questioned the premise on which the lot sizes were based. Ferchau states that in his opinion the reason people are buying more townhomes is strictly because that is all that is left to buy. He thinks that more people would buy single family residences if they were available. Alex reiterated that there is nothing that requires them to build townhomes.

Commissioner Taylor states that he disagrees with Commissioner Ferchau. Commissioner Taylor thinks there are a lot of too big yards that are poorly maintained. Commissioner Taylor expressed that he sees a different side.

Public Input. Chair Larson opened hearing for public input at 8:04 PM

Matt Schwartz – Matt expressed he was pleased to see that storage units were not included. He likes that the east entrance to Gunnison will not have them. Believes the City is not responsible to provide a place for people to store their property. He is really pleased to see design standards for Gunnison Rising with option of alternative designs. One thing that he did not like is the Maker's Space, he doesn't believe that it is really a Maker's Space but industrial in nature. Maker's Space is a small artisan space with lots of foot traffic. In response to Commissioner Ferchau's opinions on density, Matt expressed that he has seen that type of density in other cities and believes that it works. Matt also stated that the denser the neighborhood is the lower the infrastructure cost per tax revenue is less. Believes that increased density is important moving forward.

Dick Bratton – expressed that he appreciates all the input. He believes that he has one chance to get it right. He thinks that maintaining the beauty of the east entrance to the City is really important. Dick stated if the rodeo grounds get relocated there will be plenty of room for more storage. He does not want big lots that become outdoor storage graveyards, similar to Tomichi Heights.

Commissioner Ferchau does not believe that berms are effective in shielding views. Commissioner Ferchau stated that he does not believe the Maker's Space is really an Artisan's live/work space. He believes that it will essentially be an industrial development and that is what it should be called. The Main Street zone in the plan does not seem realistic when it is difficult to have when 2 blocks of current downtown vibrant. There is more than a mile of Main Street in the current Gunnison Rising plan. Commissioner Ferchau stated that he likes the density and look of the South Main project in Buena Vista but they are expensive homes. If you want affordability on small lots then you are talking about a trailer park. Ferchau thinks there is a conflict between the design being proposed and the feasibility of being able to attain the affordability result with the proposed design standards. Commissioner Ferchau stated with out seeing the pro-forma he doesn't see it as realistic. Commissioner Ferchau expressed concern over the density proposed. He stated his personal experience tells him that families want more space and in denser neighborhoods like VanTuyl there is a big problem with noise and dogs. Ferchau does not think that the density portrays the heritage of the community. There was a discussion between Commissioner Ferchau, Dick Bratton, and Matt Schwartz with regard to what the market will be for Gunnison Rising. Matt Schwartz stated that our market 10-15 years from now will be dramatically different from the current one.

Commissioner Iverson stated that he works with a couple of millennials whom currently reside in small rental houses, whose dream is something larger like what Commissioner Ferchau was talking about not a small lot with a small house.

Commissioner Taylor stated that characters of the town can change. Taylor said that what interests him is what the town can be, not what it has been. Taylor argues against large lots with badly maintained yards, stating that if you are going to have a large lawn then it should be maintained so that it is a credit to the neighborhood.

Chair Larson asked two other realtors their opinions of what they are seeing with their businesses.

Steve Mills – is enlightened with all the discussion. Expressed a concern for the density that is proposed. He would like to have more information before he expresses an opinion. His experience in real estate has been more in line with Commissioners Ferchau and Iverson.

Jay Miller – has been in the valley for several years. He is appreciative of all the information tonight. States he probably should have been involved sooner. People he has talked to, would like a place for their kids and dogs. Wondering about the density and how it will work out. Likes that VanTuyl preserves some of the character of Gunnison and it not all modular homes.

David Assad – Director of the ICELab. Thinks that it is concerning that we are talking about the minimum lot size like it is too small. It is a minimum not a maximum. Confused why we are talking about it so much. I think the role of the Planning Commission is to see that what is built is not objectionable; and it is not their job to look through a crystal ball and determine what everyone will want in the future. The developer should have the risk of whether it is really what people want.

Commissioner Ferchau stated that he is mostly concerned about the compatibility such density next door to larger lots, he does not think it will work. If there is only 20-30 acres fine, it would appeal to a portion of the market. Mainly he is concerned with this type of zoning on the whole parcel without knowing if it is going to work. Alex advised that the PUD standards require zoning the entire parcel. Alex also stated that they have incorporated a variety of zoning throughout the entire parcel. Ferchau stated that he is in disagreement of lot sizes under 6,250 square feet and does not think that there is a consumer demand for it. Alex explained that everyone in the room could be right and still be accommodated by the proposed plan. There is a variety of possibilities with the proposed zoning.

Chair Larson commented asking about what is in this PUD application that will keep us from being back here in 10 years.

Matt Schwartz asked us not make long term decisions on the current situation.

Commissioner Ferchau asked about phasing. Alex stated this application establishes a base, a lot of other decisions are yet to be made.

Further discussion about affordability of units. Commissioner Ferchau asked about a finished price point of R2-2400. Dick Bratton opposed the question. Commissioner Ferchau is concerned with what price point is considered affordable.

Commissioner Tocke is concerned that adding design standards is negating the affordability of smaller units.

ACTION

Commissioner Tocke moved and Commissioner Perusek seconded, to continue the public hearing for a Major Change to a PUD, ZA 20-1 to revise zoning designations and amend the Gunnison Rising PUD Development Standards until February 26, 2020, at 7:30 PM.

Roll Call Yes: Ferchau, Larson, Taylor, Iverson, Perusek, Tocke

Roll Call No:

Roll Call Absent: Higgins

Roll Call Abstain:

Motion carried

VII. POSSIBLE RECOMMENDATION – GUNNISON 2030 COMPREHENSIVE PLAN

Commissioner Ferchau asked whether the Gunnison Rising PUD effects the Comp Plan. Director Sinkewich stated that it should not.

Commissioner Perusek asked about bike lanes within the transportation module of the Comprehensive Plan. He understood that there was a plan to have angled parking with painted bike lanes. Staff clarified that Virginia will not have continuous bike lanes and there is not a plan for bike lanes on Main Street and Tomichi Avenue.

Commissioner discussion regarding recommending approval to City Council before final edits have been incorporated. The discussion ended with as long as there is no substantial changes to content and intent of the Comprehensive Plan they felt comfortable recommending approval to City Council.

ACTION

Commissioner Tocke moved and Commissioner Ferchau seconded, to recommend APPROVAL of the Gunnison 2030 Comprehensive Plan to City Council with edits incorporated into the document and no substantial change to intent of the document.

Roll Call Yes: Perusek, Larson, Taylor, Iverson, Ferchau, Tocke

Roll Call No:

Roll Call Absent: Higgins

Roll Call Abstain:

Motion carried

VIII. CONSIDERATION OF THE JANUARY 16, 2020 MEETING MINUTES

Commissioner Perusek moved and Commissioner Taylor seconded, to approve the January 16, 2020 meeting minutes, as presented.

Roll Call Yes: Ferchau, Tocke, Larson, Iverson, Taylor, Perusek

Roll Call No:

Roll Call Absent: Higgins

Roll Call Abstain:

Motion carried

IX. MOTION TO EXCUSE COMMISSIONER HIGGINS FROM THE FEBRUARY 12, 2020 MEETING.

Commission member Perusek moved and Commission member Ferchau seconded, to excuse Commissioner Higgins from the February 12, 2020 meeting.

Roll Call Yes: Tocke, Larson, Taylor, Iverson, Ferchau, Perusek

Roll Call No:

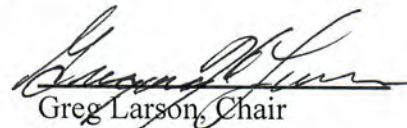
Roll Call Absent: Higgins

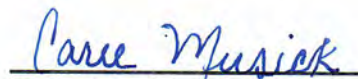
Roll Call Abstain:

Motion carried

X. ADJOURNED AT 9:25 PM BY CHAIR LARSON

Attest:


Greg Larson, Chair


Caree Musick, Planning Technician

Andie Ruggera

From: Greg Larson <greg@glcomputers.net>
Sent: Wednesday, February 26, 2020 7:44 AM
To: Andie Ruggera; Anton Sinkewich
Subject: Fwd: Gunnison Rising

This was sent this morning

Greg Larson
GL Computer Service

Get [Outlook for Android](#)

From: John Norton <john@nortonglobal.com>
Sent: Wednesday, February 26, 2020 7:24:01 AM
To: Greg Larson <greg@glcomputers.net>
Subject: Gunnison Rising

Greg, I am traveling and unable to attend your meeting tonight.

I hope you can find your way to supporting Gunnison Rising in its current configuration. The plan, over the years, is one that I would characterize as having moved from a very mediocre plan to a very excellent one. It is a plan with its eyes on the future instead of on the past.

One of the most appealing parts of the plan is the ability for owners to build small homes. Five of us grew up in a 1600' home in Pittsburgh. We didn't know that in the future 1600' would be considered small, though our home worked fine for us! We did our homework at the dining room table.

Our economic development efforts at the ICELab will come to naught if we don't get support from planning, the city, and the county. One of the reasons Catapult graduate Geyser Systems decided to relocate from Texas to Montrose instead of Gunnison was housing costs. There is no question the the economic reality of supply and demand impacts housing in our valley, and that Gunnison Rising will increase needed supply and have a deflationary effect on home pricing. To the good of anyone hoping to relocate his or her business here or to start a business here.

Thank you,

John

John Norton
NortonGlobal.com
P.O. Box 2765
Crested Butte, CO. 81224
970.379.5498

Applicant Name(s):	
Phone #: _____ Fax #: _____ E-Mail: _____	
Mailing Address: _____	
City: _____ State: _____ Zip: _____	
Legal Description	
Site Address of Property: _____ Zoning _____ Block: _____ Lot(s): _____ Addition: _____	
Disclosure of Ownership- Please provide one of the following:	
<input type="checkbox"/> Assessor Parcel Info <input type="checkbox"/> Mortgage <input type="checkbox"/> Deed <input type="checkbox"/> Judgments <input type="checkbox"/> Liens <input type="checkbox"/> Contract <input type="checkbox"/> Easement Agreement <input type="checkbox"/> Other Agreements	
Summary of Request:	
Attachments: <input type="checkbox"/> Vicinity Map (8.5"X11") <input type="checkbox"/> Description of Proposal <input type="checkbox"/> Names, Addresses and Map of Adjoining Property Owners (From Assessor's Office) <input type="checkbox"/> Vested Property Rights <input type="checkbox"/> Authorization of Agent (Power of Attorney from Owner, if not the applicant) <input type="checkbox"/> Site Plan (11"x17") to scale , includes dimensions and location of all structures, parking spaces and access, snow storage, landscaping, live cover, utility lines, road/street names, land uses of adjacent properties, setbacks. Include a table for all dimensional requirements based on §2.6. (See attached sample)	
YOU ARE REQUIRED TO SUBMIT FOUR (4) COMPLETE COPIES OF YOUR APPLICATION	
Signature(s)	
_____	Date _____
_____	Date _____
For Office Use Only	
<input type="checkbox"/> Conditional Use <input type="checkbox"/> Variance <input type="checkbox"/> Zoning Amendment <input type="checkbox"/> Major Subdivision <input type="checkbox"/> Minor Subdivision <input type="checkbox"/> Subdivision Exemption <input type="checkbox"/> Mobile Home/RV Park <input type="checkbox"/> PUD <input type="checkbox"/> Vacation <input type="checkbox"/> Consolidated Application	

Application Fact Sheet

City of Gunnison Land Development Code

Minimum Application Contents

In accordance with §6.5 C.

City of Gunnison

P.O. Box 239

Gunnison, CO 81230

(970)641-8090

Applicant Name(s): Western Colorado University Foundation Attn: Tom Burggraf, Executive Director

Phone #: (503) 893-4706 **Fax #:** _____ **E-Mail:** tburggraf@western.edu

Mailing Address: 909 E. Escalante Drive

City: Gunnison **State:** CO **Zip:** 81231

Legal Description W. 6.88 AC of Tract B Subd. and 10 AC in SE 1/4 SE 1/4 Sec 36, T50 N, R1 W, NMPM, Rec #617653

Site Address of Property: _____ **Zoning** Multiple Zones
Block: _____ Lot(s): _____ Addition: _____

Disclosure of Ownership- Please provide one of the following:

Assessor Parcel Info Mortgage Deed Judgments

Liens Contract Easement Agreement Other Agreements

Summary of Request:

Major Change application to the Gunnison Rising PUD to implement the revised conceptual plan for the site and to include the land owned by the Western Colorado University Foundation in the PUD.

Note: Assessor parcel info attached is only for the Western property. All other attachments are for the entire PUD.

Attachments: Vicinity Map (8.5"X11") Description of Proposal

Names, Addresses and Map of Adjoining Property Owners (From Assessor's Office)

Vested Property Rights Authorization of Agent (Power of Attorney from Owner, if not the applicant)

Site Plan (11"x17") **to scale**, includes dimensions and location of all structures, parking spaces and access, snow storage, landscaping, live cover, utility lines, road/street names, land uses of adjacent properties, setbacks. Include a table for all dimensional requirements based on §2.6. (See attached sample)

YOU ARE REQUIRED TO SUBMIT FOUR (4) COMPLETE COPIES OF YOUR APPLICATION

Signature(s) Thomas Burggraf Date 2/26/2020

Date _____

For Office Use Only

- Conditional Use
- Major Subdivision
- Mobile Home/RV Park
- Consolidated Application
- Variance
- Minor Subdivision
- PUD
- Zoning Amendment
- Subdivision Exemption
- Vacation

AUTHORIZATION OF AGENT

I/We, the undersigned owner(s) of the following described real property located in the City of Gunnison, Colorado, hereby authorize the following individual(s):

Jamin Kimmell, Cascadia Partners LLC 519 SW Park Avenue, Suite 215 503.893.4706

Name	Address	Phone
------	---------	-------

to act in my/our behalf concerning the application for action under the *Land Development Code* of the City of Gunnison.

Legal description and street address of the property for which application is being made:

See Appendix S to the PUD Major Change application submittal

Type/s of permit applied for:

- | | |
|------------------------------|----------|
| 1) <u>Major Change - PUD</u> | 3) _____ |
| 2) _____ | 4) _____ |

FIRST OWNER OF RECORD:

Gunnison Valley Properties, LLC

Printed Name of Property Owner

L. Richard Brattin Mac

Signature of Property Owner

10/09/2019
Date

~~SECOND OWNER OF RECORD:~~

~~Printed Name of Property Owner~~

~~Signature of Property Owner~~

~~Date~~

AUTHORIZATION OF AGENT

I/We, the undersigned owner(s) of the following described real property located in the City of Gunnison, Colorado, hereby authorize the following individual(s):

Jamin Kimmell, Cascadia Partners LLC 519 SW Park Ave., #215, Portla 503.893.4706

Name	Address	Phone
------	---------	-------

to act in my/our behalf concerning the application for action under the *Land Development Code* of the City of Gunnison.

Legal description and street address of the property for which application is being made:

E 5.2 AC OF TRACT B WILSON SUBDIVISION (SEC 31) #618344 #639737

Type/s of permit applied for:

- | | |
|-----------------------|----------|
| 1) Major Change - PUD | 3) _____ |
| 2) _____ | 4) _____ |

FIRST OWNER OF RECORD:

PASQUALE VARBA
Printed Name of Property Owner

Pasquale Varba
Signature of Property Owner

Jan. 7, 2020
Date

SECOND OWNER OF RECORD:

Printed Name of Property Owner

Signature of Property Owner

Date

AUTHORIZATION OF AGENT

I/We, the undersigned owner(s) of the following described real property located in the City of Gunnison, Colorado, hereby authorize the following individual(s):

Jamin Kimmell, Cascadia Partners LLC 519 SW Park Ave., #215, Portla 503.893.4706

Name	Address	Phone
------	---------	-------

to act in my/our behalf concerning the application for action under the *Land Development Code* of the City of Gunnison.

Legal description and street address of the property for which application is being made:

Pioneer Subdivision, 8.01 AC in NE 1/4 Sec. 1, T 49 N, R 1 W, NMPM,

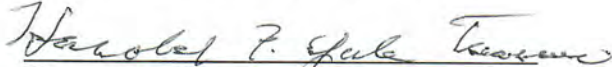
Type/s of permit applied for:

- | | |
|------------------------------|----------|
| 1) <u>Major Change - PUD</u> | 3) _____ |
| 2) _____ | 4) _____ |

FIRST OWNER OF RECORD:

The Gunnison Pioneer and Historical Society

Printed Name of Property Owner


Signature of Property Owner

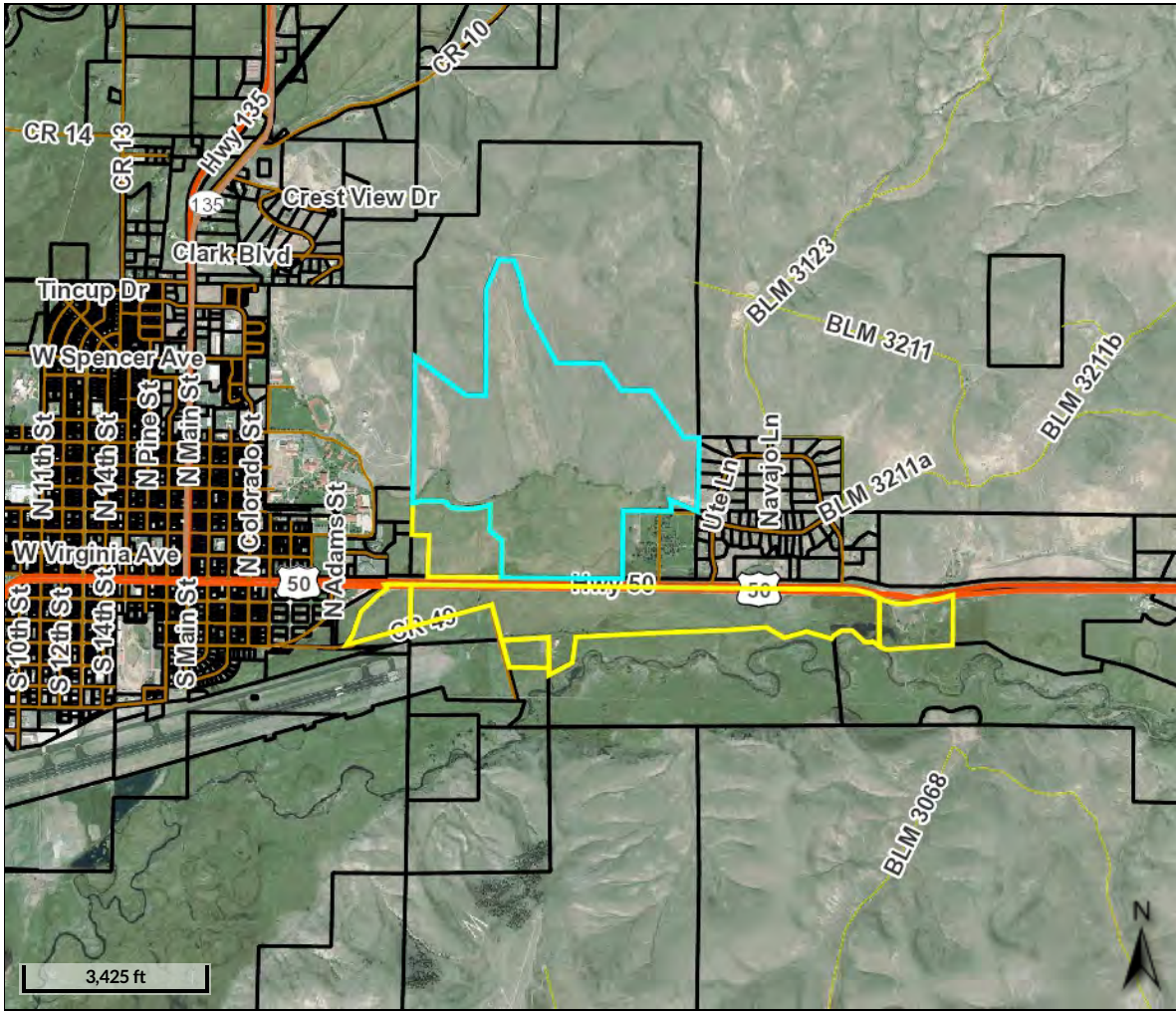
02/19/2020
Date

SECOND OWNER OF RECORD:

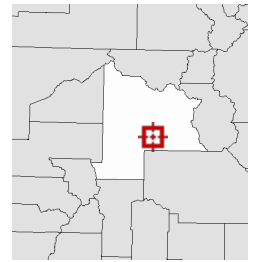
Printed Name of Property Owner

Signature of Property Owner

Date



Overview



Legend

- Parcels
- Roads**
 - Back Roads
 - Local Roads
 - State Highways
 - Unconstructed
- City Labels**
- County Outlines**
 - <all other values>
 - Gunnison

?									
Account Number	R071006	Owner Address	GUNNISON VALLEY PROPERTIES LLC C/O BYRON CHRISMAN	Total Current Value	\$43,110	Last 2 Sales			
Parcel Number	3699-000-00-133	Address	864 W SOUTH BOULDER RD LOUISVILLE, CO 80027-2410	Current Assessed Value	\$12,500	Date	Price	Qualified	
Account Type	Agricultural	Physical Address	, GUNNISON	Mill Levy	59.656				
Lot/Block	n/a	Subdivision	n/a	Total Value	\$43,110				
Tax	101	LEA	n/a	Last Year Taxes	\$718				
District		Legal Description	TRACT IN PT SE4SW4. SEC 30. PT S2N2. PT SW4NW4NW4. PT NE4NW4. PT N2S2. SW4SE4. PT SE4SW4. SEC 31 50N1E TOTAL 388.519 AC #611266						
Acres	388.519								
<p>(Note: Legal Description above is abbreviated for use on Assessor records and is not valid for use on legal documents.)</p>									

This electronic transmission may contain a map, diagram or information prepared by Gunnison County and represents generalized geographic data for general planning purposes only. The data portrayed should not be relied upon to establish legal title, boundary lines, the precise location of improvements, ownership, maintenance, easements or public rights-of-ways.

Date created: 10/9/2019
Last Data Uploaded: 10/9/2019 1:13:42 AM

Generate Owner List by Distance

Distance:

Show address of: Owner Property

Download format:

International mailing labels that exceed 5 lines are not supported on the Address labels (5160). For international addresses, please use the xlsx, csv or tab download formats.

Additional owner options:

All Owners

Additional mailing label options:

Show parcel id on label

Skip labels:

Recent Sales In Area

No data available for the following modules: Sales and Conveyance, Buildings, Photos, Sketches.

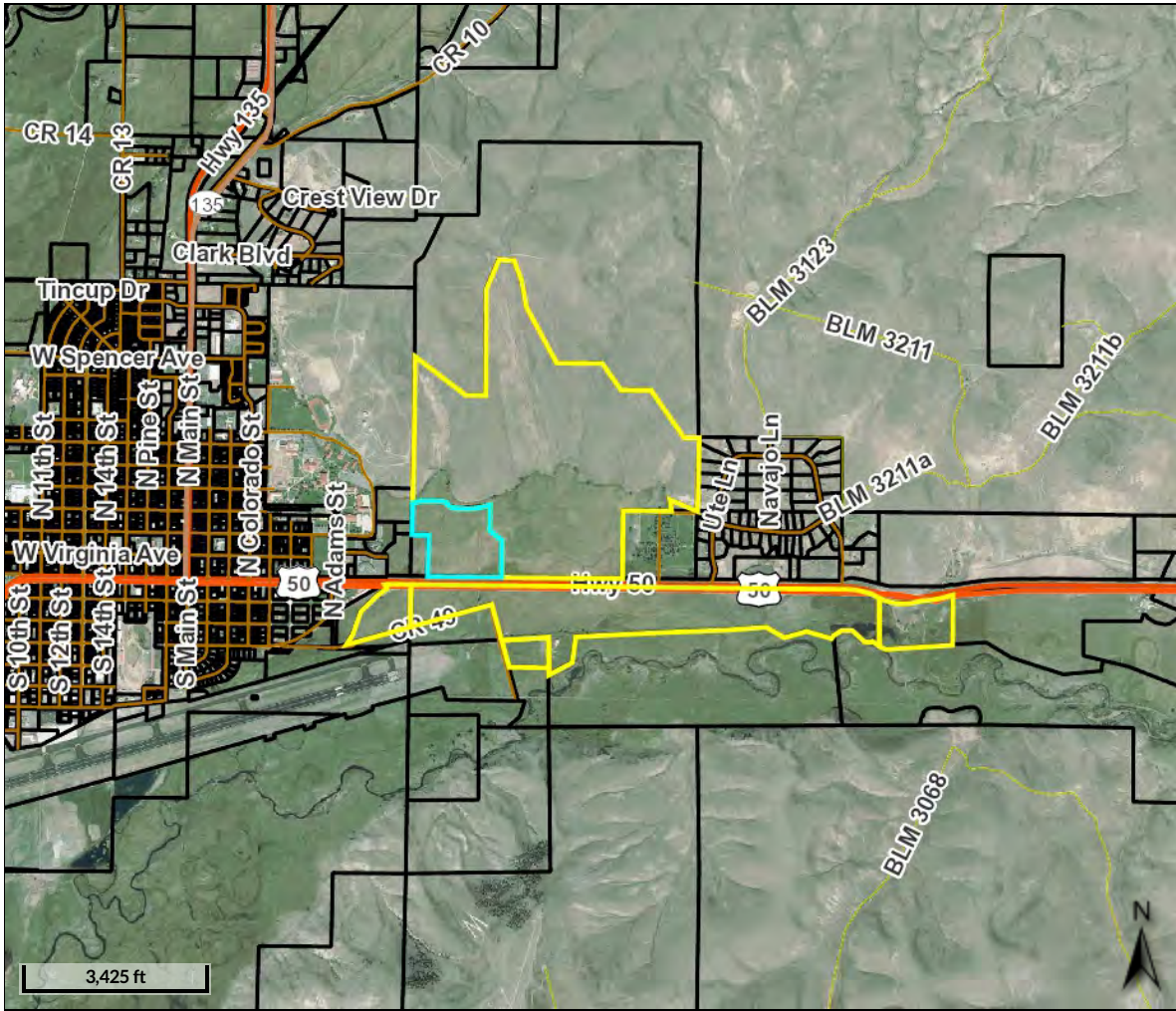
The Gunnison County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. All assessment information is subject to change before the next certified tax roll.

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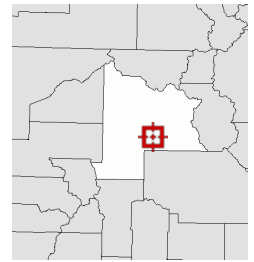
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Overview



Legend

- Parcels
- Roads**
 - Back Roads
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 - State Highways
 - Unconstructed
- City Labels**
- County Outlines**
 - <all other values>
 - Gunnison

?						
Account Number	R071005	Owner Address	GUNNISON VALLEY PROPERTIES LLC C/O BYRON CHRISMAN	Total Current Value	\$15,090	Last 2 Sales Date Price Qualified
Parcel Number	3699-000-08-001	Physical Address	864 W SOUTH BOULDER RD LOUISVILLE, CO 80027-2410	Current Assessed Value	\$4,380	n/a \$ n/a
Account Type	Agricultural	Subdivision	GUNNISON RISING SUBDIVISION NO 1	Mill Levy	59.656	
Lot/Block	n/a	LEA	ECON 1 MEADOW (12070)	Total Value	\$15,090	
Tax District	101	Legal Description	TRACT A GUNNISON RISING SUBDIVISION NO 1 PLAT #610833	Last Year Taxes	\$252	
Acres	40.191	(Note: Legal Description above is abbreviated for use on Assessor records and is not valid for use on legal documents.)				

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Date created: 10/9/2019
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Generate Owner List by Distance

Distance:

Show address of: Owner Property

Download format:

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Additional owner options:

All Owners

Additional mailing label options:

Show parcel id on label

Skip labels:

Recent Sales In Area

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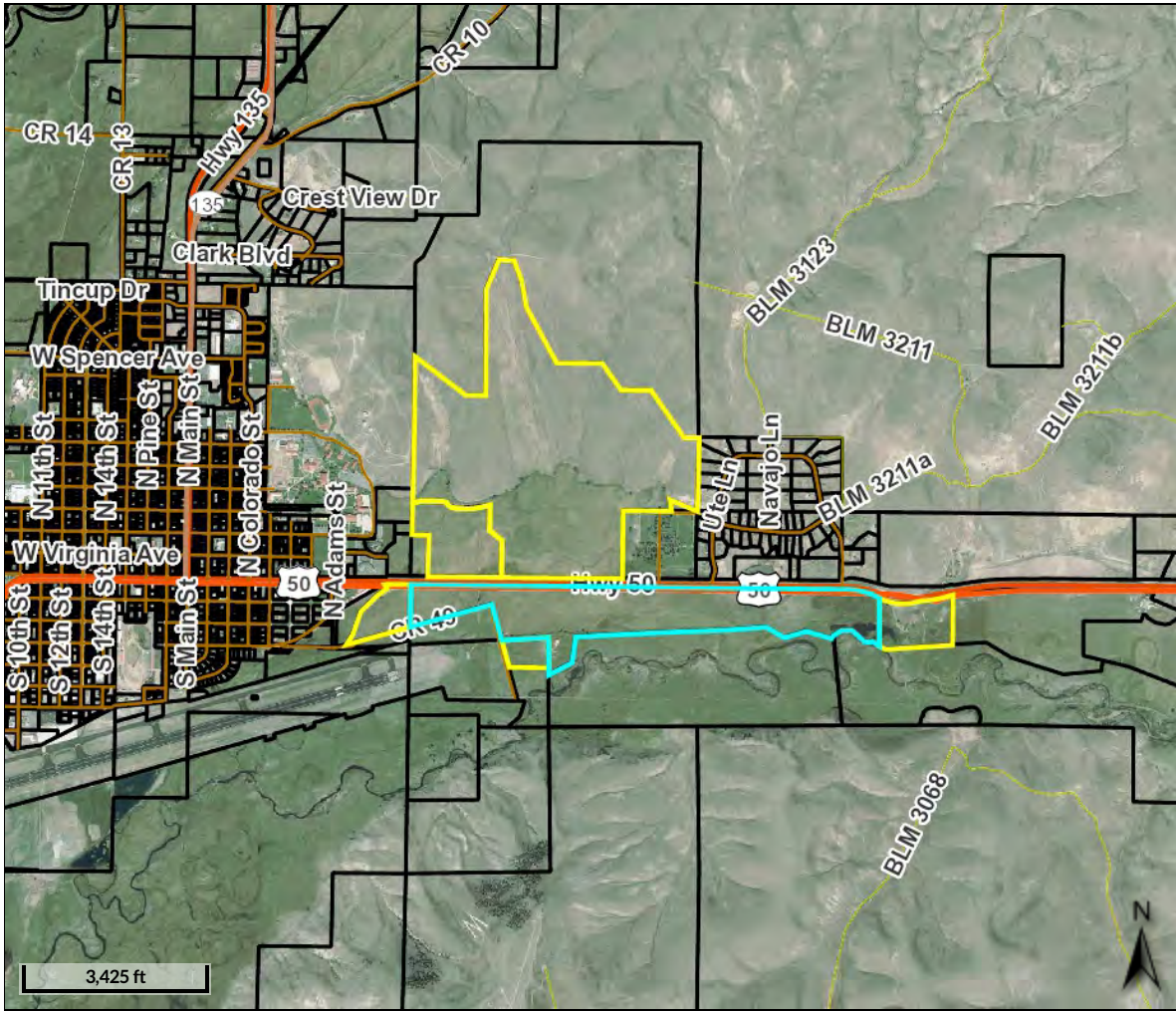
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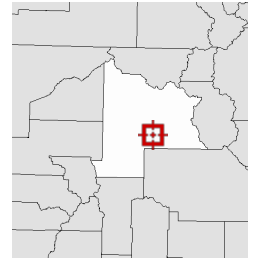
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?

Account Number	R011049	Owner Address	GUNNISON VALLEY PROPERTIES LLC C/O BYRON CHRISMAN	Total Value	\$85,060	Last 2 Sales	
Parcel Number	3789-000-00-070	Physical Address	864 W SOUTH BOULDER RD LOUISVILLE, CO 80027-2410	Current Value	\$24,670	Date	7/27/2005
Account Type	Mixed Use	Subdivision	n/a	Assessed Value		Price	\$5,350,000
Lot/Block	n/a	LEA	ECON 1 MEADOW (12070)	Mill Levy	59.656	Qualified	U
Tax District	101	Legal Description	TRACT IN PART OF NW4NE4. PART OF N2NW4. SEC 5, PART OF N2NE4. PART OF NW4NW4NE4.PART OF LOTS 3 & 4. SEC 6 49N1E	Total Value	\$85,060		
Acres	166.43		TOTAL 166.43 AC #611266	Last Year	\$3,673		
			(Note: Legal Description above is abbreviated for use on Assessor records and is not valid for use on legal documents.)	Taxes			

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Land

Land Description	Land Type	Acres	Site Access	Electricity	Sewer	Water	Other Attributes
MEADOW HAY LAND-AGRICULTURAL	Agricultural	12.81	YEAR ROUND	INSTALLED	ISDS SEPTIC SYSTEM INSTALLED	WELL INSTALLED	LAND TYPE PRIMARY - MEADOW
GRAZING LAND-AGRICULTURAL	Agricultural	7.66	YEAR ROUND	INSTALLED	ISDS SEPTIC SYSTEM INSTALLED	WELL INSTALLED	LAND TYPE PRIMARY - MEADOW
OTHER LAND-AGRICULTURAL	Agricultural	2.72	YEAR ROUND	INSTALLED	ISDS SEPTIC SYSTEM INSTALLED	WELL INSTALLED	LAND TYPE PRIMARY - MEADOW
MEADOW HAY LAND-AGRICULTURAL	Agricultural	35.62	YEAR ROUND	INSTALLED	ISDS SEPTIC SYSTEM INSTALLED	WELL INSTALLED	LAND TYPE PRIMARY - MEADOW
MEADOW HAY LAND-AGRICULTURAL	Agricultural	25.62	YEAR ROUND	INSTALLED	ISDS SEPTIC SYSTEM INSTALLED	WELL INSTALLED	LAND TYPE PRIMARY - MEADOW
SPEC.PURPOSE-LAND	Commercial	2.95	YEAR ROUND	INSTALLED	ISDS SEPTIC SYSTEM INSTALLED	WELL INSTALLED	LAND TYPE PRIMARY - MEADOW
MEADOW HAY LAND-AGRICULTURAL	Agricultural	18.50	YEAR ROUND	INSTALLED	ISDS SEPTIC SYSTEM INSTALLED	WELL INSTALLED	LAND TYPE PRIMARY - MEADOW
MEADOW HAY LAND-AGRICULTURAL	Agricultural	42.70	YEAR ROUND	INSTALLED	ISDS SEPTIC SYSTEM INSTALLED	WELL INSTALLED	LAND TYPE PRIMARY - MEADOW
GRAZING LAND-AGRICULTURAL	Agricultural	17.85	YEAR ROUND	INSTALLED	ISDS SEPTIC SYSTEM INSTALLED	WELL INSTALLED	LAND TYPE PRIMARY - MEADOW

Sales and Conveyance

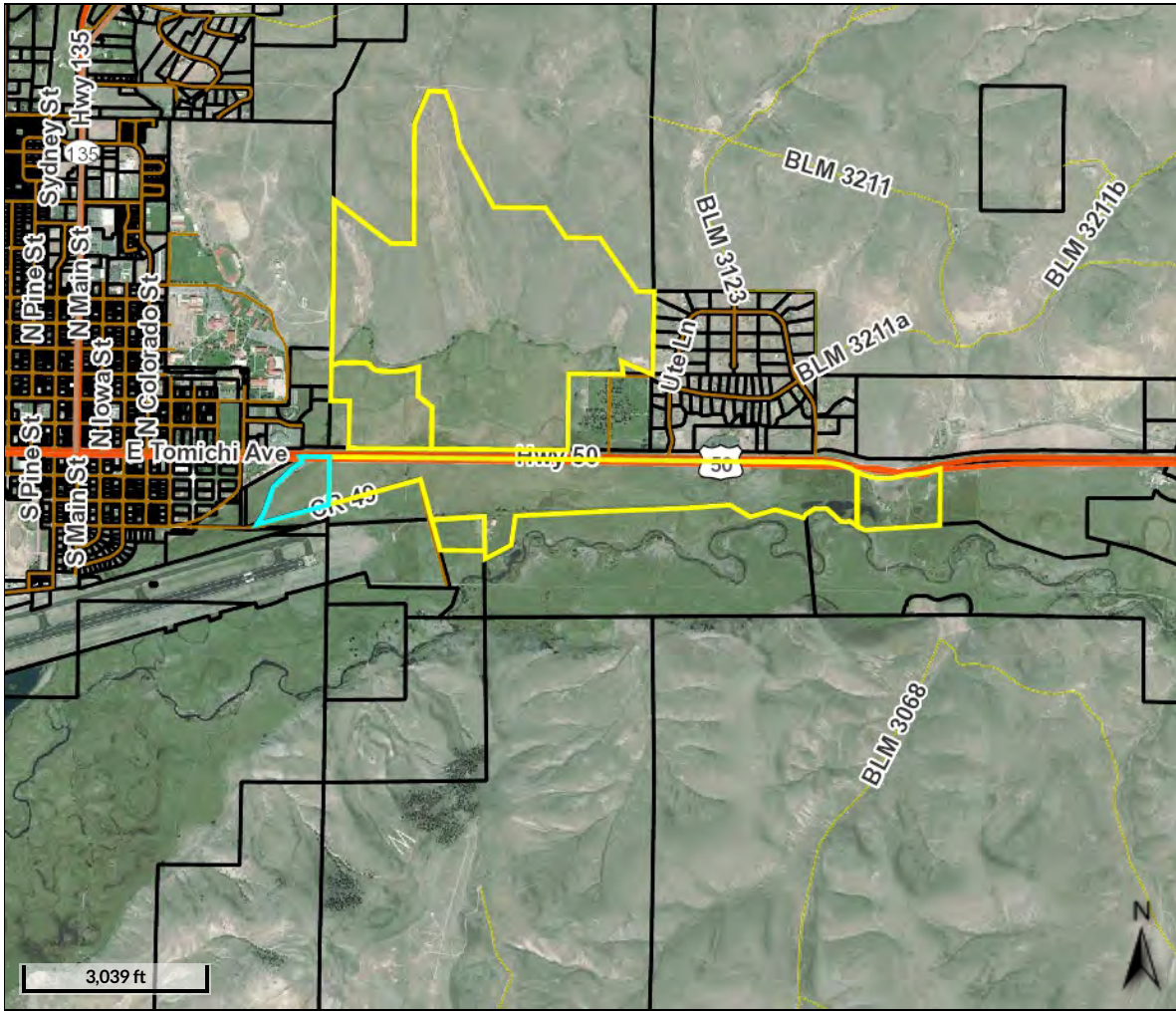
Sale Date	Sale Amount	Adjusted Sales Price	Grantor	Grantee	Vacant or Improved (at time of sale)	Reception #	Deed Type
7/27/2005	\$5,350,000	\$5,350,000	GARFIELD PARTNERSHIP	GUNNISON VALLEY PARTNERS LLC	Improved	556289	WARRANTY DEED - FEE
6/1/2003	\$3,000,000	\$3,000,000	GARFIELD INVESTMENTS INC	GARFIELD PARTNERSHIP	Vacant	556285	WARRANTY DEED - FEE
2/16/1993	\$341,500	\$341,500	Unknown	Unknown	Vacant	B000720P000251-1	WARRANTY DEED - FEE

Buildings

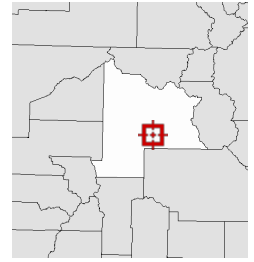
Building Number	1	Roof	
Building Description	RESORT	Exterior	
Occupancy Type	Bath Houses	Foundation	Slab
Original Year Built		Windows	
Effective Year Built	1994	Primary Heating System	
Percent Complete	100%	Domestic Hot Water	
Quality of Construction	Fair	Landscaping	
Exterior Condition	Average	Above-grade Living Area	954 sqft
Interior Condition		Finished Basement	
Bedrooms	0	Unfinished Basement	
Bathrooms	0	Garage	
Stories	1		

Building Number	2	Roof	
Building Description	RESORT	Exterior	
Occupancy Type	Shed Office Structure	Foundation	Treated Wood
Original Year Built		Windows	
Effective Year Built	1900	Primary Heating System	
Percent Complete	100%	Domestic Hot Water	
Quality of Construction	Low	Landscaping	
Exterior Condition	Average	Above-grade Living Area	176 sqft
Interior Condition		Finished Basement	
Bedrooms	0	Unfinished Basement	
Bathrooms	0	Garage	
Stories	1		

Building Number	3	Roof	
Building Description	RESORT	Exterior	
Occupancy Type	Pavilions	Foundation	Slab
Original Year Built		Windows	
Effective Year Built	1994	Primary Heating System	
Percent Complete	100%	Domestic Hot Water	
Quality of Construction	Low	Landscaping	
Exterior Condition	Average	Above-grade Living Area	7,500 sqft
Interior Condition		Finished Basement	
Bedrooms	0	Unfinished Basement	
Bathrooms	0	Garage	
Stories	1		



Overview



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?									
Account Number	R072104	Owner Address	GUNNISON VALLEY PROPERTIES LLC C/O BYRON CHRISMAN		Total Current Value	\$6,210	Last 2 Sales		
Parcel Number	3787-010-00-070	Physical Address	864 W SOUTH BOULDER RD LOUISVILLE, CO 80027-2410		Current Assessed Value	\$1,800	Date	Price	Qualified
Account Type	Agricultural	Subdivision	n/a		Mill Levy	59.656	n/a	\$	n/a
Lot/Block	n/a	LEA	n/a		Total Value	\$6,210			
Tax District	101	Legal Description	16.54 AC IN NE4NE4. SEC 149N1W #611266		Last Year Taxes	\$104			
Acres	16.54	(Note: Legal Description above is abbreviated for use on Assessor records and is not valid for use on legal documents.)							

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Generate Owner List by Distance

Distance:

Show address of: Owner Property

Download format:

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Additional owner options:

All Owners

Additional mailing label options:

Show parcel id on label

Skip labels:

Recent Sales In Area

Photos



No data available for the following modules: Sales and Conveyance, Buildings, Sketches.

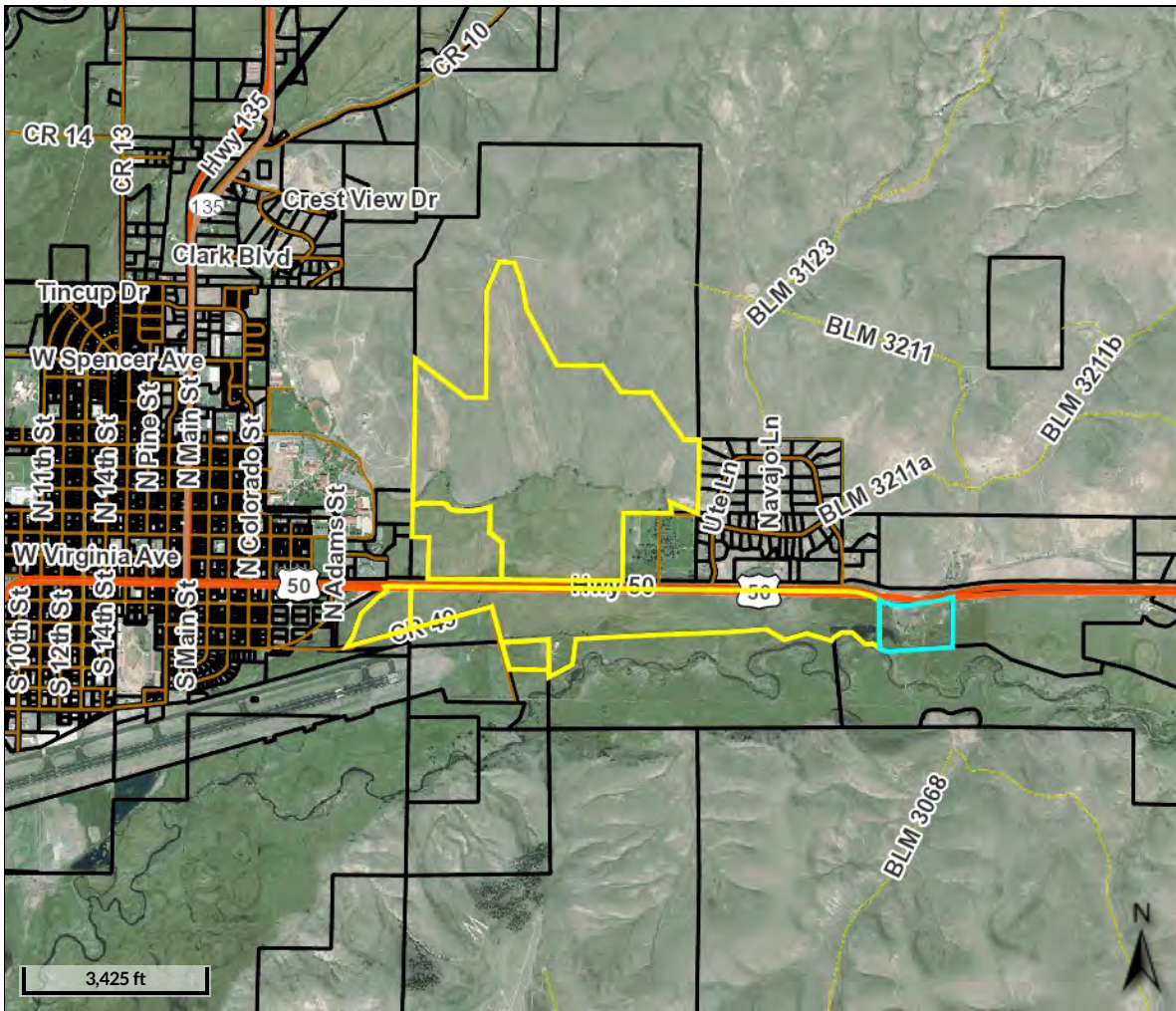
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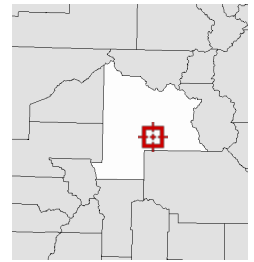
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?

Account Number	R007692	Owner Address	BRATTON DONNAR PO BOX 856 GUNNISON, CO 81230-0856	Total Value	\$723,790	Last 2 Sales	
Parcel Number	3789-000-00-064	Physical Address	42246 US HIGHWAY 50, GUNNISON	Current Value	\$44,930	Date	4/15/2009
Account Type	Mixed Use	LEA	ECON 1 MEADOW (12070)	Assessed Value		Price	\$0
Lot/Block	n/a	Legal Description	PT OF E2NW4NE4, & W2NE4NE4, SEC 5 49N1E 17.304 ACRES B498 P828 829 B718 P23 #590107	Mill Levy	59.656	Qualified	U
Tax District	101		(Note: Legal Description above is abbreviated for use on Assessor records and is not valid for use on legal documents.)	Total Value	\$723,790		
Acres	17.304			Last Year Taxes	\$2,357		

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Date created: 10/9/2019
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Land Description	Land Type	Acres	Site Access	Electricity	Sewer	Water	Other Attributes
MEADOW HAY LAND- AGRICULTURAL	Agricultural	3.61	YEAR AROUND GOVT MAINTAINED	INSTALLED	ISDS SEPTIC SYSTEM INSTALLED	WELL INSTALLED	LAND TYPE PRIMARY - MEADOW UNIQUE CHARACTERISTICS - WATER INFLUENCE UNIQUE CHARACTERISTICS - HIGHWAY INFLUENCE SITE IMPROVEMENTS - IMPROVED DIRT OR GRAVEL DRIVEWAY VIEWS - SCENIC OR ABOVE AVERAGE
GRAZING LAND- AGRICULTURAL	Agricultural	11.69	YEAR AROUND GOVT MAINTAINED	INSTALLED	ISDS SEPTIC SYSTEM INSTALLED	WELL INSTALLED	LAND TYPE PRIMARY - MEADOW UNIQUE CHARACTERISTICS - WATER INFLUENCE UNIQUE CHARACTERISTICS - HIGHWAY INFLUENCE SITE IMPROVEMENTS - IMPROVED DIRT OR GRAVEL DRIVEWAY VIEWS - SCENIC OR ABOVE AVERAGE

Sales and Conveyance

Sale Date	Sale Amount	Adjusted Sales Price	Grantor	Grantee	Vacant or Improved (at time of sale)	Reception #	Deed Type
4/15/2009	\$0	\$0	BRATTON L RICHARD	BRATTON DONNA R		590107	WARRANTY DEED - NO FEE

Buildings

Building Number	1	Roof	Composition - Asphalt Shingle
Building Description	Single Family Dwelling	Exterior	Stone & Wood or Log
Occupancy Type	CONVENTIONAL	Foundation	Concrete
Original Year Built	1977	Windows	Average
Effective Year Built	1977	Primary Heating System	
Percent Complete	100%	Domestic Hot Water	
Quality of Construction	Good	Landscaping	Above Average
Exterior Condition	Average	Above-grade Living Area	3,324 sqft
Interior Condition	Good	Finished Basement	
Bedrooms	4	Unfinished Basement	
Bathrooms	3	Garage	728 sqft
Stories	3		

Generate Owner List by Distance

Distance:

Show address of: Owner Property

Download format:

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Additional owner options:

All Owners

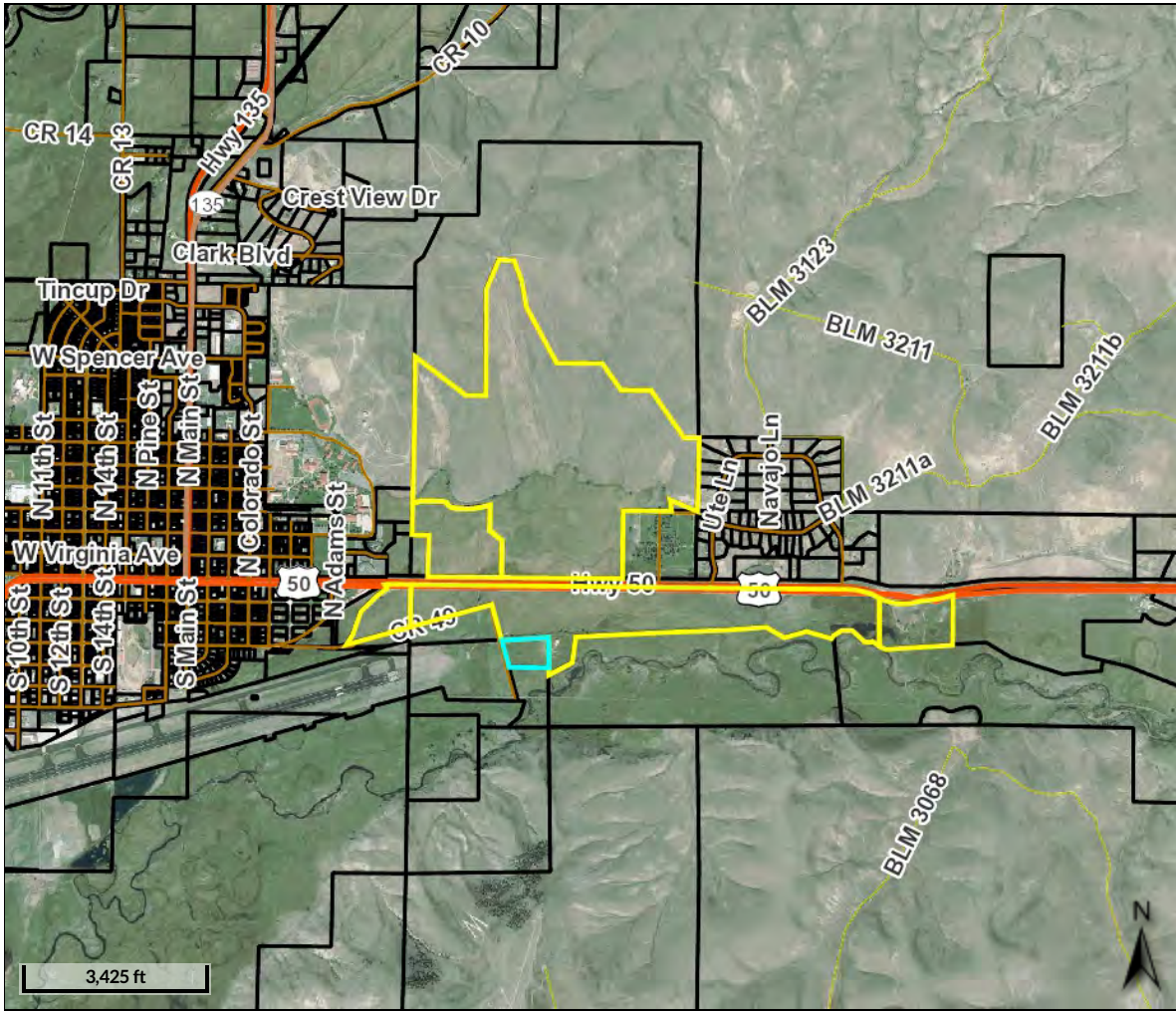
Additional mailing label options:

Show parcel id on label

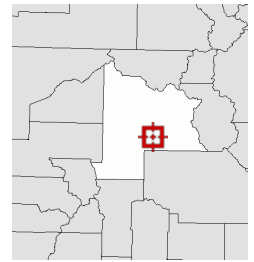
Skip labels:

Recent Sales In Area

Photos



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?												
Account Number	R002469	Owner Address	GUNNISON VALLEY PROPERTIES LLC C/O BYRON CHRISMAN		Total Current Value	\$3,910	Last 2 Sales Date	7/27/2005	Price	\$5,350,000	Qualified	U
Parcel Number	3789-000-00-072	Physical Address	864 W SOUTH BOULDER RD LOUISVILLE, CO 80027-2410		Current Value	\$1,130	6/1/2003	\$3,000,000	U			
Account Type	Agricultural	Subdivision	n/a		Assessed Value							
Lot/Block	n/a	LEA	n/a		Mill Levy	55.148						
Tax District	100	Legal Description	6.47 AC IN LOT 3. 3.93 AC IN SE4NW4. SEC 6 49N1E #611266		Total Value	\$3,910						
Acres	10.4			(Note: Legal Description above is abbreviated for use on Assessor records and is not valid for use on legal documents.)		Last Year Taxes	\$60					

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Date created: 10/9/2019
Last Data Uploaded: 10/9/2019 1:13:42 AM

Sales and Conveyance

Sale Date	Sale Amount	Adjusted Sales Price	Grantor	Grantee	Vacant or Improved (at time of sale)	Reception #	Deed Type
7/27/2005	\$5,350,000	\$5,350,000	GARFIELD PARTNERSHIP	GUNNISON VALLEY PARTNERS LLC	Improved	556289	WARRANTY DEED - FEE
6/1/2003	\$3,000,000	\$3,000,000	GARFIELD INVESTMENTS INC	GARFIELD PARTNERSHIP	Vacant	556285	WARRANTY DEED - FEE
2/16/1993	\$341,500	\$341,500	Unknown	Unknown	Vacant	B000720P000251-1	WARRANTY DEED - FEE

Generate Owner List by Distance

Distance:

Show address of: Owner Property

Download format:

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Additional owner options:

All Owners

Additional mailing label options:

Show parcel id on label

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Recent Sales In Area

Photos



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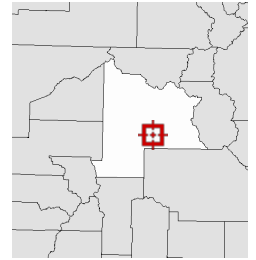
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?

Account Number	R071037	Owner Address	VARRA PASQUALE 8120 GAGE ST FREDERICK, CO 80516-	Total Current Value	\$1,950	Last 2 Sales		
Parcel Number	3701-360-03-004	Physical Address	COLLEGE AVE, GUNNISON	Current Assessed Value	\$570	Date	Price	Qualified
Account Type	Agricultural	Subdivision	WILSON SUBDIVISION	Mill Levy	53.67	n/a	\$	n/a
Lot/Block	B	LEA	GUNNISON RESIDENTIAL VACANT (10250)	Total Value	\$1,950			
Tax	100	Legal Description	E 5.2 AC OF TRACT B WILSON SUBDIVISION (SEC 31) #618344 #639737	Last Year Taxes	\$30			
District		(Note: Legal Description above is abbreviated for use on Assessor records and is not valid for use on legal documents.)						
Acres	5.2							

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Date created: 1/10/2020
Last Data Uploaded: 1/10/2020 6:18:46 AM

Prior Year Assessment Information

Year	Actual Value	Assessed Value	Mill Levy	Ad Valorem Taxes
2018	\$1,880	\$550	55.148	\$30.33
2017	\$1,880	\$550	55.842	\$30.71
2016	\$1,780	\$520	55.624	\$28.93
2015	\$1,780	\$520	54.929	\$28.55
2014	\$1,660	\$480	56.217	\$27.00
2013	\$1,660	\$480	49.778	\$23.91

Contact the Treasurer's Office for current property tax amount due. Do not use the figures above to pay outstanding property taxes.

Land

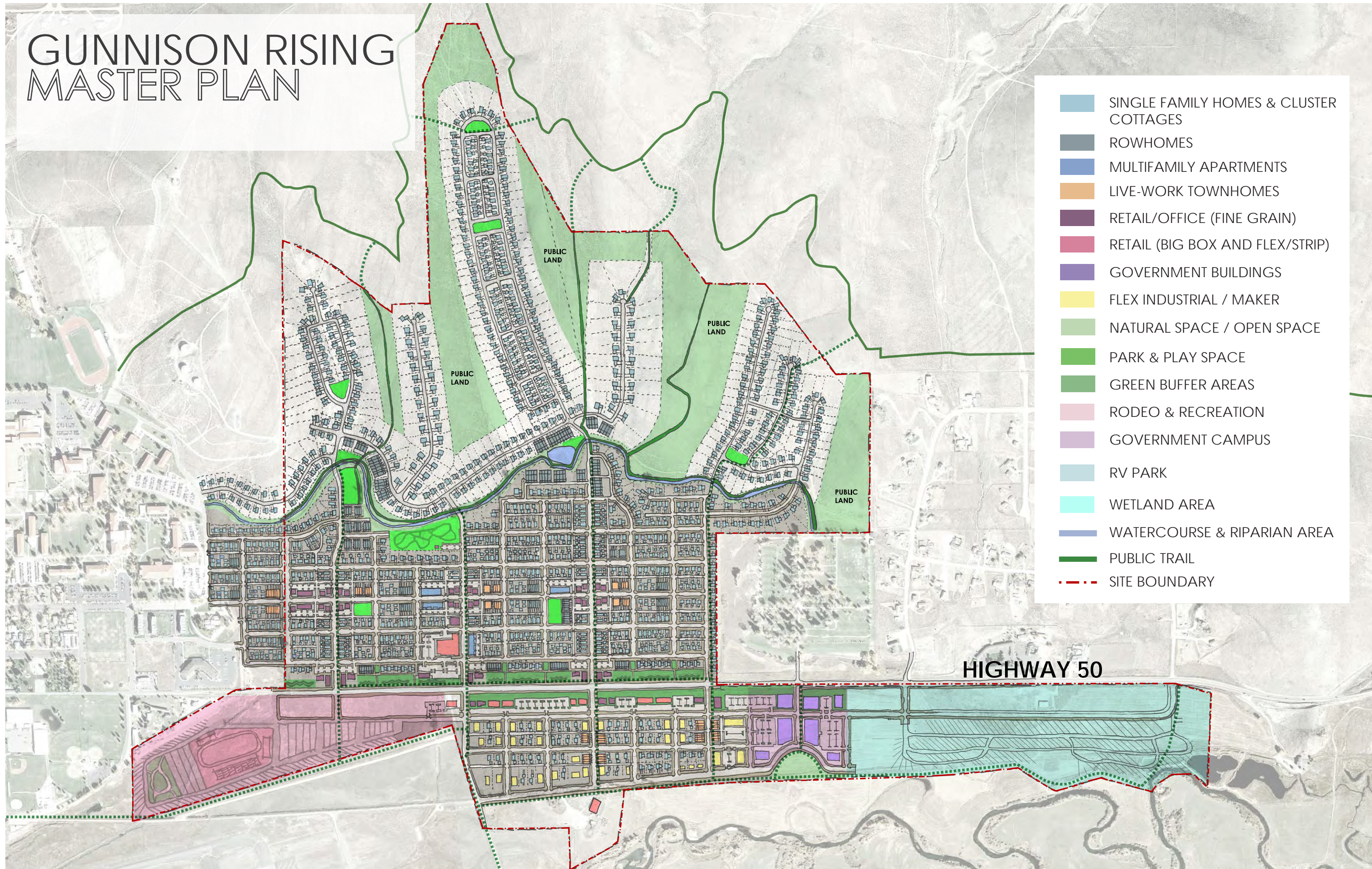
Land Description	Land Type	Acres	Site Access	Electricity	Sewer	Water	Other Attributes
MEADOW HAY LAND- AGRICULTURAL	Agricultural	3.02	YEAR AROUND GOVT MAINTAINED	NOT INSTALLED AVAILABLE NEAR SITE	CENTRAL AVAILABLE NEAR SITE	DOMESTIC AVAILABLE NEAR SITE	LAND TYPE PRIMARY - MEADOW TREE TYPE - COTTONWOOD UNIQUE CHARACTERISTICS - HIGHWAY INFLUENCE SITE IMPROVEMENTS - UNIMPROVED DIRT DRIVEWAY VIEWS - SCENIC OR ABOVE AVERAGE
MEADOW HAY LAND- AGRICULTURAL	Agricultural	2.18	YEAR AROUND GOVT MAINTAINED	NOT INSTALLED AVAILABLE NEAR SITE	CENTRAL AVAILABLE NEAR SITE	DOMESTIC AVAILABLE NEAR SITE	LAND TYPE PRIMARY - MEADOW TREE TYPE - COTTONWOOD UNIQUE CHARACTERISTICS - HIGHWAY INFLUENCE SITE IMPROVEMENTS - UNIMPROVED DIRT DRIVEWAY VIEWS - SCENIC OR ABOVE AVERAGE

ADJOINING PROPERTY OWNERS WITHIN 100 FEET OF GUNNISON RISING PUD (UPDATED TO INCLUDE VARRA PROPERTY 1-9-2020)

ParcelId	OwnerName	OwnerAddress1	OwnerAddress2	OwnerAddress3	OwnerCityStZip
R001441	WESTERN STATE COLLEGE	600 N ADAMS ST			GUNNISON, CO 81231-7000
R001924	GUNNISON COUNTY PIONEER & HISTORICAL SOCIETY	PO BOX 824			GUNNISON, CO 81230-0824
R002469	GUNNISON VALLEY PROPERTIES LLC C/O BYRON CHRISMAN	864 W SOUTH BOULDER RD			LOUISVILLE, CO 80027-2410
R006980	WHITESIDES ROBERT D	239 UTE LN			GUNNISON, CO 81230-9501
R007135	STERLING DONALD L	351 UTE LN			GUNNISON, CO 81230-8703
R007135	STERLING PATRICIA A	351 UTE LN			GUNNISON, CO 81230-8703
R007635	BARTON FREDERICK M	401 UTE LN			GUNNISON, CO 81230-8703
R007635	BARTON MELVA	401 UTE LN			GUNNISON, CO 81230-8703
R007692	BRATTON DONNA R	PO BOX 856			GUNNISON, CO 81230-0856
R007848	RINALDI PETER W	287 UTE LN			GUNNISON, CO 81230-9501
R007848	RINALDI SUSAN D	287 UTE LN			GUNNISON, CO 81230-9501
R007976	COLBURN MAGALI DANIELLE	379 UTE LN			GUNNISON, CO 81230-8703
R007976	HEMKER SPENCER CALEB	379 UTE LN			GUNNISON, CO 81230-8703
R008065	BROOKS DEBRA J	197 UTE LN			GUNNISON, CO 81230-9501
R008065	BROOKS MICHAEL R	197 UTE LN			GUNNISON, CO 81230-9501
R008810	ANDERSON ROBERTA	433 UTE LN			GUNNISON, CO 81230-8703
R008810	ANDERSON ROY W	433 UTE LN			GUNNISON, CO 81230-8703
R008922	WESTERN STATE COLORADO UNIVERSITY	600 N ADAMS ST			GUNNISON, CO 81231-7000
R010309	WESTERN STATE COLORADO UNIVERSITY FOUNDATION	PO BOX 1264			GUNNISON, CO 81230-1264
R010309	WESTERN STATE COLORADO UNIVERSITY FOUNDATION	PO BOX 1264			GUNNISON, CO 81230-
R011049	GUNNISON VALLEY PROPERTIES LLC C/O BYRON CHRISMAN	864 W SOUTH BOULDER RD			LOUISVILLE, CO 80027-2410
R027035	GUNNISON COUNTY	200 E VIRGINIA AVE			GUNNISON, CO 81230-2248
R032709	BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GUNNISON COLORADO	200 E VIRGINIA AVE STE 104			GUNNISON, CO 81230-2248
R033098	U S A - BLM				WASHINGTON, DC 20013
R033230	GUNNISON CEMETERY DISTRICT #1	PO BOX 7079			GUNNISON, CO 81230-7079
R042903	DIVISION OF WILDLIFE	6060 BROADWAY			DENVER, CO 80216-1029
R043517	BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GUNNISON COLORADO	200 E VIRGINIA AVE STE 104			GUNNISON, CO 81230-2248
R043518	BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GUNNISON COLORADO	200 E VIRGINIA AVE STE 104			GUNNISON, CO 81230-2248
R043519	BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GUNNISON COLORADO	200 E VIRGINIA AVE STE 104			GUNNISON, CO 81230-2248
R045466	WESTERN STATE COLORADO UNIVERSITY FOUNDATION	PO BOX 1264			GUNNISON, CO 81230-1264
R045546	DIVISION OF WILDLIFE	6060 BROADWAY			DENVER, CO 80216-1029
R045547	DIVISION OF WILDLIFE	6060 BROADWAY			DENVER, CO 80216-1029
R070445	GUNNISON CEMETERY DISTRICT #1	PO BOX 7079			GUNNISON, CO 81230-7079
R071005	GUNNISON VALLEY PROPERTIES LLC C/O BYRON CHRISMAN	864 W SOUTH BOULDER RD			LOUISVILLE, CO 80027-2410
R071005	GUNNISON VALLEY PROPERTIES LLC/O BYRON CHRISMAN	864 W SOUTH BOULDER RD			LOUISVILLE, CO 80027-
R071006	GUNNISON VALLEY PROPERTIES LLC C/O BYRON CHRISMAN	864 W SOUTH BOULDER RD			LOUISVILLE, CO 80027-2410

R071037	VARRA PASQUALE	8120 GAGE ST	FREDERICK, CO 80516-9439
R071037	VARRA PASQUALE	8120 GAGE ST	FREDERICK, CO 80516-
R071038	WESTERN STATE COLORADO UNIVERSITY FOUNDATION	PO BOX 1264	GUNNISON, CO 81230-1264
R071038	WESTERN STATE COLORADO UNIVERSITY FOUNDATION	PO BOX 1264	GUNNISON, CO 81230-
R072103	GUNNISON COUNTY PIONEER & HISTORICAL SOCIETY	PO BOX 824	GUNNISON, CO 81230-0824
R072104	GUNNISON VALLEY PROPERTIES LLC C/O BYRON CHRISMAN	864 W SOUTH BOULDER RD	LOUISVILLE, CO 80027-2410
R072166	GUNNISON VALLEY PROPERTIES LLC C/O BYRON CHRISMAN	864 W SOUTH BOULDER RD	LOUISVILLE, CO 80027-2410

GUNNISON RISING MASTER PLAN



- SINGLE FAMILY HOMES & CLUSTER COTTAGES
- ROWHOMES
- MULTIFAMILY APARTMENTS
- LIVE-WORK TOWNHOMES
- RETAIL/OFFICE (FINE GRAIN)
- RETAIL (BIG BOX AND FLEX/STRIP)
- GOVERNMENT BUILDINGS
- FLEX INDUSTRIAL / MAKER
- NATURAL SPACE / OPEN SPACE
- PARK & PLAY SPACE
- GREEN BUFFER AREAS
- RODEO & RECREATION
- GOVERNMENT CAMPUS
- RV PARK
- WETLAND AREA
- WATERCOURSE & RIPARIAN AREA
- PUBLIC TRAIL
- SITE BOUNDARY

Application Fact Sheet
City of Gunnison Land Development Code
Minimum Application Contents
In accordance with §6.5 C.

City of Gunnison
P.O. Box 239
Gunnison, CO 81230
(970)641-8090

Applicant Name(s):
Phone #: _____ Fax #: _____ E-Mail: _____
Mailing Address: _____
City: _____ State: _____ Zip: _____
Legal Description Site Address of Property: _____ Zoning _____ Block: _____ Lot(s): _____ Addition: _____
Disclosure of Ownership- Please provide one of the following: <input type="checkbox"/> Assessor Parcel Info <input type="checkbox"/> Mortgage <input type="checkbox"/> Deed <input type="checkbox"/> Judgments <input type="checkbox"/> Liens <input type="checkbox"/> Contract <input type="checkbox"/> Easement Agreement <input type="checkbox"/> Other Agreements
Summary of Request:
Attachments: <input type="checkbox"/> Vicinity Map (8.5"X11") <input type="checkbox"/> Description of Proposal <input type="checkbox"/> Names, Addresses and Map of Adjoining Property Owners (From Assessor's Office) <input type="checkbox"/> Vested Property Rights <input type="checkbox"/> Authorization of Agent (Power of Attorney from Owner, if not the applicant) <input type="checkbox"/> Site Plan (11"x17") to scale , includes dimensions and location of all structures, parking spaces and access, snow storage, landscaping, live cover, utility lines, road/street names, land uses of adjacent properties, setbacks. Include a table for all dimensional requirements based on §2.6. (See attached sample)
YOU ARE REQUIRED TO SUBMIT FOUR (4) COMPLETE COPIES OF YOUR APPLICATION
Signature(s) _____ _____ Date _____ Date _____
For Office Use Only
<input type="checkbox"/> Conditional Use <input type="checkbox"/> Variance <input type="checkbox"/> Zoning Amendment <input type="checkbox"/> Major Subdivision <input type="checkbox"/> Minor Subdivision <input type="checkbox"/> Subdivision Exemption <input type="checkbox"/> Mobile Home/RV Park <input type="checkbox"/> PUD <input type="checkbox"/> Vacation <input type="checkbox"/> Consolidated Application

AUTHORIZATION OF AGENT

I/We, the undersigned owner(s) of the following described real property located in the City of Gunnison, Colorado, hereby authorize the following individual(s):

Jamin Kimmell, Cascadia Partners LLC 519 SW Park Ave., #215, Portla 503.893.4706

Name	Address	Phone
------	---------	-------

to act in my/our behalf concerning the application for action under the *Land Development Code* of the City of Gunnison.

Legal description and street address of the property for which application is being made:

E 5.2 AC OF TRACT B WILSON SUBDIVISION (SEC 31) #618344 #639737

Type/s of permit applied for:

- | | |
|-----------------------|----------|
| 1) Major Change - PUD | 3) _____ |
| 2) _____ | 4) _____ |

FIRST OWNER OF RECORD:

PASQUALE VARBA
Printed Name of Property Owner

Pasquale Varba
Signature of Property Owner

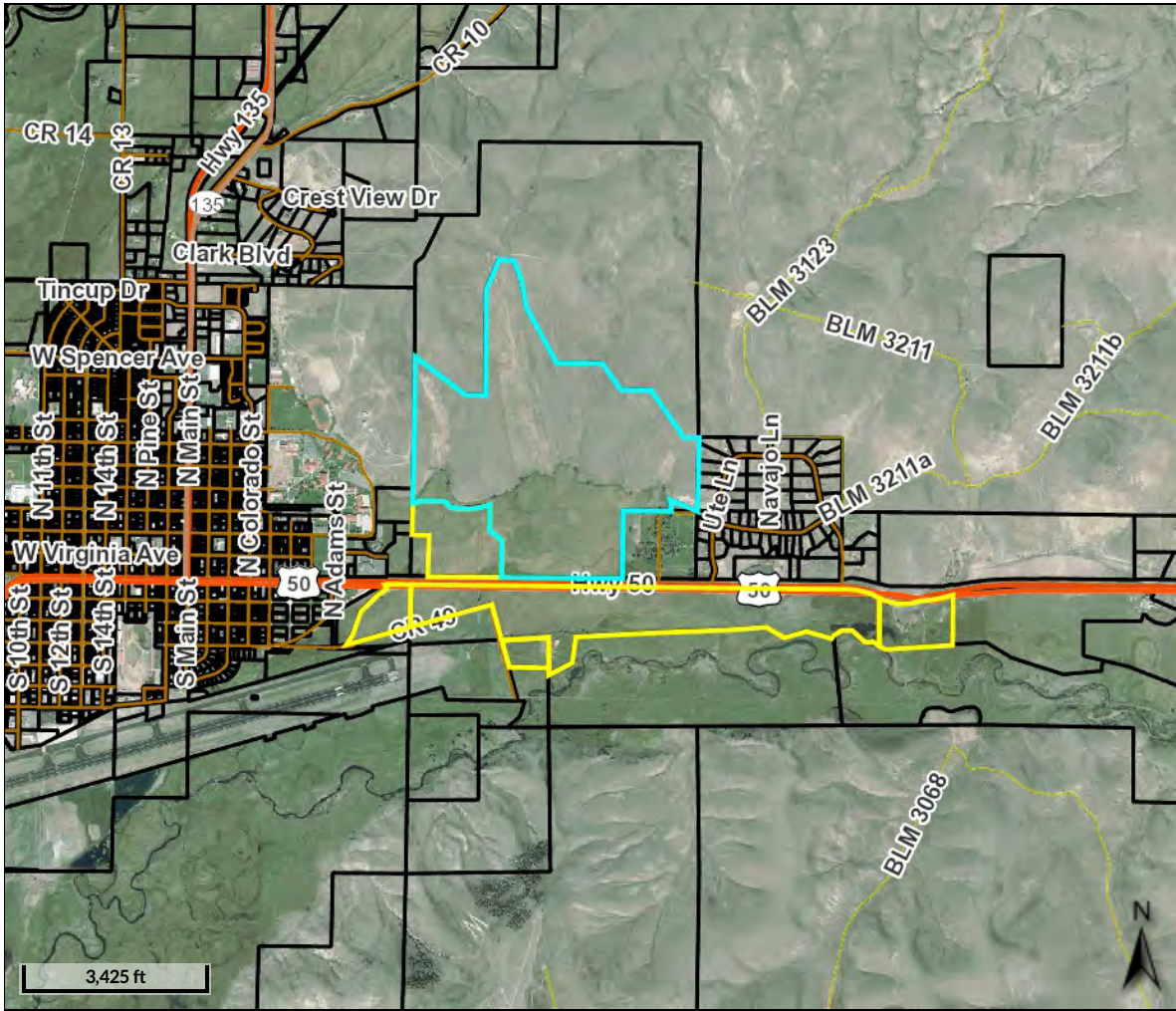
Jan. 7, 2020
Date

SECOND OWNER OF RECORD:

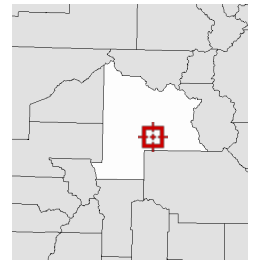
Printed Name of Property Owner

Signature of Property Owner

Date



Overview



Legend

- Parcels
- Roads**
 - Back Roads
 - Local Roads
 - State Highways
 - Unconstructed
- City Labels**
- County Outlines**
 - <all other values>
 - Gunnison

?											
Account Number	R071006	Owner Address	GUNNISON VALLEY PROPERTIES LLC C/O BYRON CHRISMAN	Total Current Value	\$43,110	Last 2 Sales					
Parcel Number	3699-000-00-133	Address	864 W SOUTH BOULDER RD LOUISVILLE, CO 80027-2410	Current Assessed Value	\$12,500	Date	n/a	Price	\$	Qualified	n/a
Account Type	Agricultural	Physical Address	, GUNNISON	Mill Levy	59.656						
Lot/Block	n/a	Subdivision	n/a	Total Value	\$43,110						
Tax	101	LEA	n/a	Last Year Taxes	\$718						
District		Legal Description	TRACT IN PT SE4SW4. SEC 30. PT S2N2. PT SW4NW4NW4. PT NE4NW4. PT N2S2. SW4SE4. PT SE4SW4. SEC 31 50N1E TOTAL 388.519 AC #611266								
Acres	388.519	(Note: Legal Description above is abbreviated for use on Assessor records and is not valid for use on legal documents.)									

This electronic transmission may contain a map, diagram or information prepared by Gunnison County and represents generalized geographic data for general planning purposes only. The data portrayed should not be relied upon to establish legal title, boundary lines, the precise location of improvements, ownership, maintenance, easements or public rights-of-ways.

Date created: 10/9/2019
Last Data Uploaded: 10/9/2019 1:13:42 AM



Summary

Account Number R071006
Parcel Number 3699-000-00-133
Account Type Agricultural
Economic Area Econ Area 1
Tax District 101
Mill Levy 59.656
Property Location ,GUNNISON
Neighborhood N/A
LEA N/A
Subdivision N/A
Condo N/A
Legal Description TRACT IN PT SE4SW4. SEC 30. PT S2N2. PT SW4NW4NW4. PT NE4NW4. PT N2S2. SW4SE4. PT SE4SW4. SEC 31 50N1E TOTAL 388.519 AC #611266
Parcel Notes TOTAL PARCEL = 388.519 AC

View Map

Note: Legal Description above is abbreviated for use on Assessor records and is not valid for use on legal documents.

Owner

Owner GUNNISON VALLEY PROPERTIES LLC C/O BYRON CHRISMAN 864 W SOUTH BOULDER RD LOUISVILLE, CO 80027-2410	Business Name
--	----------------------

Current Assessment Information

	2019
+ Land Actual Value	\$43,110
+ Building Actual Value	\$0
= Total Actual Value	\$43,110
+ Land Assessed Value	\$12,500
+ Building Assessed Value	\$0
= Total Assessed Value	\$12,500

Prior Year Assessment Information

Year	Actual Value	Assessed Value	Mill Levy	Ad Valorem Taxes
2018	\$41,470	\$12,030	59.656	\$717.66
2017	\$41,470	\$12,030	60.356	\$726.08
2016	\$39,100	\$11,340	60.140	\$681.97
2015	\$39,100	\$11,340	59.453	\$674.19
2014	\$36,330	\$10,540	60.721	\$640.00
2013	\$36,330	\$10,540	54.314	\$572.45

Contact the Treasurer's Office for current property tax amount due. Do not use the figures above to pay outstanding property taxes.

Land

Land Description	Land Type	Acres	Site Access	Electricity	Sewer	Water	Other Attributes
MEADOW HAY LAND-AGRICULTURAL	Agricultural	63.49	YEAR ROUND	INSTALLED	NONE	NONE	LAND TYPE PRIMARY - MEADOW
GRAZING LAND-AGRICULTURAL	Agricultural	35.63	YEAR ROUND	INSTALLED	NONE	NONE	LAND TYPE PRIMARY - MEADOW
GRAZING LAND-AGRICULTURAL	Agricultural	253.18	YEAR ROUND	INSTALLED	NONE	NONE	LAND TYPE PRIMARY - MEADOW
MEADOW HAY LAND-AGRICULTURAL	Agricultural	18.22	YEAR ROUND	INSTALLED	NONE	NONE	LAND TYPE PRIMARY - MEADOW
MEADOW HAY LAND-AGRICULTURAL	Agricultural	9.00	YEAR ROUND	INSTALLED	NONE	NONE	LAND TYPE PRIMARY - MEADOW
MEADOW HAY LAND-AGRICULTURAL	Agricultural	9.00	YEAR ROUND	INSTALLED	NONE	NONE	LAND TYPE PRIMARY - MEADOW

Generate Owner List by Distance

Distance:

Show address of: Owner Property

Download format:

International mailing labels that exceed 5 lines are not supported on the Address labels (5160). For international addresses, please use the xls, csv or tab download formats.

Additional owner options:

All Owners

Additional mailing label options:

Show parcel id on label

Skip labels:

Recent Sales In Area

No data available for the following modules: Sales and Conveyance, Buildings, Photos, Sketches.

The Gunnison County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. All assessment information is subject to change before the next certified tax roll.

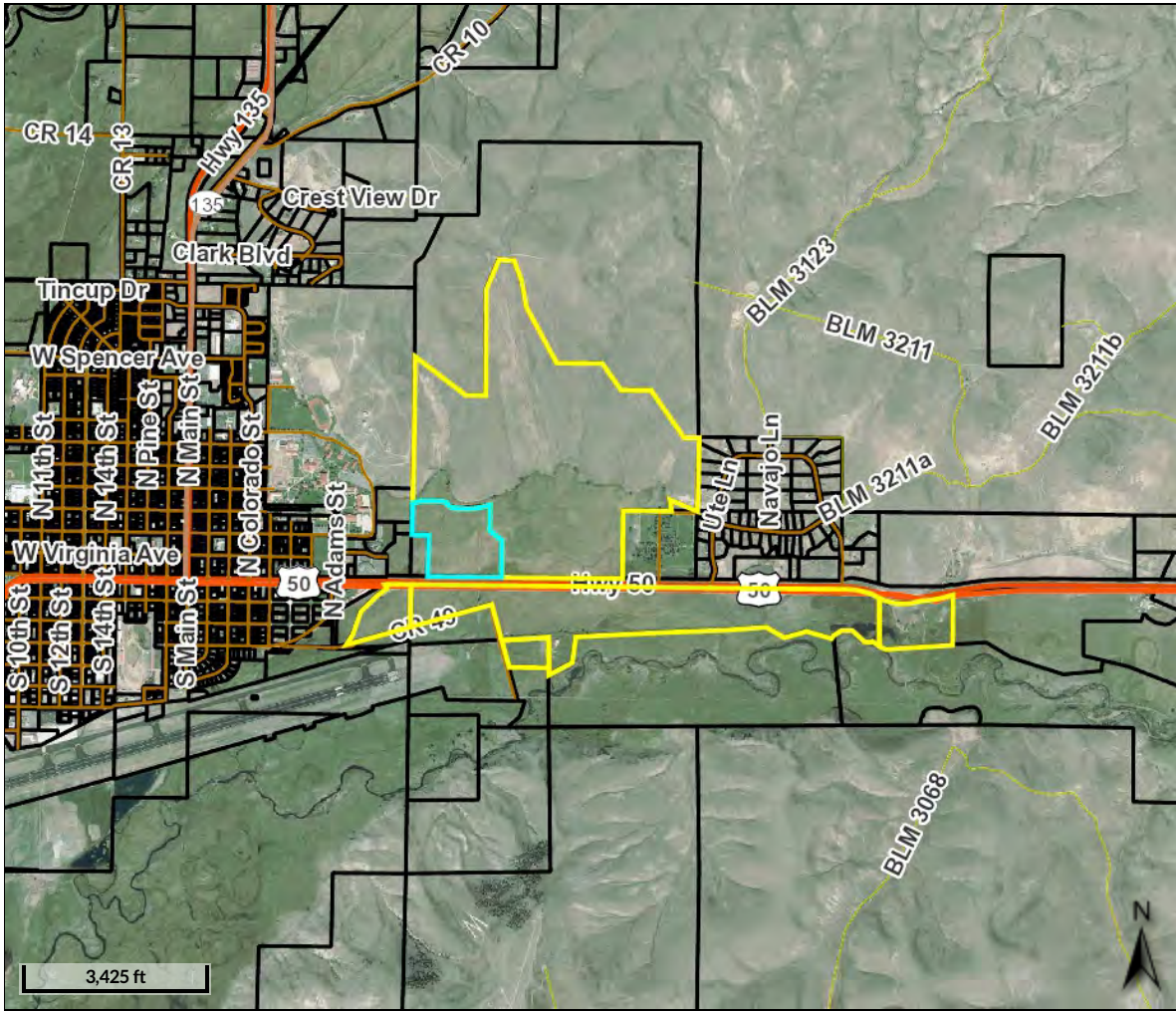
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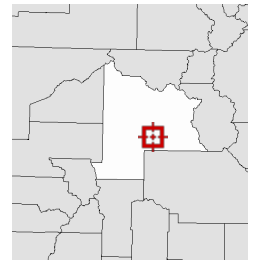
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Overview



Legend

- Parcels
- Roads**
 - Back Roads
 - Local Roads
 - State Highways
 - Unconstructed
- City Labels**
- County Outlines**
 - <all other values>
 - Gunnison

?									
Account Number	R071005	Owner Address	GUNNISON VALLEY PROPERTIES LLC C/O BYRON CHRISMAN	Total Current Value	\$15,090	Last 2 Sales Date			
Parcel Number	3699-000-08-001	Address	864 W SOUTH BOULDER RD LOUISVILLE, CO 80027-2410	Current Assessed Value	\$4,380	Date	n/a	Price	\$
Account Type	Agricultural	Physical Address		Mill Levy	59.656	Qualified			n/a
Lot/Block	n/a	Subdivision	GUNNISON RISING SUBDIVISION NO 1	Total Value	\$15,090				
Tax District	101	LEA	ECON 1 MEADOW (12070)	Last Year Taxes	\$252				
Acres	40.191	Legal Description	TRACT A GUNNISON RISING SUBDIVISION NO 1 PLAT #610833						
<p>(Note: Legal Description above is abbreviated for use on Assessor records and is not valid for use on legal documents.)</p>									

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 Last Data Uploaded: 10/9/2019 1:13:42 AM



Summary

Account Number R071005
Parcel Number 3699-000-08-001
Account Type Agricultural
Economic Area Econ Area 1
Tax District 101
Mill Levy 59.656
Property Location N/A
Neighborhood N/A
LEA ECON 1 MEADOW (12070)
Subdivision GUNNISON RISING SUBDIVISION NO 1
Condo N/A
Legal Description TRACT A GUNNISON RISING SUBDIVISION NO 1 PLAT #610833
Parcel Notes TOTAL PARCEL = 40.191

View Map

Note: Legal Description above is abbreviated for use on Assessor records and is not valid for use on legal documents.

Owner

Owner GUNNISON VALLEY PROPERTIES LLC C/O BYRON CHRISMAN 864 W SOUTH BOULDER RD LOUISVILLE, CO 80027-2410	Business Name
--	----------------------

Current Assessment Information

	2019
+ Land Actual Value	\$15,090
+ Building Actual Value	\$0
= Total Actual Value	\$15,090
+ Land Assessed Value	\$4,380
+ Building Assessed Value	\$0
= Total Assessed Value	\$4,380

Prior Year Assessment Information

Year	Actual Value	Assessed Value	Mill Levy	Ad Valorem Taxes
2018	\$14,550	\$4,220	59.656	\$251.75
2017	\$14,550	\$4,220	60.356	\$254.69
2016	\$13,760	\$3,990	60.140	\$239.95
2015	\$13,760	\$3,990	59.453	\$237.20
2014	\$12,820	\$3,720	60.721	\$225.87
2013	\$12,820	\$3,720	54.314	\$202.04

Contact the Treasurer's Office for current property tax amount due. Do not use the figures above to pay outstanding property taxes.

Land

Land Description	Land Type	Acres	Site Access	Electricity	Sewer	Water	Other Attributes
MEADOW HAY LAND-AGRICULTURAL	Agricultural	21.51	PAVED ACCESS	NOT INSTALLED AVAILABLE NEAR SITE	CENTRAL AVAILABLE NEAR SITE		LAND TYPE PRIMARY - MEADOW
MEADOW HAY LAND-AGRICULTURAL	Agricultural	8.00	PAVED ACCESS	NOT INSTALLED AVAILABLE NEAR SITE	CENTRAL AVAILABLE NEAR SITE		LAND TYPE PRIMARY - MEADOW
MEADOW HAY LAND-AGRICULTURAL	Agricultural	10.68	PAVED ACCESS	NOT INSTALLED AVAILABLE NEAR SITE	CENTRAL AVAILABLE NEAR SITE		LAND TYPE PRIMARY - MEADOW

Generate Owner List by Distance

Distance:

Show address of: Owner Property

Download format:

International mailing labels that exceed 5 lines are not supported on the Address labels (5160). For international addresses, please use the xlsx, csv or tab download formats.

Additional owner options:

All Owners

Additional mailing label options:

Show parcel id on label

Skip labels:

Recent Sales In Area

No data available for the following modules: Sales and Conveyance, Buildings, Photos, Sketches.

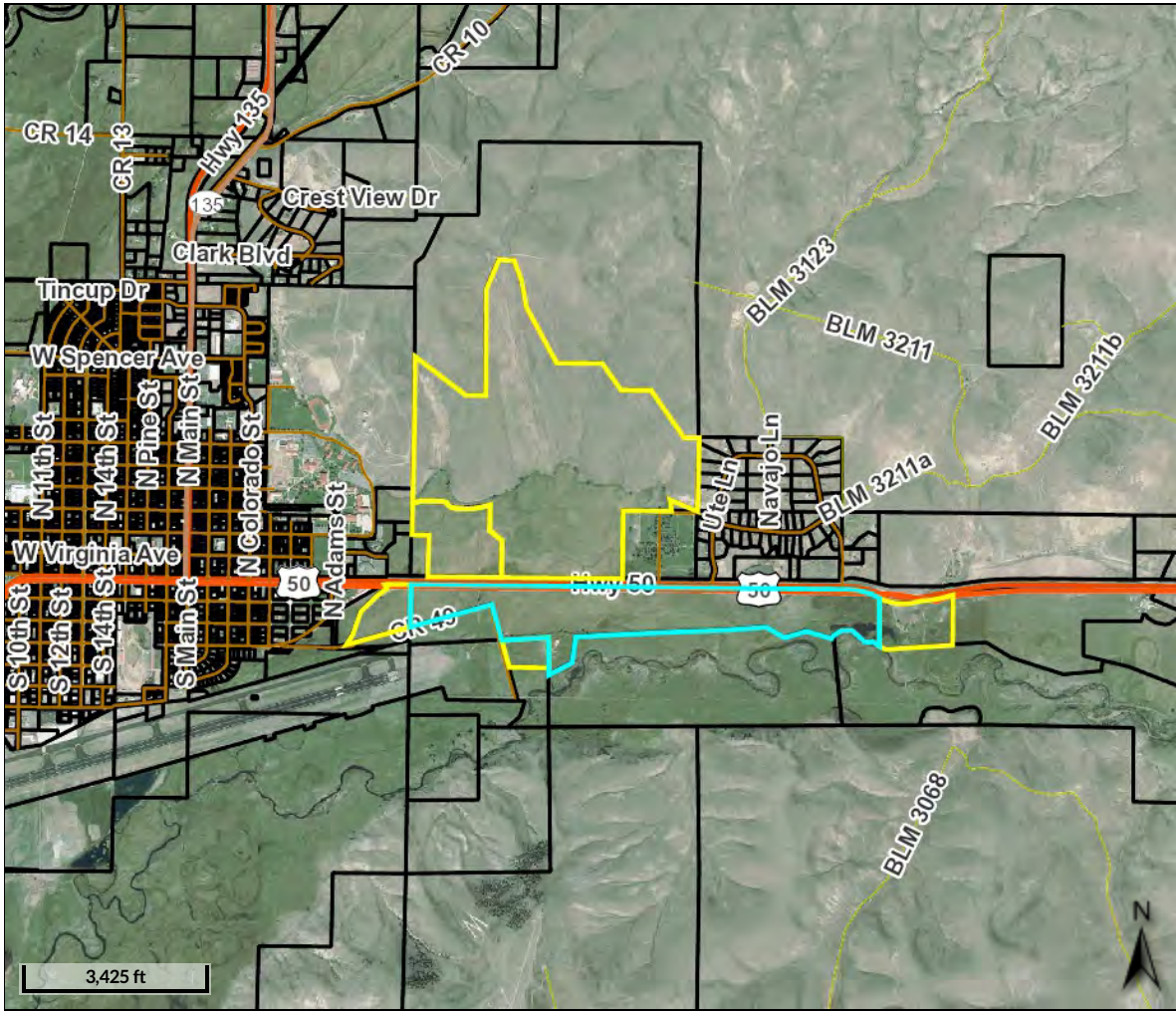
The Gunnison County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. All assessment information is subject to change before the next certified tax roll.

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[GDPR Privacy Notice](#)

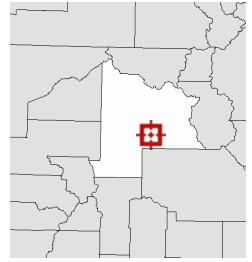
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Overview



Legend

- Parcels
- Roads**
 - Back Roads
 - Local Roads
 - State Highways
 - Unconstructed
- City Labels**
- County Outlines**
 - <all other values>
 - Gunnison

?

Account Number	R011049	Owner Address	GUNNISON VALLEY PROPERTIES LLC C/O BYRON CHRISMAN	Total Current Value	\$85,060	Last 2 Sales Date	7/27/2005	Price	\$5,350,000	Qualified	U
Parcel Number	3789-000-00-070	Physical Address	864 W SOUTH BOULDER RD LOUISVILLE, CO 80027-2410	Current Value	\$24,670	Date	6/1/2003	Price	\$3,000,000	Qualified	U
Account Type	Mixed Use	Subdivision	n/a	Assessed Value		Mill Levy	59.656	Total Value	\$85,060	Last Year	\$3,673
Lot/Block	n/a	Legal Description	ECON 1 MEADOW (12070) TRACT IN PART OF NW4NE4. PART OF N2NW4. SEC 5, PART OF N2NE4. PART OF NW4NW4NE4.PART OF LOTS 3 & 4. SEC 6 49N1E TOTAL 166.43 AC #611266	Taxes							

(Note: Legal Description above is abbreviated for use on Assessor records and is not valid for use on legal documents.)

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Date created: 10/9/2019
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Summary

Account Number R011049
Parcel Number 3789-000-00-070
Account Type Mixed Use
Economic Area Econ Area 1
Tax District 101
Mill Levy 59.656
Property ,GUNNISON
Location
Neighborhood ECON 1 COMMERCIAL LAND STUDY
LEA ECON 1 MEADOW (12070)
Subdivision N/A
Condo N/A
Legal Description TRACT IN PART OF NW4NE4. PART OF N2NW4. SEC 5, PART OF N2NE4. PART OF NW4NW4NE4.PART OF LOTS 3 & 4. SEC 6 49N1E TOTAL 166.43 AC #611266
Parcel Notes STATEMENT OF AUTHORITY #594933 RECORDED NOV 2 2009 GUNNISON VALLEY PARTNERS LLC
 TOTAL PARCEL = 166.43 AC



View Map

Note: Legal Description above is abbreviated for use on Assessor records and is not valid for use on legal documents.

Owner

Owner
 GUNNISON VALLEY PROPERTIES LLC C/O BYRON CHRISMAN
 864 W SOUTH BOULDER RD
 LOUISVILLE, CO 80027-2410

Business Name
 I BAR

Current Assessment Information

	2019
+ Land Actual Value	\$59,450
+ Building Actual Value	\$25,610
= Total Actual Value	\$85,060
+ Land Assessed Value	\$17,240
+ Building Assessed Value	\$7,430
= Total Assessed Value	\$24,670

Prior Year Assessment Information

Year	Actual Value	Assessed Value	Mill Levy	Ad Valorem Taxes
2018	\$212,300	\$61,570	59.656	\$3,673.02
2017	\$212,300	\$61,570	60.356	\$3,716.11
2016	\$131,130	\$38,040	60.140	\$2,287.71
2015	\$131,130	\$38,040	59.453	\$2,261.56
2014	\$154,540	\$44,820	60.721	\$2,721.53
2013	\$154,540	\$44,820	54.314	\$2,434.35
2012	\$166,410	\$48,260	48.665	\$2,348.53
2011	\$166,410	\$48,260	48.856	\$2,357.79
2010	\$289,780	\$84,050	41.575	\$3,494.38
2009	\$289,780	\$84,050	40.414	\$3,408.96
2008	\$372,680	\$108,090	42.029	\$4,553.88
2007	\$372,680	\$108,090	36.828	\$3,992.80
2006	\$316,120	\$91,670	44.434	\$4,085.08

Contact the Treasurer's Office for current property tax amount due. Do not use the figures above to pay outstanding property taxes.

Land

Land Description	Land Type	Acres	Site Access	Electricity	Sewer	Water	Other Attributes
MEADOW HAY LAND-AGRICULTURAL	Agricultural	12.81	YEAR ROUND	INSTALLED	ISDS SEPTIC SYSTEM INSTALLED	WELL INSTALLED	LAND TYPE PRIMARY - MEADOW
GRAZING LAND-AGRICULTURAL	Agricultural	7.66	YEAR ROUND	INSTALLED	ISDS SEPTIC SYSTEM INSTALLED	WELL INSTALLED	LAND TYPE PRIMARY - MEADOW
OTHER LAND-AGRICULTURAL	Agricultural	2.72	YEAR ROUND	INSTALLED	ISDS SEPTIC SYSTEM INSTALLED	WELL INSTALLED	LAND TYPE PRIMARY - MEADOW
MEADOW HAY LAND-AGRICULTURAL	Agricultural	35.62	YEAR ROUND	INSTALLED	ISDS SEPTIC SYSTEM INSTALLED	WELL INSTALLED	LAND TYPE PRIMARY - MEADOW
MEADOW HAY LAND-AGRICULTURAL	Agricultural	25.62	YEAR ROUND	INSTALLED	ISDS SEPTIC SYSTEM INSTALLED	WELL INSTALLED	LAND TYPE PRIMARY - MEADOW
SPEC.PURPOSE-LAND	Commercial	2.95	YEAR ROUND	INSTALLED	ISDS SEPTIC SYSTEM INSTALLED	WELL INSTALLED	LAND TYPE PRIMARY - MEADOW
MEADOW HAY LAND-AGRICULTURAL	Agricultural	18.50	YEAR ROUND	INSTALLED	ISDS SEPTIC SYSTEM INSTALLED	WELL INSTALLED	LAND TYPE PRIMARY - MEADOW
MEADOW HAY LAND-AGRICULTURAL	Agricultural	42.70	YEAR ROUND	INSTALLED	ISDS SEPTIC SYSTEM INSTALLED	WELL INSTALLED	LAND TYPE PRIMARY - MEADOW
GRAZING LAND-AGRICULTURAL	Agricultural	17.85	YEAR ROUND	INSTALLED	ISDS SEPTIC SYSTEM INSTALLED	WELL INSTALLED	LAND TYPE PRIMARY - MEADOW

Sales and Conveyance

Sale Date	Sale Amount	Adjusted Sales Price	Grantor	Grantee	Vacant or Improved (at time of sale)	Reception #	Deed Type
7/27/2005	\$5,350,000	\$5,350,000	GARFIELD PARTNERSHIP	GUNNISON VALLEY PARTNERS LLC	Improved	556289	WARRANTY DEED - FEE
6/1/2003	\$3,000,000	\$3,000,000	GARFIELD INVESTMENTS INC	GARFIELD PARTNERSHIP	Vacant	556285	WARRANTY DEED - FEE
2/16/1993	\$341,500	\$341,500	Unknown	Unknown	Vacant	B000720P000251-1	WARRANTY DEED - FEE

Buildings

Building Number	1	Roof	
Building Description	RESORT	Exterior	
Occupancy Type	Bath Houses	Foundation	Slab
Original Year Built		Windows	
Effective Year Built	1994	Primary Heating System	
Percent Complete	100%	Domestic Hot Water	
Quality of Construction	Fair	Landscaping	
Exterior Condition	Average	Above-grade Living Area	954 sqft
Interior Condition		Finished Basement	
Bedrooms	0	Unfinished Basement	
Bathrooms	0	Garage	
Stories	1		

Building Number	2	Roof	
Building Description	RESORT	Exterior	
Occupancy Type	Shed Office Structure	Foundation	Treated Wood
Original Year Built		Windows	
Effective Year Built	1900	Primary Heating System	
Percent Complete	100%	Domestic Hot Water	
Quality of Construction	Low	Landscaping	
Exterior Condition	Average	Above-grade Living Area	176 sqft
Interior Condition		Finished Basement	
Bedrooms	0	Unfinished Basement	
Bathrooms	0	Garage	
Stories	1		

Building Number	3	Roof	
Building Description	RESORT	Exterior	
Occupancy Type	Pavilions	Foundation	Slab
Original Year Built		Windows	
Effective Year Built	1994	Primary Heating System	
Percent Complete	100%	Domestic Hot Water	
Quality of Construction	Low	Landscaping	
Exterior Condition	Average	Above-grade Living Area	7,500 sqft
Interior Condition		Finished Basement	
Bedrooms	0	Unfinished Basement	
Bathrooms	0	Garage	
Stories	1		

Generate Owner List by Distance

Distance:

Show address of: Owner Property

Download format:

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Additional owner options:

All Owners

Additional mailing label options:

Show parcel id on label

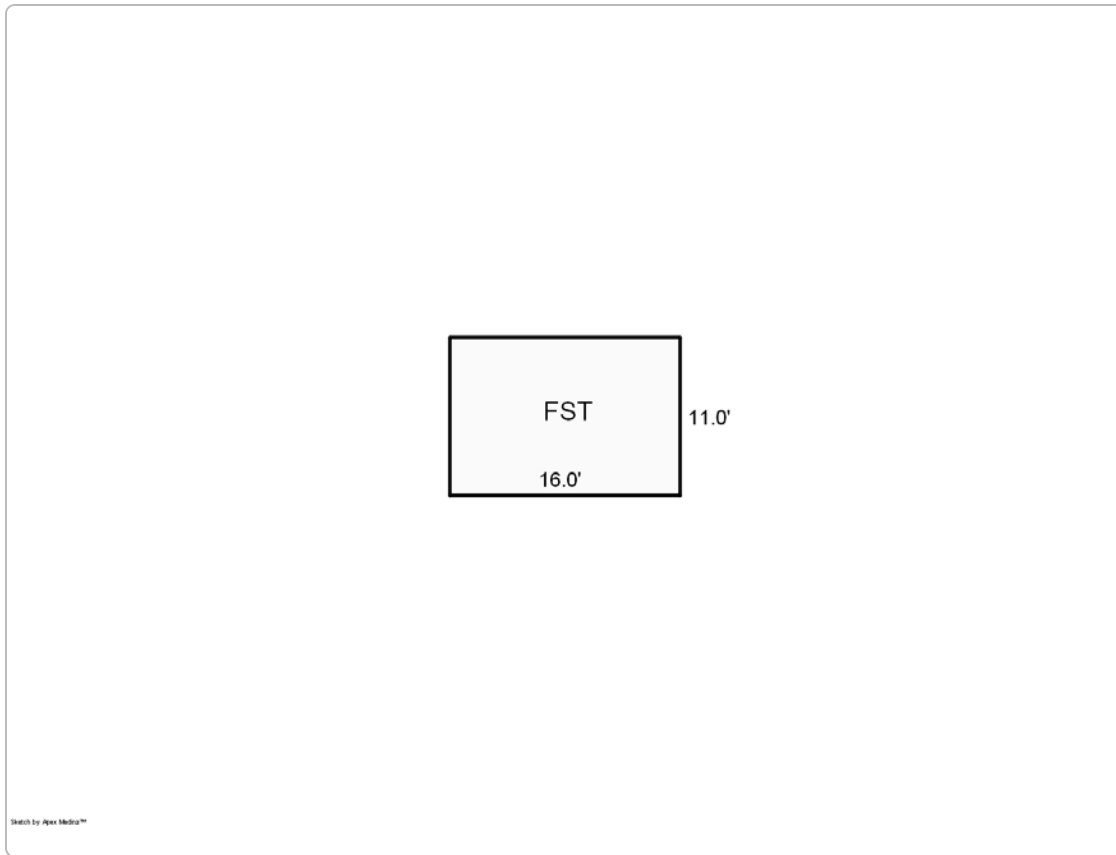
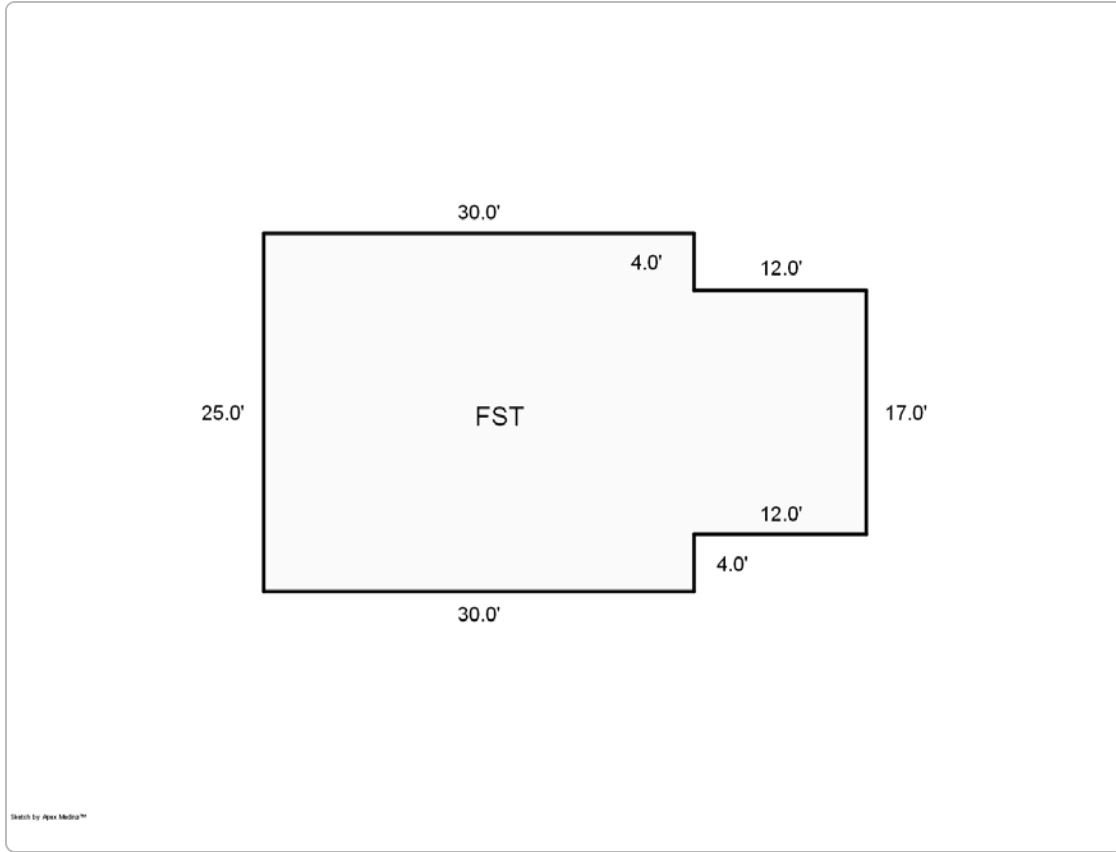
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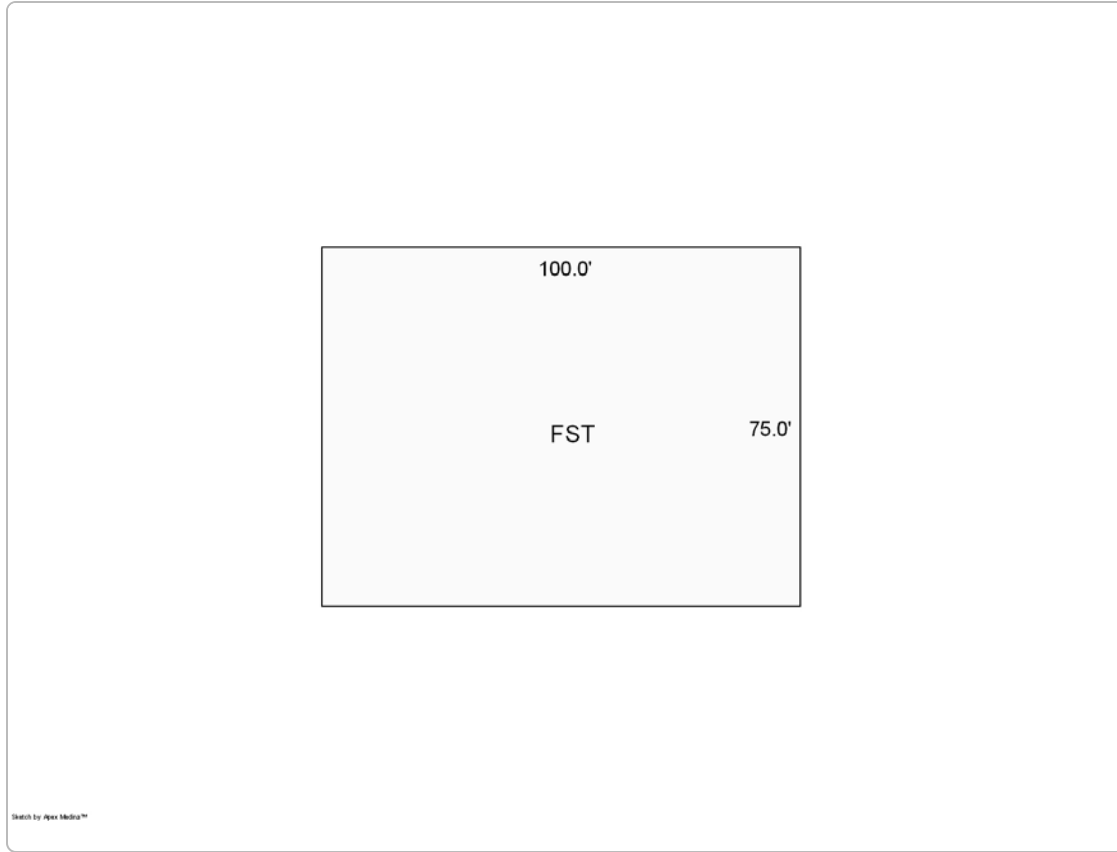
Recent Sales In Area

Photos



Sketches





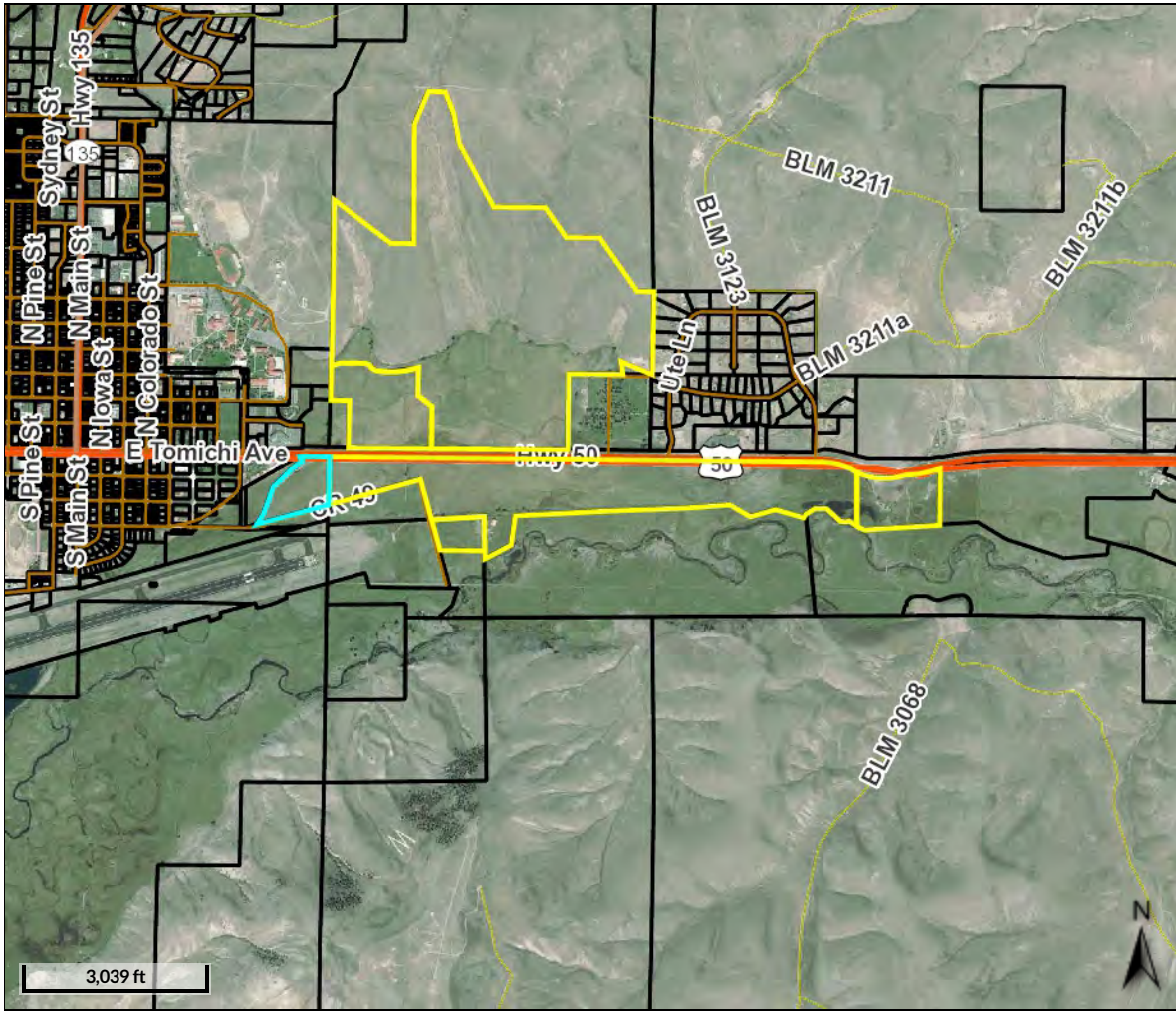
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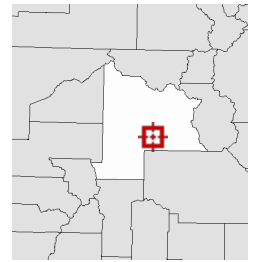
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Overview



Legend

- Parcels
- Roads**
 - Back Roads
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 - State Highways
 - Unconstructed
- City Labels**
- County Outlines**
 - <all other values>
 - Gunnison

?									
Account Number	R072104	Owner Address	GUNNISON VALLEY PROPERTIES LLC C/O BYRON CHRISMAN		Total Current Value	\$6,210	Last 2 Sales		
Parcel Number	3787-010-00-070	Physical Address	864 W SOUTH BOULDER RD LOUISVILLE, CO 80027-2410		Current Assessed Value	\$1,800	Date	Price	Qualified
Account Type	Agricultural	Subdivision	n/a		Mill Levy	59.656	n/a	\$	n/a
Lot/Block	n/a	LEA	n/a		Total Value	\$6,210			
Tax District	101	Legal Description	16.54 AC IN NE4NE4. SEC 149N1W #611266		Last Year Taxes	\$104			
Acres	16.54	(Note: Legal Description above is abbreviated for use on Assessor records and is not valid for use on legal documents.)							

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Date created: 10/9/2019
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Summary

Account Number R072104
Parcel Number 3787-010-00-070
Account Type Agricultural
Economic Area Econ Area 1
Tax District 101
Mill Levy 59.656
Property Location ,
Neighborhood N/A
LEA N/A
Subdivision N/A
Condo N/A
Legal 16.54 AC IN NE4NE4. SEC 1 49N1W #611266
Description
Parcel Notes STATEMENT OF AUTHORITY #594933 RECORDED NOV 2 2009 GUNNISON VALLEY PARTNERS LLC
 TOTAL PARCEL = 16.54 AC



View Map

Note: Legal Description above is abbreviated for use on Assessor records and is not valid for use on legal documents.

Owner

Owner **Business Name**
 GUNNISON VALLEY PROPERTIES LLC C/O BYRON CHRISMAN
 864 W SOUTH BOULDER RD
 LOUISVILLE, CO 80027-2410

Current Assessment Information

	2019
+ Land Actual Value	\$6,210
+ Building Actual Value	\$0
= Total Actual Value	\$6,210
+ Land Assessed Value	\$1,800
+ Building Assessed Value	\$0
= Total Assessed Value	\$1,800

Prior Year Assessment Information

Year	Actual Value	Assessed Value	Mill Levy	Ad Valorem Taxes
2018	\$5,990	\$1,740	59.656	\$103.80
2017	\$5,990	\$1,740	60.356	\$105.00
2016	\$5,660	\$1,640	60.140	\$98.63

Contact the Treasurer's Office for current property tax amount due. Do not use the figures above to pay outstanding property taxes.

Land

Land Description	Land Type	Acres	Site Access	Electricity	Sewer	Water	Other Attributes
MEADOW HAY LAND-AGRICULTURAL	Agricultural	11.26	YEAR ROUND	INSTALLED	NONE	NONE	LAND TYPE PRIMARY - MEADOW
MEADOW HAY LAND-AGRICULTURAL	Agricultural	5.28	YEAR ROUND	INSTALLED	NONE	NONE	LAND TYPE PRIMARY - MEADOW

Generate Owner List by Distance

Distance:

Show address of: Owner Property

Download format:

International mailing labels that exceed 5 lines are not supported on the Address labels (5160). For international addresses, please use the xls, csv or tab download formats.

Additional owner options:

All Owners

Additional mailing label options:

Show parcel id on label

Skip labels:

Recent Sales In Area

Photos



No data available for the following modules: Sales and Conveyance, Buildings, Sketches.

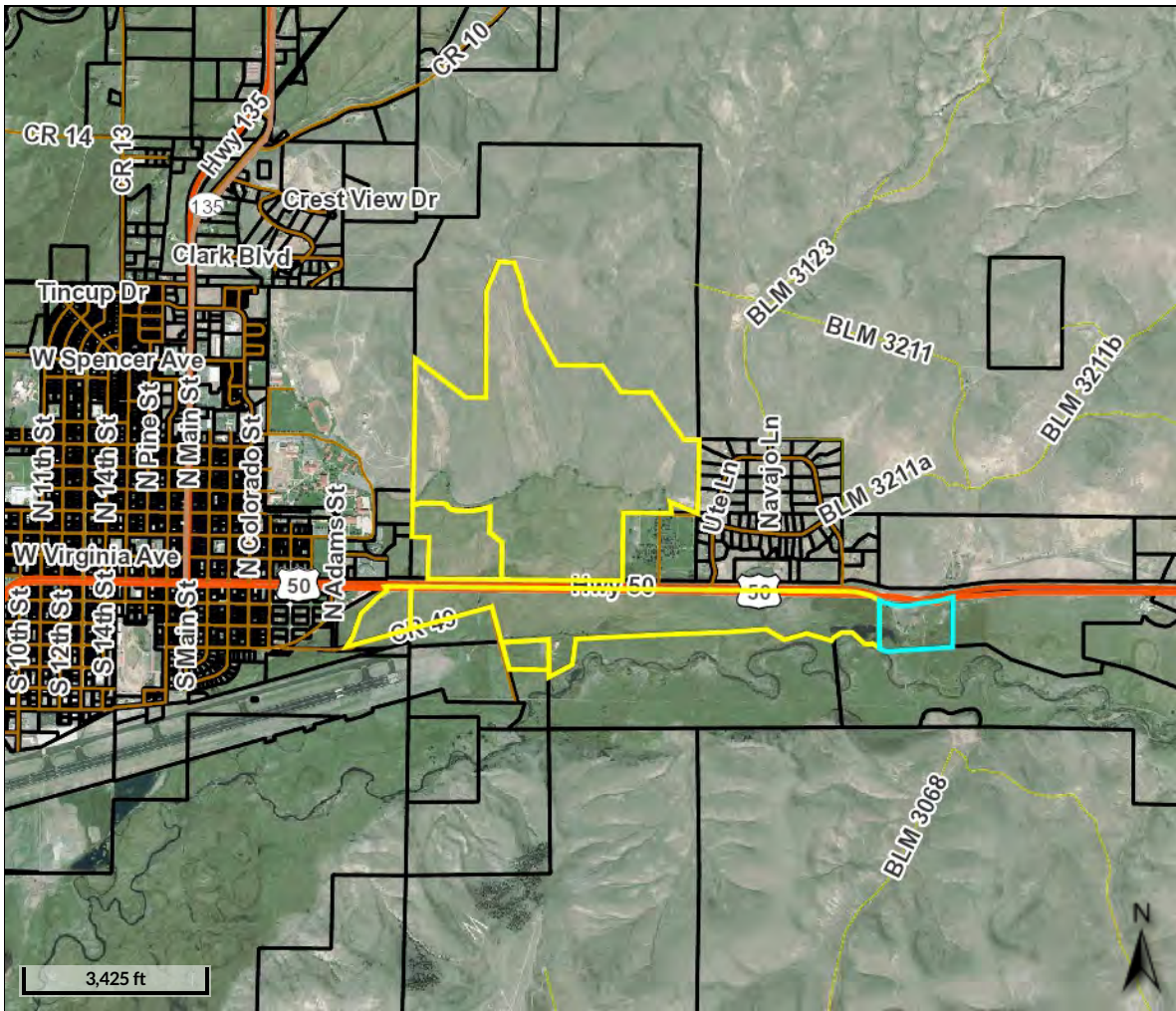
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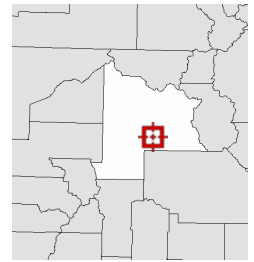
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Overview



Legend

- Parcels
- Roads**
 - Back Roads
 - Local Roads
 - State Highways
 - Unconstructed
- City Labels**
- County Outlines**
 - <all other values>
 - Gunnison

?											
Account Number	R007692	Owner Address	BRATTON DONNAR PO BOX 856 GUNNISON, CO 81230-0856	Total Value	\$723,790	Last 2 Sales Date	4/15/2009	Price	\$0	Qualified	U
Parcel Number	3789-000-00-064	Physical Address	42246 US HIGHWAY 50, GUNNISON	Current Value	\$44,930				\$		
Account Type	Mixed Use	LEA	ECON 1 MEADOW (12070)	Assessed Value							
Lot/Block	n/a	Legal Description	PT OF E2NW4NE4, & W2NE4NE4, SEC 5 49N1E 17.304 ACRES B498 P828 829 B718 P23 #590107	Mill Levy	59.656	Total Value	\$723,790				
Tax District	101		(Note: Legal Description above is abbreviated for use on Assessor records and is not valid for use on legal documents.)	Last Year Taxes	\$2,357						
Acres	17.304										

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Date created: 10/9/2019
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Summary

Account Number R007692
Parcel Number 3789-000-00-064
Account Type Mixed Use
Economic Area Econ Area 1
Tax District 101
Mill Levy 59.656
Property Location 42246 US HIGHWAY 50, GUNNISON
Neighborhood LAND STUDY MEADOW
LEA ECON 1 MEADOW (12070)
Subdivision N/A
Condo N/A
Legal Description PT OF E2NW4NE4, & W2NE4NE4, SEC 5 49N1E 17.304 ACRES B498 P828 829 B718 P23 #590107
Parcel Notes TOTAL PARCEL = 17.304 AC



View Map

Note: Legal Description above is abbreviated for use on Assessor records and is not valid for use on legal documents.

Owner

Owner BRATTON DONNA R **Business Name**
 PO BOX 856
 GUNNISON, CO 81230-0856

Current Assessment Information

	2019
+ Land Actual Value	\$153,590
+ Building Actual Value	\$570,200
= Total Actual Value	\$723,790
+ Land Assessed Value	\$9,810
+ Building Assessed Value	\$35,120
= Total Assessed Value	\$44,930

Prior Year Assessment Information

Year	Actual Value	Assessed Value	Mill Levy	Ad Valorem Taxes
2018	\$644,240	\$39,510	59.656	\$2,357.01
2017	\$644,240	\$46,710	60.356	\$2,819.23
2016	\$617,670	\$49,450	60.140	\$2,973.95
2015	\$617,670	\$49,450	59.453	\$2,939.95
2014	\$371,130	\$29,810	60.721	\$1,810.10
2013	\$371,130	\$29,810	54.314	\$1,619.08
2012	\$511,330	\$41,080	48.665	\$1,999.16
2011	\$511,330	\$41,080	48.856	\$2,007.01
2010	\$547,980	\$43,980	41.575	\$1,828.47
2009	\$547,980	\$43,980	40.414	\$1,789.56
2008	\$474,360	\$38,100	42.029	\$1,277.72
2007	\$474,360	\$38,100	36.828	\$1,122.08
2006	\$332,330	\$26,770	44.434	\$847.60

Contact the Treasurer's Office for current property tax amount due. Do not use the figures above to pay outstanding property taxes.

Land

Land Description	Land Type	Acres	Site Access	Electricity	Sewer	Water	Other Attributes
RES LAND NOT INTEGRAL TO AG OPS	Residential	2.00	YEAR AROUND GOVT MAINTAINED	INSTALLED	ISDS SEPTIC SYSTEM INSTALLED	WELL INSTALLED	LAND TYPE PRIMARY - MEADOW UNIQUE CHARACTERISTICS - WATER INFLUENCE UNIQUE CHARACTERISTICS - HIGHWAY INFLUENCE SITE IMPROVEMENTS - IMPROVED DIRT OR GRAVEL DRIVEWAY VIEWS - SCENIC OR ABOVE AVERAGE

Land Description	Land Type	Acres	Site Access	Electricity	Sewer	Water	Other Attributes
MEADOW HAY LAND- AGRICULTURAL	Agricultural	3.61	YEAR AROUND GOVT MAINTAINED	INSTALLED	ISDS SEPTIC SYSTEM INSTALLED	WELL INSTALLED	LAND TYPE PRIMARY - MEADOW UNIQUE CHARACTERISTICS - WATER INFLUENCE UNIQUE CHARACTERISTICS - HIGHWAY INFLUENCE SITE IMPROVEMENTS - IMPROVED DIRT OR GRAVEL DRIVEWAY VIEWS - SCENIC OR ABOVE AVERAGE
GRAZING LAND- AGRICULTURAL	Agricultural	11.69	YEAR AROUND GOVT MAINTAINED	INSTALLED	ISDS SEPTIC SYSTEM INSTALLED	WELL INSTALLED	LAND TYPE PRIMARY - MEADOW UNIQUE CHARACTERISTICS - WATER INFLUENCE UNIQUE CHARACTERISTICS - HIGHWAY INFLUENCE SITE IMPROVEMENTS - IMPROVED DIRT OR GRAVEL DRIVEWAY VIEWS - SCENIC OR ABOVE AVERAGE

Sales and Conveyance

Sale Date	Sale Amount	Adjusted Sales Price	Grantor	Grantee	Vacant or Improved (at time of sale)	Reception #	Deed Type
4/15/2009	\$0	\$0	BRATTON L RICHARD	BRATTON DONNA R		590107	WARRANTY DEED - NO FEE

Buildings

Building Number	1	Roof	Composition - Asphalt Shingle
Building Description	Single Family Dwelling	Exterior	Stone & Wood or Log
Occupancy Type	CONVENTIONAL	Foundation	Concrete
Original Year Built	1977	Windows	Average
Effective Year Built	1977	Primary Heating System	
Percent Complete	100%	Domestic Hot Water	
Quality of Construction	Good	Landscaping	Above Average
Exterior Condition	Average	Above-grade Living Area	3,324 sqft
Interior Condition	Good	Finished Basement	
Bedrooms	4	Unfinished Basement	
Bathrooms	3	Garage	728 sqft
Stories	3		

Generate Owner List by Distance

Distance:

Show address of: Owner Property

Download format:

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Additional owner options:

All Owners

Additional mailing label options:

Show parcel id on label

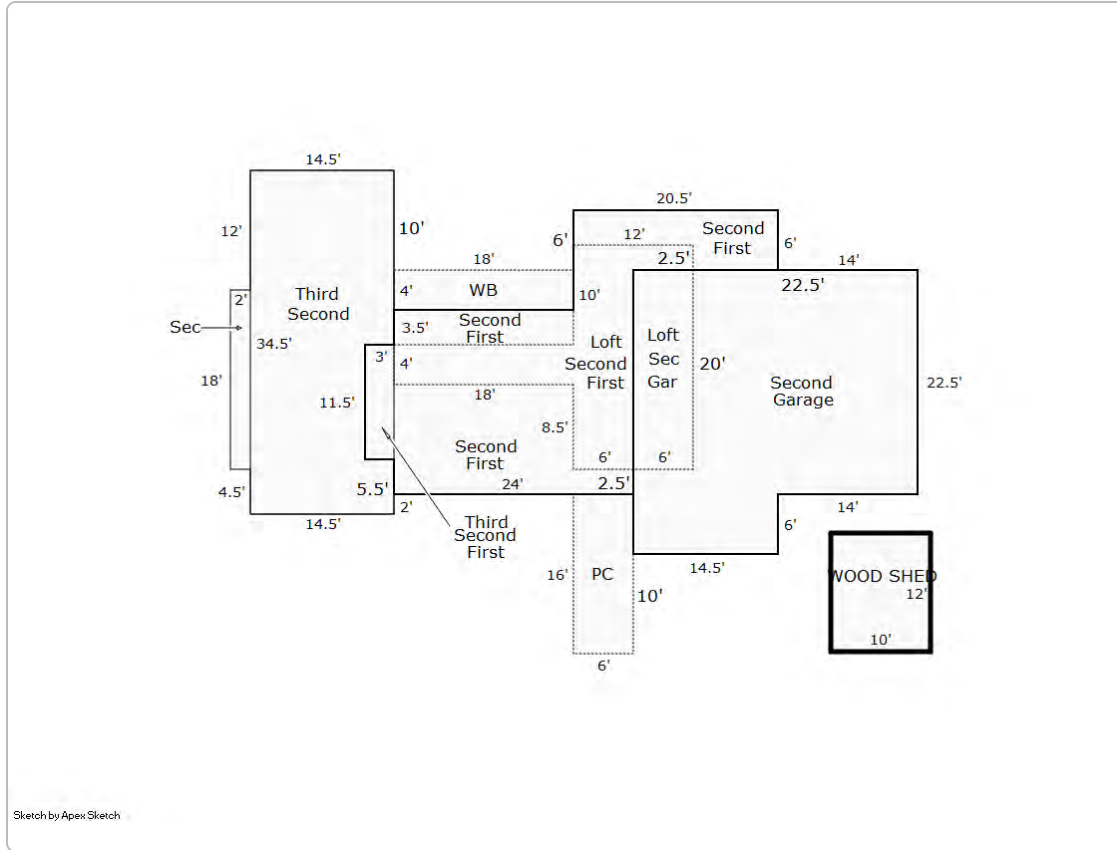
Skip labels:

Recent Sales In Area

Photos



Sketches



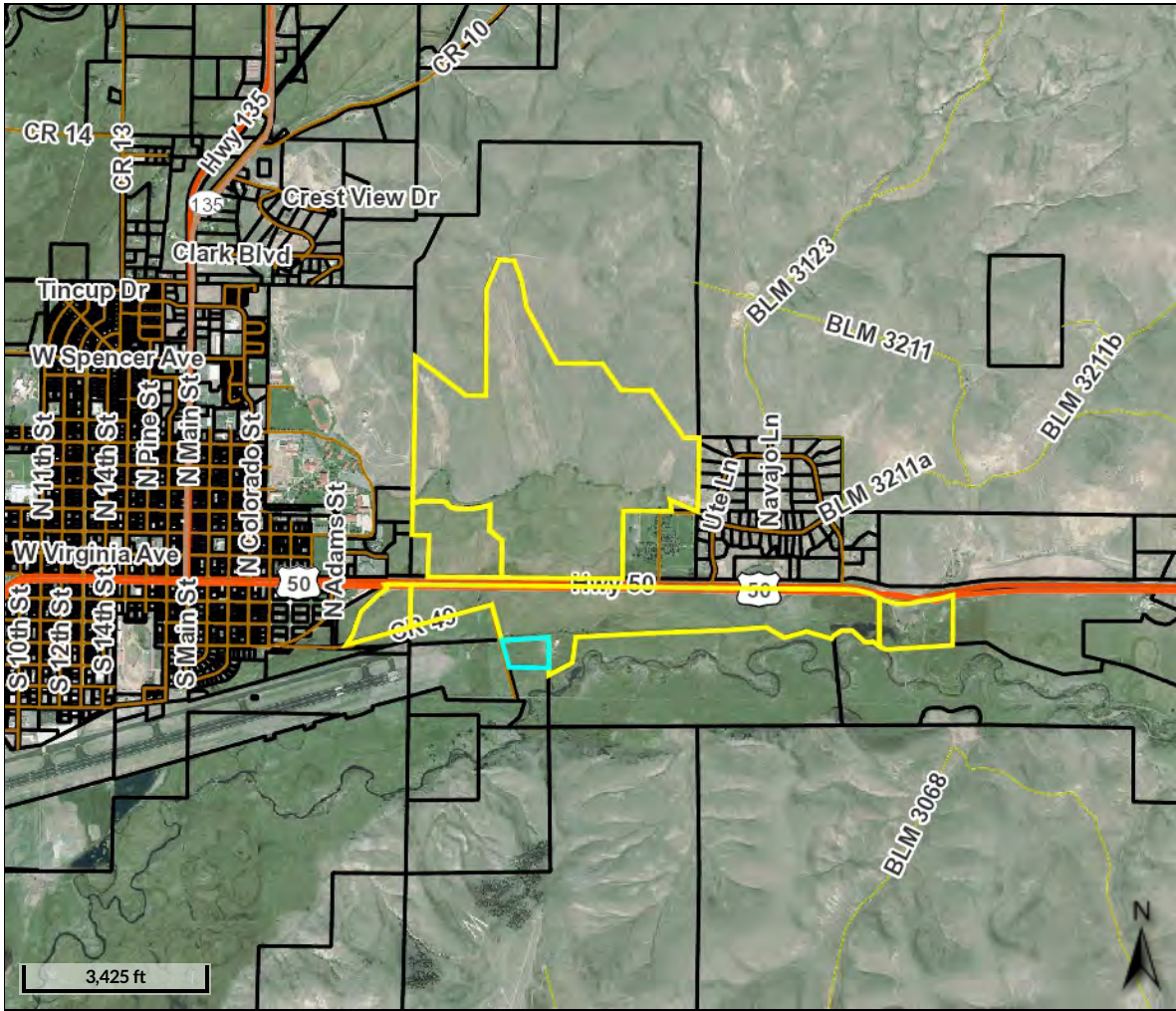
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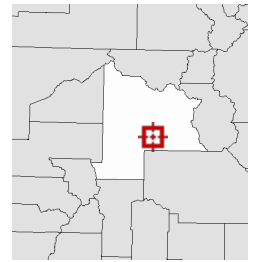
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Overview



Legend

- Parcels
- Roads**
 - Back Roads
 - Local Roads
 - State Highways
 - Unconstructed
- City Labels**
- County Outlines**
 - <all other values>
 - Gunnison

?												
Account Number	R002469	Owner Address	GUNNISON VALLEY PROPERTIES LLC C/O BYRON CHRISMAN		Total Current Value	\$3,910	Last 2 Sales Date	7/27/2005	Price	\$5,350,000	Qualified	U
Parcel Number	3789-000-00-072	Physical Address	864 W SOUTH BOULDER RD LOUISVILLE, CO 80027-2410		Current Value	\$1,130	6/1/2003	\$3,000,000	U			
Account Type	Agricultural	Subdivision	n/a		Assessed Value							
Lot/Block	n/a	LEA	n/a		Mill Levy	55.148						
Tax District	100	Legal Description	6.47 AC IN LOT 3. 3.93 AC IN SE4NW4. SEC 6 49N1E #611266		Total Value	\$3,910						
Acres	10.4			(Note: Legal Description above is abbreviated for use on Assessor records and is not valid for use on legal documents.)		Last Year Taxes	\$60					

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Date created: 10/9/2019
Last Data Uploaded: 10/9/2019 1:13:42 AM

Summary

Account Number R002469
Parcel Number 3789-000-00-072
Account Type Agricultural
Economic Area Econ Area 1
Tax District 100
Mill Levy 55.148
Property Location N/A
Neighborhood N/A
LEA N/A
Subdivision N/A
Condo N/A
Legal Description 6.47 AC IN LOT 3. 3.93 AC IN SE4NW4. SEC 6 49N1E #611266
Parcel Notes STATEMENT OF AUTHORITY #594933 RECORDED NOV 2 2009 GUNNISON VALLEY PARTNERS LLC
 TOTAL PARCEL 10.40 AC



View Map

Note: Legal Description above is abbreviated for use on Assessor records and is not valid for use on legal documents.

Owner

Owner **Business Name**
 GUNNISON VALLEY PROPERTIES LLC C/O BYRON CHRISMAN
 864 W SOUTH BOULDER RD
 LOUISVILLE, CO 80027-2410

Current Assessment Information

	2019
+ Land Actual Value	\$3,910
+ Building Actual Value	\$0
= Total Actual Value	\$3,910
+ Land Assessed Value	\$1,130
+ Building Assessed Value	\$0
= Total Assessed Value	\$1,130

Prior Year Assessment Information

Year	Actual Value	Assessed Value	Mill Levy	Ad Valorem Taxes
2018	\$3,760	\$1,090	55.148	\$60.11
2017	\$3,760	\$1,090	55.842	\$60.88
2016	\$3,560	\$1,030	55.624	\$57.30
2015	\$3,560	\$1,030	54.929	\$56.56
2014	\$3,320	\$960	56.217	\$53.96
2013	\$3,320	\$960	49.778	\$47.78
2012	\$3,140	\$910	44.152	\$40.18
2011	\$3,140	\$910	44.343	\$40.35
2010	\$7,180	\$2,080	40.939	\$85.15
2009	\$7,180	\$2,080	39.757	\$82.68
2008	\$6,710	\$1,950	41.387	\$80.72
2007	\$6,710	\$1,950	36.186	\$70.56
2006	\$6,300	\$1,830	43.784	\$80.12

Contact the Treasurer's Office for current property tax amount due. Do not use the figures above to pay outstanding property taxes.

Land

Land Description	Land Type	Acres	Site Access	Electricity	Sewer	Water	Other Attributes
MEADOW HAY LAND-AGRICULTURAL	Agricultural	8.73	YEAR ROUND	NO	NONE	NONE	LAND TYPE PRIMARY - MEADOW
MEADOW HAY LAND-AGRICULTURAL	Agricultural	1.67	YEAR ROUND	NO	NONE	NONE	LAND TYPE PRIMARY - MEADOW

Sales and Conveyance

Sale Date	Sale Amount	Adjusted Sales Price	Grantor	Grantee	Vacant or Improved (at time of sale)	Reception #	Deed Type
7/27/2005	\$5,350,000	\$5,350,000	GARFIELD PARTNERSHIP	GUNNISON VALLEY PARTNERS LLC	Improved	556289	WARRANTY DEED - FEE
6/1/2003	\$3,000,000	\$3,000,000	GARFIELD INVESTMENTS INC	GARFIELD PARTNERSHIP	Vacant	556285	WARRANTY DEED - FEE
2/16/1993	\$341,500	\$341,500	Unknown	Unknown	Vacant	B000720P000251-1	WARRANTY DEED - FEE

Generate Owner List by Distance

Distance:

Show address of: Owner Property

Download format:

International mailing labels that exceed 5 lines are not supported on the Address labels (5160). For international addresses, please use the xlsx, csv or tab download formats.

Additional owner options:

All Owners

Additional mailing label options:

Show parcel id on label

Skip labels:

Recent Sales In Area

Photos



No data available for the following modules: Buildings, Sketches.

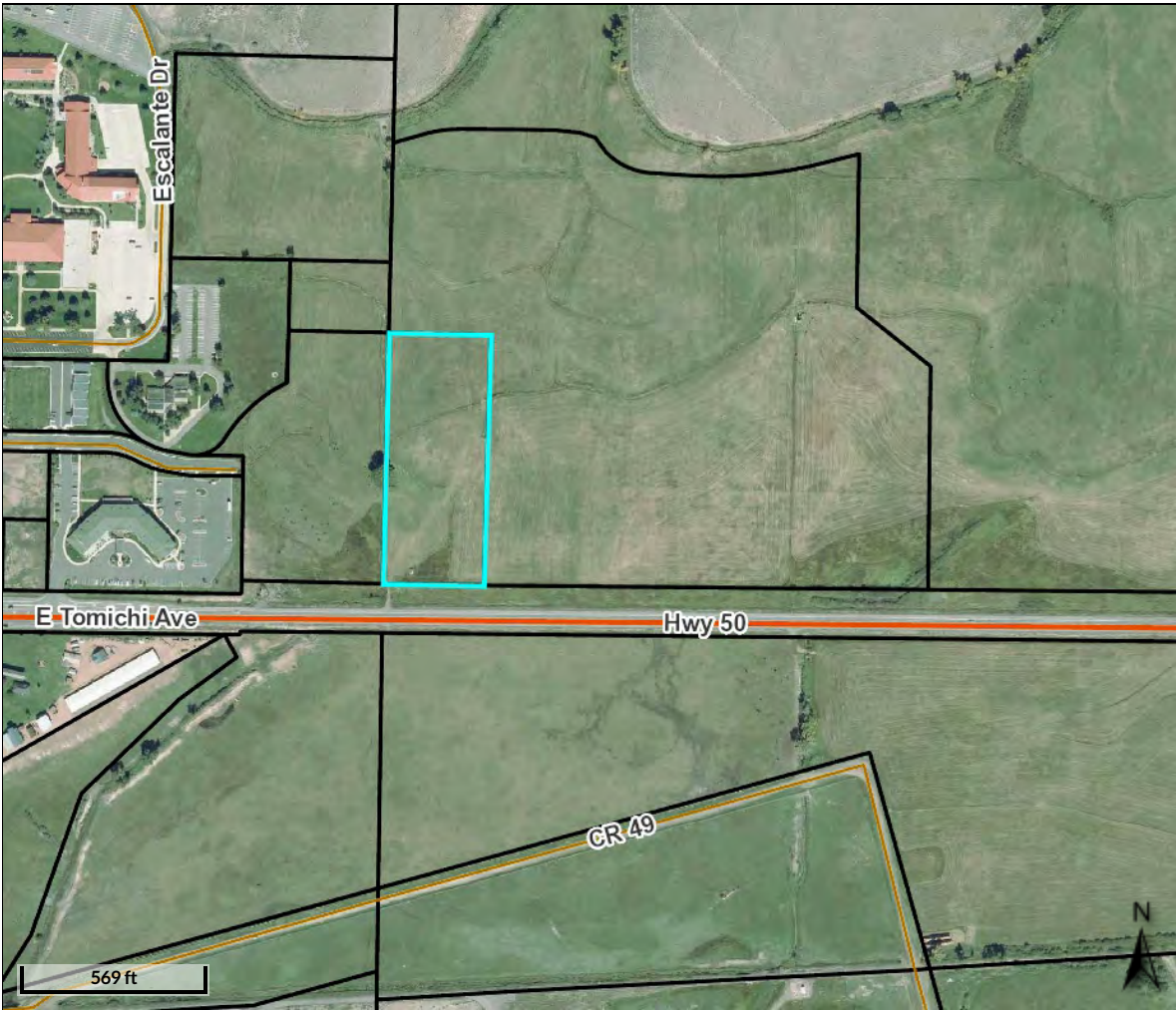
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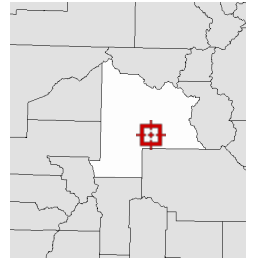
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Version 2.3.8





Overview



Legend

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- County Outlines**
 - <all other values>
 - Gunnison

?

Account Number	R071037	Owner Address	VARRA PASQUALE 8120 GAGE ST FREDERICK, CO 80516-	Total Current Value	\$1,950	Last 2 Sales		
Parcel Number	3701-360-03-004	Physical Address	COLLEGE AVE, GUNNISON	Current Assessed Value	\$570	Date	Price	Qualified
Account Type	Agricultural	Subdivision	WILSON SUBDIVISION	Mill Levy	53.67	n/a	\$	n/a
Lot/Block	B	LEA	GUNNISON RESIDENTIAL VACANT (10250)	Total Value	\$1,950			
Tax	100	Legal Description	E 5.2 AC OF TRACT B WILSON SUBDIVISION (SEC 31) #618344 #639737	Last Year Taxes	\$30			
District		(Note: Legal Description above is abbreviated for use on Assessor records and is not valid for use on legal documents.)						
Acres	5.2							

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Date created: 1/10/2020
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Summary

Account Number R071037
Parcel Number 3701-360-03-004
Account Type Agricultural
Economic Area Econ Area 1
Tax District 100
Mill Levy 53.67
Property Location COLLEGE AVE , GUNNISON
Neighborhood N/A
LEA GUNNISON RESIDENTIAL VACANT (10250)
Subdivision WILSON SUBDIVISION
Condo N/A
Legal Description E 5.2 AC OF TRACT B WILSON SUBDIVISION (SEC 31) #618344 #639737
Parcel Notes COVENANT B762 P773
 EASEMENT #605515 RECORDED MAY 9 2011
 PUBLIC ROADWAY & UTILITY EASEMENT #597054 RECORDED FEB 24 2010
 TOTAL PARCEL = 5.2 AC

View Map

Note: Legal Description above is abbreviated for use on Assessor records and is not valid for use on legal documents.

Owner

Owner
 VARRA PASQUALE
 8120 GAGE ST
 FREDERICK, CO 80516-

Business Name

Current Assessment Information

	2019
+ Land Actual Value	\$1,950
+ Building Actual Value	\$0
= Total Actual Value	\$1,950
+ Land Assessed Value	\$570
+ Building Assessed Value	\$0
= Total Assessed Value	\$570

Prior Year Assessment Information

Year	Actual Value	Assessed Value	Mill Levy	Ad Valorem Taxes
2018	\$1,880	\$550	55.148	\$30.33
2017	\$1,880	\$550	55.842	\$30.71
2016	\$1,780	\$520	55.624	\$28.93
2015	\$1,780	\$520	54.929	\$28.55
2014	\$1,660	\$480	56.217	\$27.00
2013	\$1,660	\$480	49.778	\$23.91

Contact the Treasurer's Office for current property tax amount due. Do not use the figures above to pay outstanding property taxes.

Land

Land Description	Land Type	Acres	Site Access	Electricity	Sewer	Water	Other Attributes
MEADOW HAY LAND- AGRICULTURAL	Agricultural	3.02	YEAR AROUND GOVT MAINTAINED	NOT INSTALLED AVAILABLE NEAR SITE	CENTRAL AVAILABLE NEAR SITE	DOMESTIC AVAILABLE NEAR SITE	LAND TYPE PRIMARY - MEADOW TREE TYPE - COTTONWOOD UNIQUE CHARACTERISTICS - HIGHWAY INFLUENCE SITE IMPROVEMENTS - UNIMPROVED DIRT DRIVEWAY VIEWS - SCENIC OR ABOVE AVERAGE
MEADOW HAY LAND- AGRICULTURAL	Agricultural	2.18	YEAR AROUND GOVT MAINTAINED	NOT INSTALLED AVAILABLE NEAR SITE	CENTRAL AVAILABLE NEAR SITE	DOMESTIC AVAILABLE NEAR SITE	LAND TYPE PRIMARY - MEADOW TREE TYPE - COTTONWOOD UNIQUE CHARACTERISTICS - HIGHWAY INFLUENCE SITE IMPROVEMENTS - UNIMPROVED DIRT DRIVEWAY VIEWS - SCENIC OR ABOVE AVERAGE

Generate Owner List by Distance

Distance:

Show address of: Owner Property

Download format:

International mailing labels that exceed 5 lines are not supported on the Address labels (5160). For international addresses, please use the xlsx, csv or tab download formats.

Additional owner options:

All Owners

Additional mailing label options:

Show parcel id on label

Skip labels:

Recent Sales In Area

No data available for the following modules: Sales and Conveyance, Buildings, Photos, Sketches.

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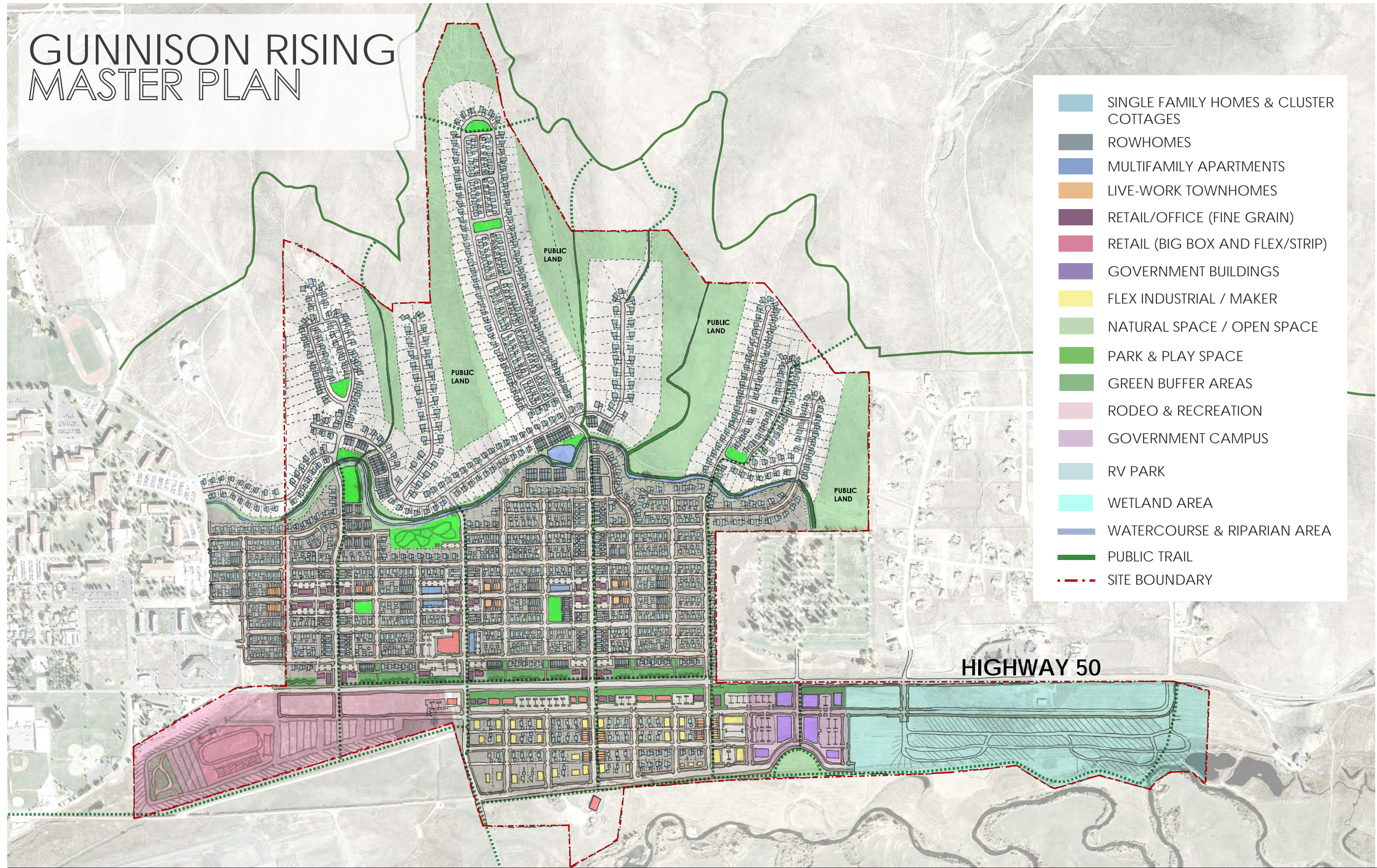
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ADJOINING PROPERTY OWNERS WITHIN 100 FEET OF GUNNISON RISING PUD (UPDATED TO INCLUDE VARRA PROPERTY 1-9-2020)

ParcelId	OwnerName	OwnerAddress1	OwnerAddress2	OwnerAddress3	OwnerCityStZip
R001441	WESTERN STATE COLLEGE	600 N ADAMS ST			GUNNISON, CO 81231-7000
R001924	GUNNISON COUNTY PIONEER & HISTORICAL SOCIETY	PO BOX 824			GUNNISON, CO 81230-0824
R002469	GUNNISON VALLEY PROPERTIES LLC C/O BYRON CHRISMAN	864 W SOUTH BOULDER RD			LOUISVILLE, CO 80027-2410
R006980	WHITESIDES ROBERT D	239 UTE LN			GUNNISON, CO 81230-9501
R007135	STERLING DONALD L	351 UTE LN			GUNNISON, CO 81230-8703
R007135	STERLING PATRICIA A	351 UTE LN			GUNNISON, CO 81230-8703
R007635	BARTON FREDERICK M	401 UTE LN			GUNNISON, CO 81230-8703
R007635	BARTON MELVA	401 UTE LN			GUNNISON, CO 81230-8703
R007692	BRATTON DONNA R	PO BOX 856			GUNNISON, CO 81230-0856
R007848	RINALDI PETER W	287 UTE LN			GUNNISON, CO 81230-9501
R007848	RINALDI SUSAN D	287 UTE LN			GUNNISON, CO 81230-9501
R007976	COLBURN MAGALI DANIELLE	379 UTE LN			GUNNISON, CO 81230-8703
R007976	HEMKER SPENCER CALEB	379 UTE LN			GUNNISON, CO 81230-8703
R008065	BROOKS DEBRA J	197 UTE LN			GUNNISON, CO 81230-9501
R008065	BROOKS MICHAEL R	197 UTE LN			GUNNISON, CO 81230-9501
R008810	ANDERSON ROBERTA	433 UTE LN			GUNNISON, CO 81230-8703
R008810	ANDERSON ROY W	433 UTE LN			GUNNISON, CO 81230-8703
R008922	WESTERN STATE COLORADO UNIVERSITY	600 N ADAMS ST			GUNNISON, CO 81231-7000
R010309	WESTERN STATE COLORADO UNIVERSITY FOUNDATION	PO BOX 1264			GUNNISON, CO 81230-1264
R010309	WESTERN STATE COLORADO UNIVERSITY FOUNDATION	PO BOX 1264			GUNNISON, CO 81230-
R011049	GUNNISON VALLEY PROPERTIES LLC C/O BYRON CHRISMAN	864 W SOUTH BOULDER RD			LOUISVILLE, CO 80027-2410
R027035	GUNNISON COUNTY	200 E VIRGINIA AVE			GUNNISON, CO 81230-2248
R032709	BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GUNNISON COLORADO	200 E VIRGINIA AVE STE 104			GUNNISON, CO 81230-2248
R033098	U S A - BLM				WASHINGTON, DC 20013
R033230	GUNNISON CEMETERY DISTRICT #1	PO BOX 7079			GUNNISON, CO 81230-7079
R042903	DIVISION OF WILDLIFE	6060 BROADWAY			DENVER, CO 80216-1029
R043517	BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GUNNISON COLORADO	200 E VIRGINIA AVE STE 104			GUNNISON, CO 81230-2248
R043518	BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GUNNISON COLORADO	200 E VIRGINIA AVE STE 104			GUNNISON, CO 81230-2248
R043519	BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GUNNISON COLORADO	200 E VIRGINIA AVE STE 104			GUNNISON, CO 81230-2248
R045466	WESTERN STATE COLORADO UNIVERSITY FOUNDATION	PO BOX 1264			GUNNISON, CO 81230-1264
R045546	DIVISION OF WILDLIFE	6060 BROADWAY			DENVER, CO 80216-1029
R045547	DIVISION OF WILDLIFE	6060 BROADWAY			DENVER, CO 80216-1029
R070445	GUNNISON CEMETERY DISTRICT #1	PO BOX 7079			GUNNISON, CO 81230-7079
R071005	GUNNISON VALLEY PROPERTIES LLC C/O BYRON CHRISMAN	864 W SOUTH BOULDER RD			LOUISVILLE, CO 80027-2410
R071005	GUNNISON VALLEY PROPERTIES LLC/O BYRON CHRISMAN	864 W SOUTH BOULDER RD			LOUISVILLE, CO 80027-
R071006	GUNNISON VALLEY PROPERTIES LLC C/O BYRON CHRISMAN	864 W SOUTH BOULDER RD			LOUISVILLE, CO 80027-2410

R071037	VARRA PASQUALE	8120 GAGE ST	FREDERICK, CO 80516-9439
R071037	VARRA PASQUALE	8120 GAGE ST	FREDERICK, CO 80516-
R071038	WESTERN STATE COLORADO UNIVERSITY FOUNDATION	PO BOX 1264	GUNNISON, CO 81230-1264
R071038	WESTERN STATE COLORADO UNIVERSITY FOUNDATION	PO BOX 1264	GUNNISON, CO 81230-
R072103	GUNNISON COUNTY PIONEER & HISTORICAL SOCIETY	PO BOX 824	GUNNISON, CO 81230-0824
R072104	GUNNISON VALLEY PROPERTIES LLC C/O BYRON CHRISMAN	864 W SOUTH BOULDER RD	LOUISVILLE, CO 80027-2410
R072166	GUNNISON VALLEY PROPERTIES LLC C/O BYRON CHRISMAN	864 W SOUTH BOULDER RD	LOUISVILLE, CO 80027-2410

GUNNISON RISING MASTER PLAN



- SINGLE FAMILY HOMES & CLUSTER COTTAGES
- ROWHOMES
- MULTIFAMILY APARTMENTS
- LIVE-WORK TOWNHOMES
- RETAIL/OFFICE (FINE GRAIN)
- RETAIL (BIG BOX AND FLEX/STRIP)
- GOVERNMENT BUILDINGS
- FLEX INDUSTRIAL / MAKER
- NATURAL SPACE / OPEN SPACE
- PARK & PLAY SPACE
- GREEN BUFFER AREAS
- RODEO & RECREATION
- GOVERNMENT CAMPUS
- RV PARK
- WETLAND AREA
- WATERCOURSE & RIPARIAN AREA
- PUBLIC TRAIL
- SITE BOUNDARY

HIGHWAY 50

Application Fact Sheet
City of Gunnison Land Development Code
Minimum Application Contents
In accordance with §6.5 C.

City of Gunnison
P.O. Box 239
Gunnison, CO 81230
(970)641-8090

Applicant Name(s):
Phone #: _____ Fax #: _____ E-Mail: _____
Mailing Address: _____
City: _____ State: _____ Zip: _____
Legal Description W. 6.88 AC of Tract B Subd. and 10 AC in SE 1/4 SE 1/4 Sec 36, T50 N, R1 W, NMPM, Rec #617653
Site Address of Property: _____ Zoning _____ Block: _____ Lot(s): _____ Addition: _____
Disclosure of Ownership- Please provide one of the following: <input type="checkbox"/> Assessor Parcel Info <input type="checkbox"/> Mortgage <input type="checkbox"/> Deed <input type="checkbox"/> Judgments <input type="checkbox"/> Liens <input type="checkbox"/> Contract <input type="checkbox"/> Easement Agreement <input type="checkbox"/> Other Agreements
Summary of Request:
Attachments: <input type="checkbox"/> Vicinity Map (8.5"X11") <input type="checkbox"/> Description of Proposal <input type="checkbox"/> Names, Addresses and Map of Adjoining Property Owners (From Assessor's Office) <input type="checkbox"/> Vested Property Rights <input type="checkbox"/> Authorization of Agent (Power of Attorney from Owner, if not the applicant) <input type="checkbox"/> Site Plan (11"x17") to scale , includes dimensions and location of all structures, parking spaces and access, snow storage, landscaping, live cover, utility lines, road/street names, land uses of adjacent properties, setbacks. Include a table for all dimensional requirements based on §2.6. (See attached sample)
YOU ARE REQUIRED TO SUBMIT FOUR (4) COMPLETE COPIES OF YOUR APPLICATION
Signature(s) _____ _____ Date _____ Date _____
For Office Use Only <input type="checkbox"/> Conditional Use <input type="checkbox"/> Variance <input type="checkbox"/> Zoning Amendment <input type="checkbox"/> Major Subdivision <input type="checkbox"/> Minor Subdivision <input type="checkbox"/> Subdivision Exemption <input type="checkbox"/> Mobile Home/RV Park <input type="checkbox"/> PUD <input type="checkbox"/> Vacation <input type="checkbox"/> Consolidated Application

AUTHORIZATION OF AGENT

I/We, the undersigned owner(s) of the following described real property located in the City of Gunnison, Colorado, hereby authorize the following individual(s):

Thomas Burrgraf

909 E. Escalante Dr. Gunnison, 970-641-2237

Name

Address

Phone

to act in my/our behalf concerning the application for action under the *Land Development Code* of the City of Gunnison.

Legal description and street address of the property for which application is being made:

~~W 6.88 AC of Tract B Wilson Subd and 10 AC in SE1/4 SE1/4 Sec 36, T 50 N, R 1 W, NMPM, Rec # 617653~~

Type/s of permit applied for:

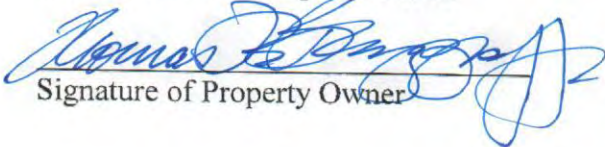
1) Major Change - PUD 3) _____

2) _____ 4) _____

FIRST OWNER OF RECORD:

Western Colorado University Foundation

Printed Name of Property Owner



Signature of Property Owner

02/24/2020

Date

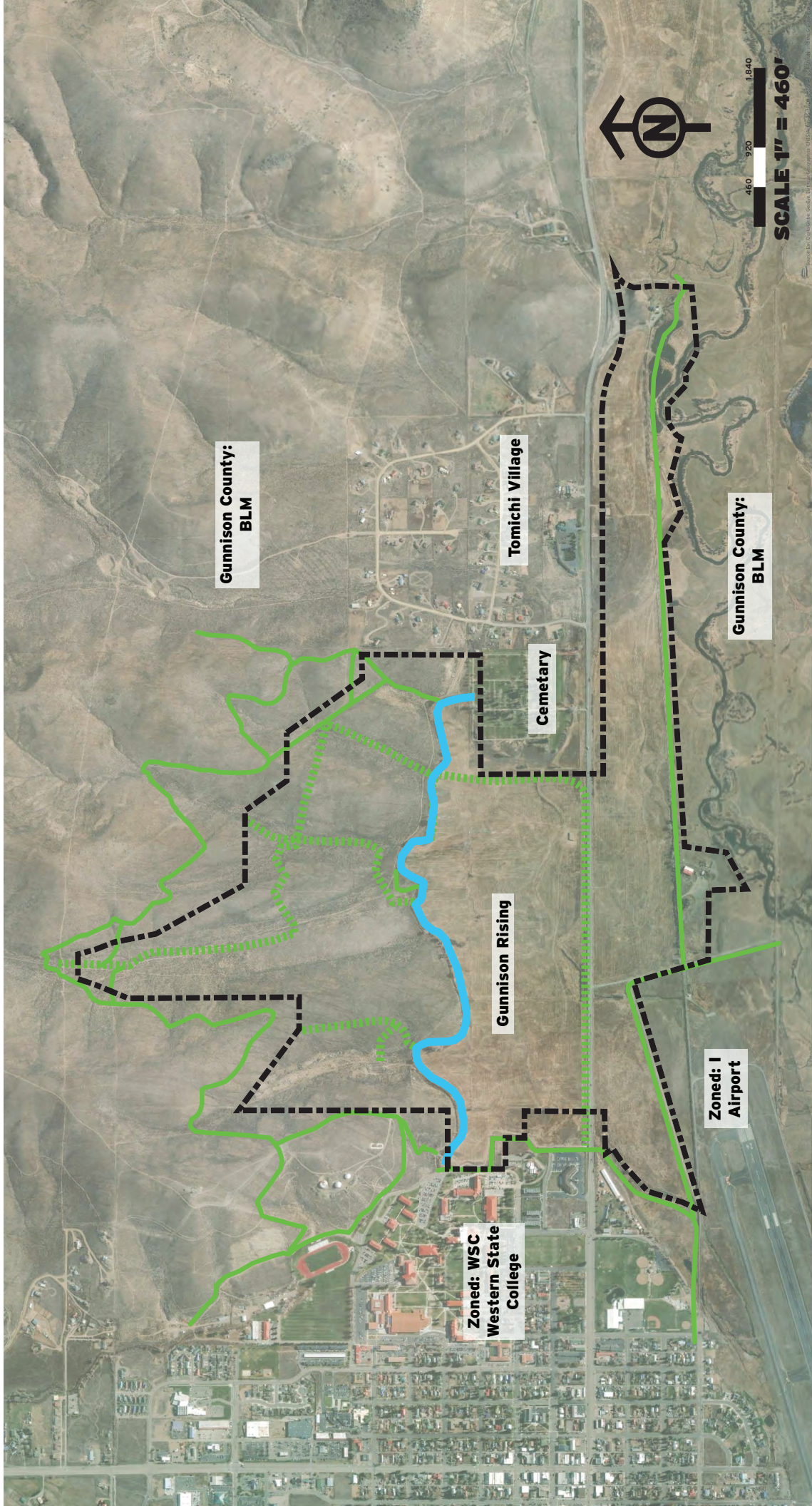
SECOND OWNER OF RECORD:

Printed Name of Property Owner

Signature of Property Owner

Date

rev 12/08
approved by City Attorney



GUNNISON RISING

Site Vicinity Map Draft

- Canal Trail
- Existing Trail
- ⋯ Conceptual Trail Location
- - - Project Boundary

January 2019



Summary

Account Number R071038
 Parcel Number 3701-360-03-003
 Account Type Agricultural
 Economic Area Econ Area 1
 Tax District 100
 Mill Levy 53.67
 Property Location COLLEGE AVE, GUNNISON
 Neighborhood N/A
 LEA GUNNISON RESIDENTIAL VACANT (10250)
 Subdivision WILSON SUBDIVISION
 Condo N/A
 Legal Description W 6.88 AC OF TRACT B WILSON SUBDIVISION (SEC 36) #617653
 Parcel Notes COVENANT B762 P773
 EASEMENT #605515 RECORDED MAY 9 2011
 PUBLIC ROADWAYRY & UTILITY EASEMENT #597054 RECORDED FEB 24 2010
 TOTAL PARCEL = 6.88 AC

[View Map](#)

Note: Legal Description above is abbreviated for use on Assessor records and is not valid for use on legal documents.

Owner

Owner <u>WESTERN STATE COLORADO UNIVERSITY FOUNDATION</u> PO BOX 1264 GUNNISON, CO 81230-1264	Business Name
--	---------------

Current Assessment Information

	2019
+ Land Actual Value	\$2,580
+ Building Actual Value	\$0
= Total Actual Value	\$2,580
+ Land Assessed Value	\$750
+ Building Assessed Value	\$0
= Total Assessed Value	\$750

Prior Year Assessment Information

Year	Actual Value	Assessed Value	Mill Levy	Ad Valorem Taxes
2019	\$2,580	\$750	53.670	\$40.25
2018	\$2,490	\$720	55.148	\$39.71
2017	\$2,490	\$720	55.842	\$40.19
2016	\$2,360	\$680	55.624	\$37.82
2015	\$2,360	\$680	54.929	\$37.38
2014	\$2,200	\$640	56.217	\$35.99
2013	\$2,200	\$640	49.778	\$31.87

Contact the Treasurer's Office for current property tax amount due. Do not use the figures above to pay outstanding property taxes.

Land

Land Description	Land Type	Acres	Site Access	Electricity	Sewer	Water	Other Attributes
MEADOW HAY LAND- AGRICULTURAL	Agricultural	0.48	YEAR AROUND GOVT MAINTAINED	NOT INSTALLED AVAILABLE NEAR SITE	CENTRAL AVAILABLE NEAR SITE	DOMESTIC AVAILABLE NEAR SITE	LAND TYPE PRIMARY - MEADOW TREE TYPE - COTTONWOOD UNIQUE CHARACTERISTICS - HIGHWAY INFLUENCE SITE IMPROVEMENTS - UNIMPROVED DIRT DRIVEWAY VIEWS - SCENIC OR ABOVE AVERAGE
MEADOW HAY LAND- AGRICULTURAL	Agricultural	6.40	YEAR AROUND GOVT MAINTAINED	NOT INSTALLED AVAILABLE NEAR SITE	CENTRAL AVAILABLE NEAR SITE	DOMESTIC AVAILABLE NEAR SITE	LAND TYPE PRIMARY - MEADOW TREE TYPE - COTTONWOOD UNIQUE CHARACTERISTICS - HIGHWAY INFLUENCE SITE IMPROVEMENTS - UNIMPROVED DIRT DRIVEWAY VIEWS - SCENIC OR ABOVE AVERAGE



Summary

Account Number R045466
 Parcel Number 3701-360-00-050
 Account Type Agricultural
 Economic Area Econ Area 1
 Tax District 101
 Mill Levy 58.184
 Property Location ESCALANTE DR, GUNNISON
 Neighborhood N/A
 LEA AGRICULTURAL (4000)
 Subdivision N/A
 Condo N/A
 Legal Description E2S2S2NE4SE4. E2N2N2SE4SE4. SEC 36 50N1W #617653
 Parcel Notes TOTAL PARCEL = 10.00 AC
 EASEMENT B699 P649 RECORDED DEC 30 1991
 EASEMENT #605515 RECORDED MAY 9 2011

View Map

Note: Legal Description above is abbreviated for use on Assessor records and is not valid for use on legal documents.

Owner

Owner WESTERN STATE COLORADO UNIVERSITY FOUNDATION Business Name
 PO BOX 1264
 GUNNISON, CO 81230-1264

Current Assessment Information

	2019
+ Land Actual Value	\$3,760
+ Building Actual Value	\$0
= Total Actual Value	\$3,760
+ Land Assessed Value	\$1,090
+ Building Assessed Value	\$0
= Total Assessed Value	\$1,090

Prior Year Assessment Information

Year	Actual Value	Assessed Value	Mill Levy	Ad Valorem Taxes
2019	\$3,760	\$1,090	58.184	\$63.42
2018	\$3,620	\$1,050	59.656	\$62.64
2017	\$3,620	\$1,050	60.356	\$63.39
2016	\$3,420	\$990	60.140	\$59.53
2015	\$3,420	\$990	59.453	\$58.87
2014	\$3,190	\$930	60.721	\$56.48
2013	\$3,190	\$930	54.314	\$50.51
2012	\$3,020	\$880	48.665	\$42.83
2011	\$3,020	\$880	48.856	\$42.99
2010	\$2,890	\$840	41.575	\$34.92
2009	\$2,890	\$840	40.414	\$33.96

Contact the Treasurer's Office for current property tax amount due. Do not use the figures above to pay outstanding property taxes.

Land

Land Description	Land Type	Acres	Site Access	Electricity	Sewer	Water	Other Attributes
MEADOW HAY LAND-AGRICULTURAL	Agricultural	8.50	YEAR ROUND	INSTALLED	NONE	NONE	LAND TYPE PRIMARY - MEADOW
MEADOW HAY LAND-AGRICULTURAL	Agricultural	1.50	YEAR ROUND	INSTALLED	NONE	NONE	LAND TYPE PRIMARY - MEADOW

Sales and Conveyance

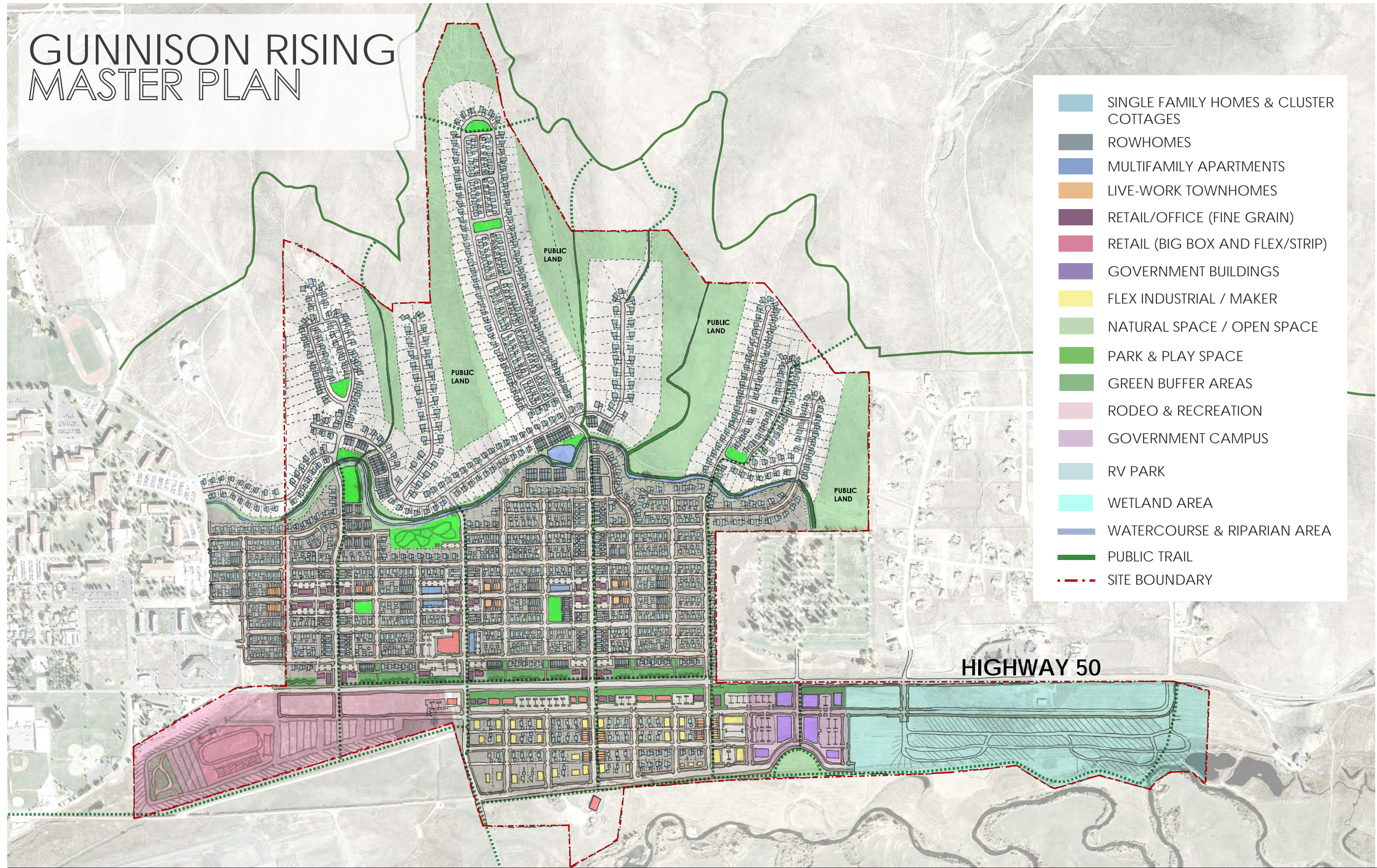
Sale Date	Sale Amount	Adjusted Sales Price	Grantor	Grantee	Vacant or Improved (at time of sale)	Reception #	Deed Type
12/1/2010	\$350,000	\$350,000	GUNNISON GATEWAY LLC	TRIPPE STEPHEN M ETAL; REYNOLDS STEVE	Vacant	602283	GEN WARR DEED - FEE
11/9/2009	\$0	\$0	ADAMS WILSON RANCH LLLP	GUNNISON GATEWAY LLC		595052	SPEC WARR DEED - NO FEE

ADJOINING PROPERTY OWNERS WITHIN 100 FEET OF GUNNISON RISING PUD (UPDATED TO INCLUDE VARRA PROPERTY 1-9-2020)

ParcelId	OwnerName	OwnerAddress1	OwnerAddress2	OwnerAddress3	OwnerCityStZip
R001441	WESTERN STATE COLLEGE	600 N ADAMS ST			GUNNISON, CO 81231-7000
R001924	GUNNISON COUNTY PIONEER & HISTORICAL SOCIETY	PO BOX 824			GUNNISON, CO 81230-0824
R002469	GUNNISON VALLEY PROPERTIES LLC C/O BYRON CHRISMAN	864 W SOUTH BOULDER RD			LOUISVILLE, CO 80027-2410
R006980	WHITESIDES ROBERT D	239 UTE LN			GUNNISON, CO 81230-9501
R007135	STERLING DONALD L	351 UTE LN			GUNNISON, CO 81230-8703
R007135	STERLING PATRICIA A	351 UTE LN			GUNNISON, CO 81230-8703
R007635	BARTON FREDERICK M	401 UTE LN			GUNNISON, CO 81230-8703
R007635	BARTON MELVA	401 UTE LN			GUNNISON, CO 81230-8703
R007692	BRATTON DONNA R	PO BOX 856			GUNNISON, CO 81230-0856
R007848	RINALDI PETER W	287 UTE LN			GUNNISON, CO 81230-9501
R007848	RINALDI SUSAN D	287 UTE LN			GUNNISON, CO 81230-9501
R007976	COLBURN MAGALI DANIELLE	379 UTE LN			GUNNISON, CO 81230-8703
R007976	HEMKER SPENCER CALEB	379 UTE LN			GUNNISON, CO 81230-8703
R008065	BROOKS DEBRA J	197 UTE LN			GUNNISON, CO 81230-9501
R008065	BROOKS MICHAEL R	197 UTE LN			GUNNISON, CO 81230-9501
R008810	ANDERSON ROBERTA	433 UTE LN			GUNNISON, CO 81230-8703
R008810	ANDERSON ROY W	433 UTE LN			GUNNISON, CO 81230-8703
R008922	WESTERN STATE COLORADO UNIVERSITY	600 N ADAMS ST			GUNNISON, CO 81231-7000
R010309	WESTERN STATE COLORADO UNIVERSITY FOUNDATION	PO BOX 1264			GUNNISON, CO 81230-1264
R010309	WESTERN STATE COLORADO UNIVERSITY FOUNDATION	PO BOX 1264			GUNNISON, CO 81230-
R011049	GUNNISON VALLEY PROPERTIES LLC C/O BYRON CHRISMAN	864 W SOUTH BOULDER RD			LOUISVILLE, CO 80027-2410
R027035	GUNNISON COUNTY	200 E VIRGINIA AVE			GUNNISON, CO 81230-2248
R032709	BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GUNNISON COLORADO	200 E VIRGINIA AVE STE 104			GUNNISON, CO 81230-2248
R033098	U S A - BLM				WASHINGTON, DC 20013
R033230	GUNNISON CEMETERY DISTRICT #1	PO BOX 7079			GUNNISON, CO 81230-7079
R042903	DIVISION OF WILDLIFE	6060 BROADWAY			DENVER, CO 80216-1029
R043517	BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GUNNISON COLORADO	200 E VIRGINIA AVE STE 104			GUNNISON, CO 81230-2248
R043518	BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GUNNISON COLORADO	200 E VIRGINIA AVE STE 104			GUNNISON, CO 81230-2248
R043519	BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GUNNISON COLORADO	200 E VIRGINIA AVE STE 104			GUNNISON, CO 81230-2248
R045466	WESTERN STATE COLORADO UNIVERSITY FOUNDATION	PO BOX 1264			GUNNISON, CO 81230-1264
R045546	DIVISION OF WILDLIFE	6060 BROADWAY			DENVER, CO 80216-1029
R045547	DIVISION OF WILDLIFE	6060 BROADWAY			DENVER, CO 80216-1029
R070445	GUNNISON CEMETERY DISTRICT #1	PO BOX 7079			GUNNISON, CO 81230-7079
R071005	GUNNISON VALLEY PROPERTIES LLC C/O BYRON CHRISMAN	864 W SOUTH BOULDER RD			LOUISVILLE, CO 80027-2410
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R071006	GUNNISON VALLEY PROPERTIES LLC C/O BYRON CHRISMAN	864 W SOUTH BOULDER RD			LOUISVILLE, CO 80027-2410

R071037	VARRA PASQUALE	8120 GAGE ST	FREDERICK, CO 80516-9439
R071037	VARRA PASQUALE	8120 GAGE ST	FREDERICK, CO 80516-
R071038	WESTERN STATE COLORADO UNIVERSITY FOUNDATION	PO BOX 1264	GUNNISON, CO 81230-1264
R071038	WESTERN STATE COLORADO UNIVERSITY FOUNDATION	PO BOX 1264	GUNNISON, CO 81230-
R072103	GUNNISON COUNTY PIONEER & HISTORICAL SOCIETY	PO BOX 824	GUNNISON, CO 81230-0824
R072104	GUNNISON VALLEY PROPERTIES LLC C/O BYRON CHRISMAN	864 W SOUTH BOULDER RD	LOUISVILLE, CO 80027-2410
R072166	GUNNISON VALLEY PROPERTIES LLC C/O BYRON CHRISMAN	864 W SOUTH BOULDER RD	LOUISVILLE, CO 80027-2410

GUNNISON RISING MASTER PLAN



- SINGLE FAMILY HOMES & CLUSTER COTTAGES
- ROWHOMES
- MULTIFAMILY APARTMENTS
- LIVE-WORK TOWNHOMES
- RETAIL/OFFICE (FINE GRAIN)
- RETAIL (BIG BOX AND FLEX/STRIP)
- GOVERNMENT BUILDINGS
- FLEX INDUSTRIAL / MAKER
- NATURAL SPACE / OPEN SPACE
- PARK & PLAY SPACE
- GREEN BUFFER AREAS
- RODEO & RECREATION
- GOVERNMENT CAMPUS
- RV PARK
- WETLAND AREA
- WATERCOURSE & RIPARIAN AREA
- PUBLIC TRAIL
- SITE BOUNDARY



Written Statement

PUD Major Change Application

January 2020

Prepared for the City of Gunnison

By Gunnison Valley Properties and Cascadia Partners, LLC

List of Appendices

- Appendix A: Site Vicinity Map
- Appendix B: Survey and Topographic Map
- Appendix C: Illustrated Conceptual Plan
- Appendix D: Zoning Districts Plan
- Appendix E: Street Network Plan and Cross-Sections
- Appendix F: Parks, Open Space, and Trails Plan
- Appendix G: Public Facilities Plan
- Appendix H: Stormwater Management Master Plan
- Appendix I: Wastewater Capacity Studies
- Appendix J: Electric Service Expansion Study
- Appendix K: Traffic Impact Analyses
- Appendix L: Preliminary Geotechnical Investigation
- Appendix M: Wetlands Map
- Appendix N: Avigation Easement
- Appendix O: Xeriscape Requirements and Plant List
- Appendix P: Master Declaration of Covenants, Conditions, Restrictions, and Reservation of Easements for Gunnison Rising
- Appendix Q: Letter from The Colorado Division of Wildlife
- Appendix R: City of Gunnison Municipal Code (By Reference Only, Not Attached)
- Appendix S: Legal Descriptions

1. Project Overview

The purpose of this document is to serve as the written statement the application for a Major Change to the Gunnison Rising Planned Unit Development (PUD). The Gunnison Land Development Code (LDC) states that a PUD is intended to allow and encourage compatible uses to be developed in a manner sensitive to natural features and processes, and that are compatible with surrounding land uses” and “promote greater flexibility in the placement of structures so as to preserve and take advantage of the site's unique, natural resource or scenic features”, among other purposes. The proposed PUD represents innovative planning principles and flexible concepts in order to address unique land use relationships, including both surrounding uses and potential mixed-use developments within the PUD.

Conceptual Plan

The Gunnison Rising PUD is based on a conceptual planning effort in partnership with local leaders from the City, County and Western Colorado University. Gunnison Rising presents a once in a lifetime opportunity to help shape the future of the entire Gunnison Valley. Rarely is there an opportunity to craft a shared vision for an area this large, well-positioned for success and with such natural beauty. The plan represents a blueprint for the long-term prosperity for the entire community. The plan document and an illustrative master plan for the PUD are included as Appendix C.

Design and Development Principles

The Conceptual Plan is founded on the following design and development principles.

- **Traditional Design.** Design neighborhoods like we used to, with a traditional gridded block structure, sidewalks, street trees, buildings facing the street, front porches – the elements that support a strong sense of community.
- **Walkable and Connected.** Safe neighborhood walking streets and lively sidewalks in the neighborhood centers. A strong, walkable and bikeable connection to downtown with a great Georgia Avenue design. A system of trails that runs throughout the neighborhoods, connecting all residents to parks and nature.
- **A Vibrant Place.** An exciting mix of catalyst projects and amenities for the entire city, including community gathering places, hiking and biking trails, creative spaces for local entrepreneurs, small neighborhood shops and regional destinations such as a year-round conference center with a new, expanded rodeo grounds.
- **Broad Housing Options.** Gunnison’s historic neighborhoods serve as a model for the new neighborhoods in Gunnison Rising because they have housing options for the entire community:

families, singles, college students, and retirees. Walkable neighborhoods with housing options, including workforce housing, and quality design are a cornerstone of Gunnison Rising.

- **Integrated Open Space.** Whether strolling with your family to an evening movie in the park, mounting up on bikes to tackle Hartmans Rocks, or casting your fly rod on Tomichi Creek, Gunnison Rising is designed to maximize the outdoor lifestyle Gunnison has to offer. The plan brings nature to your front door with large regional parks, vista viewpoints and small pocket parks within a 5-minute walk of every home. Trails connect to the great outdoors that surround Gunnison Rising: the new Signal Peak trail system to the north, a future trail connection south to Hartmans Rocks Mountain Bike Park, and into a future Tomichi Creek State Park, with endless fishing, hiking and cross-country skiing opportunities.
- **Financial Feasibility and Resiliency.** A project of this scale and quality requires a design that draws people in, careful phasing, and a strong partnership between the public and private sectors, including infrastructure financing tools and a fair sharing of the public infrastructure costs.

Contents of Submittal

The Major Change application includes the following submittals in response to LDC requirements:

- Application Form
- Written Statement (this document)
- PUD Development Standards Document
- Supporting Appendices (as listed in the preceding section)

The remainder of this written statement provides responses all applicable standards and approval criteria of Section 10 of the LDC.

2. Responses to Approval Criteria

This section of the statement addresses all code standards and approval criteria that apply to the Major Change application. The section includes the relevant code provision (in *italics*) followed by written response from the applicant (see **RESPONSE**).

§10.4 APPLICATION CONTENTS

An application for Amendment to the text of this LDC or the boundaries of zone districts, as depicted on the Official Zoning Map, shall contain the following:

- A. *Minimum Contents.*** *The minimum contents for all applications specified in §6.5 C, Minimum Application Contents.*

RESPONSE: All of the minimum contents specified in §6.5 C are included with the application form and attached materials, as specified on the form.

[...]

- C. *Zoning Map Amendment.*** *If the application requests an amendment to the Official Zoning Map, it shall include:*

- a. *Zone Districts.*** *The present zone district designation(s) of the property and the zoning of all adjacent properties.*

RESPONSE: The property is currently zoned consistent with the previously approved PUD land use plan, as shown in Figure 2-1. As shown on Figure 2-2, The northern, eastern, and most of the southern boundary of the PUD is coterminous with the City boundary. The western boundary of the PUD primarily abuts the Western State Colorado University (WSCU) zone, with shorter segments abutting the Commercial (C) and Single-Family Residential (R1) zones. A small portion of the southern boundary of the PUD abuts the Industrial (I) zone.

- b. *Survey Map.*** *A stamped survey map and legal description created under the direction of a surveyor licensed in the State of Colorado of the property proposed for Amendment, stating the area of the property proposed to be amended in square feet or acres.*

RESPONSE: A survey map is included as Appendix A to the application.

- c. *Existing Uses.*** *A description of existing uses on the property and on all adjacent properties.*

RESPONSE: The primary use of the property is agricultural, except for the I-Bar Ranch, a live

music venue located on the south end of the site. A vicinity map is presented in Figure 2-3. The western boundary of the PUD abuts Western Colorado University, a hotel, the Gunnison Pioneer Museum, and Jorgenson Park. The southern boundary abuts the Gunnison Airport and Tomichi Creek State Wildlife Area. To the west of the PUD is Gunnison Cemetery and the Tomichi Village subdivision. The northern boundary of the PUD abuts lands owned by the Federal Bureau of Land Management (BLM).

d. *Statement of Intended Development.* *A written statement by the applicant identifying the intended use or development of the subject parcel and the timing of said development, describing the community need for the change in zoning, and explaining the effect the change in zoning would have on surrounding uses, and how the application meets the review standards cited in §10.6. Review Standards for Zoning Map Amendments.*

RESPONSE: The intent of this Major Change application is to implement the vision of the Gunnison Rising Conceptual Plan (“Conceptual Plan”), a planning effort in partnership with local leaders from the City, County and Western Colorado University. The Conceptual Plan is included as Appendix C to this document. In summary, the guiding principles of the plan are:

- Traditional Design
- Walkable and Connected Neighborhoods
- A Vibrant Place
- Broad Housing Options
- Integrated Open Space
- Financial Feasibility and Resiliency

The Conceptual Plan, this written statement, the PUD Development Standards, and associated appendices address the information required for a Statement of Intended Development.

Figure 2-1. Existing PUD Zoning

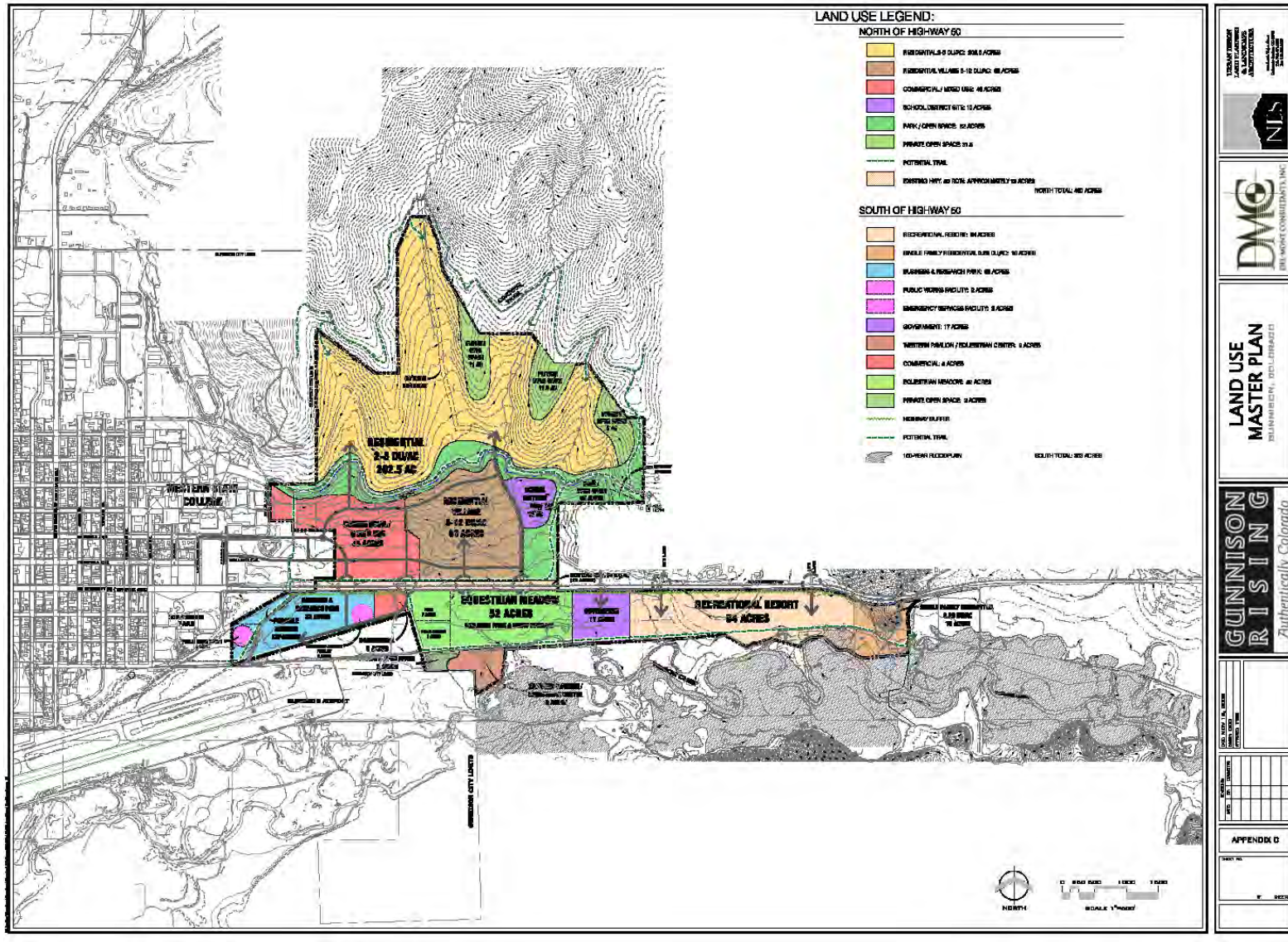


Figure 2-2. Existing Zoning Context

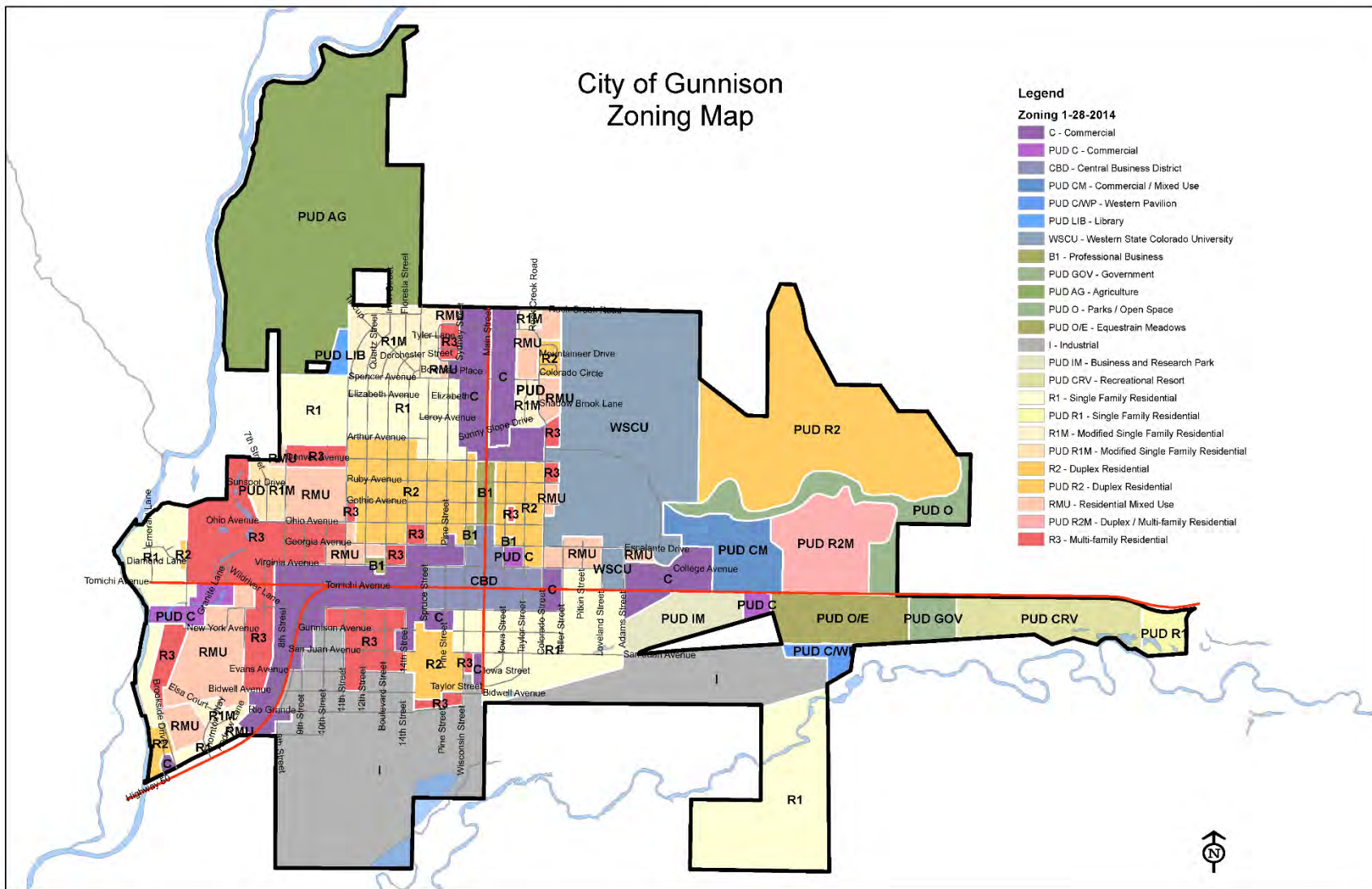
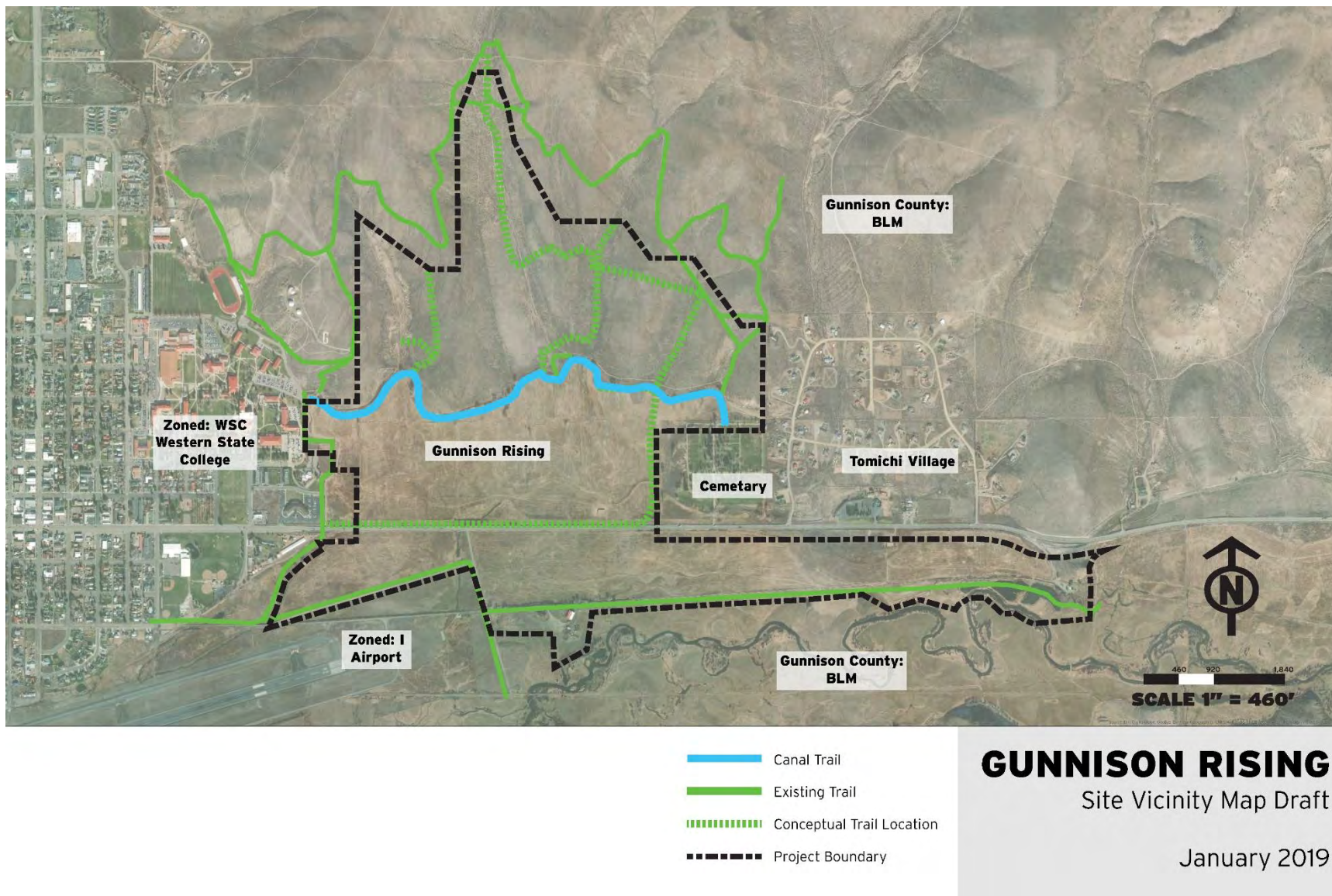


Figure 2-3. Vicinity Map



[...]

§10.6 REVIEW STANDARDS FOR ZONING MAP AMENDMENTS

An application for an Amendment to the Official Zoning Map shall comply with the following standards:

- A. Consistent with Master Plan.** *The proposed Amendment shall be consistent with the City of Gunnison Master Plan.*

RESPONSE: The Conceptual Plan is consistent with the overall goals of the Gunnison Master Plan, as summarized below:

- *Chapter 2: Community Character and Design.* The PUD standards include design requirements that will ensure a high-quality, attractive, and pedestrian-friendly environment. The zone district standards were designed to replicate the positive features of the historic neighborhoods in and around downtown Gunnison.
- *Chapter 3: Education, Arts, and Literacy.* The plan was developed in partnership with Western Colorado University to ensure it contributes to the needs of the university, including zoning that is supportive of housing options for students and employees. The Maker District provides zoning standards that support a variety of artisanal manufacturing activities.
- *Chapter 4: Environment and Natural Resources.* Chapter 6 of the PUD development standards regulates development to mitigate impacts to wetlands, floodplains, habitat, and wildlife, with some standards that are more restrictive than the City's Land Development Code (LDC). The plan reserves over 100 acres of open space, where development will not be permitted to conserve natural areas and views.
- *Chapter 5: Land Use and Growth.* The plan calls for a land use pattern that will ensure an efficient use of land and locates uses to support walkable neighborhoods and compatibility between uses. Main Street zoning is dispersed along corridors to allow for walkable access to shops and services, as well as mixed-use development. The Maker district and Event and Conference District—which will include light industrial, office, and general commercial uses—are buffered from residential uses by Highway 50 and adjacent landscaped buffers.
- *Chapter 6: Housing.* A central goal of the plan is to provide zoning standards supportive of a range of housing options. Every zone district was designed to allow for multiple types of housing in order to provide opportunities for residential development throughout the PUD.
- *Chapter 7: Economics.* The plan seeks to create jobs and economic vitality by supporting a range of employment uses. Small, entrepreneurial firms will be encouraged to locate in the Maker District, which allows flexible zoning standards with good access to Highway 50. A government campus is envisioned to allow for the co-location of multiple state and federal agencies. A suitable site for a rodeo grounds or event center will help draw visitors to the City.

- *Chapter 8: Transportation.* A robust network of “gateway” and local streets are proposed to serve the PUD. A gridded street network will support walkability. Custom street design standards are proposed to ensure a safe and comfortable experience for pedestrians and bicyclists on all streets. Access from Highway 50, and improvements to the highway, will be coordinated with CDOT and the City and generally consistent with the Access Control Plan for the highway.
- *Chapter 9: Utilities and Infrastructure.* The plan builds on utility modeling and infrastructure planning that was completed for the previous PUD approval. Where needed, infrastructure studies were updated to reflect current conditions. A development phase review process is required by the PUD standards in order to ensure that more detailed infrastructure analysis and planning occurs as development occurs in the area.
- *Chapter 10: Parks, Recreation and Open Space.* The plan envisions a complete and connected network of parks, trails, and open space. The PUD standards require parks and trails be constructed with development and sets standards to ensure the facilities are distributed for walkable access from all residential areas.
- *Chapter 11: Public Safety.* Emergency vehicle access has been considered in developing the street design standards. The design standards require a minimum area of windows on all buildings to provide “eyes on the street” and support Crime Prevention through Environmental Design. All developments and streets will be subject to the City’s standards for fire safety, illumination, and other safety provisions.

A ***Consistent with Purpose of Zone District.** The proposed Amendment shall be consistent with the purpose of the zone district to which the property is to be designated.*

RESPONSE: Purpose statements for each proposed zone district in the PUD are provided in Section 3.2 of the PUD standards document. The use, dimensional, and design standards for each zone district were specifically designed to be consistent with the purpose of the district.

B ***Compatibility with Surrounding Zone Districts and Uses.** The development permitted by the proposed Amendment shall be compatible with surrounding zone districts, land uses, and neighborhood character.*

RESPONSE: The Conceptual Plan was designed to integrate with the surrounding context and maximize the unique opportunities presented by the area.

- The northern boundary of the PUD is coterminous with the City boundary. The lands to the north are undeveloped and under Federal ownership. Significant open space zoning is proposed along this northern boundary to provide a transition to this open area, protect views, and avoid building on slopes that are not suitable for development.
- The eastern boundary abuts the Tomichi Village subdivision and Gunnison Cemetery. Open space zoning will provide a buffer between the residential areas in the PUD and Tomichi Village. Residential zones abut the cemetery.

- The southern boundary of the PUD largely abuts the Tomichi Creek State Wildlife Area. Very low-density residential zoning (RL district, 3-4 acre lots) is proposed in part of this area, with specific provisions for preservation of natural vegetation and open space. A Recreational Resort district is proposed which would maximize public access to the Tomichi Creek area while mitigating impacts on the natural area, including wetland buffers. The Maker District and government campus areas that abut this area will be subject to wetland, floodplain, and other natural resource protections.
- The southern boundary also abuts the Gunnison Airport. The property will be subject to an Avigation Easement (Appendix N) which protects the airspace in the area. The proposed land uses in the abutting district—Event and Conference District—are consistent with the characteristics of the airport as a large commercial and institutional facility.
- The western boundary of the PUD abuts vacant land zoned Commercial (C) and Western Colorado University. The Main Street district, a commercial zone that allows a mix of residential and commercial uses, abuts the commercially zoned property. The university is adjacent to a Multifamily district, a land use concept that was developed in partnership with the university to support housing options for students and employees.

C *Changed Conditions or Error.* *The applicant shall demonstrate that conditions affecting the subject parcel or the surrounding neighborhood have changed, or that due to incorrect assumptions or conclusions about the property, one or more errors in the boundaries shown on the Official Zoning Map have occurred.*

RESPONSE: The original Gunnison Rising PUD was approved in 2009. Several conditions and assumptions about the property have changed since that approval, including:

- The housing market has evolved and there is stronger demand for a wider range of housing options than was originally envisioned by the PUD, which primarily emphasized detached housing on larger lots. Housing affordability concerns and demographic trends have led to stronger demand for attached housing types and detached housing on smaller lots. Further, there is growing demand for walkable neighborhoods and the previous PUD did not support a walkable land use pattern.
- The market for commercial space has also changed. Retail spaces tend to be smaller and more focused on experiential qualities, partly due to competition from online retailers. Industrial spaces are shifting toward smaller, artisanal producers. The Main Street and Makers Districts support these types of uses.
- The demand for other types of development has also shifted. The Recreational Resort District has been retooled to allow for a wider range of camping experiences, not only RV camping. The system of trails and parks has been improved to meet the demand for walkability and access to outdoor recreation and nature.

These evolving market conditions led the property owners to reconsider the development concept for the area and create a new Conceptual Plan which is better aligned with the wants and needs of today's households.

§10.7 ESTABLISHED REVIEW PROCESS, REQUIREMENTS AND STANDARDS FOR PLANNED UNIT DEVELOPMENT ZONING DISTRICTS

[...]

- C** *Established Review Process.* The initial application for PUD zoning or a Major Change to an existing PUD shall constitute a Zoning Amendment and will follow §10.3 (Procedure) of the LDC.

RESPONSE: The applicant recognizes that this Major Change application constitutes a Zoning Amendment and will follow the applicable procedure.

D. PUD Zoning Amendment Application Submittal

- 1. PUD Plan Submittal.** Along with the submission of the application as defined in §10.3 B, the applicant shall provide to the Community Development Director:

- a.** the minimum contents listed in §10.4 A, and the map amendment information in §10.4 C;

RESPONSE: The requirements of these sections are addressed in the applicable section above.

- b.** four copies of the PUD zoning plan map which shall be 24 inches by 36 inches in size; with north arrow and scale; with title and date in the lower right corner at a scale of one inch equals 50 feet or larger, depicting the area within the boundaries of the proposed PUD; and, which depicts all of the information as follows:

- i.** a zoning plan indicating the broad concept of the proposed development, the location of each use and the location of existing lots, blocks or other parcels within each area. The plan shall indicate:
- a.** generally, where each type of use is located within the PUD and an indication of the total acreage which will be devoted to each use;

RESPONSE: This information is provided on the Zone Districts Map (Appendix D).

- b.** proposed zone districts labeled on the plan with the symbol of the most similar zoning classification in the LDC. In the case of residential zone districts, the symbol shall be followed by a hyphen and a numerical representation of the maximum density allowed in that zone district. For example: a single-family residential zone district with a minimum lot size of 12,000 square feet would be labeled R1-12,000.

RESPONSE: Zone districts are labeled on the Zone Districts Map. Residential districts generally meet this naming convention, except for the RL district. The

RL district uses a unique name due to the very large lots planned for this area (3-4 acres).

- c. *for areas designated for residential uses, the maximum number of dwelling units per net acre permitted for each residential area including sizes of building lots and types of dwellings anticipated;*

RESPONSE: This information is provided in Chapter 3 of the PUD standards document.

- d. *the minimum acreage which will be dedicated to common open space, the proposed use and location of open space;*

RESPONSE: This information is available on the Parks, Open Space, and Trails Plan (Appendix F) as well as in Section 4.5 of the PUD standards document. A minimum of 100 acres of open space will be provided across the PUD in an Open Space (O) zone district. These areas will be preserved primarily for conservation, but most will allow for the development of trails. In addition to areas zoned Open Space, developments will be required to provide pocket parks and community parks within a minimum distance of residential lots.

- e. *internal circulation systems including locations of arterial streets, collector streets, pedestrian and bike trails;*

RESPONSE: A plan for internal circulation is presented in the Street Network and Cross-Sections Plan (Appendix E) and the Parks, Open Space, and Trails Plan (Appendix F). Development standards for streets and trails can be found in Section 4.5 and 4.6 of the PUD standards document.

- f. *the acreage and location of areas to be dedicated for school sites or other public uses;*

RESPONSE: Specific locations and sizes of sites to be dedicated for school sites are not identified in the PUD; however, the Conceptual Plan recognizes schools as an essential element of a walkable and complete community. Schools are permitted as conditional uses in all zone districts except for the Event and Conference (EC), Large Lot Residential (RL), and Open Space (O) districts. The plan envisions that the appropriate location and size of school facilities would be considered as part of each Development Phase Review.

Outside of parks that are designated for the O district, many other public and institutional uses are permitted in most zone districts. For more detail, see the Principle Use Table in Section 3.3 of the standards document.

- g. descriptions of the general character of all proposed land use zone districts in the PUD and plans showing the location and size of each zone district within the PUD;*

RESPONSE: A description of the general character of the proposed zone districts can be found in the purpose statements for each district in Section 3.2 of the standards document. The location and size of each district is illustrated on the Zoning Districts Map (Appendix D).

- h. provisions for water, irrigation ditches, sewer, refuse collection, stormwater collection, telephone, electricity, gas and cable television, if applicable;*

RESPONSE: Proposed major utility lines are presented on the Public Facilities Plan (Appendix G). Supportive analyses of public facility needs and capacity for stormwater, wastewater, and electricity are provided in Appendices H-J. Water supply and quality is addressed in the Annexation Agreement for the property.

City engineering staff have decided to undertake a citywide master plan study of the water system. The study will evaluate long-term water system capacity and improvement needs for the entire City, including the full buildout of Gunnison Rising. Staff have requested that Gunnison Valley Properties provide projected development levels (dwelling units and square footage of non-residential space) at 5, 10, and 20 years into the future. The applicant will provide land use projections and any other necessary information to City staff and the consulting engineers. Gunnison Valley Properties will contribute a proportionate share of funding to the citywide water study. If needed, the sizing and design of water facilities, as identified in the Public Facilities Plan, will be updated to align with the findings and recommendations of the water study.

It is proposed that plans for irrigation ditches, refuse collection, telephone, gas and cable television services would be identified as part of the subsequent Development Phase Review and subdivision or site development permitting.

- i. descriptive overview of the written statement development standards and the intent and benefits derived by the PUD from existing standards established by the LDC; and,*

RESPONSE: An overview of the intent and benefits of the PUD is provided in the Conceptual Plan (Appendix C), the PUD standards document, and responses to PUD approval criteria provided below.

- j. written and graphic material demonstrating to the Commission and City Council how modifications will produce a living environment, landscape quality and lifestyle better than that produced by the existing standards.*

RESPONSE: This information is provided in the Conceptual Plan (Appendix C), the PUD standards document, and responses to PUD approval criteria provided below.

- ii. a site topographic map showing at least two-foot contour intervals for slopes of 10 percent or less; five-foot contour intervals for slopes over 10 percent; major vegetation elements; streams, rivers, ditches and areas subject to 100-year flooding;*

RESPONSE: A topographic map meeting these standards was submitted as part of the previous PUD approval and is now included in Appendix B.

- iii. a written statement of concept for the PUD containing the following information:*

- a. an explanation of the objectives to be achieved by the PUD and a statement of purpose for each zone district within the PUD;*

RESPONSE: An explanation of the objectives to be achieved by the PUD is provided in the Conceptual Plan (Appendix C) and Chapter 1 of the PUD standards document. Purpose statements for each zone district can be found in Section 3.2 of the PUD standards document.

- b. a development schedule indicating the improvements included in each phase and the approximate dates when construction of the various stages of the PUD are anticipated to begin and be completed;*

RESPONSE: Development phasing is addressed in Section 2.5 of the PUD standards document. As described in that section, due to the long-term and complex nature of this PUD—which includes over 600 acres of land, a wide range of uses and existing conditions that is likely to be developed over decades—a prescriptive schedule and phasing map is not proposed as part of this PUD. In lieu of a prescriptive phasing plan, the Development Phase Review process, described in Section 2.5 of the standards document, will ensure that each phase will provide for orderly and efficient development of the area in a manner that is consistent with the overall conceptual plan. The purpose of this process is to require that each subsequent development demonstrate that it will be consistent with the overall conceptual plan and that infrastructure and utilities are designed to accommodate both the proposed development and future phases.

- c. copies of any special covenants, conditions and restrictions which will govern the use or occupancy of the PUD; provided, that the applicant may impose additional covenants, conditions and restrictions on any particular area in connection with the platting of such area;*

RESPONSE: This document is provided in Appendix P (Master Declaration of Covenants, Conditions, Restrictions, and Reservation of Easements for Gunnison Rising).

- d. *the written statement shall include a detailed PUD Development Standards document, which will include but not be limited to defined permitted uses; dimensional standards; design standards, special use standards; buffer and screening standards; floodplain development standards; wetland avoidance; access requirements; grade and slope restrictions; parking standards; landscape standards; general development standards, natural resource protection standards; and other technical code standards;*

RESPONSE: The PUD Development Standards document, enclosed with this application, includes standards addressing these issues. The standards document also clarifies where the PUD standards apply and where the standards of the Gunnison LDC apply, see Section 2.2 of the document.

- e. *a report containing detailed statements and data relevant to §4.1 (Adequate Public Facilities), prepared by a Colorado licensed engineer, which shall provide evidence of the following:*
- i) *based on anticipated demand, the proposed water source is adequate to serve the PUD;*

RESPONSE: Water supply and quality are addressed in the previously approved Annexation Agreement for the property. These provisions will continue to apply to the revised PUD.

Conceptual locations for water distribution facilities are presented on the Public Facilities Plan (Appendix G). The precise sizing and alignment of water distribution lines, storage tanks, pumping stations, and water treatment for Gunnison Rising shall be evaluated in the preliminary and final design phases of the project. The water system is likely to be split into two distribution systems. One distribution system will be gravity fed, while the second, a pressurized system. Storage for the domestic system may consist of two water storage tanks, each with approximately a 250,000-gallon capacity. The water distribution line sizes are likely to be 12" water mains connected to the storage tanks, and 12" and 6" water distribution lines.

City engineering staff have decided to undertake a citywide master plan study of the water system. The study will evaluate long-term water system capacity and improvement needs for the entire City, including the full buildout of Gunnison Rising. Staff have requested that Gunnison Valley Properties provide projected development levels (dwelling units and square

footage of non-residential space) at 5, 10, and 20 years into the future. The applicant will provide land use projections and any other necessary information to City staff and the consulting engineers. Gunnison Valley Properties will contribute a proportionate share of funding to the citywide water study. If needed, the sizing and design of water facilities, as identified in the Public Facilities Plan, will be updated to align with the findings and recommendations of the water study.

- ii) based on anticipated demand, the proposed method of sewage treatment and existing sewage treatment facilities are adequate to serve the PUD;*

RESPONSE: Engineering studies of the capacity and needs of the wastewater treatment facilities to serve the PUD are provided in Appendix I. As addressed in this letter, detailed studies of facility capacity were conducted as part of the original PUD approval and these studies were used to evaluate potential future expansion needs and requirements of the City's Wastewater Treatment Plant.

The demand from the land uses in the proposed PUD is anticipated to result in similar overall wastewater loading values that were estimated for the original PUD approval, with a potential build-out of approximately 1,700 dwelling units and just over 820,000 square feet of commercial and industrial space. The previous studies found that there are no short-term capacity constraints at the current treatment plant. Expansion planning would need to begin when flows to the plant reach 80 percent of capacity, and this is not projected to occur when Gunnison Rising is nearly fully developed. Given current pace of development, full buildout of the PUD is projected to occur at least 20 years into the future.

As required by the phasing approval process, the capacity of both the treatment plant and the City's wastewater collection system will be monitored as development occurs over time. Future engineering studies required as part of the phasing process, based on specific proposed developments and continued refinement of buildout projections, will be able to more accurately estimate when improvements will be needed to expand the capacity of the treatment plant.

- iii) based on development and design standards applied to the PUD, adopted Fire Code standards are fully met;*

RESPONSE: Dimensional and design standards for the PUD are provided in Chapters 3 and 4 of the standards document. These standards comply with applicable Fire Code standards and fire safety will be reviewed as each specific development is proposed.

- iv) *based on contemporary traffic analysis in conjunction with development site design, the proposed streets are safe, efficient, aesthetically appealing, and built to meet the existing City of Gunnison Construction Standards;*

RESPONSE: A Traffic Impact Analysis (TIA) was provided as part of the previously approved PUD and is re-submitted as Appendix K. The basic assumptions that underly this analysis have not changed significantly as a result of the revised land use and street network plans proposed as part of this Major Change application. A comparison of the land use assumptions of the TIA and the development program estimated as part of the Conceptual Plan for the PUD is provided in Table 2-1 below.

Table 2-1. Comparison of Land Use Assumptions for TIA and Conceptual Plan

Land Use Assumption	TIA	Conceptual Plan
Dwelling Units	1,640	1,700
Retail Floor Area (sq. ft)	233,400	226,531
Business Park/Office/Flex Space (sq. ft.)	688,700	592,444

The land use projections for the revised Conceptual Plan were based on a detailed study of the capacity of the site that considered proposed zone districts, buildable land areas, open space and park dedications, area needed for streets and infrastructure, and market demand for various types of residential and commercial development. This study is included with the Conceptual Plan documents in Appendix C. Note that the dimensional standards of each zone district, per Chapter 3 of the standards document, would theoretically allow for a higher intensity of land use on any individual site in the district. However, these standards do not account for other factors identified above that will constrain cumulative development intensity across the entire PUD area.

The street network proposed under the Conceptual Plan is also broadly similar to the assumed street network under the TIA. The majority of traffic will access the site from several connections to Highway 50. An extension of Georgia Avenue will provide an alternative east-west route into and out of the site. As demonstrated in Appendix E, the proposed street cross-sections provide the same number of travel lanes as assumed in the TIA.

Given that the general assumptions underlying the TIA have not changed significantly, the findings and recommendations remain accurate and will be considered as each development phase occurs. A detailed and updated traffic impact analysis will be required at each development phase (see Section 2.5.4.C of this standards document). These analyses will require that

adequate transportation facilities are identified and constructed in order to ensure orderly development of the entire PUD and meet City and state standards.

- v) *based on site-plan designs the rights-of-way are of adequate size to easily accommodate utility extensions and functional snow storage;*

RESPONSE: The street cross-section designs, shown in Appendix E, were developed in consultation with City engineer and public works staff to ensure they meet City standards to utility extensions and snow storage.

- vi) *based on site-layout and electrical demands the proposed electrical utility system meets City of Gunnison Construction Standards; and,*

RESPONSE: Proposed electrical trunk lines are shown in Appendix G (Public Facilities Plan). A study of the impact of electric service expansion to serve the PUD at various stages of development is provided in Appendix J (Electric Service Expansion Study). Specific electric facility plans will be required at each Development Phase Review (see Section 2.5.4.B of this standards document).

- vii) *based on site layout and landscape function the proposed irrigation system complies with existing City of Gunnison Construction Standards.*

RESPONSE: Given the large and complex nature of this PUD, no specific irrigation system is proposed at this stage. However, provisions for an adequate irrigation system will be required to be identified with each Development Phase Review (see Section 2.5.4.B of this standards document).

- f. *a report and detailed statements and data relevant to Section 5 (Natural Resource Protection Standards) which shall provide evidence to the following:*

- i) *the general manner in which storm drainage will be handled that shall meet or exceed policies and standard of the City of Gunnison Stormwater Management Manual;*

RESPONSE: The previously approved PUD included a drainage master plan which addresses the general manner that stormwater will be managed in accordance with City standards (see Appendix H). This drainage master plan was based on the topography of the site, drainage basins, and projected runoff levels from the proposed land uses. Runoff levels were modeled based on general classifications of various zone districts in the PUD. The location of various types of zone districts in the PUD is proposed to be

modified by this Major Change application; however, as illustrated in Table 2-2, the overall level of impervious surface area that would have been allowed under the previous development standards and the proposed development standards is relatively similar.

Table 2-2. Comparison of Maximum Impervious Surface Areas

EXISTING PUD			
Zone District	Acres	Max Imp. Cover	Notes
R-1	16	32%	Based on max envelope (40%) and min. landscaping (20%)
R-2	202	55%	
Private Open Space	32	0%	
R-2M	63	69%	Average of all uses
CM	48	80%	
O	62	4%	Based on aggregate max area of buildings + parking of 110,000 sf
CRV	64	70%	Average of all uses
C	5	80%	
IM	37	80%	
C/WP	12	15%	Based on illustrative plan
GOV	17	13%	Based on aggregate max area of buildings + parking of 95,000 sf
O/E	52	7%	Based on 30% lot coverage of max 12 acres development sites
Area-Wide Max Imp. Cover		47%	

PROPOSED PUD			
Zone District	Acres	Max Imp. Cover	Notes
RL	20	32%	Based on max envelope (40%) and min. landscaping (20%)
R1-9600	87	55%	Deducted 2 acres for parks
R1-4800	68	55%	Deducted 2 acres for parks
R2-2400	71	60%	Deducted 2 acres for parks
RMU-1200	22	85%	Deducted 2 acres for parks
R3-6250	11	90%	Deducted 2 acres for parks
Parks	11	5%	
CM	54	95%	
M	73	95%	
EC	44	70%	
RR	60	50%	
OS	114	4%	Based on aggregate max area of buildings + parking of 110,000 sf
Area-Wide Max Imp. Cover		55%	

Given the general nature of the drainage master plan and the similar projected levels of impervious surface area, the finding that it is feasible to manage stormwater in accordance with City standards under the proposed PUD plan remains accurate. Conceptual locations for detention pond facilities that were identified in the master drainage plan have been added

to the revised Parks, Open Space, and Trails plan (Appendix F). Specific stormwater plans will be required at each Development Phase Review, and these plans will identify the specific sizing and design of stormwater facilities (see Section 2.5.4.B of this standards document).

- ii) *based on existing soils and geology data and the proposed land use, that adequate slope protection standards are in place to accommodate future development;*

RESPONSE: The previously approved PUD included a preliminary geotechnical investigation which addresses soil conditions, slope protection recommendations, and other geological issues (Appendix L). The findings and recommendations of this study remain accurate and will apply to the revised PUD. Additionally, the slope protection and grading standards of Section 5 of the LDC will apply to the Gunnison PUD. Specific geologic and geotechnical studies will be required at each Development Phase Review (see section 2.5.4.E of this standards document).

- iii) *based on existing land uses, buffer standards and other mitigation measures, the proposed land use and future development meet minimum standards for the protection of wetlands and stream corridors; and*

RESPONSE: A map of wetlands in the PUD is provided in Appendix M. Wetland protection standards, which required a 100-foot setback from designated wetlands, are established in Section 6.3 of the standards document.

- iv) *the general manner in which provision will be made for any potential natural hazards in the area such as steep slopes, erosive soils, avalanche areas, landslide areas, floodplain areas and unstable soils.*

RESPONSE: General recommendations to address soil stability and development on slopes is addressed in the preliminary geotechnical investigation (Appendix L). Additionally, the slope protection and grading standards of Section 5 of the LDC will apply to the Gunnison PUD. Floodplain protection regulations that are more restrictive than the City of Gunnison Flood Prevention Regulations are established by Section 6.2 of the standards document.

- g. *easements showing vested legal access for ingress and egress from a public road to the PUD in accordance with Section 4 (General Development Standards);*

RESPONSE: Easements are not required for access as the property has direct frontage on to Highway 50.

- h. evidence that the PUD has been designed with consideration of the site's natural environment and the surrounding area and does not unreasonably destroy or displace wildlife, natural vegetation or unique natural or historic features; and,

RESPONSE: The project's natural and historic character have been addressed within Chapter 6 of the standards document, which provides detailed provisions relating to floodplains, wetlands, and wildlife habitat

E *PUD Requirements and Standards.* *All requirements and standards identified herein shall be applied to PUD applications, regardless of the type of PUD and are subject to approval by the decision-making body.*

- 1. *Permitted/Conditional Uses.*** *Uses in a PUD Zone District Overlay shall only include permitted and Conditional Uses contemplated by the underlying zone district. Uses within a PUD-M zone district shall be limited to residential uses contemplated in the RMU and Commercial zone districts.*

RESPONSE: Use regulations for the PUD were designed to be generally consistent with the uses allowed for each comparable zone district in the LDC, with minor exceptions to account for some unique features of the PUD zone districts. See Section 3.3 of the standards document for a detailed use table.

- 2. *Dimensional Standards.*** *Dimensional standards may be amended but must comply with the following provisions:*
 - a.** *the maximum height of any building, structure or facility shall be 35 feet;*
 - b.** *setbacks may be amended but provisions providing solar access to all lots and/or occupied buildings must be made in the PUD zone district development standards;*
 - c.** *the maximum residential density shall only be that of the RMU zone district in the PUD-M.*

RESPONSE: Dimensional standards for the PUD were designed to implement the vision and guiding principles of the Conceptual Plan. The following specific principles directly influenced dimensional standards:

- **Traditional Design:** Dimensional standards for the Main Street (CM), Maker (M) Traditional Neighborhood (R-2400), and Missing Middle Residential (R-1200) districts were modeled on the lot and building patterns of a traditional urban neighborhood, as can be found in the areas in and around downtown Gunnison.
- **Walkable and Connected Neighborhoods:** Dimensional standards support walkability by requiring buildings orient to the street (maximum front setbacks) and limiting the visual impact of garages through a special garage setback. Additionally, the dimensional standards allow residential densities which could

potentially support neighborhood-scale retail development, which creates more destinations within walking distance of every resident.

- **Broad Housing Options:** Dimensional standards were designed to support a variety of housing types could be developed in multiple locations, including ADUs, cluster housing, small lot detached houses, townhomes, duplexes/triplexes/fourplexes, and apartment buildings.
- **Financial Feasibility and Resiliency:** Dimensional standards have a significant influence on the financial feasibility of development. The standards for each zone district were tested using real estate pro-forma modeling to ensure that the intended building types would be financially feasible to build given local costs and market conditions.

The applicant is requesting a waiver from the height, setback, and density requirements identified above for the following reasons:

1. The PUD is relatively remote from other zone districts and neighborhoods in the City of Gunnison, so the impacts of departing from these standards on existing or planned developments will be minimal.
2. Developments in the PUD will be subject to a comprehensive set of design standards that address issues such as building orientation, articulation, window area, garages, design details, materials, and architectural variety. These standards can mitigate the impact of higher density development by requiring high-quality design and attention to detail.

3. Landscaping Standards. *Amendment to the City's landscaping standards must comply with the following provisions:*

- a. Percent Coverage. The minimum landscape area percent coverage (§2.6, Base Zone District Dimensional Standards) may not be reduced.*
- b. Landscaping. Excepting the minimum percent coverage, buffering and landscaping standards may be amended only if they are determined by the decision making body to be a higher standard than those established by §4.6 of this LDC.*

RESPONSE: Minimum landscape area coverage standards range from 0% to 40% depending on the zone district, generally consistent with the minimum coverage requirements of the LDC. Where standards are lower than the LDC, they were designed to achieve the overall PUD objectives and principles identified above.

Outside of some reductions to minimum area requirements, the PUD proposes that development be subject to existing LDC standards, or in the following cases, a higher standard:

- Minimum planting standards require 60% live ground cover and tree/shrub requirements that are similar to or higher than the LDC.
- A 50-foot landscaped buffer is required adjacent to Highway 50, which is double the width of the landscape buffer that applies to arterial streets in the LDC.

4. *Special Use Regulations. Specific Use Regulations (Section 3) shall be maintained.*

RESPONSE: The only special use regulations which are proposed to be modified are standards that apply to residential uses, drive-ins and drive-throughs, and marijuana businesses.

- Residential Uses: The standards for residential uses are proposed to be replaced with a comprehensive set of residential design standards that implement the vision of the Conceptual Plan. There are additional standards for townhomes and multi-family development. The standards for accessory dwelling units (ADUs) are proposed to ensure that ADUs are physically and financially feasible to be widely developed, consistent with the principles of the Conceptual Plan.
- Drive-ins and Drive-throughs: The LDC standards that apply to these uses will also apply to the PUD. The PUD proposes additional standards which are intended to promote pedestrian safety and comfort on street frontages with drive-through uses.
- Marijuana Businesses: The LDC standards that apply to these uses will also apply to the PUD. An additional standard is proposed to limit the location of marijuana businesses in relation to planned government uses in order to ensure compliance with federal regulations.

5. *Road Standards. Street section dimensions may be modified. The designated width of rights-of-way and other geometric designs established in §4.2 may be amended for dedicated public rights-of-way, but only if the amendments provide safe and efficient accommodation for pedestrians and vehicles; adequate emergency access; functional utility services; and integrated streetscape design.*

RESPONSE: Street cross-section designs are proposed to be modified, as illustrated in Appendix E (Street Network Plan and Cross-Sections). The standards comply with the requirements above:

- Safe and efficient accommodation for pedestrians and vehicles: The street cross-sections maintain safety and efficiency for all modes. Travel lanes are reduced to 10-12 feet on local and collector streets to encourage slower speeds. Bike lanes are proposed to be located adjacent to the curb or sidewalk in order to be protected from vehicle lanes by a row of parallel parking. Sidewalks are generally wider to support a walkable environment.
- Adequate emergency access and functional utility services: The street cross-section designs were developed in consultation with City engineering and public works staff to ensure they meet City standards for emergency access, utility services, and snow storage.
- Integrated streetscape design: The street cross-sections dedicate areas in the planter strip and relatively wide sidewalks (6-15 feet) to allow for streetscape design elements to contribute to a sense of place, such as ornamental streetlamps or public art.

6. **Off-Street Parking.** *The standards for minimum off-street parking may be amended, but only if they are justified by a parking study prepared by the applicant as contemplated in §4.4 D.2 of this LDC. Disabled access parking ratios may not be reduced.*

RESPONSE: Minimum off-street parking space requirements are proposed to be reduced for some uses, as specified in Section 4.6 of the standards document. The primary goal of the reductions to minimum space requirements is to allow for an efficient use of land and financially feasible forms of development and more affordable housing options. The existing off-street parking requirements of the LDC were tested using real estate pro-forma modeling. The results indicated that the off-street parking requirements add significant costs to development, which require higher housing prices as an offset, and also present a significant barrier to development where higher housing prices are not supported by market conditions. The proposed parking requirements are based on the conclusion that (1) demand for off-street parking may be lower than the LDC requirements due to a number of factors and (2) on-street parking can be utilized more efficiently to meet demands.

As noted above related to dimensional standards generally, the relatively remote location of the Gunnison Rising PUD means that a relatively higher utilization of on-street parking in the PUD will have little impact on surrounding properties and neighborhoods.

7. **Pedestrian Circulation.** *Pedestrian circulation standards may be amended only if they are determined by the decision making body to be a higher standard than those established by §4.5 of this LDC.*

RESPONSE: Pedestrian circulation standards are not proposed to be modified.

8. **Subdivision Regulations.** *The requirements of Section 12, Subdivision, shall apply to all PUDs unless otherwise specifically exempted by this Section of the LDC.*

RESPONSE: Subdivision standards are not proposed to be modified.

9. **Open Space Areas.** *Open space in a PUD zone district shall be limited to indoor and outdoor recreation and community facilities characterized by potentially light or moderate impact on traffic, the natural environment, and surrounding neighborhoods. Such facilities include, but are not limited to: country clubs; golf courses; athletic fields; skateboard parks; swimming, bathing, wading, and other therapeutic facilities; tennis, handball, and basketball courts; and ice skating rinks. Open space land area may also include natural areas such as public parks, trails, greenbelts or natural land preservation areas. Open space land area may not be used for high intensity commercial recreation such as aerial tramway; alpine or water slides; amusement rides; auto, cycle and go-cart race tracks; campgrounds; stadiums; drive-in theaters; horse or dog racing tracks; shooting ranges; stables; zoos or other similar commercial recreation uses.*

- a. *Required Open Space Area. At a minimum, a PUD development shall set aside 15 percent of the site's total gross area for open areas, plazas, courtyards, sitting areas and other similar public-accessible spaces. At its discretion, the decision-making authority may require additional private open areas or public trail dedications based on a review of the following factors:*

- i. the City of Gunnison Master Plan and adopted sub-area master plans;*
- ii. unique drainage, topographic, vegetation or other such physical conditions;*
- iii. type and density of development; or*
- iv. overall need for open space and recreational facilities.*

RESPONSE: The zoning map designates a minimum of 17% of the gross PUD land area in the Open Space (O) zone. As shown in the use table in Section 3.3 of the standards document, permitted uses in these areas will be limited to public recreation and community facilities and high internal commercial recreation facilities are not permitted. In addition to these pre-defined open space areas, the development standards of the PUD require that every residential lot be located within 800 feet from a pocket park and ½ mile from a community park (see Section 4.5 of the standards document).

10. Open Space Ownership and Maintenance. *All open areas or trails provided in a PUD shall be owned and maintained as common (private) open areas by the developer, owner of the property or an organization established for the ownership and maintenance of common open areas, unless the City Council accepts public dedication of the open areas.*

RESPONSE: As specified in Section 4.7 of the standards document, parks may be dedicated to the City of Gunnison for public ownership and maintenance or owned and maintained by a private Homeowners Association. In all cases, parks must be open to public access.

11. Phased Development and Open Space. *When a PUD is developed in phases, a proportional amount of any required open space, recreation areas and other community benefits shall be included in each phase such that the project, as it is built, will comply with the overall density and open space requirements of this LDC at the completion of each phase of development.*

RESPONSE: The spacing standards for parks and trails will apply to each Development Phase Review application; therefore, each development will need to demonstrate that the requirements can be met at the completion of each phase of development.

F. PUD Review Criteria. *In addition to meeting the Review Standards for a zoning amendment (§10.6), PUD zoning applications must meet the following review criteria:*

- 1.** *The proposed PUD encourages innovation in residential, commercial and industrial development so that the needs of the population may be met by greater variety in type, design and layout of buildings and land uses and by the conservation and more efficient use of open space.*

RESPONSE: Gunnison Rising encourages innovation to meet the evolving needs of today's households in several different ways:

- The residential districts and standards support a wide variety of housing types, including small lot detached housing, townhomes, cottage clusters, ADUs, and missing middle housing.

- The parks, open space, and trails standards will ensure that every household has walkable access to outdoor recreation opportunities.
 - The Maker District provides flexible zoning standards that can support entrepreneurial opportunities for small artisanal producers as well as live/work housing.
 - The Conceptual Plan identifies catalytic projects and amenities that can create unique community features, such as the Canal Trail, and community gathering spaces, such as The Barn.
2. *The proposed PUD encourages land development that, to the greatest extent possible, preserves natural vegetation; respects natural topographic and geologic conditions; incorporates the unique, natural and scenic features of the landscape; and refrains from adversely affecting flood corridors, soil, drainage, and other natural ecological conditions.*

RESPONSE: The most significant ecological and natural features of the plan area are the slopes on the north end of the PUD and the Tomichi Creek State Wildlife Area to the south. Significant open space zoning is proposed to provide a transition to open spaces north of the PUD, protect views, and avoid building on slopes that are not suitable for development. Development on these slopes will be guided by the geologic study and the City's slope protection standards. The natural character and ecological health of the area has also been addressed within Chapter 6 of the standards document, which provides detailed provisions relating to floodplains, wetlands, and wildlife habitat, some of which are more stringent than the regulations of the LDC.

3. *The proposed PUD design standards combine and coordinate architectural styles, building forms, and structural/visual relationships within an environment that allows mixing of different land uses in an innovative and functionally efficient manner.*

RESPONSE: Developments in the PUD will be subject to a comprehensive set of residential and nonresidential design standards that address issues such as building orientation, articulation, window area, garages, design details, materials, and architectural variety. The design standards are generally intended to promote a walkable, pedestrian-friendly environment by focusing on the experience of the place at a human scale. The standards do not prescribe a particular architectural style but allow for a diversity of styles as long as the developments meet objective standards pertaining to how the building is experienced from the street and relates to pedestrians.

4. *The proposed PUD allows efficient design and use of solar access.*

RESPONSE: The proposed design and dimensional standards will not prevent the use of solar energy or solar access to adjacent buildings.

5. *The PUD provides for adequate, accessible, and properly located open and recreation space, schools or other facilities.*

RESPONSE: The zoning map designates a minimum of 17% of the gross PUD land area in the Open Space (O) zone. As shown in the use table in Section 3.3 of the standards document,

permitted uses in these areas will be limited to public recreation and community facilities. In addition to these pre-defined open space areas, the development standards of the PUD require that every residential lot be located within 800 feet from a pocket park and ½ mile from a community park.

Specific locations for school sites are not identified in the PUD; however, the Conceptual Plan recognizes schools as an essential element of a walkable and complete community. Schools are permitted as conditional uses in all zone districts except for the Event and Conference (EC), Large Lot Residential (RL), and Open Space (O) districts. The plan envisions that the appropriate location and size of school facilities would be considered as part of each Development Phase Review.

6. *The PUD promotes the efficient use of land resulting in a network of utilities, streets and other infrastructure features that maximize the allocation of fiscal and natural resources.*

RESPONSE: A central guiding principle of the Conceptual Plan is financial feasibility and resiliency, both for the private developers/property owners and the public sector. The standards for each zone district were tested using real estate pro-forma modeling to ensure that the intended building types would be financially feasible to build given local costs and market conditions. The allowance for relatively higher density development will ensure an efficient use of land and efficient allocation of resources for infrastructure and utilities. At the same time, the PUD establishes design standards to ensure high-quality development that remains attractive over time and is resilient to market fluctuations.

7. *The PUD proposes specific uses permitted within a PUD zone district and must be of a type and so located as to be compatible with surrounding neighborhoods, community character, the City of Gunnison Master Plan and other adopted plans.*

RESPONSE: Use regulations for the PUD were designed to be generally consistent with the uses allowed for each comparable zone district in the LDC, with minor exceptions to account for some unique features of the PUD zone districts. Compatibility with community character, surrounding neighborhoods, and the City of Gunnison Master Plan is addressed in the responses to §10.6.A and B.

8. *The PUD plan protects environmentally sensitive areas, and occurs on land physically suited to construction.*

RESPONSE: Wetlands, floodplains, and areas with steep slopes were mapped and considered as part of the Conceptual Plan process, and development is restricted on land not physically suited for development by Open Space (O) zoning, wetland setback requirements, floodplain damage prevention standards, and the slope protection standards of the Gunnison LDC.

9. *The PUD proposes residential density and maximum non-residential floor area that will be compatible with the internal neighborhood design and will not have an adverse effect on the adjacent community area.*

RESPONSE: Residential density and other dimensional standards were designed to implement the vision and guiding principle of the Conceptual Plan. As described in the

response to §10.7.E.2, these standards are not anticipated to have an adverse effect on the adjacent community area for the following reasons:

- The location of the PUD is relatively remote from other zone districts and neighborhoods in the City of Gunnison, so the impacts of development within the district will not have a direct impact on the adjacent community area.
- Developments in the PUD will be subject to a comprehensive set of design standards that address issues such as building orientation, articulation, window area, garages, design details, materials, and architectural variety. These standards can mitigate the impact of higher density development by requiring high-quality design and attention to detail.

10. *The PUD plan proposes at least 15 percent of the total gross area for common open space, and at least one half of this common open space shall be developed for recreation which may include playing fields, tennis courts, picnic sites, trails, fishing access and similar recreation sites.*

RESPONSE: The zoning map designates a minimum of 17% of the gross PUD land area in the Open Space (O) zone. All of the recreational facilities noted above are a permitted use in the Open Space zone. Additionally, it is required that all residential lots be located within 800 feet of a pocket park and within a ½ mile from a community park, which must include facilities for active recreation. A network of trails will also be required to be developed within the PUD.

11. *The PUD plan provides a higher quality development than found in traditional zone districts.*

RESPONSE: The standards of the PUD go beyond those required generally in the LDC in order to produce higher quality development. The following specific provisions establish higher standards than what is required by the LDC:

- All developments must meet design standards which address building orientation, articulation, window area, garages, design details, materials, and architectural variety. Similar standards only apply to certain development types or zones in the LDC.
- Minimum planting standards require 60% live ground cover and tree/shrub requirements that are similar to or higher than the LDC.
- A 50-foot landscaped buffer is required adjacent to Highway 50, which is double the width of the landscape buffer that applies to arterial streets in the LDC.
- The PUD proposes additional standards which are intended to promote pedestrian safety and comfort on street frontages with drive-through uses.
- The street cross-sections maintain safety and efficiency for all modes. Travel lanes are reduced to 10-12 feet on local and collector streets to encourage slower speeds. Bike lanes are proposed to be located adjacent to the curb and sidewalk in order to be protected from vehicle lanes by a row of parallel parking. Sidewalks are generally wider to support a walkable environment.
- Standards pertaining to the spacing and density of parks and trails are more

stringent than those required by the LDC.

- 12.** *The boundary between a PUD and adjacent land uses shall provide an adequate transition between land uses.*

RESPONSE: The Conceptual Plan was designed to integrate with the surrounding context and maximize the unique opportunities presented by the area. The compatibility of the PUD with adjacent land uses on all sides of the site is described in the response to §10.6.B.

Gunnison Rising

PUD Development Standards

November 2009

Amended December 2010

Amended August 2013

Amended January 2020



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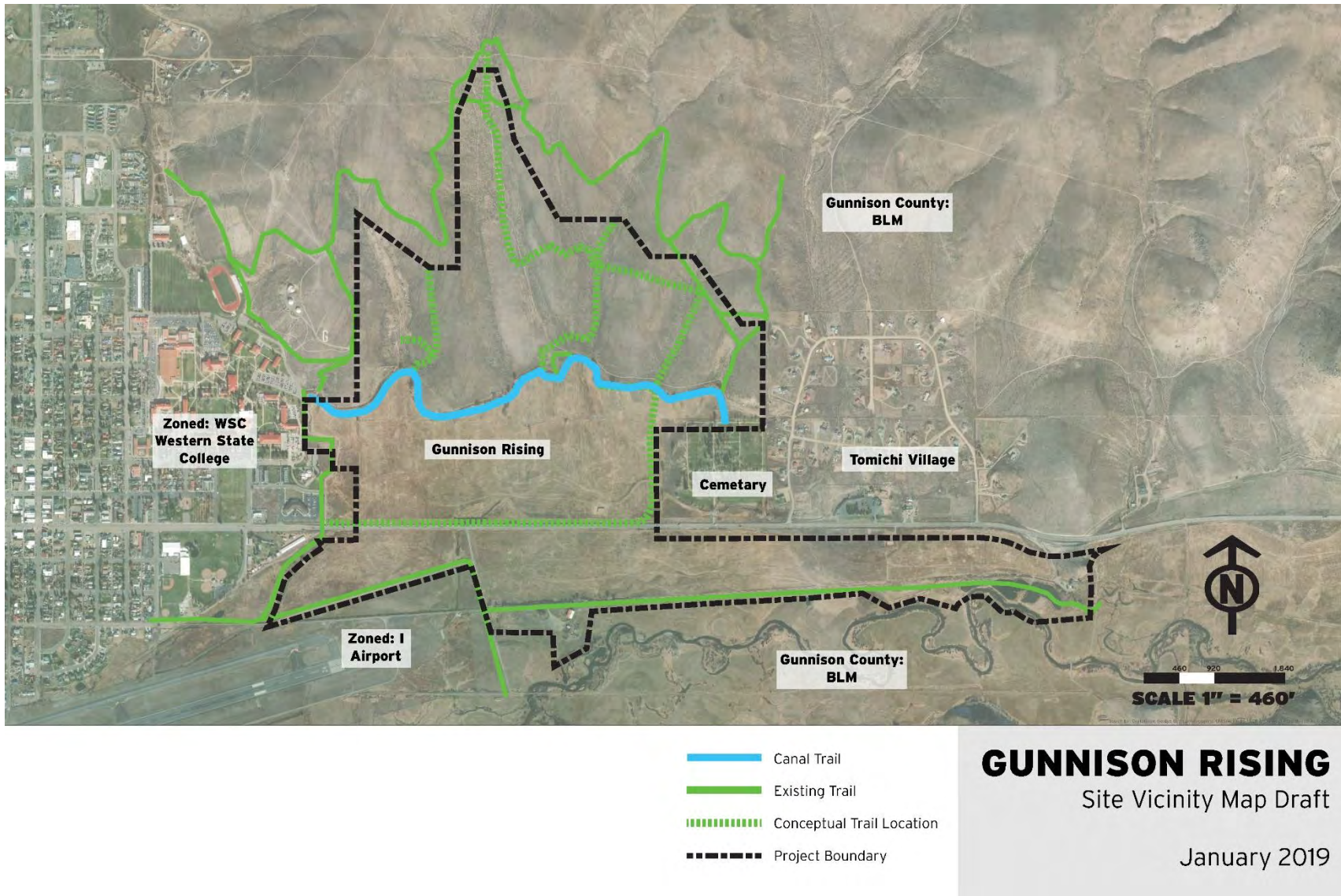
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Chapter 1: Introduction

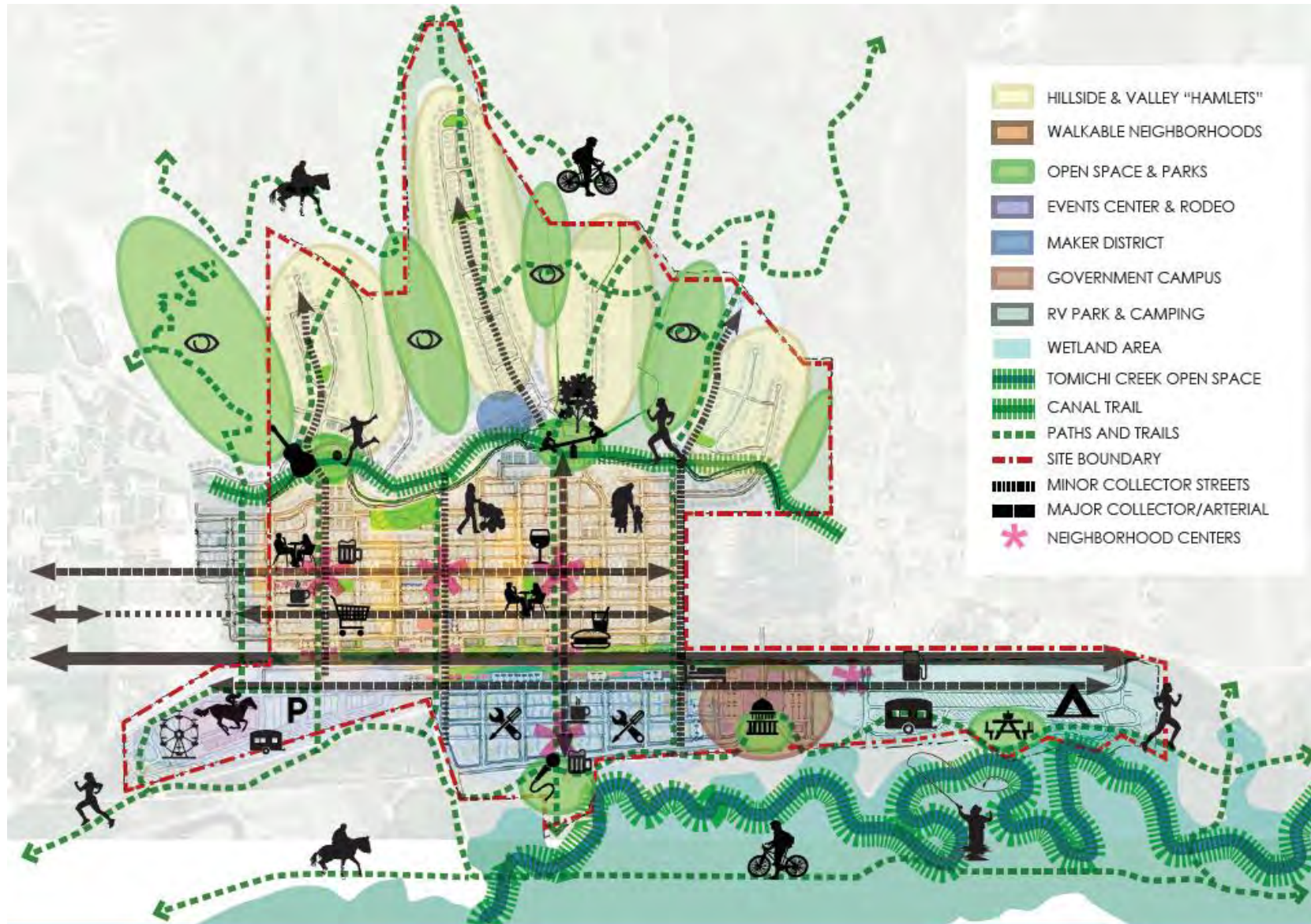
- 1.1 Purpose and Intent.** The Gunnison Land Development Code (LDC) states that a PUD is intended to allow and encourage compatible uses to be developed in a manner sensitive to natural features and processes, and that are compatible with surrounding land uses” and “promote greater flexibility in the placement of structures so as to preserve and take advantage of the site’s unique, natural resource or scenic features”, among other purposes. The proposed PUD represents innovative planning principles and flexible concepts in order to address unique land use relationships, including both surrounding uses and potential mixed-use developments within the PUD.
- 1.2 Project Location and Adjacent Land Uses.** The Gunnison Rising PUD includes 633 acres of land east of the existing City of Gunnison, with land occurring on both sides of Highway 50. Tomichi Creek runs through lands immediately south of the Gunnison Rising PUD. The western boundary of the PUD on the north side of Highway 50 abuts Western Colorado University property and existing commercial uses, and the western boundary south of Highway 50 abuts the Gunnison city limits and the Gunnison-Crested Butte Regional Airport. Existing land uses north of Highway 50 that abut the PUD include the Cemetery and the Tomichi Village residential and commercial area. A Context Map is presented in Figure 1-1, illustrating the project boundary and surrounding land uses.

Figure 1-1. Context Map



- 1.3 Conceptual Plan.** The Gunnison Rising PUD is based on a conceptual planning effort in partnership with local leaders from the City, County and Western Colorado University. Gunnison Rising presents a once in a lifetime opportunity to help shape the future of the entire Gunnison Valley. Rarely is there an opportunity to craft a shared vision for an area this large, well-positioned for success and with such natural beauty. The plan represents a blueprint for the long-term prosperity for the entire community. The plan document and an illustrative master plan for the PUD are included as Appendix C.
- 1.4 Design and Development Principles.** The Conceptual Plan is founded on the following design and development principles.
- 1.4.1 Traditional Design.** Design neighborhoods like we used to, with a traditional gridded block structure, sidewalks, street trees, buildings facing the street, front porches – the elements that support a strong sense of community.
- 1.4.2 Walkable and Connected.** Safe neighborhood walking streets and lively sidewalks in the neighborhood centers. A strong, walkable and bikeable connection to downtown with a great Georgia Avenue design. A system of trails that runs throughout the neighborhoods, connecting all residents to parks and nature.
- 1.4.3 A Vibrant Place.** An exciting mix of catalyst projects and amenities for the entire city, including community gathering places, hiking and biking trails, creative spaces for local entrepreneurs, small neighborhood shops and regional destinations such as a year-round conference center with a new, expanded rodeo grounds.
- 1.4.4 Broad Housing Options.** Gunnison’s historic neighborhoods serve as a model for the new neighborhoods in Gunnison Rising because they have housing options for the entire community: families, singles, college students, and retirees. Walkable neighborhoods with housing options, including workforce housing, and quality design are a cornerstone of Gunnison Rising.
- 1.4.5 Integrated Open Space.** Whether strolling with your family to an evening movie in the park, mounting up on bikes to tackle Hartmans Rocks, or casting your fly rod on Tomichi Creek, Gunnison Rising is designed to maximize the outdoor lifestyle Gunnison has to offer. The plan brings nature to your front door with large regional parks, vista viewpoints and small pocket parks within a 5-minute walk of every home. Trails connect to the great outdoors that surround Gunnison Rising: the new Signal Peak trail system to the north, a future trail connection south to Hartmans Rocks Mountain Bike Park, and into a future Tomichi Creek State Park, with endless fishing, hiking and cross-country skiing opportunities.
- 1.4.6 Financial Feasibility and Resiliency.** A project of this scale and quality requires a design that draws people in, careful phasing, and a strong partnership between the public and private sectors, including infrastructure financing tools and a fair sharing of the public infrastructure costs.

Figure 1-2. Conceptual Plan



1.5 Transportation.

1.5.1 Streets will be developed throughout the project area to provide safe and efficient access for vehicles, bicyclists, and pedestrians. Streets will be constructed to City of Gunnison standards and will be phased to serve development as necessary.

1.5.2 Trails will be provided throughout the PUD that will connect future neighborhoods with existing and future trails, such as the Contour Trail, as well as open space and park activity areas.

1.6 Social and Community Assets. Gunnison Rising will contribute to the general welfare of the Gunnison Valley area. Significant public parks, open space and trail amenities are included as part of the project, which will be linked with existing and proposed trails in the region. The government campus site can bring together multiple public employers and new jobs to the city. The Maker District provides an area that can support a range of job-creating industries and entrepreneurial businesses. The Event and Conference district provides an area for that can support community events and ancillary commercial services.

1.7 Design Standards. All development within the Gunnison Rising PUD will conform to the PUD design standards and design review procedures. All development of land and legal responsibilities of Gunnison Rising inhabitants shall be subject to the regulations and municipal laws set forth in the *City of Gunnison Municipal Code* as it may be amended in the future, unless specifically exempted through the provisions established by Section 2.12. The provisions of these PUD Development Standards do not exonerate related development from complying with any state or federal regulations that may apply to this PUD.

1.8 Buffers. Buffers along the Highway 50 corridor and between certain zone district boundaries with landscaping and open space to protect adjacent uses and enhance development and design.

Chapter 2: General Provisions

2.1 PUD Zone Districts and Development Standards. This document, along with other PUD Zoning Application materials and applicable sections of the *Gunnison Land Development Code (LDC)*, serves as the framework for directing development of the site. These PUD Development Standards and the Zoning Plan (Appendix D) establish the zoning for the site and designate the location of specific uses, densities, and dimensional standards. Table 2-1 summarizes the key dimensional standards that will guide development in each district.

Table 2-1. Summary of Zone District Development Standards

Zone District	Acres	Max Net Density (units/net acre)	Minimum Lot Size (sq. ft.)	Max Building Height (ft)	Minimum Landscaping (%)
Large Lot Residential (RL)	16	4 total units	See Sec. 3.7	35	See Sec. 3.7
Low Residential (R1-9600)	90	7	9,600	35	30%
Medium Residential (R1-4800)	74	14	4,800	35	30%
Traditional Neighborhood (R2-2400)	79	28	2,400	35	30%
Missing Middle (RMU-1200)	24	65	None	35	15%
Multifamily (R3-6250)	13	80	6,250	48	0%
Main Street (CM)	56	None	None	50	0%
Maker District (M)	73	None	None	50	0%
Recreational Resort (RR)	63	None	N/A	35	20-40%
Event + Conference (C)	35	None	None	50	20%
Open Space (O)	109	None	None	35	None

- 2.2 Applicability.** All development standards set forth in the City of Gunnison Land Development Code, and as it may be amended in the future, shall apply to the Gunnison Rising PUD except for the following standards that specifically regulate this Planned Unit Development:
- 2.2.1 Permitted Uses.** Each proposed district zone contains a specific list of permitted uses. Only those stated uses shall be allowed within each PUD district zone except those approved as Conditional Use, as specified in Section 3.3.
 - 2.2.1 Dimensional Standards** including minimum lot size, minimum frontage width, minimum lot depth, maximum density, setbacks, minimum landscaped area, maximum parking area, and height are established in Section 3.4 and 3.5
 - 2.2.2 Architectural and Site Design Standards** are established in Sections 4.1 through 4.2 of these PUD standards.
 - 2.2.3 Landscaping, Buffers, and Screening** are set forth in Section 4.3. Some provisions of LDC Section 4 also apply, as specified in Section 4.5 of these PUD standards.
 - 2.2.4 Off-Street Parking.** Section 4.4 of these PUD standards establishes requirements for the number of vehicle and bicycle parking spaces for various uses. Aisle dimensions, ADA space dimensions and ADA space numbers, and other off-street parking and loading requirements shall be pursuant LDC Section 4 as it may be amended.
 - 2.2.5 Parks, Open Space, and Trails** standards are set forth in Section 4.5 of these PUD standards. Some provisions of LDC Section 4 also apply, as specified in Section 4.5 of these PUD standards.
 - 2.2.6 Street Design** standards are set forth in Section 4.6 of these PUD standards. Some provisions of LDC Section 4 also apply, as specified in Section 4.8 of these PUD standards.
 - 2.2.7 Flood Damage Prevention** regulations that are more restrictive than the City of Gunnison Flood Prevention Regulations are established by Section 6.2 these PUD Development Standards, but these additional restrictions do not abrogate development within the Gunnison Rising PUD from complying with City-related flood prevention standards as they may be amended.
 - 2.2.8 Amended Sign Standards.** Sign standards from the LDC shall be applied to all districts except those businesses within 400 feet of the Highway 50 right-of- way and located within the non-residential districts. Specific standards for commercial- related signage are set forth in Section 4.7 of these PUD Development Standards.
 - 2.2.9 Wetland Setback Standards** are included in Section 6.3 PUD Development Standards.
 - 2.2.10 Habitat and Wildlife Management Standards** are included in Section 6.4 of these PUD Development Standards, which are in addition to Animal Control provisions in the *Gunnison Municipal Code*, as they may be amended. These additional restrictions do not

abrogate citizens residing within the Gunnison Rising PUD from complying with City Animal Control codes as they may be amended.

- 2.3 Agricultural Uses.** Existing grazing and agricultural uses on the properties contained within the Gunnison Rising PUD may continue to operate as they have historically, until such time as the land they occupy is developed. It shall be the responsibility of said landowner whose property is used for domestic livestock grazing to construct and maintain fences to separate the livestock from adjacent developed areas. Areas to be fenced include, but are not limited to, boundaries adjacent to the developed areas within the Gunnison Rising PUD, developed trails, park and open space, and hay meadow areas held in title by the state or federal government. If trail development occurs and is initiated by the City, the responsibility of fencing the corridor shall be the City's. The trail and fence development shall be coordinated with the landowner and agricultural user to ensure that agricultural operations shall be viable.

Irrigation uses for hay meadow production shall not interfere with adjacent development; the property owner irrigating for hay production shall be responsible for the construction and maintenance of ditches and structures that divert irrigation water around developed areas as necessary. The management and maintenance of the Cemetery Ditch and related structures shall be the responsibility of those property owners using this irrigation water source. Maintenance and operation of ditches shall be allowed under the administration of the City.

- 2.4 Permitted Uses/Design Standards.** The planned unit development shall be developed only according to the approved and recorded zoning plan and development plan and all supporting data. The recorded final PUD zoning plan and development plan and supporting data, together with all recorded amendments, shall be binding on the applicants, their successors, grantees, and assigns and shall limit and control the use of premises and location of structures in the PUD as set forth therein. Any proposed changes to this PUD shall be subject to either the provisions for Major Changes, or Insubstantial Changes as stipulated by the *City of Gunnison Land Development Code*, as it may be amended in the future.

2.5 Development Phasing.

- 2.5.1 Phasing Approach.** The Gunnison Rising PUD contains land that could develop over several decades. The land uses anticipated within the PUD are many and varied. In large, complex PUDs such as this, it is not possible to know exactly where, when and how development will occur. Market trends change significantly over time, major opportunities such as government office needs, and other large-scale decisions like the development of a State Park will inevitably shape and define development opportunities within the PUD in ways that cannot be reliably predicted today. Therefore, a prescriptive phasing plan and map is not proposed as part of this PUD.

This flexibility does not mean the outcomes are not predictable, however. The development standards contained in this PUD provide the community with predictability as to how the buildings, streets and open spaces will be constructed over time. Similarly, infrastructure capacity, location of key linkages, and costs will favor the nearer term development of sites closer to existing infrastructure, such as the land closest to Western State University. The timing of larger scale developments, such as the

Government Campus site or the Recreational Resort site, is less certain. In addition, major civic projects such as schools or a new rodeo grounds is difficult to predict.

In lieu of a prescriptive phasing plan, the Development Phase Review process, described below, will ensure that each phase will provide for orderly and efficient development of the area in a manner that is consistent with the overall conceptual plan.

2.5.2 Purpose of Development Phase Review. This plan does not define the geographic area nor the sequencing of phases of development of the PUD area. Alternatively, the orderly development of the PUD area will be ensured through a Development Phase Review process. The purpose of this process is to require that each subsequent development demonstrate that it will be consistent with the overall conceptual plan and that infrastructure and utilities are designed to accommodate both the proposed development and future phases. The geographic scope and location of each development phase will be defined as development is proposed.

2.5.3 Threshold for Requirement of Development Phase Review. A Development Phase Review is required for any proposed development when one or more of the following thresholds is met:

- A. A residential development of more than 20 dwelling units.
- B. A non-residential development of more than 30,000 gross square feet of floor area.
- C. Any development proposed in the RR district.

2.5.4 Submittal Requirements. The following information must be submitted prior to, or concurrent with, the City's acceptance of any submittal for subdivision or site-specific development application which meets the thresholds of Section 2.5.3.

- A. **Land Use Concept.** Preliminary site planning and design demonstrating how the land use complies with the PUD Development Standards and applicable elements of the City of Gunnison Land Development Code shall be provided for development phase approval. At a minimum, land use plans must address the anticipated non-residential floor area, residential unit density and anticipated number of units, street design, circulation, off-street parking, parks and open space, snow storage, landscaping, and overall architectural design theme.
- B. **Utility Services Plan.** Preliminary design level engineering plans for water, wastewater, stormwater, irrigation and electrical utilities shall be provided for a development phase approval. At a minimum, preliminary engineering plans shall address the layout and design of utilities needed to support the given development phase as well as the design capacities needed to extend all utility and street services to future phases within the Gunnison Rising PUD. Improvements outside the Gunnison Rising PUD shall also be provided to the City for review and approval. The preliminary engineering designs shall be in

conformance with Preliminary Subdivision submittal requirements as defined in the Gunnison Municipal Code, and as it may be amended in the future.

- C. Transportation Analysis.** In order to facilitate the coherent development and extension of the transportation system the developer shall submit a traffic analysis prepared by a qualified traffic engineer to determine the impacts of anticipated development. At a minimum, the traffic impact analysis shall meet the requirements of Section 4 of the City of Gunnison LDC.
- D. Streets, Alleys, and Trails Plan.** Preliminary design level engineering plans for the geometric design of streets, alleys and trails shall be provided. At a minimum, these preliminary engineering plans shall address the layout and design of streets, alleys and pedestrian trails needed to support the given development phase as well as the design capacities needed to serve future phases within the Gunnison Rising PUD. In addition to these submittal requirements, off-site improvement designs needed to serve the Gunnison Rising PUD shall be included. The preliminary street design plans shall comply with submittal requirements of Preliminary Subdivision plans for engineered streets, grading and drainage as defined in the *Gunnison Municipal Code* and as it may be amended in the future.
- E. Geologic and Geotechnical Review**
- 1. Purpose.** Geologic and Geotechnical Review are considered necessary to ensure that development in the Gunnison Rising PUD occurs in a manner as to protect the natural and topographic character and insuring that development does not create soil erosion, sedimentation of lower slopes, slide damage and severe cutting or scarring.
 - 2. Applicability.** These standards define submittal requirements for Development Phase Review Submittals required by these PUD Development Standards. If there is a conflict between these standards and existing or future requirements defined in the *City of Gunnison Land Development Code*, the more restrictive provisions shall apply.
 - 3. Background Data.** The following documents serve as base line data to be considered for all required geologic and geotechnical Studies.
 - a.** *Geologic Hazards Evaluation* dated June 10, 2008 CTL THOMPSON, Inc.
 - b.** *Preliminary Geotechnical Investigation* dated February 18, 2008, CTL THOMPSON, Inc.
 - c.** Colorado Geologic Survey letter (Karen Berry, CGS) dated December 21, 2007.

- d. Colorado Geologic Survey letter (Karen Berry, CGS) dated October 18, 2008.

4. Investigation Parameters.

- a. The study shall be developed in response and in conjunction to preliminary drainage and grading plans prepared for each phase review submittal. The report must be of sufficient detail to address those concerns defined by the cited Background Data.
- b. The study shall account for the depth of cuts, utility trenching, thickness of fill and geological conditions.
- c. Borings shall be completed using appropriate technique and extend below the depth of cuts and to evaluate the impact of fill on supporting subgrade. Boring depths will be dependent upon the site conditions and subject to the judgment of the project engineer and City Engineer.
- d. Fine grain material samples shall be obtained at intervals deemed appropriate by the project engineer/geologist and will follow American Standard Testing Methods (ASTM) or other standardized method.
- e. Laboratory testing must be conducted to confirm visual classification of material and be of sufficient detail to evaluate their engineering characteristics such as swell potential, consolidation or collapse potential, moisture content, dry density and strength.
- f. The study shall address any short term (construction phase) or long-term slope stability concerns and use evaluation techniques that are accepted by engineering or geology professions.
- g. The study shall include the potential for corrosion of pipes or degradation of concrete from sulfate or other naturally occurring material.

5. Report Contents. Geologic/Geotechnical studies shall be provided for all development review phase submittals. The study shall include, but not be limited to the following information.

- a. **Qualification Statement.** All studies shall be conducted by a Geological Engineer or Geotechnical engineer who is registered in the state of Colorado. Qualifications of the record engineer shall be provided in the report.

- b. General Site Conditions.** A project description will describe topography, drainage, vegetation and review of proposed grading, drainage and future development plans.
 - c. Surface Geology Conditions.** Site geology, based on surface survey to include site geologic maps, description of bedrock and surface material, including artificial fill, structural geology features, bedding, joints, shear zones, soil depths, soil structure and depth to ground water and potential geologic hazards.
 - d. Off-Site Geologic and Drainage Hazards.** Discuss any off-site geologic conditions or surface drainage functions that may pose a potential hazard to the site, or that may be affected by on-site development.
 - e. Ground Water Considerations.** Describe the nature and occurrence of ground water. Provide an opinion addressing seasonal variations in ground water levels or flows and possibility for change from those encountered at the time explorations. Show ground water level on soil logs.
 - f. Slope Stability.** Summarize data and analysis used to evaluate slope stability. Provide an opinion regarding the risk of instability on the site or adjacent properties currently, during construction and after the project is completed. Describe how design and construction recommendation will reduce or eliminate the risk of instability. Discuss any construction or post construction measures necessary to verify slope stability.
 - g. Recommendations.** Provide specific recommendations for cut and fill slope stability, seepage and drainage control or other design criteria to mitigate hazardous conditions caused by geology, soil conditions, surface drainage and ground water.
- F. Cultural Resources Inventory.** As a component of each Development Phase Review of Gunnison Rising, archeological investigations shall be conducted for those documented sites with historic or prehistoric significance as identified in the Class I and Class III Cultural Resource Inventory of the Gunnison Rising Project, Gunnison County, Colorado prepared by SWCA Environmental Consultants dated January 2009, or as it may be amended in the future. This additional investigation shall follow the Secretary of the Interior’s Standards for Archeological Documentation as found in the document “Archeology and Historic Preservation: Secretary of the Interior’s Standards and Guidelines.” If any proposed application does not contain a documented site as mentioned above, no further archeological work shall be required.

- 2.5.5 Approval Criteria.** In order to approve a Development Phase Review application, the City must find that the following criteria are met:
- A.** The proposal is consistent and compatible with Gunnison Rising Conceptual Plan and can be made to conform with these PUD development standards.
 - B.** The proposal identifies all transportation facilities and improvements needed to provide for safe and efficient circulation for vehicles, bicyclists, and pedestrians, including:
 - 1.** Any necessary improvements to Highway 50, as required by CDOT and the City of Gunnison, including but not limited to intersection improvements, installation of turn lanes or modifications to lane geometry, signage, and striping. Setbacks from the Highway 50 right-of-way must accommodate the planned future width of the right-of-way.
 - 2.** A system of streets, alleys, and trails that can be made to conform with these PUD development standards.
 - 3.** Any off-site impacts identified by the transportation analysis which are required to be addressed.
 - C.** The proposal identifies all utility improvements necessary to ensure adequate provision of public facilities, including:
 - 1.** Wastewater main lines and associated lift station facilities to serve the development, sized with the residual capacity to serve all adjacent future phases.
 - 2.** Water main lines and connections to water tanks needed to serve the development and to maintain adequate fire flow and pressures, sized with the residual capacity to serve all adjacent future phases. Water supply and quality will be in accordance with Section 15.2 of the Annexation Agreement.
 - 3.** Storm water facilities needed in accordance with the Master Drainage Report and municipal standards regulating storm water utilities.
 - 4.** Irrigation utility systems needed to serve the development.
 - D.** The proposal identifies any actions required to comply with archaeological documentation standards, pursuant to the cultural resource inventory, if applicable to the subject area.
 - E.** The proposal identifies adequate provisions for cut and fill slope stability, seepage and drainage control or other design criteria to mitigate hazardous conditions caused by geology, soil conditions, surface drainage and ground water.

- 2.6 Avigation Easement.** See Appendix N for terms of the easement.
- 2.7 Metropolitan Districts.** The property may be subject to one or more metropolitan districts to provide infrastructure and other functions as outlined within the district service plan.
- 2.8 Annexation Agreement.** The Annexation Agreement is the overriding document for the annexation. Gunnison Rising is subject to the terms of the Annexation Agreement for the property. If any conflicts between the annexation agreement and the PUD arise, the annexation agreement shall govern. The Annexation Agreement addresses the following issues and others:
- Utilities
 - ISDS
 - Avigation Easement
 - Phasing
 - Land Dedications
 - Trails
 - Transportation and Traffic
 - Vesting
 - Services
 - Improvements
 - Landscaping
 - Metropolitan Districts
 - Environmental Resource Protection
 - Economic Agreements
 - Off-Site Improvement
- 2.9 Master Covenants and Sub-area Covenants.** Gunnison Rising shall be subject to covenants that may be in place at the time of recording or implemented with further subdivision actions. If a conflict arises between the covenants and PUD Development Standards the more restrictive standards shall apply.
- 2.10 Buffer Construction and Maintenance.** Construction and maintenance of all designated buffers along the Highway 50 rights-of-way, or as required on district boundaries, shall NOT be the

responsibility of the City. Appropriate maintenance provisions shall be provided for within the future development applications for project areas.

2.11 Enforcement. Enforcement of these PUD Development Standards shall be applied pursuant to the *City of Gunnison Municipal Code*, and as these enforcement provisions may be amended in the future.

2.12 Design Review Procedures. This section addresses the procedure for obtaining approval of the design for development within the Gunnison Rising PUD.

2.12.1 Requirements. Design Review shall be required for all new construction, or alteration of the exterior of commercial or residential structures, on all properties that are part of a Home Owner Association (HOA) or Business/Property Owner Association (BOA/POA).

2.12.2 Application. A Design Review application shall be submitted to the HOA or BOA/POA of the residential or commercial subdivision within which the structure is proposed.

2.12.3 Design Review Committee. Each subdivision HOA or BOA/POA shall establish a Design Review Committee consisting of at least three members, and shall be formed consistent with the Covenants, Conditions, and Restrictions established for each subdivision. The Design Review Committee shall establish procedures for the submittal and review of Design Review applications, a regular meeting schedule to review such applications, and notification protocol to inform the applicant and the City of Gunnison of decisions made by the Design Review Committee. One Design Review committee may provide design review services for more than one subdivision and under more than one set of Covenants, Conditions and Restrictions so that a separate Design Review Committee is not required for each subdivision so long as there is a Design Review Committee providing design review functions for each subdivision.

2.12.4 Structure Definition. A "Structure" shall be defined as any enclosed building consisting of 150 square feet or greater area and exceeds six feet in height, or a built object such as a fence, gazebo, or patio cover that exceeds seven (7) feet in height.

2.12.5 Approval. Upon approval of the Design Review application, the Design Review Committee shall notify the applicant and the City of Gunnison Community Development Department in writing of its decision, verifying that the proposed construction has met the requirements of the subdivision design standards and covenants. Nothing in this section shall usurp or supersede the requirements of the *municipal code*, ordinances, and standards of the City of Gunnison Community Development Department related to review and approval of new construction.

2.12.6 Review standards. An application for Design Review shall be evaluated based upon the following standards:

- A.** Consistency with *Gunnison Rising Master Plan* and PUD Development Standards.
- B.** Conformance to applicable provisions of zoning, subdivision, and site development regulations, including, but not limited to:

1. Zoning District Standards. The purpose and dimensional standards of the zone district.
 2. Site Development Standards. The parking, landscaping, signage and improvements standards of the district.
 3. Covenants, Conditions, and Restrictions (CCR). Those specific design standards established by the subdivision CCRs for the commercial or residential use proposed.
- C. Compatibility. The proposed structure shall be appropriate to its proposed location and be compatible with the character of neighboring uses or planned uses, or enhance the mixture of complementary uses and activities in the immediate vicinity.
- D. Safety. The use shall not cause dangerous or unsafe conditions for the property on which it is proposed nor the adjacent or nearby properties.
- E. Nuisance. The structure shall not create a nuisance and the impacts of the construction on surrounding properties shall be minimized with respect to noise, odors, vibrations, glare, and similar conditions.
- F. Environment. The use shall not cause significant deterioration to water resources, wetlands, wildlife habitat, scenic characteristics, or other natural features. As applicable, the proposed construction shall mitigate its adverse impacts on the environment.
- 2.12.7 Conformance with City, County, State, and other regulations.** Nothing in this section shall usurp or supersede the requirements of applicable codes, ordinances, standards and regulations. Where such codes ordinances, standards and regulations are more restrictive, the more restrictive provision shall apply, except as allowed by Section 2.2 of these PUD standards.

Chapter 3: Zone Districts

- 3.1 Zone Districts Established.** In order to implement the *Gunnison Rising Conceptual Plan* and promote the purposes of these development standards, the following zone districts are established.

Table 3-1. Zone Districts

Symbol	Zone District Names
Residential Zone Districts	
RL	Large Lot Residential
R1-9600	Low Residential
R1-4800	Medium Residential
R2-2400	Traditional Neighborhood
RMU-1200	Missing Middle Residential
R3-6250	Multi-Family Residential
Nonresidential Zone Districts	
CM	Main Street District
M	Maker District
EC	Event and Conference District
RR	Recreational Resort District
O	Open Space

3.2 Zone District Purpose Statements.

3.2.1 Residential Zone Districts.

- A. Large Lot Residential District (RL).** This purpose of the Large Lot Residential district is to provide for a very low-density residential area characterized by detached single-family dwelling units on large lots, with special consideration for preservation of the natural and rural character of the area.
- B. Low Residential District (R1-9600).** The purpose of the Low Residential district to provide for lower density residential neighborhoods characterized by detached single-family dwelling units on large lots primarily in the finger gullies

north of the Canal Trail. Cottage cluster type housing and ADUs are allowed by right in this zone.

- C. Medium Residential District (R1-4800).** The purpose of the Medium Residential District is to provide for residential neighborhoods characterized by detached single-family dwelling units on medium size lots. This district is located in areas that are less constrained by steep slopes or natural resources but are further from existing services and amenities. Cottage cluster type housing and ADUs are allowed by right in this zone.
- D. Traditional Neighborhood District (R2-2400).** The purpose of the Traditional Neighborhood district is to provide for residential neighborhoods modeled after the traditional neighborhoods of Gunnison, which are characterized by a mix of by single-family and duplex styles of housing. This district is located in areas that are relatively unconstrained by steep slopes and natural resources and are in close proximity to existing and planned services and amenities. The Cottage cluster type housing and ADUs are allowed by right in this zone.
- E. Missing Middle Residential District (RMU-1200).** The purpose of Missing Middle Residential district is to provide for residential areas with a wide range of housing types, including small lot, attached townhomes, 4-unit houses, small-scale apartments, cluster housing and ADUs, which remain compatible with adjacent neighborhoods of detached, single-family dwellings. This district is located in areas that are close to existing and planned services and amenities and adjacent to major streets.
- F. Multi-Family Residential District (R3-6250).** The purpose of Multi-Family Residential district is to provide for residential areas with the widest range of higher density housing types, including townhomes, row homes, duplexes, triplexes, quadplexes, and apartment buildings. This district is located in order to make efficient use of the land that is nearest to existing amenities and services in the City.

3.2.2 Nonresidential Zone Districts.

- A. Main Street District (CM).** The purpose of the Main Street district is to provide for mixed use development consistent with historical patterns of commercial main streets in small towns. The district allows for small-scale retail buildings, mixed-use buildings, townhomes and a range of multi-unit buildings. The district is distributed across major street corridors in order to support both efficient access for vehicles and walkable access from neighborhoods.
- B. Maker District (M).** The purpose of the Maker District is to provide for an area that allows for a flexible and wide range of building forms to support a variety of creative employment, including the ability to include secondary residential uses to allow for live-work buildings. The district is located south of Highway 50 to

provide a natural buffer from residential neighborhoods while maximizing the value of direct access from Highway 50.

- C. Event and Conference District (EC).** The purpose of the Event and Conference district is to provide an area for a range of convention, accommodation, event spaces, include large-scale community events and festivals, as well as ancillary commercial uses. The district is located south of Highway 50 to provide a natural buffer from residential neighborhoods while maximizing the value of direct access from Highway 50.
- D. Recreational Resort District (RR).** The purpose of the RR district is to provide opportunities to enjoy access to outdoor recreation and natural areas in the vicinity of the Gunnison Rising area. This district allows for a range of recreational camping uses in both permanent structures and recreational vehicles or tents, as well as supportive retail and service uses. The district is located to maximize access to the Tomichi Creek State Wildlife Area and other natural areas. The standards of the RR district are intended to allow for recreational resort uses while mitigation potential impacts on adjacent land uses and natural areas
- E. Open Space District (O).** The purpose of the Open Space (O) district is to provide areas for open space and recreation uses, including parks, trails, open space areas, and recreational facilities within these areas. Land uses include indoor and outdoor recreation and community facilities characterized by light or moderate impacts on existing traffic, the natural environment, and the surrounding neighborhood. Such facilities include but are not limited to: athletic fields; skateboard parks; swimming, bathing, wading and other therapeutic facilities; tennis, handball, and basketball courts. Land uses may also include natural areas such as public parks, trails, greenbelts, or natural land preservation areas.

3.3 Principle Use Table.

- 3.3.1 Permitted Uses.** A “P” indicates that a use is allowed by right in the respective zoning district. Permitted uses are subject to all other applicable regulations of this code.
- 3.3.2 Conditional Uses.** A “C” indicates that a use is allowed only if reviewed and approved as a Conditional Use, in accordance with the Conditional Use review procedures of Section 7 (Conditional Uses) of the LDC.
- 3.3.3 Secondary Uses.** A “S” indicates that a use is allowed only if it does not account for more than 50% of the floor area of the proposed development.
- 3.3.4 Uses Not Allowed.** A blank cell indicates that a use is not allowed.
- 3.3.5 Uses Not Listed.** The Director shall use the criteria in Section 3 of the *Gunnison Land Development Code* to determine how an unlisted use should be treated.
- 3.3.6 Recreational Resort District.** Use regulations for the RR district can be found in Section 3.6.

Table 3-2. Principle Uses

Use Categories	Specific Uses	Residential Districts						Non-Residential Districts			
		RL	R1-9600	R1-4800	R2-2400	RMU-1200	R3-6250	CM	M	EC	O
Residential Use Categories											
Household Living	Accessory Dwelling		P	P	P	P	P		S		
	Duplex dwellings				P	P	P		S		
	Manufactured homes		P	P	P	P	P				
	Mobile home parks										
	Multi-family dwellings – Up to 4 units				P	P	P	P	S		
	Multi-family dwellings – 5 or more units					P	P	P			
	Single-family dwellings	P	P	P	P	P			S		
	Townhouses				P	P	P	P	S		
	Cottage Cluster		P	P	P	P	P		S		
	Compact Neighborhood					P	P		S		
	Upper story residential					P	P	P	S	P	
Zero lot line dwellings		P	P	P	P			S			
Congregate Living	Assisted Living homes		C	C	C	C	C	S			
	Nursing home					C	C	S			
	Rooming and boarding houses, dormitories, fraternities or sororities					C	C	S			

Use Categories	Specific Uses	Residential Districts						Non-Residential Districts			
		RL	R1-9600	R1-4800	R2-2400	RMU-1200	R3-6250	CM	M	EC	O
Home Occupation and Home Business	Home Occupation	P	P	P	P	P	P	P	P		
	Home Business	P	C	C	C	C	C	P	P		
Marijuana	Personal Use of Marijuana	P	P	P	P	P	P	P	P	P	
Public, Civic and Institutional Use Categories											
Community Service	Detention Center										
	Mausoleum, columbarium		C	C	C	C	C	C	P		
	Neighborhood or community centers		C	C	C	C	C	P	P		
	Public garage or shop								P		
Educational Facilities	School, public or private		C	C	C	C	C	C	C		
	School, trade or business		C	C	C	C	C	C	C	C	
Day Care	Daycare Center				C	C	C	P	C		
	Daycare Home	P	P	P	P	P	P	P	C		
	Daycare School		C	C	C	C	C	C	C		
Marijuana-Related Business	Marijuana Club or Vapor Lounge										
Medical	Hospitals								C	C	
Parks and Open Space	Parks and recreational facilities		P	P	P	P	P	P	P	P	P
Religious Institutions	Churches or places of worship		C	C	C	C	C	P	P	P	
Utilities	Major utilities (private only)		C	C	C	C	C	C	C	C	
	Minor utilities		P	P	P	P	P	P	P	P	
Accommodation, Retail, Service - Commercial Use Categories											
Entertainment Event, Major	Auditoriums										P
	Fairgrounds										P
Office	Banks and financial institutions								P	P	P
	Government offices								P	P	P
	Medical clinic or dental office								P	P	P
	Professional offices								P	P	P
	Radio and television studios								P	P	P
Parking, Commercial	Commercial parking lots and garages								C	C	P
Retail Sales, Rental and Service, Sales-Oriented	Art Galleries					C	C	P	P	P	
	Auto sales and rental								C	P	
	Automotive Supplies								C	P	P

Use Categories	Specific Uses	Residential Districts						Non-Residential Districts			
		RL	R1-9600	R1-4800	R2-2400	RMU-1200	R3-6250	CM	M	EC	O
	Book stores							P	P	P	
	Convenience Stores, without gas pumps				C	C	C	P	P	P	
	Drive-in								C	C	
	Furniture and Appliance Stores							P	P	P	
	Greenhouse or nursery					C	C	C	P	P	
	Lumber and building material sales							C	P	P	
	Outside Sales or Display							C	P	P	
	Recreational Vehicle Sales								C	P	
	Retail Grocery Store					C	C	P	P	P	
Retail Sales and Service, Personal Service-Oriented	Athletic or Health Clubs							P	P	P	
	Barber and beauty shops							P	P	P	
	Drive-in								C	C	
	Dry cleaning drop-off/pick-up							P	P	P	
	Funeral homes and mortuaries							P	P	P	
	Kennels							C	C	C	
	Laundromats							P	P	P	
	Photography studios							P	P	P	
	Veterinary clinic							P	P	P	
Marijuana	Retail Marijuana							C	C	C	
	Medical Marijuana Centers							C	C	C	
Accommodations	Bed and breakfasts				C	C	C	P	P	P	
	Hostels							P	P	P	
	Hotels and motels							P	P	P	
	RV Parks										
Retail Sales and Service, Eating and Drinking –Oriented	Bars and taverns						C	P	P	P	P
	Coffee shop/bakery					C	C	P	P	P	
	Drive-in								C	C	
	Restaurants					C	C	P	P	P	
Retail Sales and Service, Entertainment-Oriented	Private lodges and clubs							P	P	P	
Retail Sales and Service, Repair-Oriented	Recreation, indoor							P	P	P	
	Theater							P	P	P	
	Appliance repair							P	P	P	
	Bicycle repair/rental						C	P	P	P	

Use Categories	Specific Uses	Residential Districts						Non-Residential Districts			
		RL	R1-9600	R1-4800	R2-2400	RMU-1200	R3-6250	CM	M	EC	O
Vehicle Services, Limited	Locksmith							P	P	P	
	Car washes								P	P	
	Convenience stores, with gas pumps								C	P	
	Service stations								C	P	
Industrial Use Categories											
Industrial Sales and Service	Agricultural implement sales/service								P	P	
	Building and heating contractors								P	P	
	Chemicals or explosives manufacture								C	C	
	Dry cleaning/dyeing plant								P	P	
	Feed and grain sales								P	P	
	Manufactured home sales/service								C	C	
	Repair and service of industrial vehicles								P	P	
	Research laboratories								P	P	
	Salvage or wrecking yards, or junkyards								C	C	
	Sale, rental, leasing of heavy equipment								P	P	
Manufacturing and Production	Catering Services								C	C	
	Concrete or redi-mix plant								C	C	
	Firewood Production								C	C	
	Greenhouse/nursery							P	P	P	
	Industrial Hemp Production								C	C	
	Manufacture or assembly of machinery, equipment, instruments								P	P	
	Meat Processing								C	C	
	Printing, publishing and lithography								P	P	
	Woodworking and cabinet shops								P	P	
Marijuana Manufacturing and Production ⁷	Marijuana manufacturing								C	C	
	Medical marijuana-infused products manufacturing								C	C	
	Marijuana cultivation								C	C	
	Medical marijuana optional premises cultivation operation								C	C	
	Marijuana testing facility								C	C	
Self-storage Warehouse	Mini-warehouses and mini-storage										

Use Categories	Specific Uses	Residential Districts						Non-Residential Districts			
		RL	R1-9600	R1-4800	R2-2400	RMU-1200	R3-6250	CM	M	EC	O
Vehicle Repair	Auto body shops								C	C	
	Auto, truck and boat repair								C	C	
	Quick lube service								C	C	
Warehouse and Freight Movement	Air cargo terminal										
	Outdoor storage, general								C	C	
	Post Office								P	P	
	Recreational vehicle storage								C	C	
	Utility service yards or garages								C	C	
	Warehouses and truck terminals								C	C	
Waste-Related	Transfer stations										
	Recycling centers								C	C	
Wholesale Sales	Mail order houses								P	P	
	Wholesalers of food, clothing, and parts								P	P	
Other Uses Categories											
Alternative Energy	Wind Turbines	C	C	C	C	C	C	C	C	C	C
	Solar Photovoltaic Arrays	P	P	P	P	P	P	P	P	P	C
Wireless Communications Facilities	Roof and Wall mounted WCF						C	C	C	C	
	Small Cell WCF and Alternative Tower Structure within the ROW		P	P	P	P	P	P	P	P	
	Alternative Tower Structure NOT within the ROW						C	C	C	C	
	Tower										
Temporary Commercial Activity	General retail sales or other commercial use operated outside of a building on a seasonal basis.							C	C	C	C

- 3.4 Dimensional Standards - Residential Zone Districts.** Development applications shall comply with the following dimensional and all other provisions in this *LDC* and other applicable laws. Development standards for the RL district can be found in Section 3.7.

Table 3-3. Residential Dimensional Standards

STANDARD	R1-9600	R1-4800	R2-2400	RMU-1200	R3-6250
DENSITY					
Maximum density (units/acre)	7	14	28	65	80
LOT					
Minimum lot size (sq. ft.)	9,600	4,800	2,400	None	6,250
Minimum lot frontage (ft.)	25	25	15	15	15
Maximum lot coverage structures / parking and access (%)	55%	55%	60%	85%	90%
Minimum lot coverage landscape area (%)	30%	30%	30%	15%	0%
BUILDING					
Maximum building height (ft.)	35	35	35	35	48
Maximum height for detached accessory structure (ft.)	30	30	30	30	30
Maximum building width (ft.)	55	55	85	85	None
BUILDING SETBACKS					
Minimum setback front (ft.)	20	10	10	10	10
Minimum garage setback from front face of building (ft)	10	10	10	10	10
Maximum front setback/build-to-line (ft)	None	20	20	20	20
Minimum setback side (ft.)	5	5	5	5	5
Minimum setback rear: principal building (ft.)	10	10	10	5	5
Minimum setback rear: accessory building (ft.)	5	5	0	0	0
Minimum setback rear: garage with alley access (ft.)	5	5	5	5	5
OTHER STANDARDS					
Minimum snow storage (% of parking and access coverage)	15%	15%	15%	15%	15%

Figure 3-1. Low Residential (R1-9600) Zone District Dimensional Standards

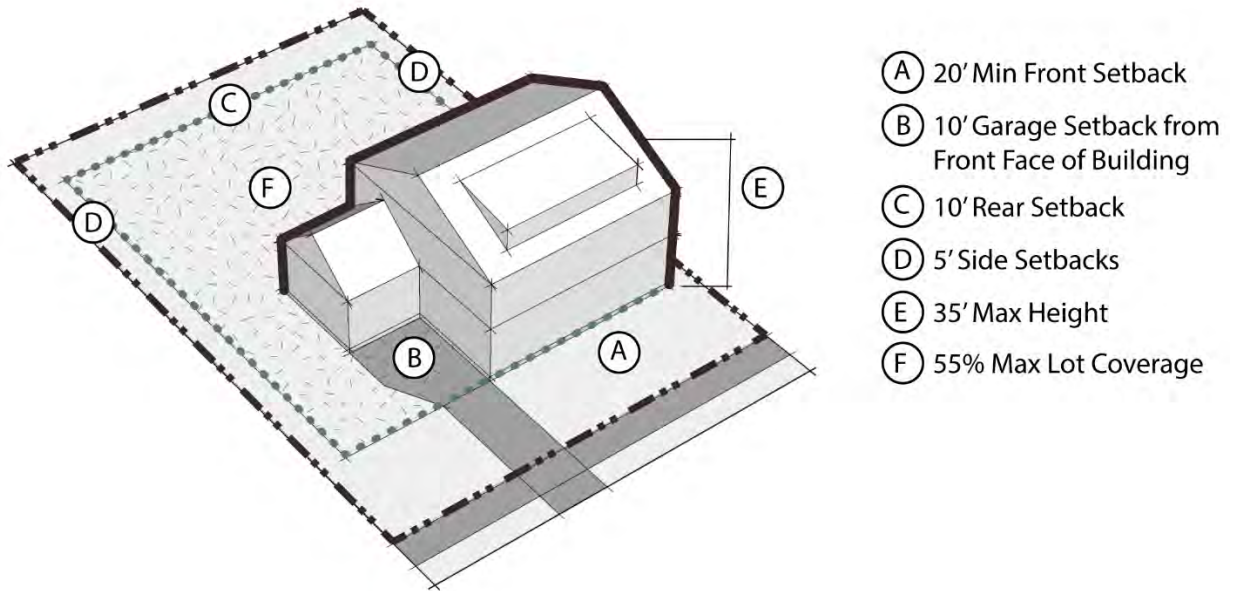


Figure 3-2. Medium Residential (R1-4800) Zone District Dimensional Standards

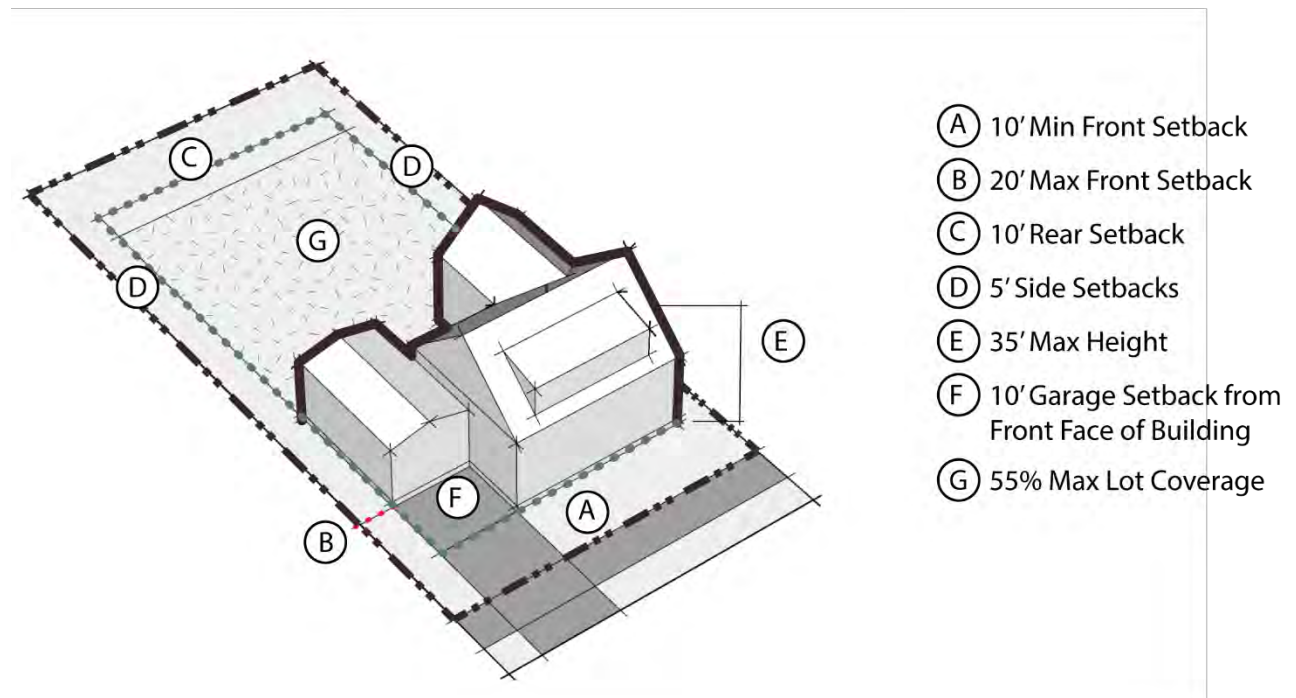


Figure 3-3. Traditional Neighborhood (R2-2400) Zone District Dimensional Standards

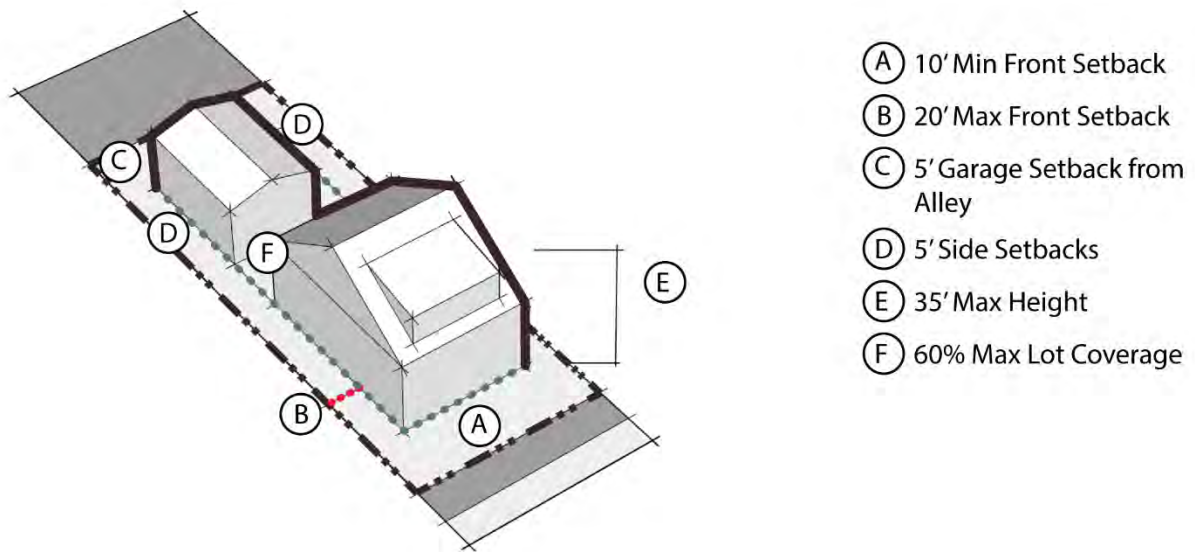


Figure 3-4. Missing Middle (RMU-1200) Zone District Dimensional Standards

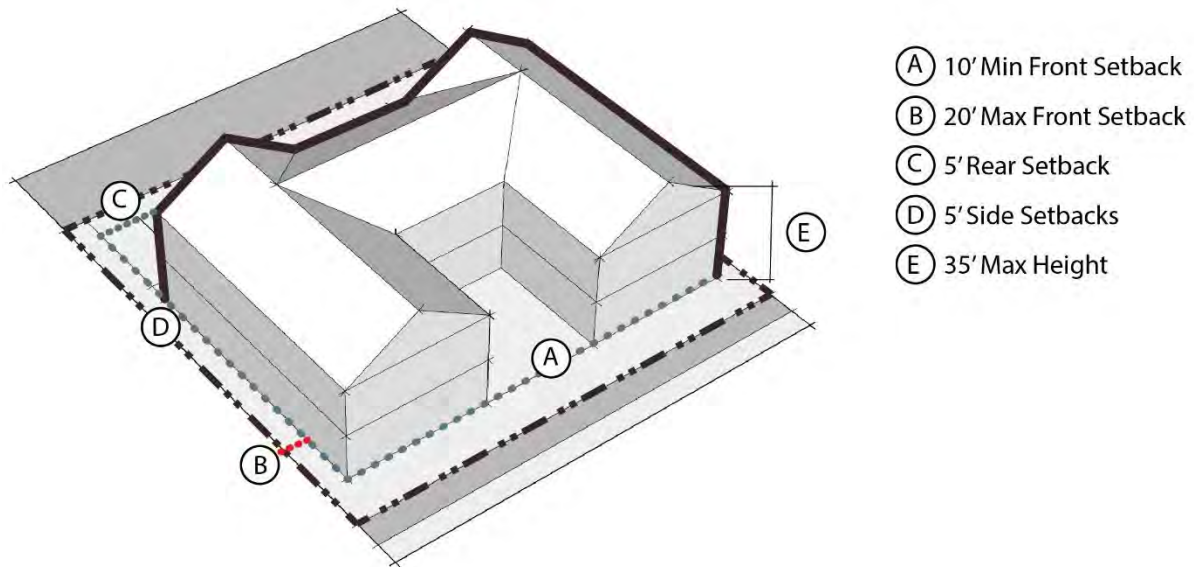
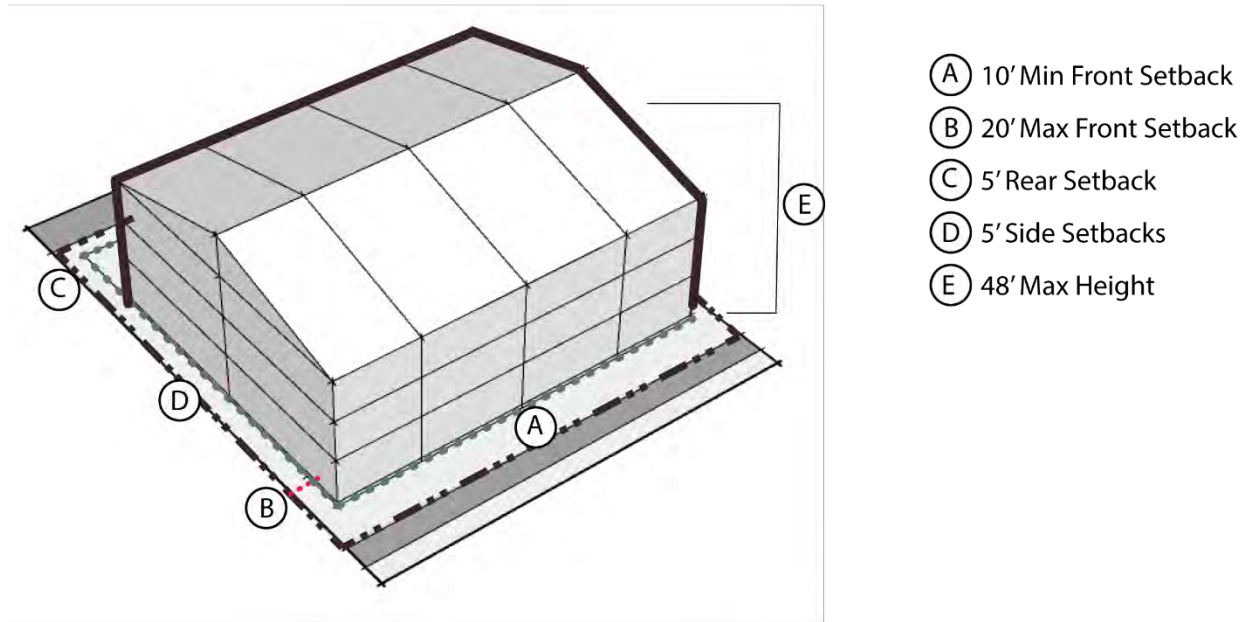


Figure 3-5. Multifamily (R3-6250) Zone District Dimensional Standards



3.5 Dimensional Standards - Nonresidential Zone Districts. Development applications shall comply with the following dimensional and all other provisions in this LDC and other applicable laws. Development standards for the RR district can be found in Section 3.6.

Table 3-4. Nonresidential Dimensional Standards

STANDARD	CM	M	EC	O
LOT				
Minimum lot frontage (ft.)	15	15	15	None
Maximum lot coverage structures / parking and access (%)	95%	95%	70%	10%
Minimum lot coverage landscape area (%)	0%	0%	20%	None
BUILDING				
Maximum building height (ft.)	50	50	50	35
BUILDING SETBACKS				
Minimum setback front (ft.)	0	0	10	10
Minimum garage setback from front face of building (ft)	10	10	10	10
Maximum front setback/build-to-line (ft)	5	5	10	None
Minimum setback side (ft.)	5	5	5	10
Minimum setback rear (ft.)	0	0	10	10
OTHER STANDARDS				
Minimum snow storage (% of parking and access coverage)	15%	15%	15%	15%

Figure 3-6. Main Street (CM) Zone District Dimensional Standards

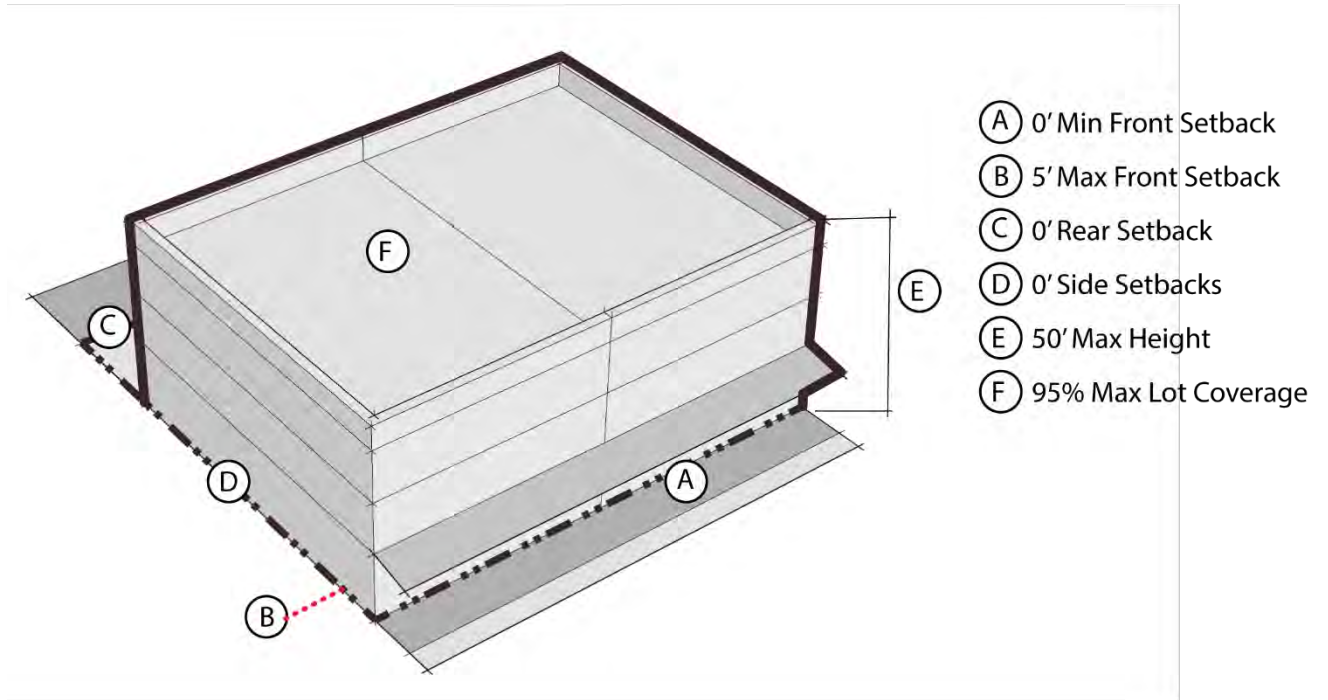
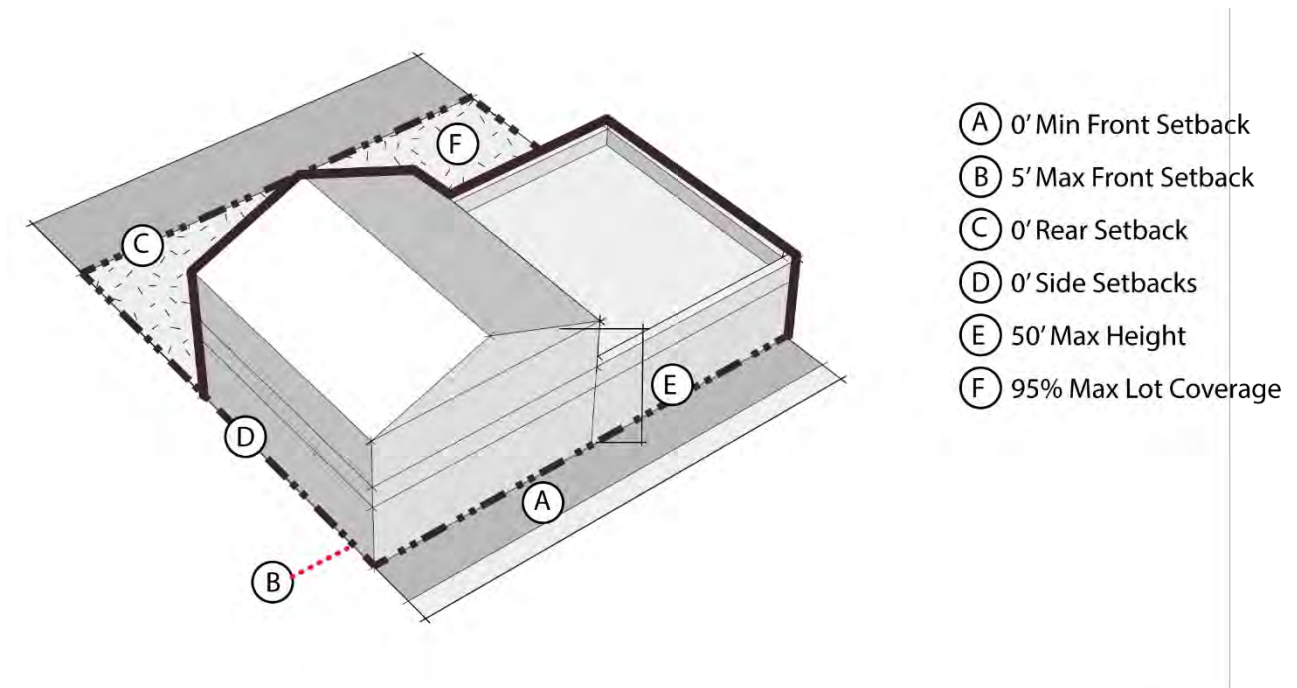


Figure 3-7. Maker District (M) Zone District Dimensional Standards



3.6 Recreational Resort District Standards

3.6.1 Purpose. Recreational resort uses are allowed in the RR district in order to provide opportunities to enjoy access to outdoor recreation and natural areas in the vicinity of the Gunnison Rising area. The following standards are intended to allow for recreational resort uses while mitigation potential impacts on adjacent land uses and natural areas.

3.6.2 Applicability. The standards of this section apply to all uses in the RR district.

3.6.3 Principle Uses. The RR district is intended to provide space for camping and vacation housing in a natural setting. The principle uses permitted in the RR district are classified into two categories:

- A. Camp Sites with Permanent Structures.** These sites include a structure intended to be used on a year-round basis, such as a cabin, tiny home, manufactured home, or yurt. The structure may or may not include sanitary facilities.
- B. Camp Sites for Recreational Vehicles and Tents.** These sites do not include a permanent structure. Users of these sites bring their own tent, pop-up camper, camper van, or RV.

3.6.4 Accessory Uses. Additional uses are permitted within common areas provided that the facility is intended to support the users of the recreational resort. These accessory uses include:

- A.** Clubs operated by and for their members
- B.** Community buildings and uses
- C.** Game room/video arcade
- D.** Indoor amusement and entertainment establishments
- E.** Indoor and outdoor eating and drinking establishments
- F.** Parks and recreation facilities
- G.** Pool or billiard hall
- H.** Recreation or athletic club /facilities
- I.** Rental, repair and service of light motorized and non-motorized tools and equipment and large appliances
- J.** Waste dump station
- K.** Satellite or electronic reception devices
- L.** Self-service Laundromat

3.6.5 Dimensional Standards. Development applications shall comply with the following dimensional and all other provisions in the LDC and other applicable laws.

Table 3-5. RR District Dimensional Standards

STANDARD	Sites w/ Permanent Structures	Sites for RVs and Tents – Small ¹	Sites for RVs and Tents – Large ²	Accessory Uses
SITE				
Minimum site size (sq. ft)	2,500	1,200	2,450	4,000
Minimum site frontage (ft.)	25	20	35	20
Minimum site depth (ft.)	100	60	70	80
Maximum lot coverage structures / parking and access (%)	60%	N/A	N/A	70%
Minimum lot coverage landscape area (%)	40%	20%	20%	30%
Maximum outside storage area (%)	Not Permitted	Not Permitted	Not Permitted	5%
PERMANENT STRUCTURES				
Maximum height (ft.)	20	N/A	N/A	35
Maximum floor area (sq. ft.)	600	N/A	N/A	N/A
SETBACKS				
Minimum setback front (ft.)	10	10	10	0
Minimum setback side (ft.)	7	7	7	10
Minimum setback rear (ft.)	10	10	10	10
¹ Small sites must be limited to pop-up campers, truck campers, camper vans, tents.				
² Large sites are intended for but not limited to travel trailers, motor homes, motor coach, trailers, and campers.				

3.6.6 Additional Standards – Camp Sites with Permanent Structures

- A. Sites shall be limited to one dwelling unit per site and the structure shall be a maximum of 600 square feet excluding outside deck areas.
- B. Sites shall provide a minimum of one on-site parking space per site.
- C. If manufactured housing units are proposed, the units shall be placed on permitted concrete foundations and they shall be constructed in conformance with those provisions of the LDC regulating construction of manufactured homes shall be regulated by the United States Department of Housing and Urban Development (HUD) regulations regarding manufactured housing.

3.6.7 Additional Standards – Camp Sites for RVs and Tent Camping

- A. Open storage is prohibited.
- B. Accessory structures greater than three feet above natural grade shall comply with setback regulations.
- C. All sites shall be provided paved surface parking pads of bituminous mix or concrete parking pad. Small Sites shall be provided a minimum 12 foot x 24 foot

paved surface parking pads. Large Sites shall be provided a minimum 12 foot x 50 foot paved parking pads plus one automobile parking space.

- D. The following amount of land, which excludes required buffers, shall be set aside and developed for recreational activities within the RR District:
 - 1. Two hundred square feet per lot for the first one hundred lots; and,
 - 2. One hundred fifty square feet per lot for each lot in excess of one hundred lots.
- E. Service Building. The RR district shall be provided a centrally located service building and recreational area containing the following: management office, storage areas, sanitary facilities, laundry facilities (two washer/dryer combinations per 50 sites), and recreation facilities.
- F. Refuse Areas. The RR district shall provide an adequate number of animal proof covered trash receptacles located within centralized trash areas. Trash areas shall be screened from public view by a minimum six foot high enclosure and shall be dispersed throughout the park for ease of accessibility.
- G. All motor vehicles parked on camp sites shall be operable and have current license plates. Removal of wheels from motor vehicles is prohibited.

3.6.8 Operational Standards

- A. **Person in Charge.** The owner or operator of the RR district park shall be on file with the Finance Director/Sales Tax License Administrator, including the name of the person who will be in continuous, responsible charge of the park and who is authorized to act in behalf of the Owner/Operator. Any change in person in charge will be immediately reported to the Community Development Director.
- B. **Office Park Register.** The RR district shall have an office for the person in charge of the park. The Person in Charge shall keep an updated park register.
- C. **Duties of the Operator.** It shall be the duty of the owner, operator or person in charge of the RR district to:
 - 1. Keep at all times a register of all persons staying in the park, which register shall at all times be open to the officers and officials of the City of Gunnison Zoning Code Administrator, or their designee, for review immediately upon request. The register shall record the names and home addresses of all persons staying in the CRV District, the date of their arrival, date of their departure, the license number of all recreational vehicles, the make and model of the vehicle and recreation vehicle site on which each is located.

2. Maintain the district in a clean, orderly, litter free and sanitary condition at all times.
 3. Allow no more than one recreational vehicle and one tow vehicle on any one site at any one time.
 4. Ensure that garbage and trash is properly disposed of in the trash receptacles as required by these regulations. Maintain the trash areas in a neat and sanitary condition at all times.
 5. Maintain all landscape areas.
 6. Ensure that no operable or inoperable vehicles, recreational vehicles, boats, machinery, equipment or parts thereof are kept or stored.
 7. Ensure that no vehicles or equipment are stored within any Special Flood Hazard Area.
 8. Ensure that all private roads are maintained for safe travel and provide adequate access for emergency vehicles. Seasonal closure of some portions of the facility shall be permitted so long as necessary vehicular and emergency access is maintained.
- D. The district shall provide a paved parking area(s) for guest vehicles and boat parking. The parking area shall provide guest parking at a ratio of one parking space for each five sites. Boat parking shall be provided at a ratio of one parking space per ten sites; boat parking space shall be a minimum 10 feet x 24 feet in size.
- E. Utility design, installation and maintenance shall be in compliance with the provisions of the *City of Gunnison Municipal Code*. The City will be responsible for the maintenance and operation of primary water trunk lines, sewer mains, large irrigation ditches, primary electrical transmission lines, substations, major electrical transformers, major switch gear and the other primary utility facilities serving the entire RR district. Each lot and/or site will be required to pay a capital investment fee at the time the lot or site is developed.
- F. The RR district shall provide adequate fire protection as required by the *City of Gunnison Municipal Code*.
- 3.6.9 Sanitary Facilities Standards/Service Building(s).** One or more service buildings shall be installed in the district. The number and type of facilities required to be contained in the building shall be as shown in Table 3-6. The service building(s) shall also meet the following standards:
- A. **Proximity.** Sanitary facilities shall be provided within one or more service buildings and shall be located at a distance not greater than 400 feet from any camp site that does not have sanitary facilities on-site.

- B. Private Compartments.** Each water closet, bath or shower shall be in a private compartment and shall meet the requirements of the city’s plumbing code.
- C. Sound-Retardant Wall.** A sound-retardant wall shall separate the toilet facilities for each sex when provided in a single building.
- D. Utility Sink.** A minimum of one utility sink shall also be provided for disposal of liquid wastes and for cleanup and maintenance of the service building.
- E. Construction.** The service building shall be of permanent construction and be provided with adequate light, heat, and positive ventilation in shower and bathing areas. Interior construction of the service building shall use cleanable, moisture-resistant materials on walls, ceilings, and floors, and use slip-resistant materials on floors.
- F. Openings Screened.** All windows, doors, or other openings shall be screened to keep out insects.
- G. Plumbing.** All plumbing shall conform to the most recently adopted version of the International Plumbing Code and the local plumbing code. Hot and cold running water shall be provided in the service building(s).
- H. Telephones.** At least one public telephone shall be provided at each service building.

Table 3-6. Sanitary Service Building Facility Requirements

Number of Sites without Sanitary Facilities	Toilets		Urinals		Lavatories		Showers	
	Ind.	Dep.	Ind.	Dep.	Ind.	Dep.	Ind.	Dep.
15	1	1		2	1	2		2
	1	2			1	2		2
16-30	1	2		3	1	3		2
	1	3			1	3		2
31-45	1	3		3	1	4		3
	1	4			1	4		4
46-60	1	4		4	1	5		4
	1	5			1	5		5
61-80	1	4		4	1	5		5
	1	6			1	5		6
81-100*	1	5		5	1	6		6
	1	6			1	6		6
* For development of sites beyond one hundred, use the figures for a 100-site resort, and add the number of fixtures for the appropriate additional increment as shown above.								
WOMEN								
MEN								

3.6.10 Landscaping

- A. Landscaped Buffer.** A 75-foot-wide bermed and landscaped buffer shall be provided along the north edge of the RR district, adjacent to Highway 50. Buffers along the east and west district boundaries shall be 30 feet wide. These buffers shall meet the following standards:
- 1. Tree and Shrub Requirements.** Required landscaping in the buffer areas will consist of a minimum of six trees (minimum 50 percent evergreen) and 40 shrubs (75 percent evergreen) for each 100 lineal feet, and minimum proportional share of trees and shrubs for buffer lengths less than or greater than the 100 lineal foot measurement.
 - 2. Groundcover.** All ground area within the buffer shall be covered with groundcover, bark, rock, or a combination of these. However, no more than 20 percent of the ground cover shall be non-vegetative.
 - 3. Berm Dimension.** The berm within the Highway 50 buffer shall be a minimum of six feet high, and four feet on district boundary buffers, provide a 4:1 (horizontal:vertical) maximum slope, and shall undulate to provide a varied shape that mimics natural landforms.
- B. Minimum Landscape Area.** A minimum landscape area shall be provided of not less than 15 percent of the gross area of the resort, not including on-site landscaping for the units, or the buffer. The landscape area may include the recreation area, creeks, ponds, and common landscaped areas.
- C. Railroad Grade Setback.** Uses and Improvements within the RR district shall be setback 30 feet from the northern or southern edge of the railroad grade. This area shall primarily consist of natural, undisturbed vegetation but may be enhanced with additional landscaping as illustrated and approved on the landscape plan submitted at the time of development review.

3.6.11 Snow Storage

- A.** An area equal to 5 percent of the impervious pavement areas shall be provided for snow storage outside of paved areas necessary for vehicular or pedestrian circulation.
- B.** The snow storage area shall be illustrated on the site plan for the use and may be located within landscape areas if care is given to ensure visibility and traffic circulation routes are not negatively impacted.
- C.** Snow shall not be stored within required parking spaces, except on an emergency basis, for a period not to exceed 48 hours.
- D.** Snow shall be removed for any areas that are occupied or to provide access to any permanent structure requiring fire protection.

3.6.12 Access and Streets

- A. Gated access shall be permitted for the RR district, provided that local fire prevention, police, and any other emergency services agency approve the design to ensure appropriate emergency access
- B. Internal streets shall meet the following standards:
 - 1. **Minimum Width.** The minimum street section width shall be 25 feet and the minimum right-of-way width shall be 60 feet, provided however, that these dimensional standards are in conformance with applicable criteria set forth in the *International Fire Code*, or as it may be amended by the City in the future.
 - 2. **Emergency Vehicle Access.** Access easements shall be granted to the City for the purposes of emergency vehicle access and for the installation, maintenance and repair of public and private utilities.
 - 3. **Private Maintenance.** A private road shall be maintained by the owner(s) of the development in which the road is located.
 - 4. **Standards.** All private roadways shall be engineered and constructed to comply with the City's street and construction standards for paving, grade, and curve radius.
 - 5. **Speed Limits.** All private roads shall be posted with speed limit signs with appropriate speeds, in compliance with the *Manual on Uniform Traffic Control Devices (MUTCD)*.

3.6.13 Avigation Easement. Development, uses and activities within this RR District shall comply with all Avigation Easement Requirements.

3.7 Large Lot Residential District Standards.

3.7.1 Purpose. The purpose of this residential RL district is to provide for a residential neighborhood comprised of detached single-family dwellings on large lots at relative low densities (i.e. 3 to 4 acre lot sizes). Subdivision design and site planning that provides solar access for passive or active solar collection systems are encouraged. Other energy efficient home construction methods are also encouraged.

In order to minimize impacts to the land and adjacent habitat, preservation areas and building envelopes will be provided for all subdivided lots within the RL district. Construction of all improvements will be undertaken in such a way that the integrity of the natural areas is preserved and the home/building are integrated into undisturbed surroundings.

The “Building Envelope” is that portion of each lot within which all construction activity and improvements, to include driveways, must occur. Alterations to the existing landscape will be permitted only within this building envelope and in conformance with the provisions stated herein. During the subdivision process, building envelopes for each lot will be established with recognition of existing wetlands, topographic features, views, water features, and other natural features. Amendments to the building envelopes may be allowed as a Minor Change as long as the change is consistent with the standards set forth in this Section.

The “Preservation Area” is that portion of the lot which lies outside of the building envelope and must remain essentially undisturbed, even during construction. No activity that may denude the natural vegetation or soils is permitted. In the event revegetation of a Preservation Area must occur, only plant species indigenous to the general area of the development may be used. Natural features that should be preserved within this area include steep slopes, ridges and knolls, rock outcrops, wetlands, oxbows, ponds, critical habitat, or other areas as determined through the subdivision process.

3.7.2 Dimensional Standards. Standards for the RL district are not based on traditional dimensional standards. Building envelopes shall be limited to a maximum of 40 percent of the total lot area, and the remaining area will constitute the established Preservation Area. Survey defined building envelopes, established through the subdivision process and with a minimum of two survey ties, will designate the driveway alignment and the improvement area. Activities and improvements in the building envelope include, but are not limited to, manicured lawns, parking, dwelling, accessory structures, buried utilities, and wildland fire defensible space. The following are provisions specifying uses and restrictions associated with the building envelopes and preservation area envelopes.

Table 3-7. Dimensional Standards of the RL District

Standard	Requirement
Maximum number of lots	4 units
Minimum setback from Highway 50	50 feet
Minimum setback from zone district boundary	25 feet
Maximum building height	35 feet
Maximum building envelope	40% of the lot area
Minimum building envelope landscaping	20% of the envelope

Figure 3-8. Illustrative Cluster Layout in the RL District



3.7.4 Energy Conservation. All subdivisions shall provide opportunities for solar access that allows for passive, active, or natural heating, cooling, and energy production opportunities to each of the proposed lots, when feasible. Such opportunities may include, but are not limited to:

- A. Siting of structures or building envelopes to take optimum advantage of passive cooling and heating opportunities.

-
- B.** Adjusting building setback lines to promote the optimum spacing of structures to create adequate solar access.
 - C.** Orienting the longest dimension of each lot within thirty degrees of south, unless the subdivider demonstrates that for certain lots:
 - 1.** The lots are large enough to allow proper building orientation and maximum feasible control of solar exposure by the lot owner, regardless of lot orientation.
 - 2.** Buildings will be constructed as part of the subdivision project (common interest communities) and the buildings themselves will be properly oriented for adequate solar exposure;
 - 3.** Topography makes variations from the prescribed orientation desirable to reduce grading or to take advantage of a setting which favors early morning or late afternoon exposure, or where topographical conditions make solar energy infeasible;
 - 4.** The size of the subdivision in relation to surrounding streets and lots precludes desirable lot orientation.
 - D.** Easements for solar access. In order to provide for the maximum feasible use of solar energy within subdivisions, the City may require establishment of easements for some or all of the lots to protect access to sunlight. Where required, solar access easements:
 - 1.** Shall be established on each parcel for the benefit of neighboring parcels within the subdivision.
 - 2.** They shall be recorded concurrent with recordation of the subdivision map.
 - 3.** The burdens and benefits of the solar easement shall be transferable and run with the land to subsequent grantees of the original grantor(s) and grantee(s).
 - 4.** They shall protect solar exposure during the period from ten a.m. to two p.m. Mountain Time Zone on the winter solstice, unless topographical conditions or other overriding design considerations make protection of some other, equivalent time interval more desirable.
 - 5.** The description of the easement shall include:
 - a.** A plan and orthographic view of the easement area in relation to lot lines, together with notations on the maximum height of structures or vegetation which may occupy the easement area;

- b.** A written description specifying the easement as a plane limiting the height of structures or vegetation. This plane begins at a line clearly defined in relation to ground elevation and lot line location, and extends upward at a specific angle (altitude) in a specific direction (azimuth);
 - c.** The restrictions placed on vegetation, structures or other objects which would impair or obstruct passage of sunlight through the easement; and
 - d.** Any terms or conditions under which the easement may be revised or terminated.
- E.** The establishment of solar easements is not intended to result in reducing allowable densities or the percentage of a lot which may be occupied by structures under zoning in force at the time the easement is established. Such easements will not be required when:
 - 1.** A plan for building construction and landscaping is approved in conjunction with the subdivision approval, and the plan will provide an acceptable level of solar exposure, as provided in the energy element of the general plan; or
 - 2.** The size and shape of the parcels together with the yard and height restrictions of the zoning regulations will allow subsequent development of each parcel in a way which will not eliminate acceptable solar exposure for neighboring parcels within the subdivision.

Chapter 4: Community Design Standards

4.1 Residential Design Standards

4.1.1 Purpose. Section 4.1 regulates the placement, orientation, and design of residential buildings. The regulations are intended to provide clear and objective standards that promote land use compatibility and livability, while protecting property values and ensuring predictability in the development process. The following requirements are intended to create a built environment that is conducive to walking; provides natural surveillance of public spaces; addresses the orientation and design of garages; creates a human-scale design and a sense of place that is consistent with the community vision for Gunnison Rising.

4.1.2 Applicability. The standards of Section 4.1 apply to all residential developments in all zones, as specified in Table 4-1. Buildings with multiple uses that include residential units are subject to the Nonresidential Design Standards of Section 4.2.

Table 4-1. Applicability of Residential Design Standards

Housing Type	Design Standard							
	Building Orientation	Articulation	Eyes on the Street	Main Entrances	Garages	Detailed Design	Materials	Architectural Variety
Single-Family Detached	X	X	X	X	X	X	X	X
Duplex, Triplex, and Quadplex	X	X	X	X	X	X	X	X
Townhomes	X	X	X	Sec. 4.1.13	Sec. 4.1.13	X	X	X
Multi-Family Developments	Sec. 4.1.	X	X	Sec. 4.1.14	Sec. 4.1.14	X	X	X
Cottage Cluster and Compact Neighborhood	LDC Sec. 3	X	X	LDC Sec. 3	LDC Sec. 3	X	X	X
Upper Story Residential	See Sec. 4.2 (Nonresidential Design Standards)							
Accessory Dwelling Units	See Section 5.1 (Special Use Standards)							

4.1.3 Exceptions.

- A.** The City may allow exceptions to a design standard in Section 4.1 without the need to obtain a variance in accordance with Section 8 of the LDC. For each standard for which a design exception is sought, the applicant must demonstrate that at least one of the following circumstances is met:

1. The physical characteristics of the site or existing structure (e.g., steep slopes, wetlands, other bodies of water, trees or other significant natural features of the site, buildings or other existing development, utility lines and easements, etc.) make compliance with the standard impractical; or
 2. The alternative design better complies with the following:
 - a. The purpose of the residential design standards as described in Section 4.1.1; and
 - b. The intent of the standard for which the exception is being sought, as described in the sections below.
- B.** Requests for a design exception are subject to review by the Planning and Zoning Commission and a public hearing in accordance with Section 6 of the LDC. The exception request may be considered as part of a development application.

4.1.4 Building Orientation.

- A. Intent.** The intent of this standard is to promote a comfortable and interesting pedestrian environment by creating visually interesting street frontages and a sense of enclosure on a street when experienced as a pedestrian.
- B. Standards.**
1. **Maximum Front Setback/Build-to Line.** Where a new building is proposed in a zone that requires a build-to line, per Section 3.5 or 3.6, at least 50% of the width of the building must be set back no further than the maximum front setback/build-to-line.
 2. **Limitation on Parking Between Building and Street.** Off-street parking is not allowed between a building and the street to which it is oriented, except in a driveway that leads to a garage.

4.1.5 Articulation.

- A. Intent.** The intent of this standard is to promote visually interesting building facades by prohibiting large expanses of blank walls facing the street.
- B. Standards.** All buildings shall incorporate design elements that break up all street-facing façades into smaller planes, as follows.
1. For buildings with 25-50 ft of street frontage, a minimum of 2 of the following elements shall be provided along the street-facing façades.
 - a. A porch at least 6 ft deep.

- b. A balcony that is at least 3 ft deep and is accessible from an interior room.
 - c. A bay window that extends at least 2 ft wide and 1 ft deep.
 - d. A section of the façade that is recessed by at least 2 ft deep and 6 ft long.
 - e. A dormer that is at least 4 feet wide.
- 2. For buildings with over 50 ft of street frontage, at least 1 element in Section 4.1.5.B.1 above shall be provided for every 25 ft of street frontage. Elements shall be distributed along the length of the façade so that there are no more than 25 ft between 2 elements.
 - 3. For buildings with less than 25 ft of street frontage, the building articulation standard is not applicable.

4.1.6 Eyes on the Street.

- A. **Intent.** The intent of this standard is to support natural surveillance of public spaces and an interesting environment for pedestrians.
- B. **Standards.** At least 15% of the area of each street-facing façade must be windows or entrance doors.
 - 1. Windows used to meet this standard must be transparent and allow views from the building to the street. Glass blocks and privacy windows in bathrooms do not meet this standard.
 - 2. Window area in garages does not count toward meeting this standard.
 - 3. Window area is considered the entire area within the outer window frame, including any interior window grid.
 - 4. Doors used to meet this standard must face the street or be at an angle of no greater than 45 degrees from the street.

4.1.7 Main Entrance.

- A. **Intent.** The intent of this standard is to promote a neighborly environment which encourages interaction between residents and to support natural surveillance of public spaces.
- B. **Standards.** At least 1 main entrance must meet all of the following standards.
 - 1. Be set back no further than the applicable maximum front setback/build-to line

2. Be no further than 8 ft behind the longest street-facing wall of the building.
3. Face the street, be at an angle of up to 45 degrees from the street, or open onto a porch. If the entrance opens up onto a porch, the porch must meet all of these additional standards.
 - a. Be at least 25 sq ft in area with a minimum 6-ft depth.
 - b. Have at least 1 porch entry facing the street.
 - c. Have a roof that is no more than 12 ft above the floor of the porch.
 - d. Have a roof that covers at least 30% of the porch area.
4. If multiple entrances to a duplex, triplex, or fourplex face the street, then at least one entrance that faces the street must meet the standards of this section.

4.1.8 Garages and Driveways.

- A. **Intent.** The intent of these standards is to create a safe, comfortable, and interesting pedestrian environment by reducing the visual monotony of garages and minimizing the number of curb cuts and driveways that cross the sidewalk.
- B. **Standards.**
 1. **Alleys and Shared Drives.** Where a building abuts a rear or side alley, or a shared driveway, the garage or carport opening(s) shall orient to the alley or shared drive, as applicable, and not a street.
 2. **Setback for Garage Opening Facing Street.** No garage or carport opening shall be placed closer than 10 feet behind the front face of the building.
 3. **Width of Garage Openings Facing Street.** Where one or more garage openings face a street, the total width of all garage openings on that building elevation shall not exceed 40 percent of the width of that elevation. A garage opening is considered to be facing a street where the opening is parallel to, or within 45 degrees of, the street right-of-way line.
 4. **Three-Car and Wider Garages.** Where three or more contiguous garage parking bays are proposed facing the same street, the garage opening closest to a side property line shall be recessed at least two feet behind the adjacent opening(s) to break up the street-facing elevation and diminish the appearance of the garage from the street. Side-loaded

garages, i.e., where the garage openings are turned away from the street, are exempt from this requirement.

4.1.9 Detailed Design.

- A. Intent.** The intent of this standard is to encourage detailed, high-quality, and visually interesting building facades.
- B. Standards.** Designs shall incorporate not fewer than 6 architectural features per street-facing elevation from 1-10 below. Applicants are encouraged to use those elements that best suit the proposed building style and design.
 - 1. Covered front porch: not less than 6 ft in depth and not less than 30 percent of the width of dwelling, excluding the landing for dwelling entrance.
 - 2. Dormers: not less than 4 feet wide and must be a functional part of the structure, for example, providing light into a living space.
 - 3. Recessed entrance: not less than 3 ft deep.
 - 4. Window trim: minimum 3.5-inch width (all elevations).
 - 5. Window recesses, in all windows, of at least 3 inches as measured horizontally from the face of the building façade.
 - 6. Eaves: overhang of not less than 12 inches.
 - 7. Bay window: projects from front elevation by 12 inches.
 - 8. Balcony: one per dwelling unit facing street.
 - 9. Decorative top: e.g., cornice or pediment with flat roof or brackets with pitched roof.
 - 10. Other: feature not listed but providing visual relief or contextually appropriate design similar to options A-I, as approved by the City.

4.1.10 Roof Forms.

- A. Intent.** The intent of this standard is to ensure that the design, massing, and scale of buildings in residential zones are compatible with single-family detached houses.
- B. Standard.** All buildings in the R1-9600, R1-4800, R2-2400, and RMU-1200 zones must have a sloped roof with a minimum pitch of 6/12.

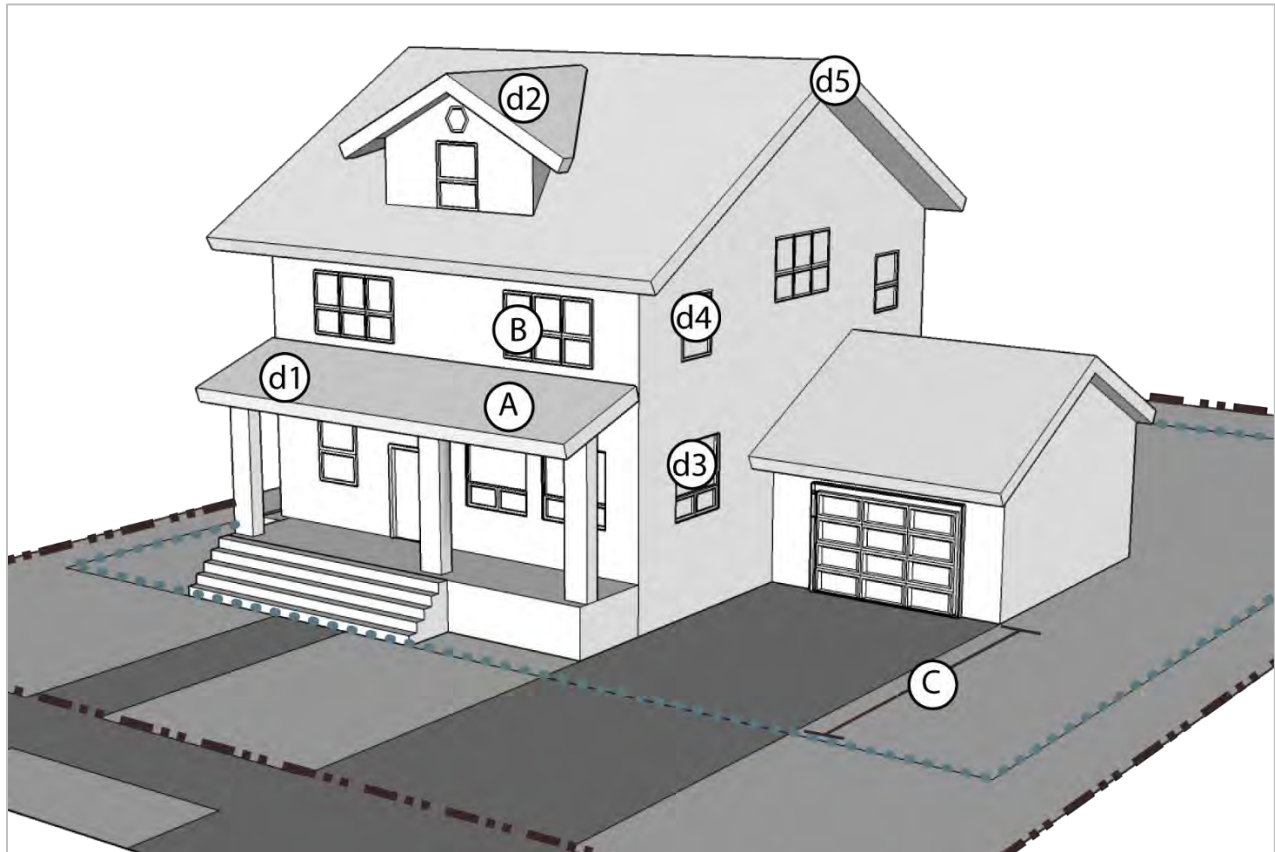
4.1.11 Materials.

- A. Intent.** The intent of this standard is to encourage the use of durable, visually attractive exterior materials and to prohibit or discourage the use of materials which are likely to degrade significantly over time or that present a plain and monotonous appearance or texture.
- B. Standards.**
- 1. Permitted Materials.** The following materials are approved for use on exterior walls and trims:
 - a. Wood (treated with semi-transparent or solid body stains or paints), and the use of lap cement-based siding and board & batten materials are approved. In most cases, siding applications which involve a mix of directions (horizontal, diagonal, and vertical) are discouraged.
 - b. Brick, natural and cultured stone.
 - c. Split-face and ground-face masonry block units.
 - d. Stucco and synthetic stucco.
 - e. Other, similar quality, durable products.
 - 2. Prohibited Finish Materials and Conditions.** The following materials are prohibited for use on exterior walls and trims:
 - a. Exposed plain concrete (8" maximum exposure at foundation)
 - b. Plain concrete block
 - c. Unarticulated panel siding (e.g., T-1-11, plain plywood, sheet press board)
 - d. Seams on sheet (plywood or pressboard type) products
 - e. SPF trim larger than 8" and SPF at fascias or bargeboards
 - f. Roof sheathing less than 7/16" thick
 - g. Certainteed shingle like products
 - h. Factory mulled vinyl windows
 - i. Other similar quality, non-durable products

4.1.12 Architectural Variety.

- A. Intent.** The intent of this standard is to promote integration of a variety of architectural styles and house plans in order to create visual interest and discourage monotony.
- B. Standard.** No two directly adjacent or opposite buildings may possess the same front or street-facing elevation. This standard is met when front or street-facing elevations differ from one another by no fewer than 3 of the elements listed in 1-7 below. Where facades repeat on the same block face, they must have at least 3 intervening lots between them that meet the above standard.
- 1. Materials.** The plans specify different exterior cladding materials, a different combination of materials, or different dimensions, spacing, or arrangement of the same materials. Materials used on the front facade must turn the corner and extend at least 2 feet deep onto the side elevations.
 - 2. Articulation.** The plans have different offsets, recesses, or projections; or the front building elevations break in different places. For example, a plan that has a stoop entry (recess) varies from one that has an entry under a front porch (projection). For this criterion to apply, a recess must have a minimum depth of four feet and a projection or offset must be at least four feet in depth.
 - 3. Variation in Roof Elevation.** The plans have different roof forms (e.g., gable versus gambrel or hip), different roof height (by at least 10 percent), different orientation (e.g., front-facing versus side-facing gable), or different roof projections (e.g., with and without dormer or shed, or different type of dormer or shed).
 - 4. Entry or Porch.** The plans have different configuration or detailing of the front porch or covered entrance.
 - 5. Fenestration.** The plans have different placement, shape, or orientation of windows or different placement of doors.
 - 6. Height.** The elevation of the primary roofline (along the axis of the longest roofline) changes by not less than 4 feet from building to building, or from dwelling unit to dwelling unit (e.g., townhome units), as applicable. Changes in grade of 8 feet or more from one lot to the adjacent lot are counted toward change in height for purposes of evaluating facade variation.
 - 7. Color Palette.** Complementary variation in color palette.

Figure 4-1. Illustration of Selected Residential Design Standards



Key	
A	Articulation: One articulating element for every 25 feet of street frontage.
B	Eyes on the Street: Minimum 15% of front façade area must be windows.
C	Garages: Orient to alley if available. Must be set back 10 feet from front façade. Maximum width of garage opening is 40% of width of entire front façade.
D	Detailed Design: Minimum of 6 detailed design elements per street-facing elevation. Illustrated examples include:
d1	Covered front porch, no less than 6 feet deep.
d2	Dormer, no less than 4 feet wide.
d3	Window trim, on all windows, no less than 3.5 inches wide.
d4	Recessed windows, on all windows, no less than 3 inches deep.
d5	Eaves, no less than 12 inches deep.

4.1.13 Additional Standards for Townhomes

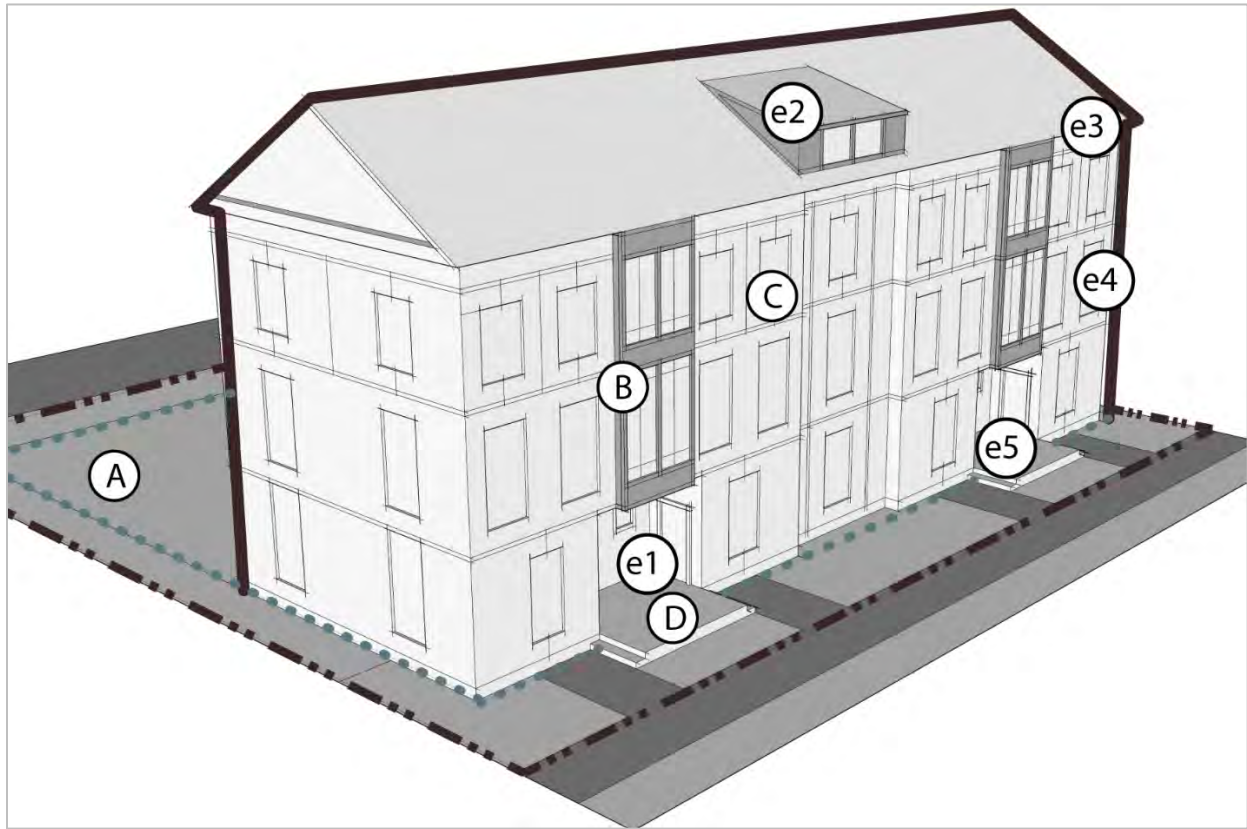
- A. Intent.** The intent of these standards is to encourage townhome developments that are compatible in scale with other lower density housing and provide a safe, comfortable, and interesting street frontage for pedestrians.
- B. Standards.**
- 1. Maximum Building Width.** Each building shall contain not more than 8 consecutively attached townhomes and not exceed an overall length or width of 120 feet.
 - 2. Main Entrance.** The primary entrance of each townhouse shall orient to a street or an interior courtyard that is not less than 24 feet in width.
 - 3. Transition from Public Realm.** Townhouses shall include an area of transition between the public realm of the right-of-way or interior courtyard and the entry to the private dwelling. The entry may be either vertical or horizontal, as described below.
 - a. Vertical Transition (Stoop).** A vertical transition shall be an uncovered flight of stairs that leads to the front door or front porch of the dwelling. The stairs must rise at least 3 ft, and not more than 8 ft, from grade. The flight of stairs may encroach into the required front yard.
 - b. Horizontal Transition (Porch).** A horizontal transition shall be a covered porch with a depth of at least 6 ft. The porch may encroach into the required front yard, but it shall be at least 5 ft from the front lot line.
 - 4. Driveway Access and Parking.**
 - a. Alley Access (Rear-Loaded).** Where the subject site is served by an existing or planned alley, vehicle access shall be from the alley and all garage entrances shall orient to the alley.
 - b. Consolidated Access (Rear-Loaded).** Where alley access is not feasible and the subject site includes 4 or more consecutively attached townhomes or is located on a corner lot, then vehicle access shall be from a single driveway that connects to the rear of the building and all garage entrances shall orient to the rear access driveway.
 - c. Shared Access (Front-Loaded).** Where alley access or consolidated access is not possible, driveway access to the front of the townhomes is permitted if the following standards are met:

- Development of 2 or 3 townhouses has at least 1 shared access between the lots, and development of 4 rowhouses has 2 shared accesses.
- Parking and maneuvering areas do not exceed 10 ft wide on any lot.
- The garage width does not exceed 10 ft, as measured from the inside of the garage door frame.

4.1.14 Additional Standards for Multifamily Developments

- A. Intent.** The intent of these standards is to encourage multifamily developments that provide a safe, comfortable, and interesting street frontage for pedestrians.
- B. Standards.**
- 1. Main Entrances.**
 - a.** The primary building entry, or entries, for ground-floor units shall orient to a street or an interior courtyard that is not less than 24 feet in width. Secondary entries may face parking lots or other interior site areas.
 - b.** Building entrances shall be emphasized through the use of features or elements such as recesses, projections, corner entries, or landscape treatments.
 - 2. Driveway Access and Parking.**
 - a.** On-site surface parking areas, garages, and vehicle maneuvering areas shall not be located directly between the façade of a primary building(s) and an abutting street right-of-way.
 - b.** Parking located to the side of a dwelling structure shall be limited to 50% of the linear frontage of that side. Drive aisles without adjacent parking spaces do not count as parking areas for purposes of this standard.
 - c.** All garages that are part of the same structure that contains dwelling units shall be located at least 10 ft behind the front building façade.
 - 3. Screening.** Screening of service areas, loading areas, mechanical equipment, utilities, and trash receptables is required in accordance with LDC Section 4.

Figure 4-2. Illustration of Selected Residential Design Standards – Townhomes and Multi-Family



Key	
A	Building Orientation: Off-street parking not permitted between building and the street.
B	Articulation: One articulating element for every 25 feet of street frontage.
C	Eyes on the Street: Minimum 15% of front façade area must be windows.
D	Transition from the Public Realm: For ground floor residential units, porch or stoop required to create transition between public realm of street and private real of dwelling.
E	Detailed Design: Minimum of 6 detailed design elements per street-facing elevation. Illustrated examples include:
e1	Covered front porch, no less than 6 feet deep.
e2	Dormer, no less than 4 feet wide.
e3	Eaves, no less than 12 inches deep.
e4	Recessed windows, on all windows, no less than 3 inches deep.
e5	Recessed entrance, at least 3 feet deep

4.2 Nonresidential Design Standards

4.2.1 Purpose. The following requirements apply nonresidential development, including individual buildings and developments with multiple buildings such as shopping centers, office complexes, mixed-use developments, and institutional campuses. The standards are intended to create and maintain a built environment that is conducive to pedestrian accessibility, reducing dependency on the automobile for short trips, while providing civic space for employees and customers, supporting natural surveillance of public spaces, and creating human-scale design. The standards require buildings placed close to streets, with storefront windows (where applicable), with large building walls divided into smaller planes, and with architectural detailing

4.2.2 Applicability. The standards of this section apply to all non-residential development in all residential zone districts and the CM, M, and EC zone districts.

4.2.3 Exceptions.

- A.** The City may allow exceptions to design standards in Section 4.2 without the need to obtain a variance in accordance with Section 8 of the LDC. For each standard for which a design exception is sought, the applicant must demonstrate that at least one of the following circumstances is met:
- 1.** The physical characteristics of the site or existing structure (e.g., steep slopes, wetlands, other bodies of water, trees or other significant natural features of the site, buildings or other existing development, utility lines and easements, etc.) make compliance with the standard impractical; or
 - 2.** The alternative design better complies with the following:
 - a.** The purpose of the nonresidential design standards as described in Section 4.2.1; and
 - b.** The intent of the standard for which the exception is being sought, as described in the sections below.
- B.** Requests for a design exception are subject to review by the Planning and Zoning Commission and a public hearing in accordance with Section 6 of the LDC. The exception request may be considered as part of a development application.

4.2.4 Building Orientation – Maximum Setback/Build-to Line.

- A. Intent.** The intent of this standard is to promote a comfortable and interesting pedestrian environment by creating visually interesting street frontages and a sense of enclosure on a street when experienced as a pedestrian.

- B. Standards.** Where a new building is proposed in a zone that requires a build-to line, per Section 3.5 or 3.6, the following standards must be met.
- 1. M and EC District.** At least 50 percent of the abutting street frontage has a building placed no farther from at least one street property line than the build-to line in Table 3-4.
 - 2. CM District.** At least 75 percent of the abutting street frontage shall have a building placed no farther from at least one street property line than the build-to line in Table 3-4.
 - 3. Corner Lots.** On corner lots, the maximum setback only applies to the street property line which abuts the higher classification street. If the lot abuts two streets of the same classification, then the applicant may select which street property line the maximum setback applies to.
 - 4. Exceptions.** The City may waive the build-to line standard where it finds that one or more of the conditions in subsections (a)-(g) occurs.
 - a.** A proposed building is adjacent to a single-family dwelling, and an increased setback promotes compatibility with the adjacent dwelling.
 - b.** Major Event Entertainment and Commercial Parking uses are excepted from this standard.
 - c.** The standards of the roadway authority preclude development at the build-to line.
 - d.** The applicant proposes extending an adjacent sidewalk or plaza for public use, or some other pedestrian amenity is proposed to be placed between the building and public right-of-way.
 - e.** The build-to line may be increased to provide a private open space (e.g., landscaped forecourt), between a residential use in a mixed-use development (e.g., live-work building with ground floor residence) and a front or street property line.
 - f.** A significant tree or other environmental feature precludes strict adherence to the standard and will be retained and incorporated in the design of the project.
 - g.** A public utility easement or similar restricting legal condition that is outside the applicant's control makes conformance with the build-to line impracticable. In this case, the building shall instead be placed as close to the street as possible given the legal constraint, and pedestrian amenities (e.g., plaza,

courtyard, landscaping, outdoor seating area, etc.) shall be provided within the street setback in said location.

- h.** An expansion is proposed on an existing building that was lawfully created but does not conform to the above standard, and the building addition moves in the direction of compliance where practicable.

4.2.5 Entrances

- A. Intent.** The intent of this standard is to encourage building entrances that are easy to identify and access for pedestrians arriving from the street and to support natural surveillance of public spaces.
- B. Standards.**
 - 1. Orientation to the Street.** Except as provided below, all buildings shall have at least one primary entrance (i.e., tenant entrance, lobby entrance, breezeway entrance, or courtyard entrance) facing an abutting street (i.e., within 45 degrees of the street property line); or if the building entrance must be turned more than 45 degrees from the street (i.e., front door is on a side or rear elevation) due to the configuration of the site or similar constraints, a pedestrian walkway must connect the primary entrance to the sidewalk.
 - 2. Pedestrian-Friendly.** Ground level entrances oriented to a street shall be at least partly transparent for natural surveillance and to encourage an inviting and successful business environment. This standard may be met by providing a door with a window(s), a transom window above the door, or sidelights beside the door.
 - 3. Corners.** Buildings on corner lots are encouraged to have corner entrances. Where a corner entrance is not provided, the building plan shall provide an architectural element or detailing (e.g., tower, beveled corner, art, special trim, etc.) that accentuates the corner location.

4.2.6 Ground Floor Height.

- A. Intent.** The intent of this standard is to promote building designs which maximize the visibility of ground floor spaces to passing pedestrians, emphasize the importance of the ground floor in providing access to services and amenities, and encourage active commercial uses on the ground floor.
- B. Standard.** For ground floor commercial space in new buildings, the distance from the finished floor to the bottom of the ceiling structure above must be at least 12 feet. For ground floor area associated with a residential use, the minimum height is 10 feet. The bottom of the structure includes supporting beams.

4.2.7 Windows

- A. Intent.** The intent of this standard is to create an interesting environment for pedestrians by opening up the ground floors of buildings for views into activity and merchandise. The intent of the standard is also to support natural surveillance of public spaces.
- B. Standards.**
- 1. Street-Facing Windows.** The ground floor, street-facing elevation(s) of all buildings shall comprise at least 60 percent transparent windows, measured as a section extending the width of the street-facing elevation between the building base (or 30 inches above the sidewalk grade, whichever is less) and a plane 72 inches above the sidewalk grade.
 - 2. Side and Rear Elevation Windows.** All side and rear elevations, except for zero-lot line or common wall elevations, where windows are not required, shall provide not less than 30 percent transparency.
 - 3. Buildings Not Adjacent to a Street.** Buildings that are not adjacent to a street, such as those that are setback behind another building and those that are oriented to a civic space (e.g., internal plaza or court), shall meet the 60 percent transparency standard on all elevations abutting civic spaces(s) and on elevations containing a primary entrance.
 - 4. Window Trim.** At a minimum, windows shall contain trim, reveals, recesses, or similar detailing of not less than three inches in width or depth as applicable. The use of decorative detailing and ornamentation around windows (e.g., corbels, medallions, pediments, or similar features) is encouraged.

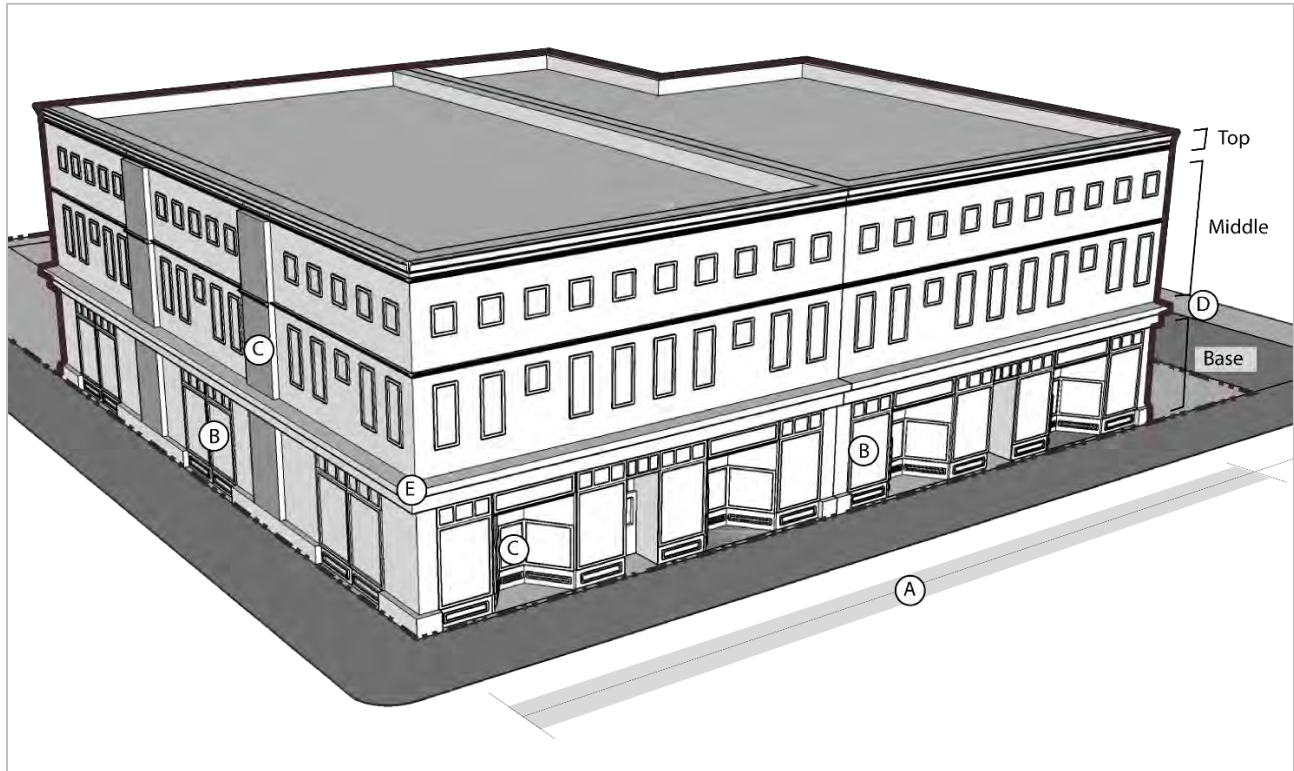
4.2.8 Articulation and Detailing

- A. Intent.** The intent of this standard is to promote visually interesting building facades by prohibiting large expanses of blank walls facing the street and requiring building facades to be divided into smaller planes.
- B. Standards.**
- 1. Articulation.** All building elevations that orient to a street or civic space must have breaks in the wall plane (articulation) of not less than one break for every 30 feet of building length or width, as applicable, as follows:
 - a.** A “break” for the purposes of this subsection is a change in wall plane of not less than 6 inches in depth. Breaks may include but are not limited to an offset, recess, window reveal, pilaster, frieze, pediment, cornice, parapet, gable, dormer, eave,

coursing, canopy, awning, column, building base, balcony, permanent awning or canopy, marquee, or

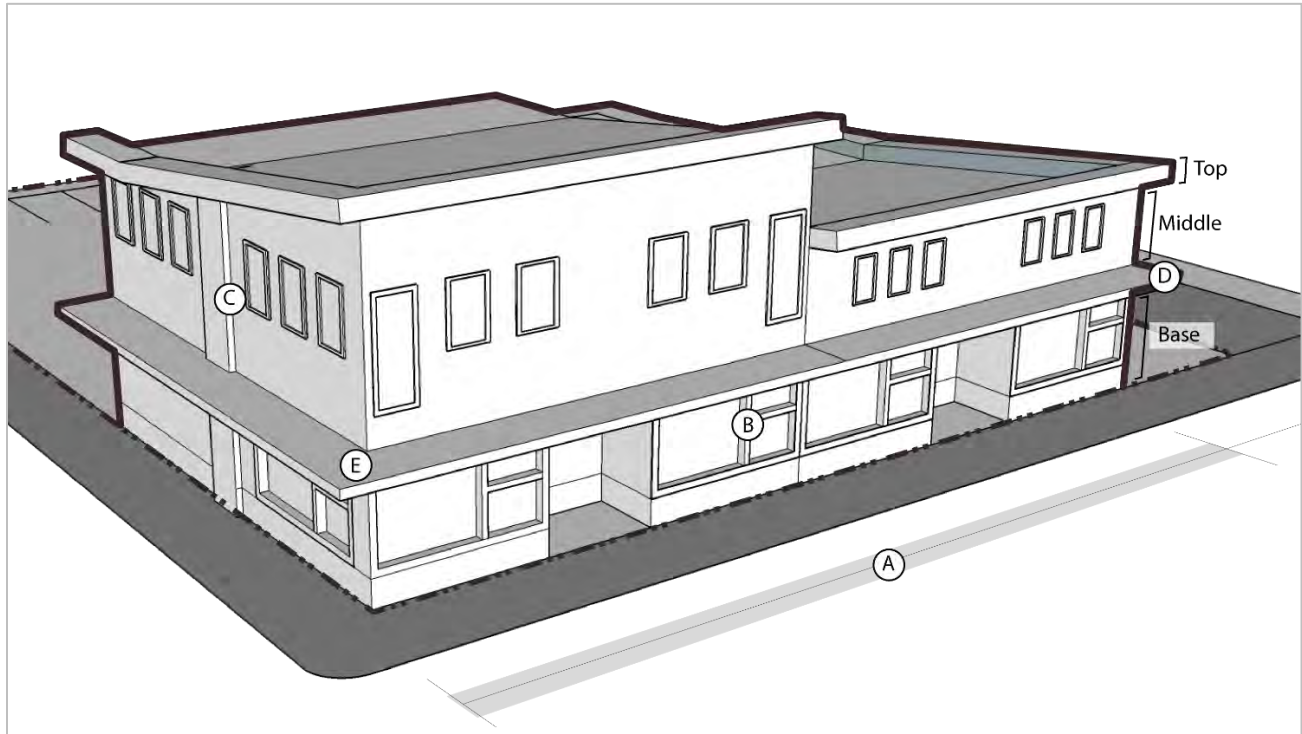
- b. Changes in paint color and features that are not designed as permanent architectural elements, such as display cabinets, window boxes, retractable and similar mounted awnings or canopies, and other similar features, do not meet the 6-inch break-in-wall-plane standard.
 - c. Building elevations that do not orient to a street or civic space need not comply with the 6-inch break-in-wall-plane standard but should complement the overall building design.
- 2. **Base-Middle-Top Design.** Elevations should incorporate changes in material that define a building's base, middle, and top, as applicable, and create visual interest and relief. Side and rear elevations that do not face a street, public parking area, pedestrian access way, or plaza may utilize changes in texture and/or color of materials, provided that the design is consistent with the overall composition of the building.
- 3. **Horizontal Lines.** New buildings and exterior remodels shall generally follow the prominent horizontal lines existing on adjacent buildings at similar levels along the street frontage. Examples of such horizontal lines include but are not limited to: the base below a series of storefront windows, an awning or canopy line, a belt course between building stories, a cornice, or a parapet line. Where existing adjacent buildings do not meet the City's current building design standards, a new building may establish new horizontal lines.
- 4. **Ground Floor and Upper Floor Division.** A clear visual division shall be maintained between the ground level floor and upper floors, for example, by using a belt course, transom, awning, canopy, or similar division.

Figure 4-3. Illustration of Selected Nonresidential Design Standards – CM District



Key	
A	Building Orientation: At least 75 percent of the abutting street frontage shall have a building placed no farther setback than the build-to line of 5 feet.
B	Windows: Street-facing ground floor elevation(s) must have 60 percent transparent windows. Side and rear-facing elevations must have 30 percent transparent windows.
C	Articulation: Articulating element required every 30 feet of building width, no less than 6 inches deep.
D	Base-Middle-Top Design: Changes in material that define a building’s base, middle, and top—and create visual interest and relief—are required.
E	Ground Floor Height and Division: Minimum ground floor height of 10 feet for residential and 12 feet for commercial uses. A clear visual division must be created between the ground level and upper floors.

Figure 4-4. Illustration of Selected Nonresidential Design Standards – M District



Key	
A	Building Orientation: At least 50 percent of the abutting street frontage shall have a building placed no farther setback than the build-to line of 5 feet.
B	Windows: Street-facing ground floor elevation(s) must have 60 percent transparent windows. Side and rear-facing elevations must have 30 percent transparent windows.
C	Articulation: Articulating element required every 30 feet of building width, no less than 6 inches deep.
D	Base-Middle-Top Design: Changes in material that define a building’s base, middle, and top—and create visual interest and relief—are required.
E	Ground Floor Height and Division: Minimum ground floor height of 10 feet for residential and 12 feet for commercial uses. A clear visual division must be created between the ground level and upper floors.

4.3 Landscaping, Buffers, and Screening

4.3.1 Purpose. Section 4.3 contains standards for landscaping, buffering, and screening. The standards are intended to reduce development impacts (e.g., glare, noise, and visual impacts) on adjacent uses; minimize erosion; slow the rate of surface water runoff, thereby reducing infrastructure costs; buffer pedestrians from vehicle maneuvering areas; cool buildings and parking lots in summer months with shade; and enhance the appearance of the area.

4.3.2 Applicability. The standards of Section 4.3 apply to all proposed development in the Gunnison Rising PUD. Additional standards of the LDC also apply to all proposed development, as identified in Section 4.3.6.

4.3.3 Minimum Landscape Area Standards. Minimum landscaped area standards vary by zone district and are specified in Section 3.5 and 3.6.

4.3.4 Minimum Planting Standards.

- A. General Landscape Standard.** All portions of a lot not otherwise developed with buildings, accessory structures, vehicle circulation areas, pedestrian plazas or patios, or parking areas shall be landscaped.
- B. Minimum Live Ground Cover.** All landscape areas, whether required or not, that are not planted with trees and shrubs or covered with allowable non-plant material, shall have ground cover plants that are sized and spaced to achieve plant coverage of not less than 60 percent at maturity.
- C. Maximum Non-Plant Ground Cover.** Bark dust, chips, aggregate, or other non-plant ground covers may be used, but shall cover not more than 40 percent of any landscape area. Non-plant ground covers cannot be a substitute for required ground cover plants.
- D. Minimum Tree and Shrub Requirements.** The minimum number of trees and shrubs shall be provided per required landscaped area in zone districts according to Table 4-2.

Table 4-2. Minimum Tree and Shrub Requirements

Zone District	Number of Trees and Shrubs per Required Landscape Area
Low Residential (R1-9600)	1 tree and 2 shrubs per 1,500 sq. ft.
Medium Residential (R2-4800)	1 tree and 2 shrubs per 1,500 sq. ft.
Traditional Neighborhood (R2-2400)	1 tree and 2 shrubs per 1,200 sq. ft.
Missing Middle Residential (RMU-1200)	1 tree and 2 shrubs per 1,200 sq. ft.
Multi-Family Residential (R3-6250)	1 tree and 2 shrubs per 1,000 sq. ft.
Main Street District	N/A
Maker District	N/A
Event and Conference District	1 tree and 2 shrubs per 1,000 sq. ft.
Recreation and Camping District	1 tree and 2 shrubs per 1,000 sq. ft.

4.3.5 Highway 50 Frontage Buffer. A 50-foot-wide bermed and landscaped buffer shall be provided along the north and south side of Highway 50. The buffer shall meet the following standards:

- A. Tree and Shrub Requirements.** Required landscaping in the buffer will consist of a minimum of six trees (minimum 50 percent evergreen) and 40 shrubs (75 percent evergreen) for each 100 lineal feet, and minimum proportional share of trees and shrubs for buffer lengths less than or greater than the 100 lineal foot measurement. Tree and shrub sizes shall comply with the provisions stated in LDC Section 4.
- B. Groundcover.** All ground area within the buffer shall be covered with groundcover, bark, rock, or a combination of these. However, no more than 20 percent of the ground cover shall be non-vegetative.
- C. Berm Dimension.** The berm within the buffer shall be a minimum of four feet high, provide a 4:1 (horizontal:vertical) maximum slope, and shall undulate to provide a varied shape that mimics natural landforms.
- D. CM District Exemption.** Any area within the CM district is exempt from this general buffer requirement; however, a minimum 10 foot setback from Highway 50 is required and the maximum front setback does not apply to the lot frontage on the highway.

4.3.6 Additional LDC Standards. Proposed developments are subject to the following additional landscaping, buffering, and screening standards of the LDC Section 4:

- A.** General Landscaping Design Standards and Guidelines
- B.** Approval of Landscaping and Buffering Plan
- C.** Parking Lot Landscaping

- D. Fences and Walls
- E. Screening
- F. Maintenance Requirements
- G. Outdoor Display and Storage

4.4 Off-Street Parking

4.4.1 Purpose. Section 4.4 contains requirements for automobile and bicycle parking. The code is intended to be flexible in requiring adequate parking, rather than a minimum number of parking spaces, for each use. The code also encourages non-motorized transportation by requiring bicycle parking for some uses.

4.4.2 Applicability. The regulations of this section apply to all parking areas in all zones, at all times, whether parking is required by this Code or put in for the convenience of property owners or users.

4.4.3 Vehicle Parking. Table 4-3 establishes the minimum number of off-street vehicle parking spaces to be provided for the use categories described in this code.

Table 4-3. Off-Street Parking Requirements

Use Categories	Specific Uses	Minimum Spaces Required
Residential Use Categories		
Household Living	Accessory dwelling unit	None
	Duplex dwellings	1.0 per dwelling unit
	Manufactured homes	1.0 per dwelling unit
	Multi-family dwellings	0.75 per dwelling unit
	Single-family dwellings	1.0 per dwelling unit
	Townhouses	1.0 per dwelling unit
	Cottage cluster	1.0 per dwelling unit
	Compact neighborhood	0.75 per dwelling unit
	Upper story residential	0.75 per dwelling unit (exempt in CM and M zones)
	Zero lot line dwellings	1.0 per dwelling unit
Congregate Living	Assisted Living homes	1.0 per bed
	Nursing home	1.0 per employee, plus 1 visitor space per 2 beds
	Rooming and boarding houses, dormitories, fraternities or sororities	1.0 per employee, plus 1 visitor space per 4 beds
Public, Civic and Institutional Use Categories		
Educational Facilities	Elementary and Middle Schools	1.0 per classroom + 1.0 per 300 sq.ft. of office area + 1.0 per 5 seats in any auditorium assembly

Use Categories	Specific Uses	Minimum Spaces Required
Residential Use Categories		
	All Other Schools	1.0 per classroom + 1.0 per 300 sq.ft. of office area + 1.0 per 5 seats in any auditorium assembly
Day Care	Daycare homes, schools, and centers	1.0 per non-resident employee
Medical	Hospitals	1.0 per 2 beds + 1.0 per employee per day shift
Accommodation, Retail, Service - Commercial Use Categories		
Accommodations	Hotels and Motels	1.0 per guest room +1 space per 3 employees and 75% of parking required for other associated or accessory uses (restaurants, offices, meeting spaces)
	Hostels	1.0 per 2 beds
	Bed and Breakfasts	1.0 space per guest room
Commercial	Assembly Areas (Exhibit Rooms, Gyms, Community Centers, Theaters, Church, Assembly Hall) Professional Offices, Government Offices, Personal Services, Small / Specialty Retail, Church, Bicycle Repair; Restaurants, Bars/Tavern's, Large Retail, Coffee Shop, Convenience Store	1.0 space per 1000 sq. ft.
Manufacturing and Production	Manufacture or assembly of machinery, equipment, instruments, Contractor Shop, Greenhouse / Nursery	1.0 space per 1000 sq. ft.
Vehicle Repair Services	Auto Body Shops, Vehicle Repair, Service Stations	2.0 per service bay
Industrial and Wholesale	Warehousing and Storage, Outdoor Storage, Wholesale and Distribution	1.0 per 3000 sq. ft.

4.4.1 Reductions to Minimum Vehicle Parking Requirements. The off-street parking standards of Table 4-3 may be reduced for sites with one or more of the following features:

- A.** Site has a bus stop with transit service located adjacent to it, and the site's frontage is improved with a bus stop waiting shelter, consistent with the standards of the applicable transit service provider: Allow up to a 20 percent reduction to the standard number of automobile parking spaces;
- B.** Site has dedicated parking spaces for carpool or vanpool vehicles: Allow up to a 10 percent reduction to the standard number of automobile parking spaces;
- C.** Site has more than the minimum number of required bicycle parking spaces: Allow a reduction of one vehicle space for every bicycle parking space, up to a maximum 20 percent reduction to the number of vehicle parking spaces.

4.4.2 Bicycle Parking.

- A. Number of Spaces Required.** The required minimum number of bicycle parking spaces for each use category is shown in Table 4-4. No bicycle parking is required for uses not listed. The required minimum number of bicycle parking spaces is based on the primary uses on a site. When there are two or more separate primary uses on a site, the required bicycle parking for the site is the sum of the required parking for the individual primary uses.

Table 4-4. Bicycle Parking Requirements

Use Category	Minimum Number of Spaces
Household Living – Multifamily Dwelling	1.5 per dwelling unit
Congregate Living	1 per 4 bedrooms
Educational Facilities	2 spaces per classroom
Day Care	1 per 4,000 sq. ft. of net building area
Parks	2 spaces
Medical	1 per 6,000 sq. ft. of net building area
Accommodations	4 spaces
Commercial	1 per 4,000 sq. ft. of net building area
Manufacturing and Production	1 per 10,000 sq. ft. of net building area
Industrial and Wholesale	1 per 15,000 sq. ft. of net building area

- B. Design.** Bicycle parking shall consist of staple-design steel racks or other City-approved racks, lockers, or storage lids providing a safe and secure means of storing a bicycle.

- 4.4.3 Additional LDC Standards.** All standards of LDC Section 4 related to parking and loading areas apply to development in the Gunnison Rising PUD, except for minimum off-street parking space standards.

4.5 Parks, Open Space, and Trails.

- 4.5.1 Purpose.** The purpose of these standards is to ensure the development of parks, open space, playgrounds and trails in order to contribute to a livable, attractive, and healthy community. The standards are intended to require parks in close proximity to all residents, supporting walkable neighborhoods, and to provide for a wide range of recreational opportunities.

- 4.5.2 Applicability.** The regulations of this section apply to all development in all zones.

4.5.3 Pocket Park.

- A. Proximity.** All residential lots must be located within 800 feet from a pocket park.

- B. Size.** A pocket park must be of a minimum size of 2,500 square feet and a maximum size of 1 acre.
- C. Minimum Standards.** A pocket park must include a facility for active recreation or interactive play, benches, and trash receptables. Trees must be planted to shade at least 15 percent of the park.
- D. Ownership and Maintenance.** Pocket parks may be dedicated to the City of Gunnison for public ownership and maintenance or owned and maintained by a private Homeowners Association. In all cases, pocket parks must be open to public access.

4.5.4 Community Parks.

- A. Proximity.** All residential lots must be located within 1/2 mile from a community park.
- B. Size.** A community park must be of a minimum size of 1 acre. Community parks may be lineal and follow natural corridors or trails.
- C. Minimum Standards.** A community park must include facilities for active recreation, picnic facilities, benches, trash receptables, and restrooms. Trees must be planted to shade at least 15 percent of the park.
- D. Ownership and Maintenance.** Community parks may be dedicated to the City of Gunnison for public ownership and maintenance or owned and maintained by a private Homeowners Association. In all cases, community parks must be open to public access.

4.5.5 Trails.

- A. Trail Network.** The PUD area must be developed with a system of trails that generally travel both north-south and east-west. The Open Space and Trails Plan (Appendix F) illustrates one possible trail network but other trail alignments will be accepted should they meet the standards of this section.
 - 1.** North-south trails must connect from the southern boundary of the PUD to the Contour Trail.
 - 2.** East-west trails must connect from the east boundary of the PUD to the west boundary the PUD.
- B. Spacing.** Trails must be spaced no further than 1,500 feet apart. Exceptions to this spacing standard are allowed for short sections of trail alignments which are modified to link to a destination or respond to topography.
- C. Design.** Trails may be designed as an off-street connection or integrated into the design of the street.

1. Off-street trails must meet the standards of LDC Section 4.
2. If a trail connection is proposed to be integrated with a street, the minimum combined width the bike lane and sidewalk must be 12 feet. A bike lane must be separated from the travel lane by parallel parking or a permanent barrier such as a curb or bollards. The sidewalk and bike lane may be combined to form a 12-foot wide multi-use path

4.6 Street Design

4.6.1 Purpose. The standards of this section are intended: to provide for streets of suitable location, width, and design to accommodate expected vehicle, pedestrian, and bicycle traffic; to afford satisfactory access to law enforcement, fire protection, sanitation, and road maintenance equipment; and to provide a convenient and accessible network of streets.

4.6.2 Applicability. The regulations of this section apply to all development in all zones.

4.6.3 General Standards.

- A. All development must conform to roadway locations and classifications generally described in Appendix E (Street Network Plan and Cross Sections).
- B. Roadways shall be provided at the time needed to serve development activities and shall be installed to satisfy all the necessary access required for emergency services or other relevant building, development, and subdivision codes.

4.6.4 Street Spacing. In order to promote efficient vehicular and pedestrian circulation, subdivisions and site developments shall be served by an interconnected street network, pursuant to the standards in subsections (A) through (C) below. Distances are measured from the edge of street rights-of-way. Where a street connection cannot be made due to physical site constraints, approach spacing requirements, access management requirements, or similar restrictions; where practicable, a pedestrian access way connection shall be provided.

- A. **Highway 50.** Access from US Highway 50 shall be governed by the Highway 50 Access Control Study, as approved by the Colorado Department of Transportation (CDOT) in November 2013, and by any adjustments to the Access Control Study that are approved under this PUD pursuant to Appendix E (Street Network Plan and Cross Sections).
- B. **Gateway/Collector Streets.** Five gateway streets are proposed in the Street Network Plan: four north-south streets and two east-west streets. Gateway street spacing must be generally consistent with this plan. Minimum spacing between gateway/collector streets is 1,000 feet. Maximum spacing between gateway/collector streets is 2,000 feet.

- C. Local Streets.** A network of local streets is proposed in the Street Network Plan. Local street spacing must be generally consistent with this plan. Minimum spacing between local streets is 230 feet. Maximum spacing between local streets is 600 feet.
- 4.6.5 Connectivity.** The street system of a proposed subdivision shall be designed to connect to existing, proposed, and planned streets adjacent to the subdivision. Wherever a proposed development abuts unplatted land or a future development phase, street stubs shall be provided to allow access to future abutting subdivisions and to logically extend the street system into the surrounding area. Street ends shall contain turnarounds constructed to Uniform Fire Code standards, as the City deems applicable, and shall be designed to facilitate future extension in terms of grading, width, and temporary barricades.
- 4.6.6 Future Street Plan.** Where a subdivision is proposed adjacent to other developable land, a future street plan shall be filed by the applicant in conjunction with an application for a subdivision in order to facilitate orderly development of the street system. The plan shall show the pattern of existing and proposed future streets from the boundaries of the proposed land division and shall include other divisible parcels within 600 feet surrounding and adjacent to the proposed subdivision. The street plan is not binding but is intended to show potential future street extensions with future development. The plan must demonstrate that the proposed development does not preclude future street connections to adjacent development land.
- 4.6.7 Street Cross-Sections.** The width and design of streets must conform to the cross-section standards defined in Appendix E (Street Network Plan and Cross Sections). The City may approve minor exceptions to these standards when necessary to respond to topography, safety concerns, storm drainage needs, utility needs, emergency access needs, or other considerations.
- 4.6.8 Additional Standards.** Streets must conform to all standards of LDC Section 4 except for any standards concerning street cross-section and right-of-way width.
- 4.7 Signs**
- 4.7.1 Purpose.** The objective of this section is to create the framework for a comprehensive and balanced system of signage control and thereby to provide an attractive and effective balance between signage and the environment. The regulation of signs shall be based upon the following principles:
- A.** Signs help to provide a positive economic climate for business and industry by encouraging better communication with the public and providing information to the traveling public.
 - B.** Signs must provide easy and legible identification.
 - C.** Signs must be compatible with adjacent buildings and uses.

D. Signs must be visually pleasing and of high-quality design.

4.7.2 General Standards. All signs in Gunnison Rising shall adhere to the following regulations. Any signage not provided for in the following shall be deemed prohibited.

- A. Wall signs shall be located on a building elevation/façade, in accordance with location restrictions contained within the LDC Sign Standards, as they currently exist, and as they may be amended in the future.
- B. All signs erected, maintained, constructed, relocated, modified, or altered in any way must obtain a Sign Permit from the City of Gunnison.
- C. Freestanding Signs within 400 feet of the Highway 50 right-of-way shall be permitted pursuant to Sections 4.7.3 and 4.7.4 below.
- D. Wall Signs within 400 feet of the Highway 50 Right-of-Way (ROW) shall be restricted pursuant to Section 4.7.5 below.
- E. All other signs shall comply with the requirements of the Gunnison Municipal Code as it currently exists or as may be amended.

4.7.3 Freestanding Signs Adjacent to Highway 50. In addition to signs which may be permitted by the Gunnison Municipal Code, the following type and number of freestanding signs are permitted on properties within 400 feet of the Highway 50 right-of-way:

Table 4-5. Multi-Tenant Freestanding Sign Regulations

Type	Location	Max. # Of Signs Per Zoning District	Maximum Height	Maximum Sign Area	Maximum Number of Tenants Listed on Sign
Multi-Tenant Commercial Center Signs	Main Street District (CM)	Three	25 feet	100 square feet maximum aggregate; up to 50% of sign area may be allocated to primary tenant and logo areas	Ten
Multi-Tenant Business Park Signs	Maker District (M)	Two	25 feet	100 square feet maximum aggregate; up to 50% of sign area may be allocated to major tenant and logo areas	Ten

Table 4-6. Low-Profile Freestanding Sign Regulations

Type	Location	Max. # Of Signs Per Zoning District	Maximum Height	Maximum Sign Area
Residential Subdivision Entrance Signs	Residential Districts	None	6 feet	50 square feet maximum
RV Resort Identification Signs	Recreational Resort (RR)	Two	6 feet	50 square feet maximum
Government Office Identification Signs	Maker District (M)	Three	6 feet	50 square feet maximum

4.7.1 Additional Freestanding Sign Requirements.

- A. **Location.** No Freestanding Sign shall be located within the buffer area established adjacent to Highway 50. All Freestanding Signs must maintain a minimum setback of at least eight (8) feet from any public right-of-way. Signs greater than six (6) feet tall (including sign area and sign structure) shall conform to the building setbacks of the zoning district in which the parcel is located.
- B. **Illumination.** Freestanding Signs may be internally illuminated or illuminated via spot lighting or similar external forms. Internally illuminated signs shall have an opaque background with only letters and logo illuminated. The illumination of signs is permitted, provided that the full-cutoff fixture requirements and luminaire standards meet the requirements of other exterior lighting.
- C. **Materials.** All materials of any Freestanding Sign shall be compatible and harmonious with the materials of the building, center, or subdivision identified by the sign.
- D. **Colors.** All colors of any Freestanding Sign shall be compatible and harmonious with the color(s) of the building, center, or subdivision identified by the sign. Furthermore, text on a Freestanding Sign is limited to three (3) colors.
- E. **Items of Information.** The items of information on a Freestanding Sign shall be limited to the name of the subdivision, business(es) or business center, address, telephone number, and/or business/center/subdivision logo. Please refer to the sketches below for illustrations of the two types of freestanding signs described in the tables above.

4.7.2 Wall Sign Requirements. Wall signs shall be allowed within Gunnison Rising to advertise businesses and services within the CM District with the additional restrictions set forth in sections A-F listed below.

- A. Location.** Only buildings with wall plane elevations that directly abut the Highway 50 ROW may utilize Highway frontage in calculating allowable sign area; off-premises signs are prohibited, except for those permitted by the free-standing sign standards established herein.
- B. Size.** The size of wall signs facing the Highway 50 ROW shall be no larger than 100 square feet or equal to the allowed sign area calculated based on the store front dimension, whichever is most restrictive.
- C. Illumination.** Wall signs may be internally illuminated. Internally illuminated signs shall have an opaque background with only letters and logo illuminated.
- D. Materials.** All materials of any sign shall be compatible and harmonious with the materials of the building, center, or subdivision identified by the sign.
- E. Items of Information.** The items of information on a wall sign shall be limited to the name, business(es), address, telephone number, and/or business logo.

Figure 4-5. Multi-Tenant Freestanding Sign Illustration

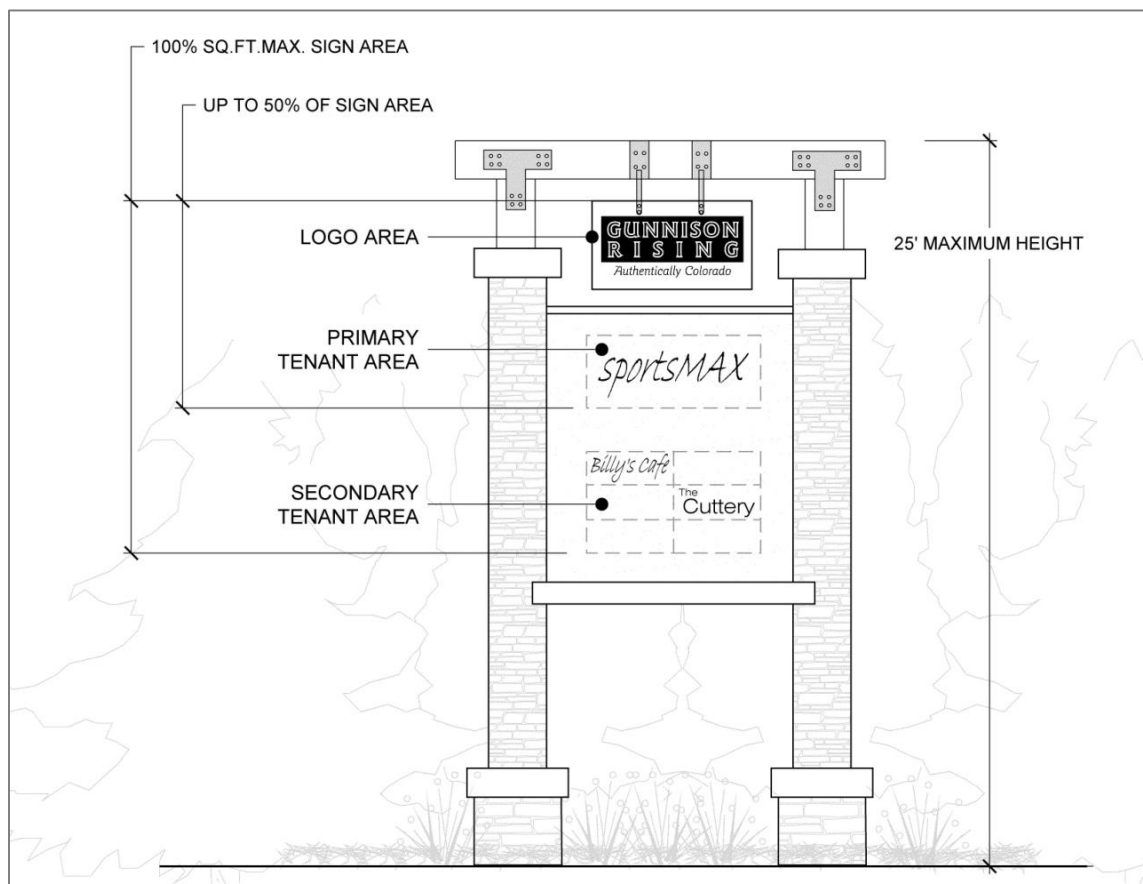
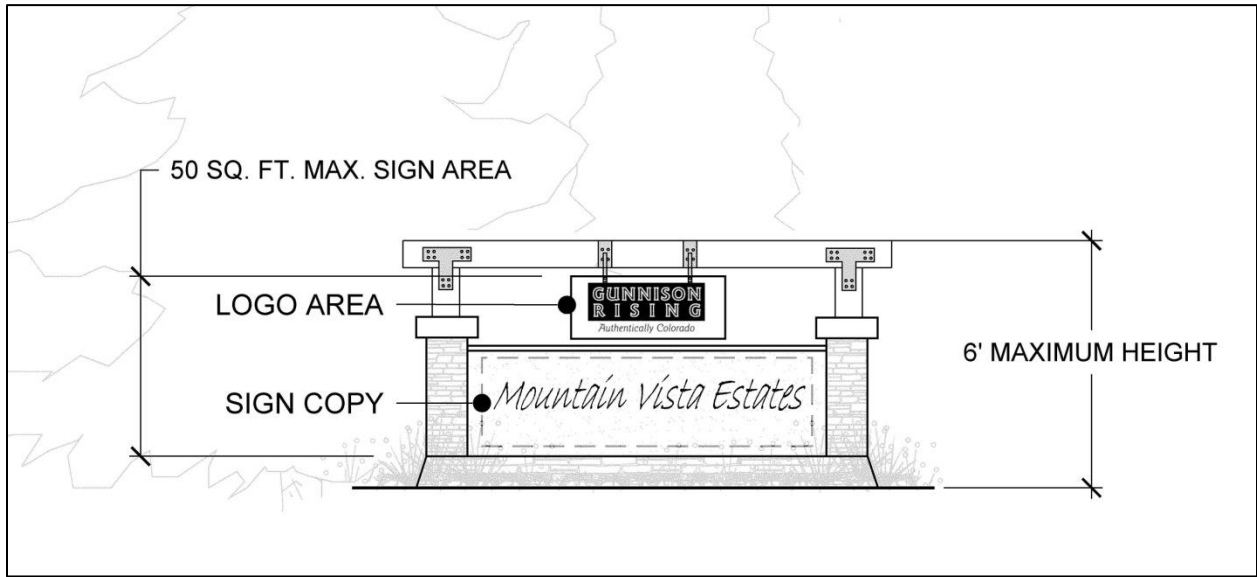


Figure 4-6. Low-Profile Freestanding Sign Illustration



Chapter 5: Special Use Standards

5.1 Accessory Dwelling Units.

5.1.1 Purpose. Accessory Dwelling Units (ADUs) are allowed in order to:

- A. Create new housing units while respecting the look and scale of single-family development;
- B. Provide a means for residents, particularly seniors, single parents, and families with grown children, to remain in their homes and neighborhoods, and obtain extra income, security, companionship and services; and
- C. Provide a broader range of accessible and more affordable housing.

5.1.2 Applicability. The standards of this section apply to all ADUs proposed in all zones.

5.1.3 One Unit. A maximum of one ADU is allowed per legal single-family dwelling or duplex. The unit may be a detached building, in a portion of a detached accessory building (e.g., above a garage or workshop), or a unit attached or interior to the primary dwelling (e.g., an addition or the conversion of an existing floor)

5.1.4 Floor Area.

- A. A detached ADU shall not exceed 900 square feet of floor area.
- B. An attached or interior ADU shall not exceed 900 square feet of floor area. However, ADUs that result from the conversion of a level or floor (e.g., basement, attic, or second story) of the primary dwelling may occupy the entire level or floor, even if the floor area of the ADU would exceed 900 square feet.

5.1.5 Other Development Standards. ADU shall meet all other development standards (e.g., height, setbacks, lot coverage, etc.) for buildings in the zoning district, except that:

- A. The maximum height of a detached ADU is 25 feet.
- B. No off-street parking is required for an ADU.
- C. ADUs are not included in minimum lot size calculations.

5.2 Large Scale Retail Developments. Retail uses in structures with more than 50,000 gross square feet, including single or multi-building developments with more than 50,000 square feet in any one structure, are subject to the standards of LDC Section 4.

5.3 Drive-Ins and Drive-Throughs.

5.3.1 Purpose. Where drive-up or drive-through uses and facilities are allowed, they shall conform to all of the following standards, which are intended to calm traffic, provide for adequate vehicle queuing space, prevent automobile turning movement conflicts, and provide for pedestrian comfort and safety.

5.3.2 Standards. Drive-up and drive-through facilities (i.e., driveway queuing areas, customer service windows, teller machines, kiosks, drop-boxes, or similar facilities) shall meet all of the following standards:

- A.** The drive-up or drive-through facility shall orient to and receive access from a driveway that is internal to the development and not a street, as generally illustrated.
- B.** The drive-up or drive-through facility shall not be oriented to street corner.
- C.** The drive-up or drive-through facility shall not be located within 20 feet of a street right-of-way.
- D.** Drive-up and drive-through queuing areas shall be designed so that vehicles will not obstruct any street, fire lane, walkway, bike lane, or sidewalk.

5.3.3 Additional LDC Standards. Drive-ins and drive-throughs are also subject to the standards of LDC Section 4.

5.4 Marijuana Establishments. In addition to the standards of LDC Section 3, marijuana establishments shall not be located within 1000 feet of the Government Campus area in the M district, as identified on the Conceptual Plan (Figure 1-2). The measure is established as a straight line drawn between any points of the respective property boundaries.

Chapter 6: Floodplains, Wetlands, Habitat, and Cultural Resources

- 6.1 Purpose.** This Chapter addresses floodplain, wetlands, and habitat and wildlife standards necessary to fulfill the intents of the Gunnison Rising PUD. The purpose of this Chapter is to establish specific regulations considered to be more restrictive than those found in the *Gunnison Municipal Code*.
- 6.2 Flood Damage and Prevention.** No development shall occur within Special Flood Hazard Areas as designated by the Flood Insurance Rate Map, or Letter of Map Revision that may be approved by the Federal Emergency Management Agency (FEMA) and the City, unless the development is allowed by the provisions stated in this Section 6.2 and related sub-sections, and is determined to be in compliance with the *City of Gunnison Flood Damage Prevention Regulations*.
- 6.2.1 Basis for Establishing Special Flood Hazard Areas.** Special Flood Hazard Areas identified by FEMA in a scientific and engineered report entitled, *Flood Insurance Study Gunnison County, CO Unincorporated Areas* (September 29, 1989), with accompanying Flood Insurance Rate Map (FIRM Community Panel Number 0800078 0755B and 080078 0775B), is hereby adopted by reference and declared to be a part of the *City of Gunnison Flood Damage Prevention Regulations*. A Letter of Map Revision (LOMR), approved by FEMA, may supersede the existing FIRM Map.
- 6.2.2 Development in the Floodway or Increase to the Base Flood Elevation.** Any proposed development in the Floodway or development that is determined to increase the Base Flood Elevation is prohibited.
- 6.2.3 Land Use Prohibitions.** Within all zoning districts south of Highway 50, development within Special Flood Hazard Areas including but not limited to; industrial buildings, residential dwellings, manufactured housing units, recreation vehicle park spaces, or other occupied buildings as classified by the *International Building Code*, or the storage of equipment or materials, shall be prohibited, unless exempted through the provisions stated in sub-section 6.2.4 below.
- 6.2.4 Permitted Activity and Development.** Permitted activity and development within the designated Special Flood Hazard Areas shall be limited to the following provisions:
- A.** Bridges, trails, driveways, and buried public utilities may be permitted within the designated Special Flood Hazard Area if they are found to be in compliance with the existing *City of Gunnison Flood Damage Prevention Regulations*, and

pursuant to future amendments of these City regulations. However, in no case shall such facilities be located within the designated Floodway or be constructed in a manner that will cause an increase of the Base Flood Elevation.

- B.** Agricultural out buildings without walls, to include covered stalls, corrals, and hay storage facilities may be constructed within the designated Area of Special Flood Hazard if they are found to be in compliance with the existing *City of Gunnison Flood Damage Prevention Regulations*, and pursuant to future amendments of these City regulations. However, in no case shall such facilities be located within the designated Floodway or be constructed in a manner that will cause an increase of the Base Flood Elevation.
- C.** These PUD Flood Damage and Preventions standards are considered to be special directives and additional standards beyond those found in the *City of Gunnison Flood Damage Prevention Regulations*. In no case shall development and activity within the Gunnison Rising PUD be exempted from additional provisions contained in the *City of Gunnison Flood Damage Prevention Regulations*, but not specifically addressed herein.
- D.** If there are conflicts between these PUD Flood Damage and Preventions standards and the *City of Gunnison Flood Damage Prevention Regulations*, to include future amendments of the City regulations, the more stringent restrictions shall apply.

6.3 Wetland Setback Standards. No grading, grubbing, construction, improvement or development shall occur within 100 feet of any designated wetland either within the PUD boundary or adjacent to the PUD boundary unless it is permitted by the provisions stated herein.

6.3.1 Designated Wetland and Buffer Boundary. For the purpose of defining existing wetland boundaries found within and adjacent to the PUD boundary, the map provided in Appendix M of these development standards shall be used. This map is based on the AutoCAD files depicting wetland delineations generated for the Garfield Investments and Wilson Property and verified by the Army Corps of Engineers, July 13, 2000 (ACOE Assigned Number 199975250). Revisions to this map data source may be granted as a Minor PUD Change, if such wetland map changes are approved by a wetland delineation verification provided by the Army Corps of Engineers.

6.3.2 Additional Subdivision Submittal Requirements. Applications for Sketch Plan, Preliminary Plan and Final Subdivision within the M district and RR district shall be required to delineate a 100-foot buffer from the existing wetlands found within and adjacent to the PUD boundary. Any 100-foot wetland buffer shall be illustrated on the approved subdivision plats and development restrictions pursuant to Section 6.3 shall be noted.

6.3.3 Permitted Activities within 100 feet of Designated Wetlands shall be limited to the following:

- A. Normal and customary agricultural and ranching activities, including ditch maintenance;
- B. Development or maintenance of existing or approved urban and rural stormwater drainage facilities constructed in accordance with approved stormwater drainage plans;
- C. Maintenance and repair of flood control structures and activities in response to a flood emergency;
- D. Wetland and wildlife habitat restoration, creation and/or enhancement that improve the wetland's function if the activity proposed is approved by the Community Development Director;
- E. Proposed essential services to include public road and bridge development across wetlands and buffer areas, public trails, or the extension and maintenance of buried public utilities and overhead power lines; and public utilities as long as the following directives are met:
 - 1. no practical alternative exists;
 - 2. crossings shall minimize impact to the wetland and provide mitigation for unavoidable impacts through restoration, enhancement or replacement;
 - 3. crossings shall minimize the overall wetland hydrology impacts to the maximum extent feasible;
 - 4. crossings shall not reduce flood storage capacity provided by the wetland to maximum extent feasible; and,
 - 5. crossings shall minimize negative impact of wildlife habitat to the maximum extent feasible, and,
 - 6. Normal maintenance or reconstruction of the existing facilities located within the Commercial Western Pavilion district as allowed by these PUD Development Standards.

6.3.4 Wetland Exemptions. Appendix M, of these PUD Development Standards identifies two isolated wetlands that may preclude the orderly development as contemplated by these PUD Development standards. In regard to these specific wetlands, labeled *Wetland Exemption 1* and *Wetland Exemption 2*, the 100-foot wetland buffer provisions defined herein shall not apply. Any dredging, filling or other activity regulated by Section 404 of the *Clean Water Act* shall apply.

6.4 Habitat and Wildlife Management

6.4.1 General. All provisions of the Chapter 5.40 (Animals), and contained in the *Gunnison Municipal Code*, as it may be amended, shall apply to the Gunnison Rising PUD. If there

is a conflict with the *Gunnison Municipal Code* provisions and the additional criteria established herein the more restrictive provisions shall apply.

- 6.4.2 Habitat Compatibility.** The Gunnison Rising PUD area is subject to the terms, conditions, and restrictions as set forth in the Low Effect Habitat Conservation Plan for Gunnison Sage-grouse on the Gunnison Rising Annexation, City of Gunnison, Colorado as referenced in Appendix Q.
- 6.4.3 Protection of Wildlife.** Care shall be taken to minimize human and wildlife conflict. Protective Covenants shall be established for each subdivision or site specific development plan which will refer owners and occupants to the City of Gunnison Municipal Code requirement for animal control and the requirements of the Gunnison Rising PUD and/or additional development specific requirements regarding landscaping (replacement of native vegetation, noxious weed control, etc.) and wildlife-friendly fencing, in order to minimize human and wildlife conflicts.
- 6.4.5 Threatened/Endangered Species and Species of Concern.** Due to the listing of Gunnison Sage-grouse as a Threatened Species in 2013 a Habitat Conservation Plan and Incidental Take Permit administered and held by the City will cover activities related to the development and buildout of Gunnison Rising.
- 6.4.7 Trails and Recreation Management.** The City will have explicit authority regarding future trail management on designated public open space within the Gunnison Rising PUD and the adjacent Contour Trail. In this regard, the City will coordinate with the Colorado Division of Wildlife, Bureau of Land Management, Gunnison County and the Gunnison County Sage Grouse Strategic Committee regarding temporary trail closures and limiting recreation activity that may have a negative impact upon the Gunnison Sage Grouse. The City may impose certain seasonal trail closures or limit use, to include the Contour Trail. Closures and/or limited use periods for the Contour Trail will include the periods between March 15th and May 15th of each calendar year, which may be subject to modification by the City Manager.

6.5 Cultural Resource Management

- 6.5.1 Protection of Cultural Resources.** Development is prohibited within areas designated for avoidance or preservation due to the presence of sites with historic or prehistoric significance, as identified in the Class I and Class III Cultural Resource Inventory of the Gunnison Rising Project, Gunnison County, Colorado prepared by SWCA Environmental Consultants dated January 2009, or as it may be amended in the future, and approved by the U.S. Fish and Wildlife Service (FWS) and Colorado State Historic Preservation Office (SHPO). Development is permitted in these areas following an archaeological investigation of the subject area and completion of all associated actions that are required by FWS and SHPO for protection and preservation of cultural resources. If any proposed application does not contain a documented site as mentioned above, no further archeological work shall be required.



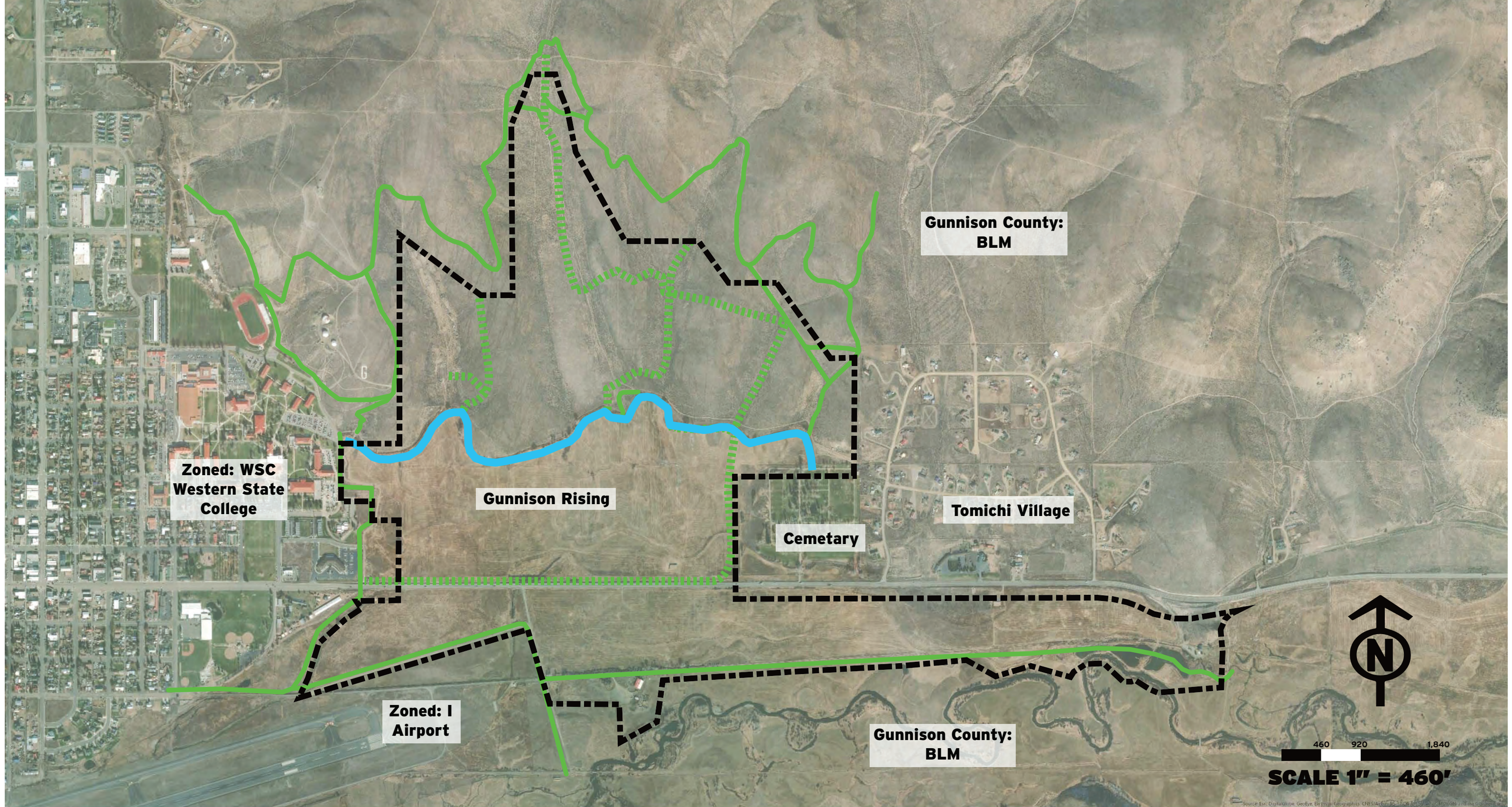
Appendix A

Site Vicinity Map

January 2020

Prepared for the City of Gunnison

By Gunnison Valley Properties and Cascadia Partners, LLC



**Zoned: WSC
Western State
College**

Gunnison Rising

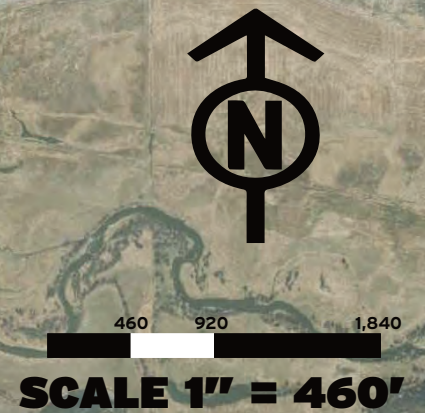
**Gunnison County:
BLM**

Cemetery

Tomichi Village

**Zoned: I
Airport**

**Gunnison County:
BLM**



- Canal Trail
- Existing Trail
- - - - - Conceptual Trail Location
- - - - - Project Boundary

GUNNISON RISING

Site Vicinity Map Draft

January 2019



Appendix C

Illustrated Conceptual Plan

January 2020

Prepared for the City of Gunnison

By Gunnison Valley Properties and Cascadia Partners, LLC



Gunnison Rising

Concept Plan | October 2018

Authentic Community // Gunnison Colorado

A New Vision

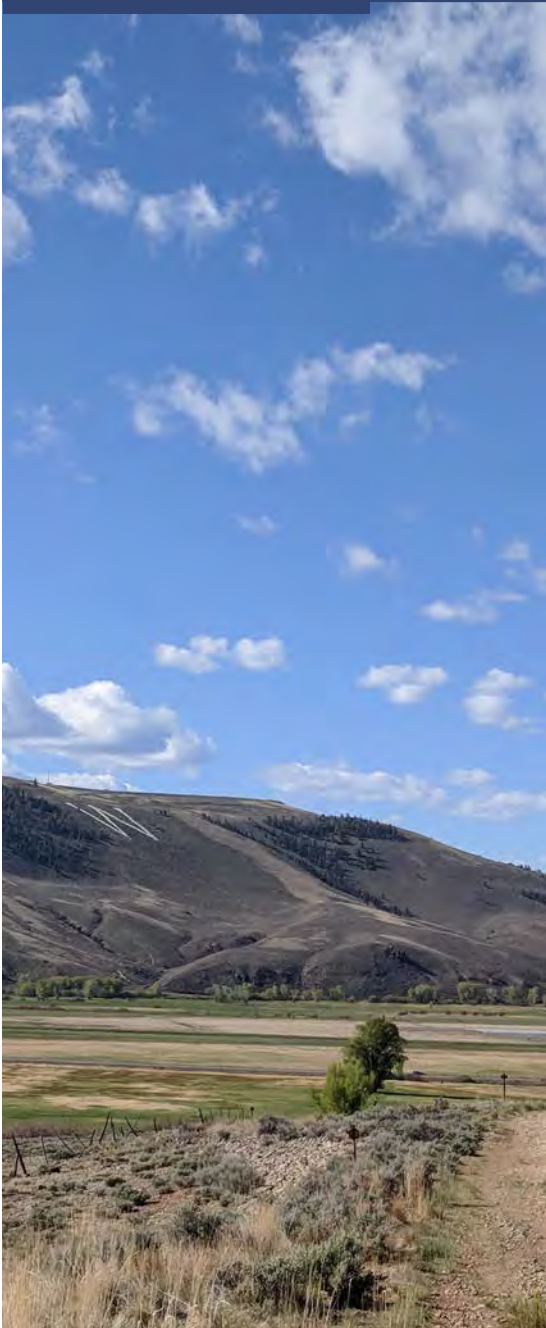
Early in 2018, Gunnison Valley Properties (GVP), the owners of Gunnison Rising, decided it was time to take a fresh look at the master plan for the 633-acre site in East Gunnison. A valley-wide vision, called One Valley Prosperity, had just been completed and Gunnison residents were thinking big about their future. The time was right for a new vision for Gunnison Rising also.

GVP had a strong desire to produce a new, forward-thinking plan in partnership with local leaders from the City, County and Western State Colorado University. Leadership at the City, County and Western recognized this as a unique opportunity to help shape the long-term future of their community. They unanimously agreed to partner on a joint Conceptual Planning process, including contributing towards a portion of the planning costs.

The Project Partners, as the 4-party group was called, met over 8 months to define shared project goals and development priorities, identify major catalyst projects, and strategize on overcoming obstacles. This Concept Plan is a summary of that shared effort and vision. The Concept Plan is intended to inform the next phase of work in which GVP will seek progressive changes to the existing Planned Unit Development (PUD) through a formal City process. The Concept Plan will also be provided as input into the upcoming city-led Comprehensive Plan process in Gunnison.



Once in a Lifetime Opportunity



Gunnison Rising presents a once in a lifetime opportunity to help shape the future of the entire Gunnison Valley. Rarely is there an opportunity to craft a shared vision for an area this large, well-positioned for success and with such natural beauty. This plan represents a blueprint for the long term prosperity for the entire community.

Shared Goals

- A logical and smart plan for Gunnison's future growth
- Walkable neighborhoods with safe streets, trails and parks in all directions
- Housing for locals, newcomers and the Western community
- Strong connections to and integration with downtown and Western
- A State Park on the 458 acres surrounding Tomichi Creek sold at discount to the State by GVP
- Trail connections from Signal Peak to Hartmans Rocks through Gunnison Rising
- Preserved ridge lines for trails, open space and lookout points
- A Maker District to support local entrepreneurs and business growth
- A year-round events center with conference space and the possibility of a new and expanded rodeo grounds to showcase Gunnison's cultural heritage
- A multi-agency government office campus at the gateway to the new State Park

“Make no little plans; they have no magic to stir men's blood and probably themselves will not be realized. Make big plans; aim high in hope and work, remembering that a noble, logical diagram once recorded will never die, but long after we are gone be a living thing, asserting itself with ever-growing insistency.”

– *Daniel Burnham, architect and urban planner*

A Brief History

In the Beginning...

In 2009, the City of Gunnison approved a plan for Gunnison Rising and annexed the 633-acre area into the city limits. The plan and development regulations are laid out in a set of Planned Unit Development (PUD) regulations and an Annexation Agreement. Not long after City approval, the Great Recession stalled the development of Gunnison Rising.

An Opportunity for a New Approach

Infeasible Infrastructure Costs

Even if the Recession had not put the original project on hold, the Annexation Agreement likely would have. It requires the land owner to pay for any and all public infrastructure costs associated with the development. The cost to build all roads, parks, sewer and water lines are simply too high for the private sector to feasibly pay in order to develop the plan.

The idea that development should “pay its own way” sounds appealing, but that is not how American cities have ever been built. It has always been a partnership between the public and the private sector. Neither one can do the expensive work of city-building alone. The Project Partners recognize the need for fairness and collaboration when it comes to paying for the infrastructure to support the community’s future growth. This commitment to collaboration and willingness to partner on solutions will be a key to the success of this project - and to the long term prosperity of Gunnison.

Planning for the Future, Not the Past

The old plan for Gunnison Rising includes mostly single family homes, “big box” commercial and office parks. This type of disconnected, auto-oriented development pattern has fallen out of favor with Millennials and Baby Boomers - the largest and fastest growing segments of the housing and retail market. What is desired today are walkable neighborhoods with housing options for a wide range of people, great outdoor amenities like parks and trails, small neighborhood schools and local businesses within a short walk from home. In short, neighborhoods the way we used to build them.

Back to Basics:

Traditional Neighborhood Design

The Planning Partners agreed that the new plan should create new neighborhoods that were safe, walkable, interesting, family-friendly places that include a wide range of housing options. This should be an authentic and vibrant extension of the community, rather than an island. In other words, the tried and true principles of traditional neighborhood design.



Design & Development Principles

Traditional Design

Design neighborhoods like we used to, with a traditional gridded block structure, sidewalks, street trees, buildings facing the street, front porches – the elements that support a strong sense of community.



Walkable & Connected

Safe neighborhood walking streets and lively sidewalks in the neighborhood centers. A strong, walkable and bikeable connection to downtown with a great Georgia Avenue design. A system of trails that runs throughout the neighborhoods, connecting all residents to parks and nature.



A Vibrant Place

An exciting mix of catalyst projects and amenities for the entire city, including community gathering places, hiking and biking trails, creative spaces for local entrepreneurs, small neighborhood shops and regional destinations such as a year-round conference center with a new, expanded rodeo grounds.



Design & Development Principles

Broad Housing Options

Gunnison's historic neighborhoods serve as a model for the new neighborhoods in Gunnison Rising because they have housing options for the entire community: families, singles, college students, and retirees. Walkable neighborhoods with housing options, including workforce housing, and quality design are a cornerstone of Gunnison Rising.



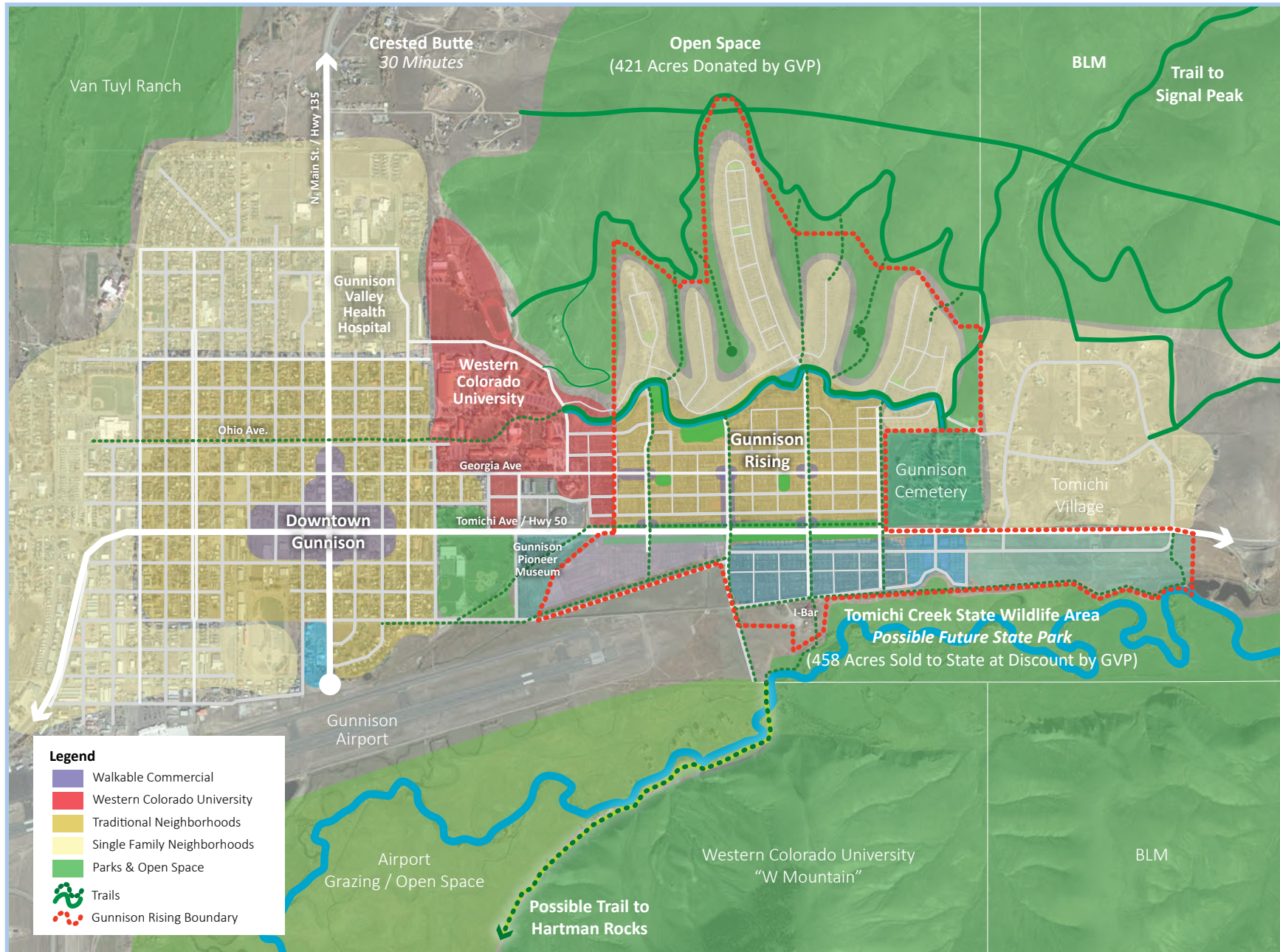
Integrated Open Space

Whether strolling with your family to an evening movie in the park, mounting up on bikes to tackle Hartmans Rocks, or casting your fly rod on Tomichi Creek, Gunnison Rising is designed to maximize the outdoor lifestyle Gunnison has to offer. The plan brings nature to your front door with large regional parks, vista viewpoints and small pocket parks within a 5-minute walk of every home. Trails connect to the great outdoors that surround Gunnison Rising: the new Signal Peak trail system to the north, a future trail connection south to Hartmans Rocks Mountain Bike Park, and into a future Tomichi Creek State Park, with endless fishing, hiking and cross-country skiing opportunities.

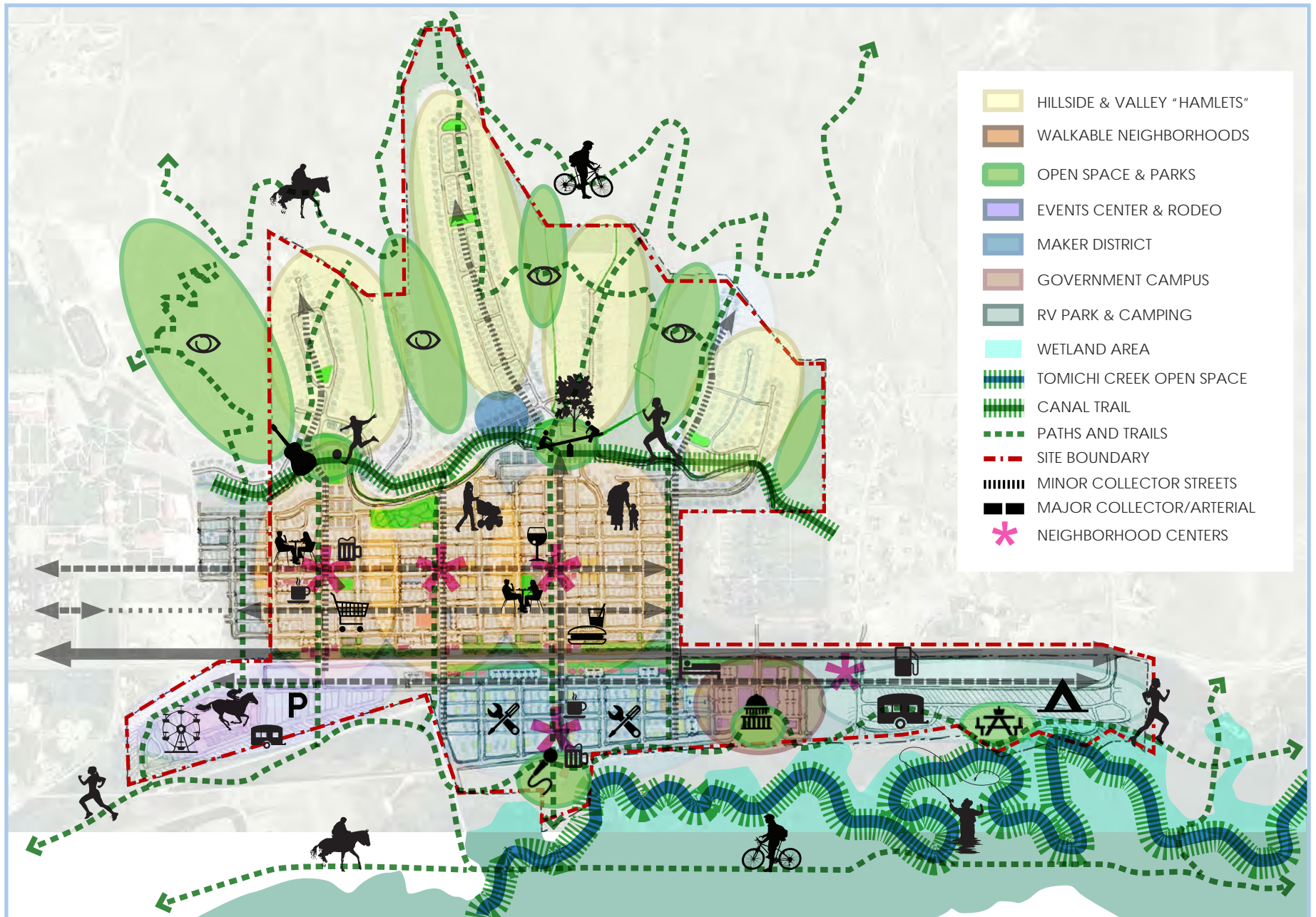
Financial Feasibility & Resiliency

A project of this scale and quality requires a design that draws people in, careful phasing, and a strong partnership between the public and private sectors, including infrastructure financing tools and a fair sharing of the public infrastructure costs. GVP, the City, County and Western have demonstrated an extraordinary level of commitment to build something truly special together.

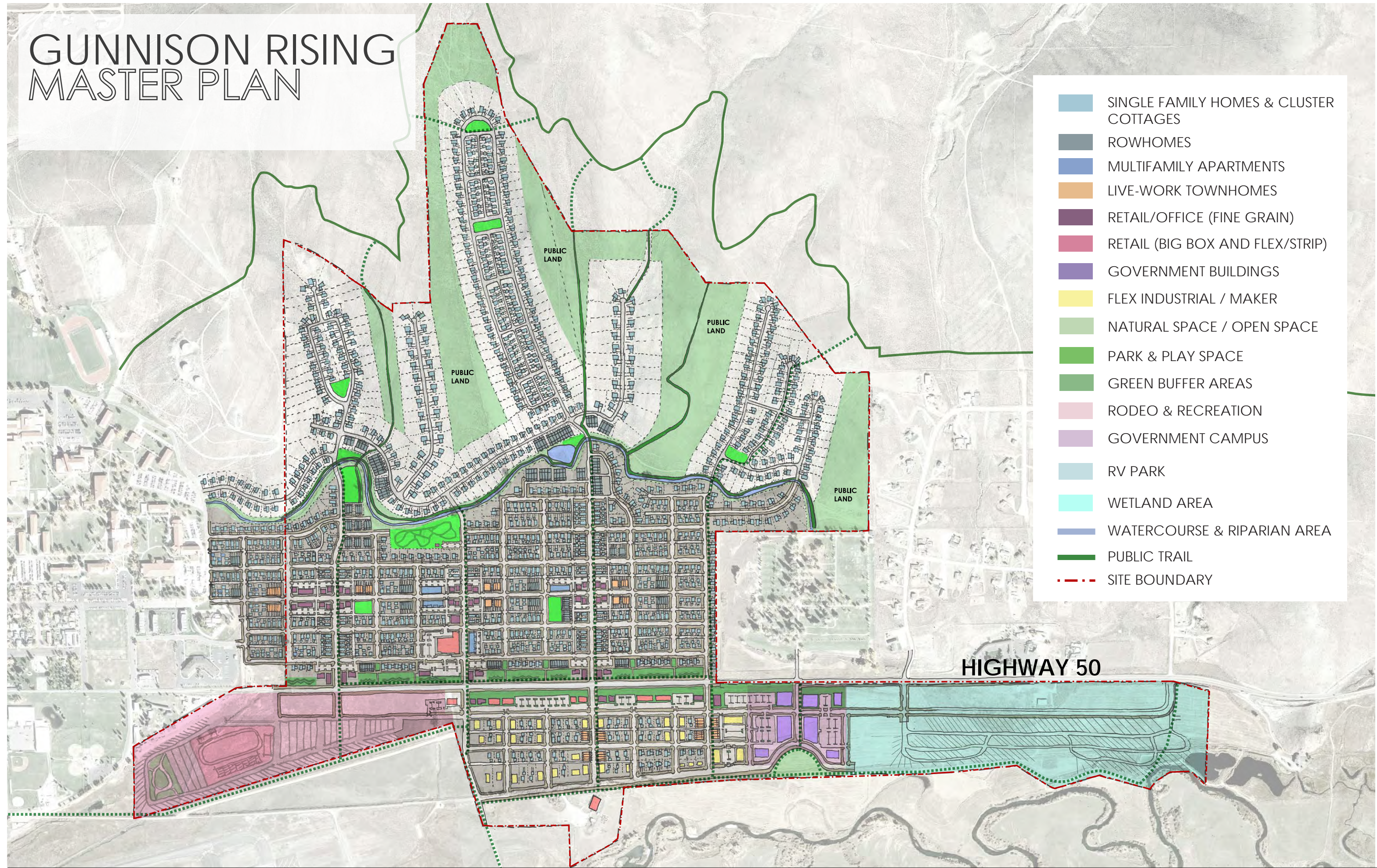
Conceptual Design - In Context



Conceptual Design

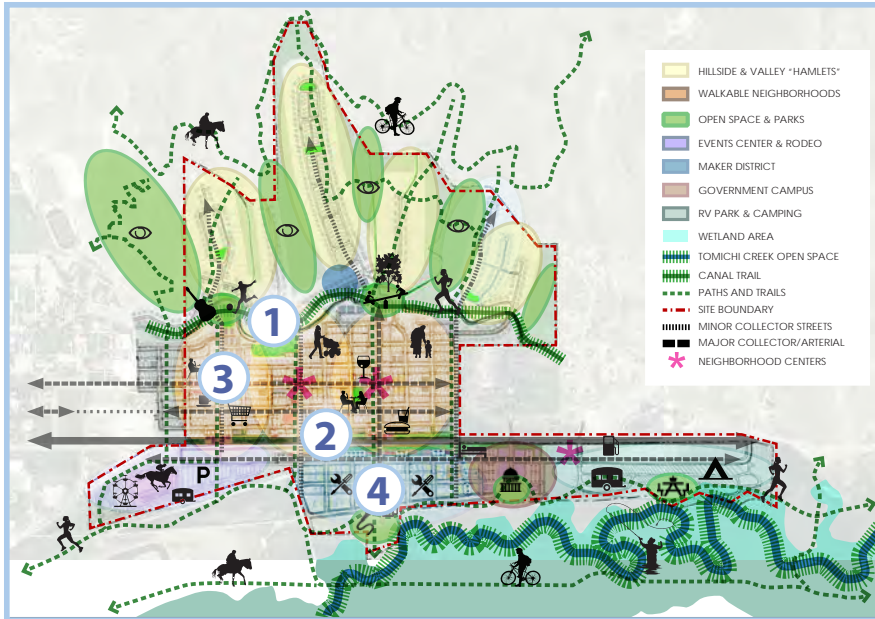


GUNNISON RISING MASTER PLAN



- SINGLE FAMILY HOMES & CLUSTER COTTAGES
- ROWHOMES
- MULTIFAMILY APARTMENTS
- LIVE-WORK TOWNHOMES
- RETAIL/OFFICE (FINE GRAIN)
- RETAIL (BIG BOX AND FLEX/STRIP)
- GOVERNMENT BUILDINGS
- FLEX INDUSTRIAL / MAKER
- NATURAL SPACE / OPEN SPACE
- PARK & PLAY SPACE
- GREEN BUFFER AREAS
- RODEO & RECREATION
- GOVERNMENT CAMPUS
- RV PARK
- WETLAND AREA
- WATERCOURSE & RIPARIAN AREA
- PUBLIC TRAIL
- SITE BOUNDARY

Big Ideas



2



1



The Canal Trail

The irrigation canal will be enhanced to serve as a central pedestrian and recreational spine - connecting all neighborhoods of Gunnison Rising to parks, trails, Western and into downtown Gunnison.

Gateway to Town

The plan seeks to avoid long stretches of highway commercial along Tomichi Ave / Hwy 50 by limiting commercial frontage to 3 primary intersections. In between these intersections landscaped berms, with ranch-style pole fencing, landscaping and trails will line the highway. Gateway features at these intersections will help strengthen the identity of the community.

Big Ideas

3



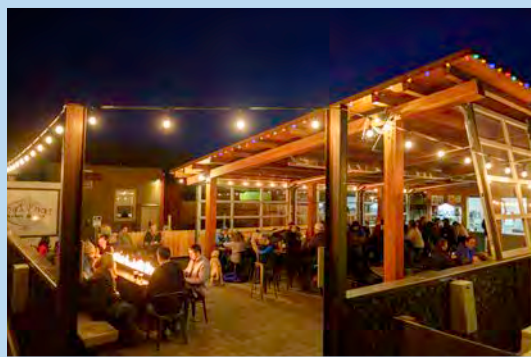
The Barn

A community gathering place, cafe, bar, food hall and marketplace. A vibrant space supporting entrepreneurs and businesses with creative offices and flexible work space. Pole barn design with garage doors that open onto a small plaza.

Rayback Collective // Boulder, CO



The Lot // Bend, OR



Tahoe Mill Collective // Tahoe, CA



Thrive Workspace // Denver, CO



Big Ideas

Maker's District

A home for small-scale makers and tinkerers. Ski makers, bike builders, brewers, distillers and creatives. A short walk to I-Bar's music and dancing, and hiking, biking, fishing and skiing in a potential new Tomichi Creek State Park.

4



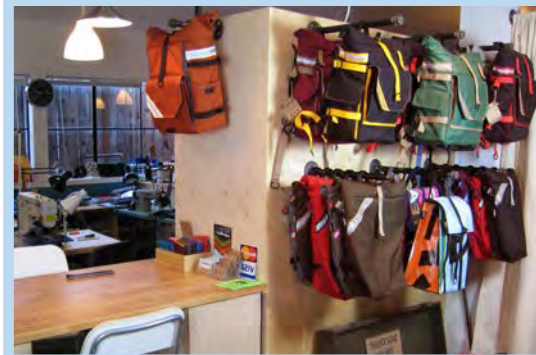
Wagner Ski // Telluride, CO



Kent Eriksen Cycles // Steamboat Springs, CO



North Street Bags // Portland, OR



Boneyard Brewing // Bend, OR



Acknowledgments

This Concept Plan is the result of the tireless efforts of a dedicated group of local leaders from the City, County, Western Colorado University in partnership with the landowner, Gunnison Valley Properties (GVP).

Project Partners

City of Gunnison

Russ Forest, City Manager
Jim Gelwicks, Mayor

Gunnison County

John Messner, Commissioner
Cathie Pagano, Community and Economic
Development Director

Western Colorado University

Greg Salsbury, President
Julie Baca, VP of Finance and Administration

Gunnison Valley Properties

Richard “Dick” Bratton, Managers/Owners
Byron “Chris” Chisman, Managers/Owners

Consulting Team

Cascadia Partners

Alex Joyce, Managing Partner
Alex Steinberger, Partner
Neil Heller, Associate

YBA Architects

Matt Brown, Lead Architect & Designer

ECONorthwest

Matt Craigie, Real Estate Economics



Gunnison
Rising



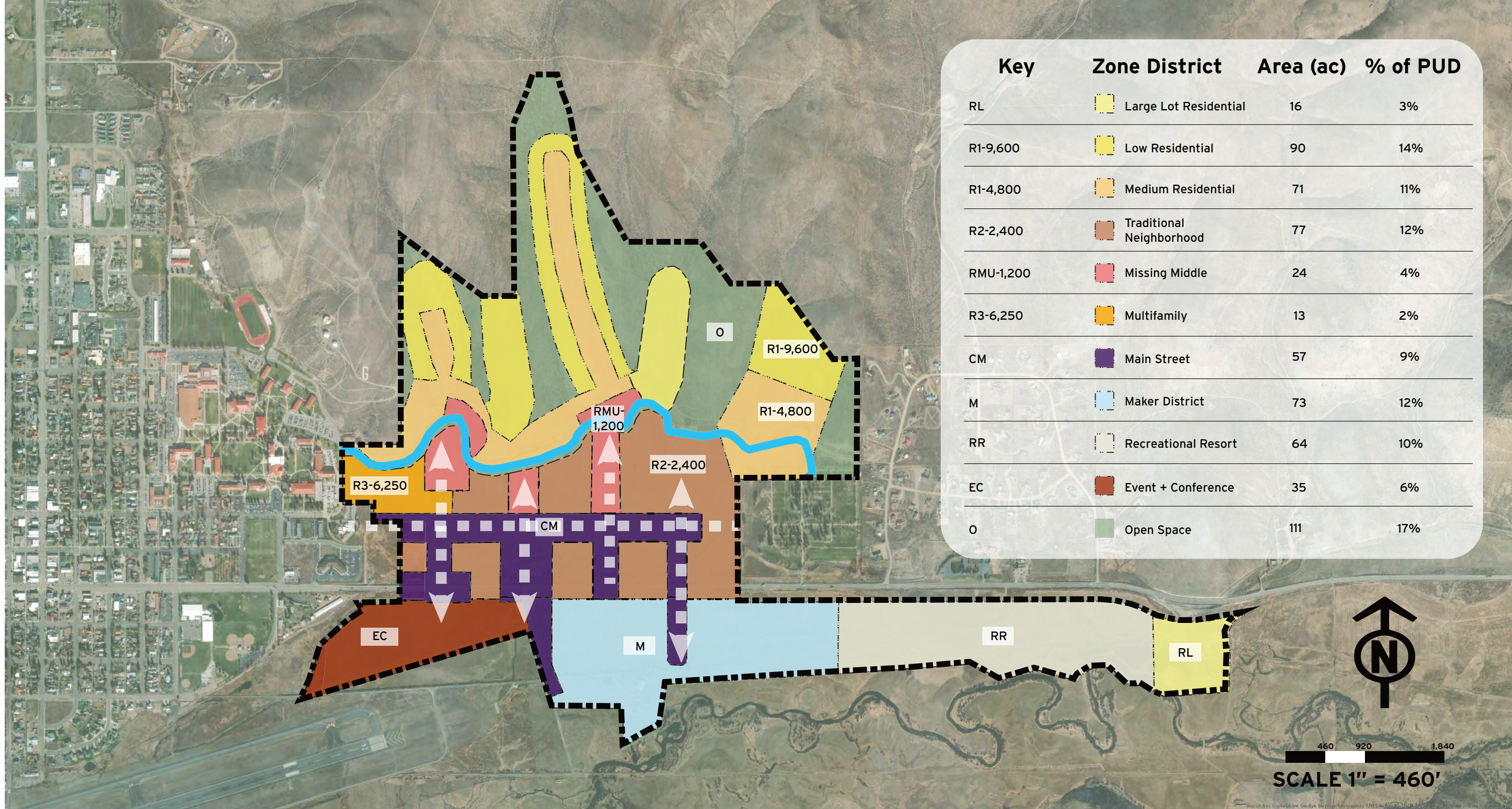
Appendix D

Zoning Districts Plan

January 2020

Prepared for the City of Gunnison

By Gunnison Valley Properties and Cascadia Partners, LLC



Key	Zone District	Area (ac)	% of PUD
RL	Large Lot Residential	16	3%
R1-9,600	Low Residential	90	14%
R1-4,800	Medium Residential	71	11%
R2-2,400	Traditional Neighborhood	77	12%
RMU-1,200	Missing Middle	24	4%
R3-6,250	Multifamily	13	2%
CM	Main Street	57	9%
M	Maker District	73	12%
RR	Recreational Resort	64	10%
EC	Event + Conference	35	6%
O	Open Space	111	17%

Canal Trail
Main Streets

Open Space
Large Lot Residential
Low Residential
Medium Residential

Missing Middle
Traditional Neighborhood
Main Street
Event + Conference

Multifamily
Maker Space
RV Park

GUNNISON RISING

Zone Districts Map Draft

January 2020



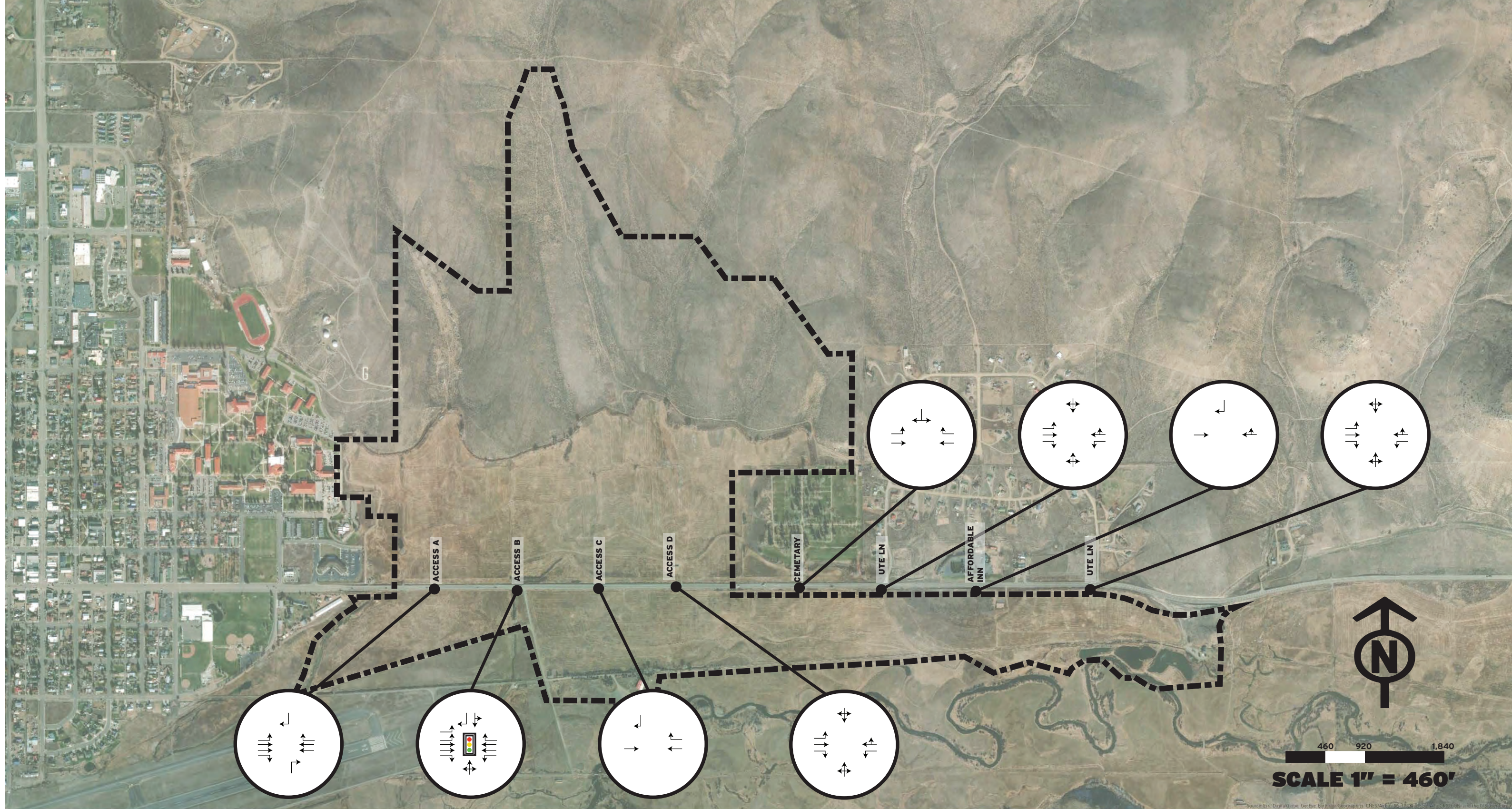
Appendix E

Street Network Plan and Cross-Sections

January 2020

Prepared for the City of Gunnison

By Gunnison Valley Properties and Cascadia Partners, LLC

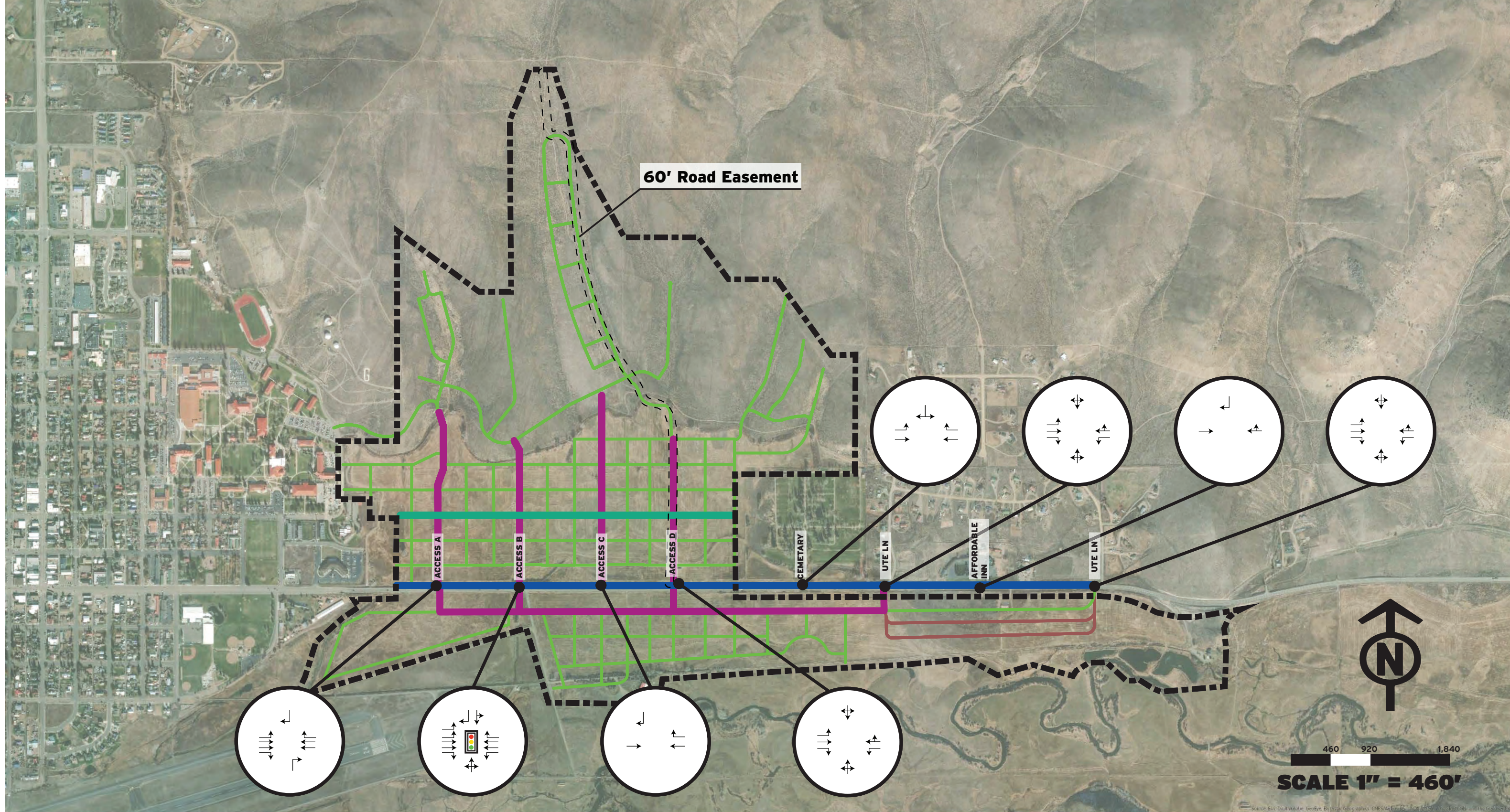


NOTES

- Access B, Access D, Ute Lane (West), and Ute Lane (East) are identified as full movement intersections with a traffic signal or the potential for warranting a traffic signal or other traffic control measures
- All access points and intersection configurations in compliance with "City of Gunnison U.S. Highway 50 Access Study (2013)"

GUNNISON RISING
Existing Road Access Map

October 2019



- Gateway Street (Minor Collector)
- Georgia Avenue (Minor Collector)
- Local Street
- Dirt Road
- Arterial Street

NOTES

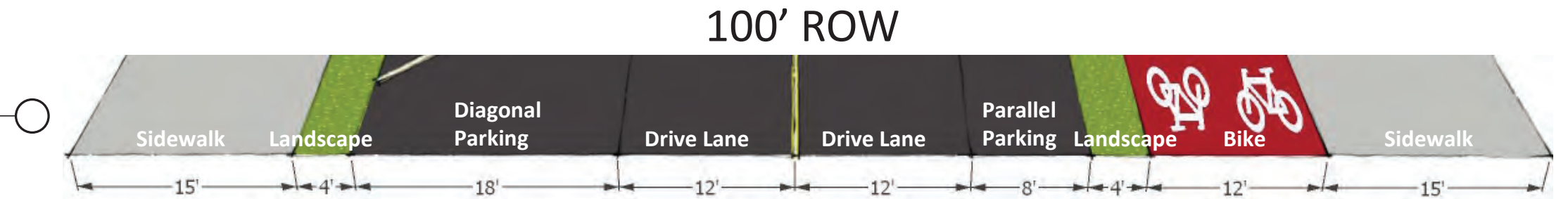
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- All access points and intersection configurations in compliance with "City of Gunnison U.S. Highway 50 Access Study (2013)"

GUNNISON RISING

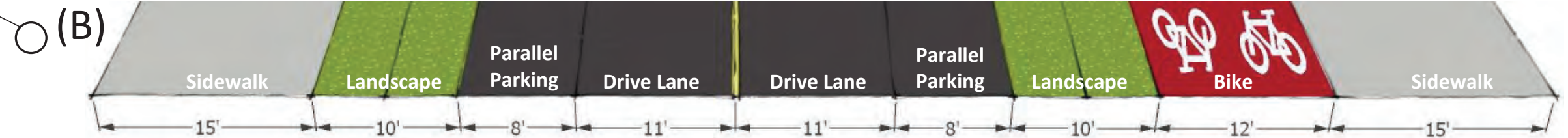
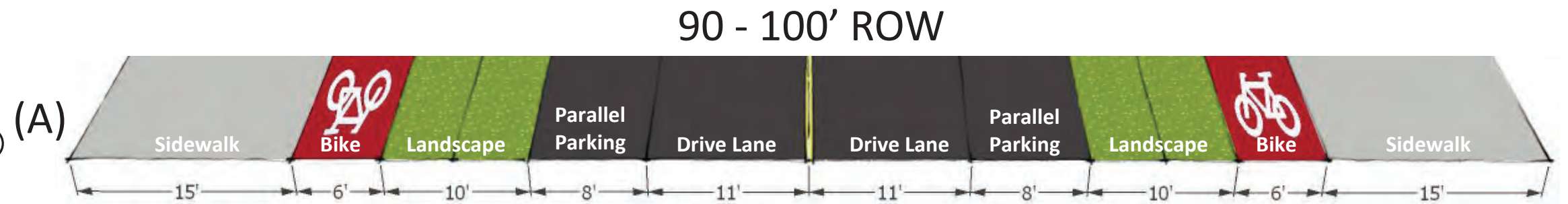
Proposed Road Classification
+ Access Map
January 2019

Street Cross-Section Standards

1. Georgia Ave



2. Gateway Street



* *Bike paths could be raised to same level as sidewalk or placed adjacent to curb*

Street Cross-Section Standards

3. Local Street



* *Bike paths could be raised to same level as sidewalk or placed adjacent to curb*



Appendix F

Parks, Open Space, and Trails Plan

January 2020

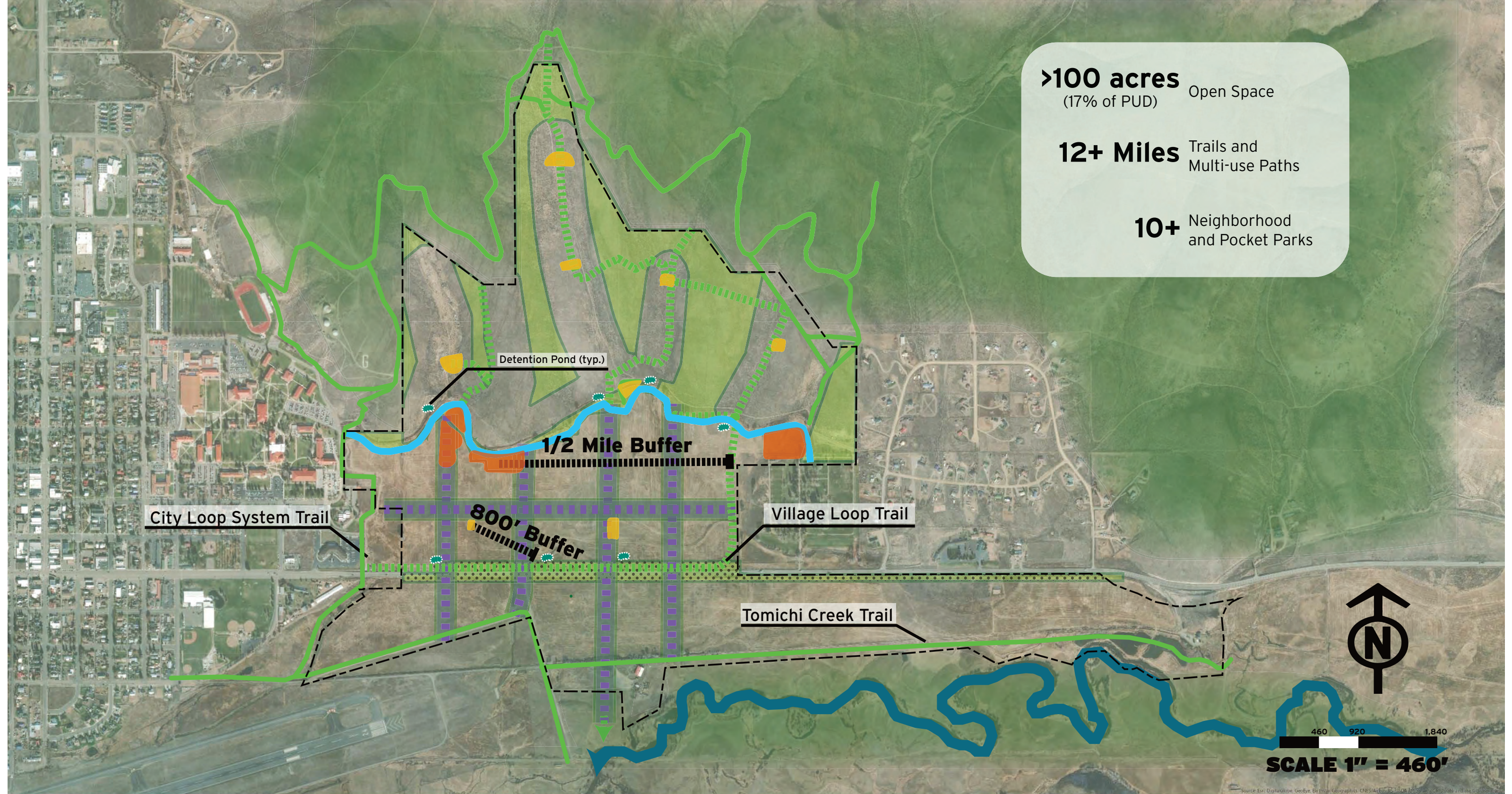
Prepared for the City of Gunnison

By Gunnison Valley Properties and Cascadia Partners, LLC

>100 acres
(17% of PUD) Open Space

12+ Miles Trails and Multi-use Paths

10+ Neighborhood and Pocket Parks



- | | | | | | |
|--|-------------------------------------|--|---|--|----------------------------|
| | Existing Trail | | Canal Trail | | Conceptual Pocket Parks |
| | Conceptual Trail Location | | Highway 50 Frontage Buffer | | Conceptual Community Parks |
| | Conceptual Multi-use Path Locations | | Conceptual Locations for Stormwater Detention Facilities (see Appendix H) | | Open Space (in PUD) |
| | | | | | Open Space (outside PUD) |

GUNNISON RISING

Parks, Open Space and Trails Plan

January 2019



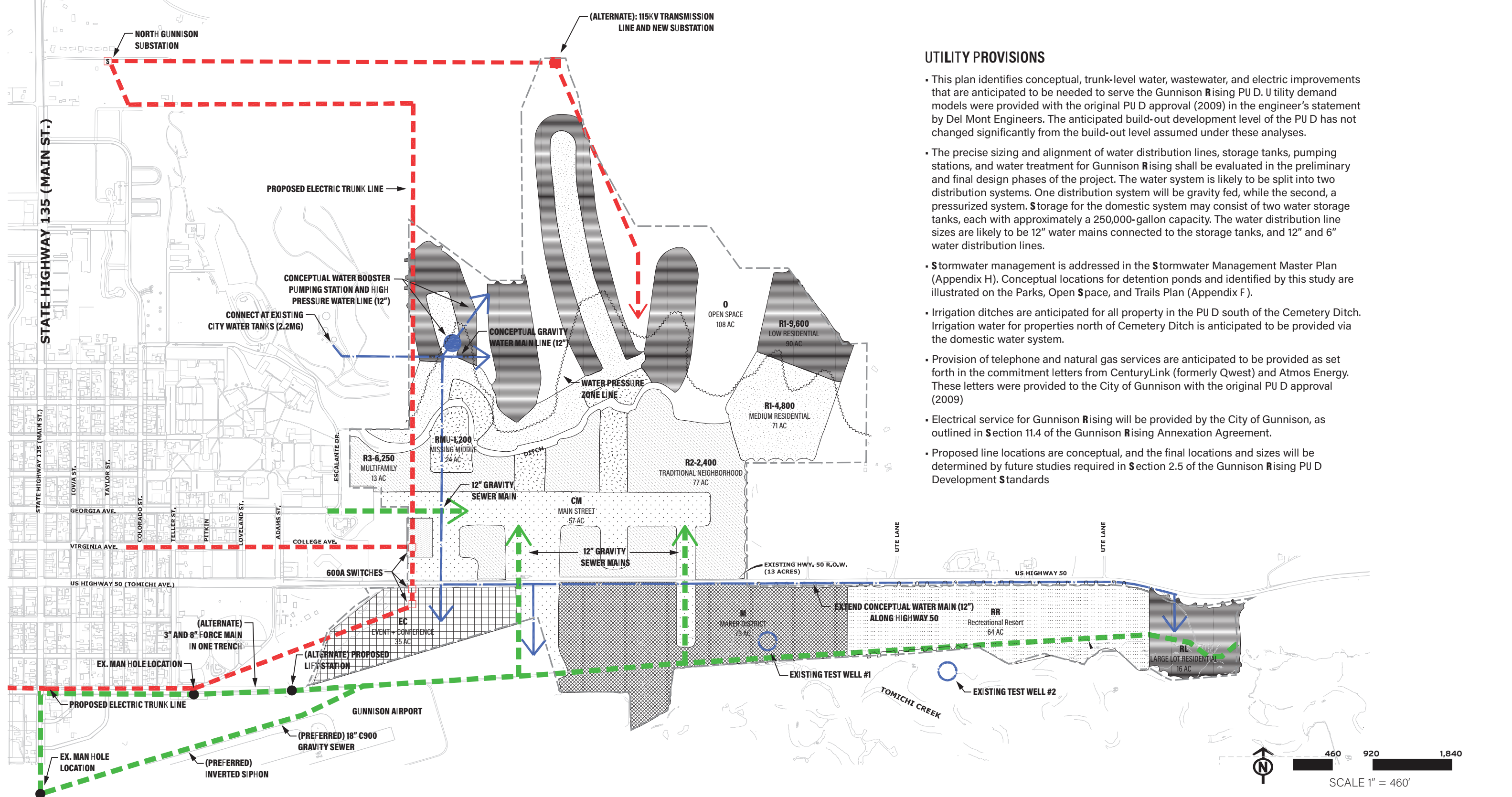
Appendix G

Public Facilities Plan

January 2020

Prepared for the City of Gunnison

By Gunnison Valley Properties and Cascadia Partners, LLC



UTILITY PROVISIONS

- This plan identifies conceptual, trunk-level water, wastewater, and electric improvements that are anticipated to be needed to serve the Gunnison Rising PU D. Utility demand models were provided with the original PU D approval (2009) in the engineer's statement by Del Mont Engineers. The anticipated build-out development level of the PU D has not changed significantly from the build-out level assumed under these analyses.
- The precise sizing and alignment of water distribution lines, storage tanks, pumping stations, and water treatment for Gunnison Rising shall be evaluated in the preliminary and final design phases of the project. The water system is likely to be split into two distribution systems. One distribution system will be gravity fed, while the second, a pressurized system. Storage for the domestic system may consist of two water storage tanks, each with approximately a 250,000-gallon capacity. The water distribution line sizes are likely to be 12" water mains connected to the storage tanks, and 12" and 6" water distribution lines.
- Stormwater management is addressed in the Stormwater Management Master Plan (Appendix H). Conceptual locations for detention ponds and identified by this study are illustrated on the Parks, Open Space, and Trails Plan (Appendix F).
- Irrigation ditches are anticipated for all property in the PU D south of the Cemetery Ditch. Irrigation water for properties north of Cemetery Ditch is anticipated to be provided via the domestic water system.
- Provision of telephone and natural gas services are anticipated to be provided as set forth in the commitment letters from CenturyLink (formerly Qwest) and Atmos Energy. These letters were provided to the City of Gunnison with the original PU D approval (2009)
- Electrical service for Gunnison Rising will be provided by the City of Gunnison, as outlined in Section 11.4 of the Gunnison Rising Annexation Agreement.
- Proposed line locations are conceptual, and the final locations and sizes will be determined by future studies required in Section 2.5 of the Gunnison Rising PU D Development Standards

LEGEND

- | | | | |
|--------------------------|--|--------------------------------|--|
| PROPOSED WATER MAIN | | EXISTING TEST WELL | |
| PROPOSED SANITARY SEWER | | PROPOSED ELECTRICAL TRUNK LINE | |
| WATER PRESSURE ZONE LINE | | | |

GUNNISON RISING
Public Facilities Plan

January 2019



Appendix I

Wastewater Capacity Study

January 2020

Prepared for the City of Gunnison

By Gunnison Valley Properties and Cascadia Partners, LLC



October 25, 2019
November 22, 2019 (revised)

Jamin Kimmell
Senior Associate
Cascadia Partners

RE: Major Change Application for Gunnison Rising PUD in regards to Sewer Capacity Analysis

Dear Jamin:

Per your request, we are providing supplemental information and comments regarding sanitary sewer loading projections for the revised PUD. The purpose of this letter is to compare previous flow projections from the 2009 PUD with the revised flow projections for the newly proposed PUD. At this time, this evaluation only includes “big picture” comparisons. A more in depth understanding of system loading and timeframes to plan for system upgrades will be required at the site development stage/preliminary engineering design phase.

Recently, a sewer capacity analysis was completed (December 2018) by Lamp Rynerson for the City of Gunnison. The Report addressed the impact of 200 additional units in the Gunnison Rising PUD to the existing City of Gunnison Sanitary Sewer Collection System. Williams Engineering contacted Tom Dea with Colorado Water Well and Tom has put us into contact with Justin Korkus with Lamp Rynerson. Lamp Rynerson will be available to add the additional units to their model, once preliminary design begins for this development.

David Gardner, the City of Gunnison Public Work’s Director explained in an email (2/28/2019), that “the goal of the Lamp Rynerson Technical Report was concentrated on the impacts of future developments on the City of Gunnison sewer collection system. Even though the entire sewer system was analyzed, the primary focus was from the point of entry into the existing sewer collection system and how projected flows from new developments would impact the system as it navigated towards the treatment plant. The City of Gunnison agreed that the study include impacts and added two hundred units to account for Gunnison Rising. This scenario was discussed and agreed upon by representatives for Gunnison Rising and the City of Gunnison. It was also necessary to also analyze the impacts with the planned Rock Creek development since sewer generated in that area would share the same infrastructure with the Gunnison Rising development. The study determined that due to projected flows, our lines would approach 60% and one section would approach 80% capacity (d/D ratio). It is the standard to aim to keep sewer capacity d/D ratio to less than 60%, and to increase pipeline capacity (i.e. construction) when capacities begin to approach 80%. If you are looking at going beyond 200 units, then consideration would be needed to implement the option for a new trunk line to offset additional flows, which Williams Engineering is working on for the project. Another item to note from the sewer study is the d/D ratios on the sewer line on the south side of San Juan Ave. These sewer lines are approaching 50% d/D ratio, and would also warrant increased capacity analyses should the connection via a lift station and connection on San Juan be pursued, albeit not recommended when compared to the gravity system. The study did not venture into these alternatives as they would be part of the site development and engineering plans by the developers.”

The summary Lamp and Rynerson did publish in the Technical Report focusing on just 200 units was as follows:

There are no pipe segments downstream of Gunnison Rising that have pipe capacity limitations under any simulated development condition. The pipe segment between manholes 6-13C and 6-13A, which serve as the Gunnison Rising's tie-in to the collection system, have excess capacity under Gunnison Rising Alternative C (maximum d/D ratio of 0.56). Downstream of Gunnison Rising to the WWTP, the largest d/D ratio under buildout hydraulic loading conditions is 0.67 occurring between MH 5-23A and 5-23. This indicates the collection system has adequate capacity for the modelled Gunnison Rising infill development scenarios.... We recommend that the hydraulic model be used as a diagnostic tool to assist with future updates to the City's Wastewater Master Plan. With additional model refinement through a more comprehensive I&I study and more detailed investigation into manhole conditions and pipe types, slopes, and sizes, the City will be well positioned to prioritize collection system improvements and the resultant benefits to the wastewater collection and treatment system's hydraulic performance.

Williams Engineering would like to add a summary of the design work we have done in the past to help define impacts to the sanitary sewer system and provide infrastructure for future expansion. Our company has been involved in the planning and design of utility infrastructure for the previous PUD for Gunnison Rising. To best summarize the knowledge we have regarding sanitary facilities a historical list provided below:

- In December of 2009 the original Gunnison Rising Annexation Agreement was finalized with the City of Gunnison. The Master Plan, annexation, and PUD zoning was completed for the 633-acre application for the project. The PUD allowed for 734 residential units, a 350-unit RV resort, commercial land uses, and a business and research park. Wastewater flows from the north and the south parcels could be served by gravity lines to the proposed lift station site area. Based on Engineering Planning, it was determined there would need to be a lift station installed in order to gain the elevation required to enter into an existing man hole and a 15" main gravity sewer line currently served by the City of Gunnison.
- Estimated wastewater flows for the original PUD, were calculated by Del-Mont Consultants, Inc, in conjunction with NES Land Use Planning Architects. Del-Mont based the wastewater flow calculations by using NES Land Use Allocations within the proposed development area. These calculations were performed during the annexation process and reviewed and approved by the City of Gunnison. Preliminary assessments regarding the potential impacts of the Gunnison Rising Development on the Water and Wastewater system that serve the City of Gunnison were also completed by Black & Veatch Corporation. This assessment was used to evaluate the potential future expansion needs and requirements on the Current Wastewater Treatment Plant. See attachments for Black & Veatch letters at Exhibit B.
- Williams Engineering has submitted a Site Location approval (February 2016) from the State of Colorado for the approval of the lift station. The lift station has been sized to accommodate full built out conditions based on the original flows calculated by Del Mont consultants. The lift station was designed to accommodate lower flows (at the beginning of development) to the highest flow parameters (full built out conditions). The lift Station design is available upon request. System upgrades were determined based on sewer lines reaching 80% capacity.
- Williams Engineering has also performed an analysis to avoid having a lift station all together: a gravity sewer option. Through coordination with the City of Gunnison, we determined that a gravity sewer system is viable as long as we get the necessary approvals to make changes to an existing box culvert used for storm drainage routing through the airport property. The gravity sewer option also includes the need to get permits through the FAA in order to construct the piping network and obtaining easements allowing the City to access the sewer main and manholes

once construction is complete. Of the sanitary sewer collection and conveyance options, the gravity option is the most favorable option. A general industry principle is when comparing gravity sewer lines and lift stations is that wastewater pumping stations should be avoided if possible and technically feasible. One primary reason is that lift stations require a source of electric power and the higher costs of building, operating, and maintaining lift stations outweighs the long-term maintenance and costs of a gravity system.

- In 2019, Williams Engineering became aware of the major change application for Gunnison Rising PUD. We did some preliminary engineering to determine which areas of the development could gravity flow and tie in to Manhole 13c (in Escalante Drive), and which area of the new PUD would need to be collected and conveyed to the lift station. This evaluation focused on how much land could be absorbed for a gravity system and was not based on a capacity analysis.

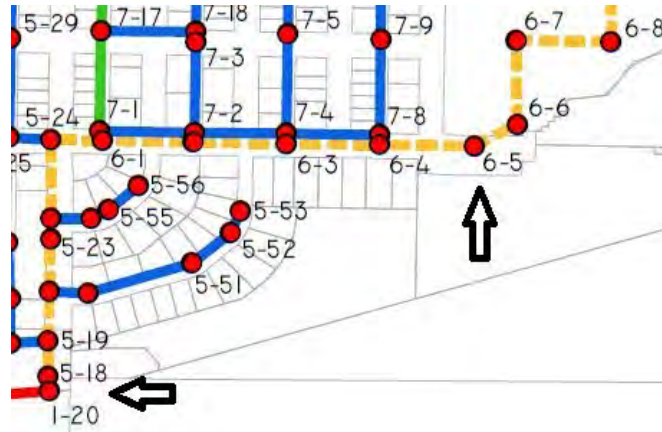
In summary, the newly proposed PUD has similar overall loading values as the 2009 PUD. The newly proposed PUD has more densification in some areas and also, less densification in areas compared to the 2009 PUD. The full built out projections are similar when comparing the “old” versus the “new” PUD plan. As stated in the Black & Veatch February 20, 2007 report (attached at Appendix B), the wastewater projections were 1640 dwelling units and in the 2019 plan, projections are 1700 dwelling units (ADU’s were included in this projection figure).

Flows from the Gunnison Rising development will be entering the existing City sewer infrastructure at two points: manhole 6-13C in Escalante Drive and manhole 6-5 (if the lift station is built) OR manhole I-20 (if the 18” gravity line is installed). These secondary “points” will be discussed in more detail further on in this letter. The number of units that will flow to Manhole 6-13C is limited and will only include the areas that can achieve gravity flow conveyance systems. From the Technical Report by Lamp and Rynerson, the model indicates a loading of 200 units will not trigger line upsizing. Based on our review of which part of the development will gravity feed to the existing City system, the flows directed to manhole 13-C are reasonably close to an estimate of 200 units. Therefore, all the other flows from the development will be routed to one other point of entry into the City of Gunnison existing sewer system.

As previously stated, the gravity sewer option is most favorable, but if something should go wrong in getting this option approved, the lift station is also a viable option. Therefore, both points of entry will be discussed to present where these entry points are located and the type of impacts each option presents.

Lift Station Point of Entry:

Flows routing to the lift station will enter the existing City of Gunnison sewer system at manhole 6-5 located to the south of the softball fields within County Road 49 (near Teller Street).. The existing sewer line that connects manhole 6.5 to MH I-20 is a 15” line. This line currently is at 50% capacity and thus upsizing of the line would be triggered very soon after the lift station comes online.



Area of Future Upgrades to Existing Sewer Lines.

There is approximately 2700 lf of sewer main that would need to be replaced and several manholes. An Opinion of Probable Costs (OPCC) is attached at Appendix A to provide cost information on this option.

A few advantages of installing the lift station are:

- A shorter time required before the sewers associated with the lift station reach adequate scouring velocities.
- The design is very close to receiving approval from the State of Colorado
- Easements for the lift station are already in tact
- Technological advances in pump and controls for lift stations, has greatly reduced many of the “haedaches” associated with maintaining lift stations.

A few disadvantages of installing the lift station are:

- O&M costs
- The force main alignment runs through an area that is near major utility lines, including a high pressure gas line

Gravity Option Point of Entry:

Flows routing through an 18” gravity main will enter the existing City of Gunnison sewer system at manhole I-20 within the Gunnison Airport property. The City of Gunnison had planned for the future connection of a gravity sewer extension and installed a 24” stub out of this manhole. The sewer line directing flow to the Wastewater Treatment facility from this manhole is a 24” line and further down changes to a 27” line. Therefore, no upsizing of the existing sewer lines would be required with the gravity option.

A few advantages of installing the gravity option are:

- Once constructed, the gravity system requires minimal maintenance and no electricity
- The City of Gunnison sewer system is entirely a gravity sewer system. This is what the Public Works staff is accustomed to operating and maintaining

A few disadvantages of installing the gravity are:

- A longer time required before the sewers associated with the gravity system reach adequate scouring velocities (2 fps). However, the City of Gunnison has already discussed adding in a flushing schedule for this line and the line could be flushed perhaps quarterly.

- Obtaining FAA permit could be a robust undertaking. However, with the support of the City of Gunnison in coordinating this project with airport personnel, this process seems less daunting.
- The alignment runs through wetland area, thus introducing high infiltration/inflow (I/I) possibilities. However, an upgrade from standard pvc pipe to C900 pipe will help reduce I/I.
- The proposed gravity alignment conflicts with an existing storm drain box culvert. An inverted siphon design will be necessary to manage the crossing of these two utilities

An Opinion of Probable Costs (OPCC) is attached at Appendix A to provide cost information on this option.

In closing, our office cannot comment on other developments and the impacts to the City of Gunnison sewer systems Williams Engineering concurs with the continued use of the hydraulic model created by Lamp and Rynerson as this being the most efficient tool to address impacts to the sewer system as development continues. In moving forward, Williams Engineering looks forward to working with Cascadia Partners, Gunnison Rising and the City of Gunnison as a team to assist in the planning and design of this development.

Sincerely,
Sara Bergstrom

EXHIBIT A
OPCC
Sewer
Alternatives

Gunnison Rising			11/22/2019		
Gravity Sewer / Lift Station Comparison			SLB		
Lift Station			Unit	Total	Notes
Description	Quantity	Unit	Price	Price	
Phase 1 Lift Station	1	EA	\$ 139,000.00	\$ 139,000.00	
Electric Service-3 PH	1	EA	\$ 35,000.00	\$ 35,000.00	
Back up generator	1	EA	\$ 45,000.00	\$ 45,000.00	
Emergency Overflow tank	1	EA	\$ 10,000.00	\$ 10,000.00	
3" Force Main	1045	LF	\$ 36.00	\$ 37,620.00	
8" Force Main	1045	LF	\$ 50.00	\$ 52,250.00	
Seeding	0.2	Ac	\$ 2,700.00	\$ 540.00	
Dewatering	4	Day	\$ 1,500.00	\$ 6,000.00	
Lift Station subtotal				\$ 325,410.00	
replace existing manholes	11	EA	\$ 10,000.00	\$ 110,000.00	MH 6-5 to MH I-20
upsizing sewer main (from 15" to 24")	2695	LF	\$ 300.00	\$ 808,500.00	24" sewer main from MH 6-5 to MH-4
Traffic control	19	Day	\$ 1,000.00	\$ 19,000.00	
Upgrades to Ex. Sewer subtotal				\$ 937,500.00	
Total Project				\$ 1,262,910.00	
Lift Station Permitting				\$ 25,000.00	
Engineering, Survey, Testing & CM		12%		\$ 151,549.20	
Contingency		15%		\$ 189,436.50	
Total				\$ 1,628,895.70	
Gravity					
Description	Quantity		Price	Price	
Tie into existing manhole	1	EA	\$ 7,500.00	\$ 7,500.00	
18" C900 sewer pipe	3654	LF	\$ 125.00	\$ 456,750.00	
Bedding	3654	LF	\$ 8.00	\$ 29,232.00	
Dewatering	30	Day	\$ 1,500.00	\$ 45,000.00	
60" manhole	11	EA	\$ 4,200.00	\$ 46,200.00	
Traffic control (FAA Taxiway)	30	Day	\$ 1,000.00	\$ 30,000.00	
Inverted Siphon	1	EA	\$ 30,000.00	\$ 30,000.00	
Seeding	1.8	Ac	\$ 2,700.00	\$ 4,860.00	
				\$ -	
				\$ 649,542.00	
Army Corps Permits				\$ 15,000.00	
FAA Permitting				\$ 50,000.00	
Engineering, Survey, Testing & CM		15%		\$ 97,431.30	
Contingency		15%		\$ 112,046.00	
Total				\$ 924,019.30	
Note:					
Comparison is to point where gravity sewer exits airport property					

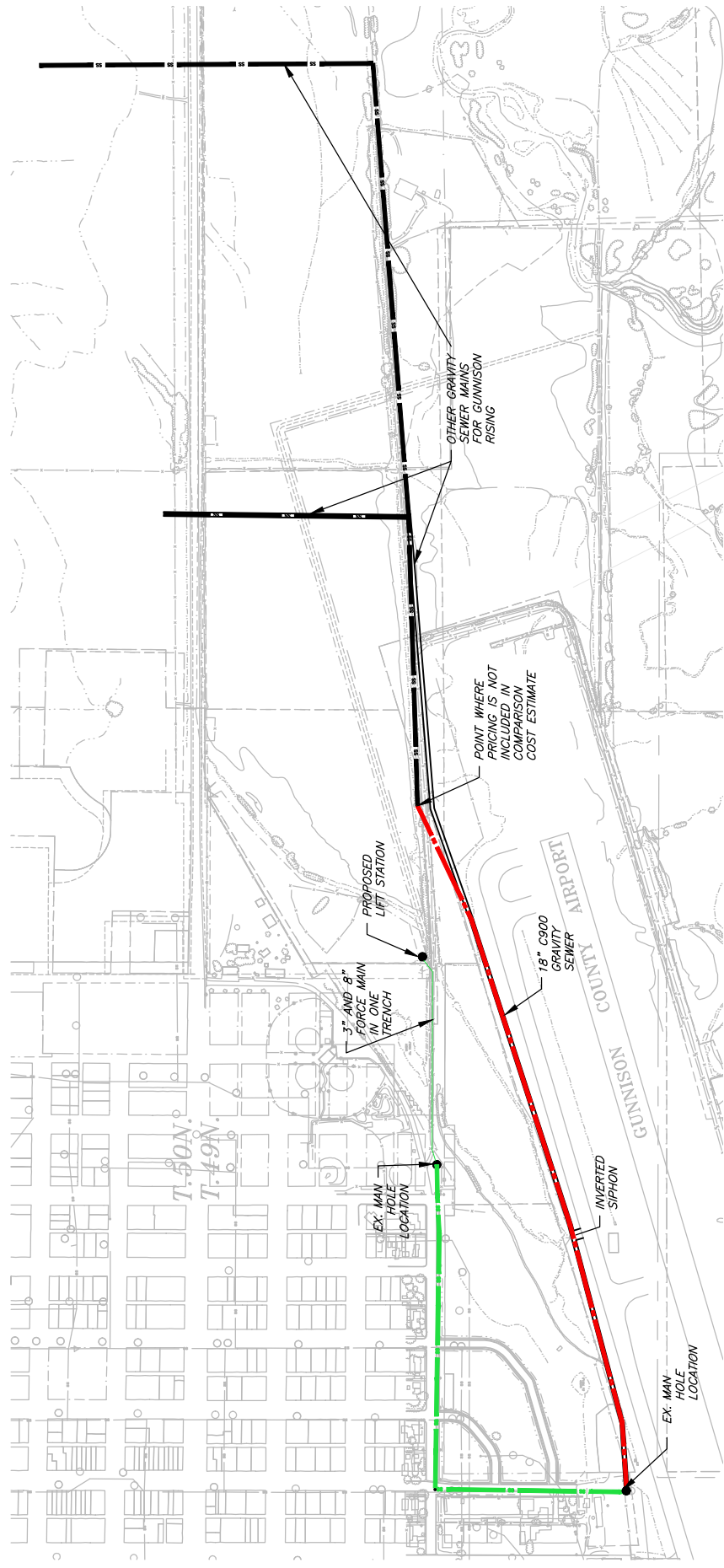


EXHIBIT B
Black and
Veatch Letters

BLACK & VEATCH CORPORATION

MEMORANDUM

City of Gunnison, Colorado
Gunnison Rising Development Review
Preliminary Water and Wastewater Assessment

B&V Project 146944.100
B&V File A
February 20, 2007

To: Terry Zerger, City of Gunnison

From: Mark J. Maxwell, Black & Veatch

This memorandum provides our preliminary assessment regarding the potential impact of the Gunnison Rising Development on the water and wastewater systems that serve the City of Gunnison. This evaluation is based on the conceptual master plan, dated December 13, 2006, that was prepared by DMC on behalf of the developer. In addition, we talked to you several times over the phone and by means of E-Mail to further clarify our understanding of the proposed project.

For ease of reference, our response will be organized in the same manner as the DMC document. However, our comments will be limited to the water and wastewater aspects of the proposal since Black & Veatch does not provide storm drainage, flood plain, electric, or natural gas consultation to the City.

Sewer System Concept

Comments will be subdivided into those for the wastewater collection system and those that primarily pertain to the wastewater treatment plant (WWTP).

Wastewater Collection. Because of the relatively flat slopes adjacent to the airport (about 0.13 percent), peak hourly flow velocities in the proposed 24-inch interceptor may never reach the 2.5 feet per second needed to re-suspend settled solids and convey them to the Gunnison WWTP. When peak flows are insufficient to attain self-cleansing velocities, the following can be expected to occur within the sewers:

1. Settling of solids, anaerobic conditions, and higher hydrogen sulfide generation rates. These conditions will lead to increased acid attack on concrete and metal surfaces, particularly in the manholes.
2. Increased jet rodding and flushing to clean out blockages caused by accumulations of solids and grease.

Dealing with the second issue will primarily require increase vigilance and maintenance efforts by City collection system crews. The first concern should be dealt with through proper selection of construction products for the Gunnison Rising collection system. In addition to using plastic pipe throughout the development, interceptor manholes should

City of Gunnison, Colorado
Gunnison Rising Development Review
Preliminary Water and Wastewater Assessment

B&V Project 146944.100
B&V File A
February 20, 2007

be constructed or lined with non-corrosive materials. Conventional concrete manholes can be used for sewer laterals since hydrogen sulfide generation should be less in these small diameter collection lines.

An alternative to an all-gravity collection system is to install smaller diameter pipes at steeper slopes and construct a lift station at the southwest end of the development. It is easier to attain self-cleansing velocities in smaller pipes laid at steeper slopes, even at the low flow rates that will be experienced during the early stages of the development. The principal downside, of course, are the maintenance and reliability issues associated with a pumping station. However, Gunnison and the developer should discuss whether an all-gravity or pumped system is in the long-term best interests of the City.

Another significant concern in Gunnison is seasonally high groundwater levels in coarse alluvial subsoils, leading to high rates of infiltration and inflow (I/I) into the collection system, including building service lines. This has been a historical problem in the Gunnison area and both the City and the County have ongoing programs to identify I/I sources and eliminate them. The current WWTP was designed in the mid-1980s to handle the flow and organic load from a total service area population of 17,140 people. In addition to 1.7 mgd of base sewage flow, the WWTP was sized to hydraulically handle 2.5 mgd of non-excessive I/I. This is a large clean water allowance, but experience has shown that it will be a significant challenge to limit I/I to this level when the service area population approaches the design value noted above.

Consequently, Gunnison Rising must design and construct an extremely tight collection system, from the start of each building sewer to where the proposed 24-inch interceptor will connect to the City's existing system. One of the worst offenders with respect to creating I/I is making future connections where no wye or stub out has been provided. As mentioned before, I/I control must be a permanent part of development planning and implementation.

Note that if I/I rates within Gunnison Rising are not higher than elsewhere in the City, the 2006 Wastewater Collection System Master Plan indicates that peak flows from this development can be conveyed to the WWTP without downstream relief sewers. The one relief sewer recommended in that study is not influenced by flows from Gunnison Rising.

Wastewater Treatment. Based on the developer's projection of 1640 dwelling units and 967,165 square feet of non-residential use, maximum month wastewater flows from Gunnison Rising are expected to be in the range of 0.95 mgd. This estimate is based on the following assumptions:

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- An overall average occupancy factor of 2.3 people per dwelling unit.
- A projected buildout population of about 3,800 people for 1640 dwelling units.
- The unit wastewater production rates, including I/I, used to design the WWTP.

Using a wastewater generation allowance of 1,000 gallons per acre per day, non-residential sewage flows will be minor compared to the residential contribution. However, they are nonetheless included in the 0.95 mgd projection noted above.

As noted in the DMC report, current maximum month wastewater flows are in the range of 2.65 mgd. With the 0.95 mgd from Gunnison Rising, the total maximum month flow will be 3.60 mgd, which is 85 percent of the 4.2 mgd capacity of the WWTP. The Colorado Department of Public Health and Environment (CDPHE) requires that dischargers initiate expansion planning when flows reach 80 percent of capacity. Therefore, when fully developed, the Gunnison Rising development will trigger an expansion of hydraulic capacity at the WWTP.

The total service area population is currently about 8,000, including all City and County customers. Gunnison Rising will increase this total to about 11,800 people. Assuming per capita waste loads are similar to what was used to design the WWTP; Gunnison Rising will increase the organic load on the WWTP to about 70 percent of its design capacity, which is below the threshold for a mandatory expansion. This discussion reinforces the fact that the WWTP is hydraulically limited and vigorous efforts to reduce I/I in the City, County, and Gunnison Rising service areas can extend the life of this facility.

With respect to service by the Gunnison WWTP, no other proposed development or redevelopment within either the City or the County is of the magnitude of Gunnison Rising. Furthermore, except for connection of the North Gunnison Sewer District, there has not been a significant increase in wastewater customers since the WWTP was placed into service in 1987. Therefore, there is no immediate concern that any single development other than Gunnison Rising will trigger a WWTP expansion.

Whether it is Gunnison Rising or other proposed developments, it will require a generalized increase in growth throughout the Gunnison area to significantly increase the customer base for the WWTP. Perhaps the market for Gunnison Rising is strong and it will also spur growth elsewhere within the WWTP service area. If Gunnison Rising stimulates other growth, it will not matter which developer buys the sewer tap that causes the hydraulic or organic capacity threshold to be exceeded at the WWTP.

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The primary concern with a WWTP expansion is that it may cause CDPHE to apply its Anti-Degradation Rule (ADR) when setting future effluent limits. Should this occur, the City will not be able to use the full assimilative capacity in the Gunnison River. Since effluent limits are flow based, a hydraulic expansion of the WWTP is much more problematic than increasing the organic load treatment capacity. And while the oxidation ditches can be economically modified to treat more organic load, it will also cost much more to increase the hydraulic capacity through the WWTP. This again puts added emphasis on I/I control to extend the life of not only the WWTP, but reasonable effluent limits as well.

Water System Concept

Comments will be subdivided into those for well water supply and those that pertain to the distribution and storage.

Well Water Supply. The developer must provide sufficient well capacity to meet the maximum day demands of the development. Given the sometimes unplanned need for maintenance, it is recommended that the maximum day demand be met with one of the new wells (the largest one) out of service. Initially, at least two new wells should be provided with additional wells added, as needed, to maintain adequate firm capacity as water demands increase.

Assuming that raw surface water is provided for non-potable irrigation purposes, the estimated maximum day potable water demand for the Gunnison Rising development is 1.2 mgd (or 830 gpm) at buildout. This projection is based on the following assumptions:

- An overall average occupancy factor of 2.3 people per dwelling unit.
- A projected buildout population of about 3,800 people for 1640 dwelling units.
- An annual average well production demand, including unaccounted for water, that is representative of the City's existing system on a per capita basis.
- A maximum day to annual average demand factor of 1.5, which is lower than most other communities since outside irrigation demands will be met using raw surface water.

Information on drinking water quality in the Tomichi Creek alluvium is limited. Principal water quality concerns of the City include the following:

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1. The wells must be designed and constructed so they are **not** designated as groundwater under the direct influence of surface water (GWUDI) by either CDPHE or the Environmental Protection Agency (EPA). Such a designation would require that more than simple chlorination be provided at the wellhead.
2. Trace amounts of iron and manganese can cause numerous complaints due to colored water, stained fixtures, and ruined laundry. Iron and manganese levels in the test wells exceed "complaint-free" levels. Wellhead chlorination must be followed by iron and manganese pressure filters before the treated water can enter the distribution system.
3. The amount of dissolved total organic carbon (TOC) and the disinfection by-product (DPB) formation potential of the water must be similar to that of the City's Gunnison River alluvial wells.
4. The internal corrosion control characteristics of the water must also be similar to water from the Gunnison River alluvium. This means the pH, alkalinity, hardness, total dissolved solids, total inorganic carbon, calcium carbonate precipitation potential, and related water quality characteristics must be compatible between the two sources. The overall compatibility of the Gunnison River and Tomichi Creek alluvial sources will require more detailed analysis at a later date.

Distribution and Storage. With respect to water age and quality, the proposed water distribution system is oversized and not a good fit for average water demands. Water quality problems associated with excessive water age may include elevated DBP, lead, copper, and heterotrophic bacteria concentrations, plus low chlorine residual, at the extremities of the distribution system. On the other hand, the pipe sizes are too small to deliver maximum day demands plus 3,000 gpm of fire flow to the business and research park located at the east end of the development.

The primary problem with the layout seems to be the desire to deliver fire flows by means of the City's existing tanks. We are not suggesting a new elevated tank near the east end of the development because it would only increase water age and the potential water quality problems in this area. Instead, the developer may want to consider the following options:

- Move the land uses with the higher flow flows closer to the west side of the development.
- Install a non-potable ground storage tank and fire pumps to serve business and research customers at the east end of the development.

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Either option, and others the developer may create, would allow Gunnison Rising to downsize many of the proposed water distribution pipes, which would reduce or eliminate the water age problems noted above.

We concur with the developer's approach of serving the proposed high zone through pumping, without any elevated storage, at least initially. Again, the primary rationale for this recommendation is minimizing water age. Note that fire flows to this zone, which will dwarf potable demands in this area, must also be pumped. At some point in the future, it may be desirable to install an elevated tank in the high zone and use this for equalization and fire flow storage. However, this should only occur when there is sufficient average daily demand to provide a reasonably low water age.

Summary

With respect to wastewater collection, the principal decision is whether to utilize an all-gravity or pumped system, and to take reasonable precautions against hydrogen sulfide corrosion in the interceptor sewers and manholes. With respect to wastewater treatment, the primary concern is the potential for triggering a hydraulic expansion of the WWTP. The key to deferring this need to the long-term future is effective control and reduction of I/I within the City, County, and Gunnison Rising Service Areas.

As for water, the main hurdle is to meet customer needs without excessive water age and corresponding distribution system water quality problems. It is anticipated that adequate well water capacity can be developed, although the specific number of wells needed to provide firm maximum day supply capacity is not yet know. At the time the development moves forward, a more detailed analysis should be performed to determine if treatment of the well water is needed for iron and manganese, DBP, corrosion control, or GWUDI considerations.

Cc: Karen Burgi, Black & Veatch
Ed Koval, Black & Veatch

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MEMORANDUM

City of Gunnison, Colorado
Gunnison Rising Development Review
Second Water and Wastewater Assessment

B&V Project 146944.100
B&V File A
December 21, 2007

To: Steven Westbay, City of Gunnison
Terry Zerger, City of Gunnison

From: ^{KCB} Karen Burgi, Black & Veatch

This memorandum provides our response to response comments from Del-Mont Consultants (DMC) regarding the potential impact of the Gunnison Rising Development on the water and wastewater systems that serve the City of Gunnison (City). This evaluation is based on the Master Plan Resubmittal, dated November 5, 2007. In addition, we talked to you to further clarify our understanding of the proposed project.

For ease of reference, our response will be organized in the same manner as the October 5, 2007 DMC response to the B&V preliminary assessment located in Section 5 of the Master Plan Resubmittal

Sewer System Concept

Comments will be subdivided into those for the wastewater collection system and those that primarily pertain to the wastewater treatment plant (WWTP).

Wastewater Collection. Based on DMC's response to our comments it appears that we are in agreement as to the concerns and some possible options for minimizing potential wastewater collection system problems. We have no additional comments at this time on the conceptual plan. When wastewater collection facilities are designed, they will need to be able to carry both the Phase I to IV flows effectively, as well as, the ultimate Developing Resource Zone (DRZ) flows. When the development plans are available, the City should carefully review these plans keeping in mind the issues that were raised in the February 20, 2007 letter from B&V, as well as, existing City standards.

Wastewater Treatment. In addition to growth within the City, the Regional Wastewater Treatment Plant (WWTP) is committed to provide wastewater treatment to West Gunnison and North Gunnison. Based on projections done during the *2006 Wastewater Master Plan* (B&V, January 2007) the City anticipates an additional 1.0 mgd of flow from identified growth areas. Although this growth may not all be seen during the next 10 years (based on the assumed growth rate in the Gunnison Rising Development Plan),

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the City has identified growth areas that, when combined with the Gunnison Rising flows would exceed the capacity of the existing WWTP.

Based on this assessment, the City will need to begin structuring its tap and user fees so that there will be adequate funds to construct necessary improvements when required. DMC is correct that while exceeding 80% of existing hydraulic capacity would trigger expansion planning, actual construction is not required to begin until the WWTP exceeds 95% of its capacity. The City should keep in mind, however, that there is a significant lead time for design and site approval prior to beginning construction.

Water System Concept

Comments will be subdivided into those for well water supply and those that pertain to the distribution and storage.

Well Water Supply. We agree with DMC that the decision on treatment will need to be made when the well is developed and the water quality is confirmed. Note that even if the well water meets the iron and manganese standards set by the CDPHE it may still be at a nuisance level for taste and require treatment.

The DMC utility plan assumes that all irrigation will be met by non-potable irrigation. However, all of the low density residential development north of the irrigation ditch (Phases II to IV) will not be able to use the irrigation ditch water without additional pumping. The development plan needs to either address how these areas will get irrigation water, or increase the potable water demands for these areas.

Distribution and Storage. Although development in the DRZ is likely to be delayed for several years, a decision regarding the long-term plan to provide adequate fire flows to the entire area needs to be made before new transmission mains are sized. If fire flows will be met by potable water, then a plan will also need to be developed regarding operation and maintenance that will protect water quality. DMC offered as an alternative a frequent or continuous bleed of water to ensure good water quality. Although this is a possibility, the City should carefully consider the environmental message this sends and the on-going costs. In addition to the additional chemical requirements, the continuing wasting of water sends an anti-conservation message to its citizens.

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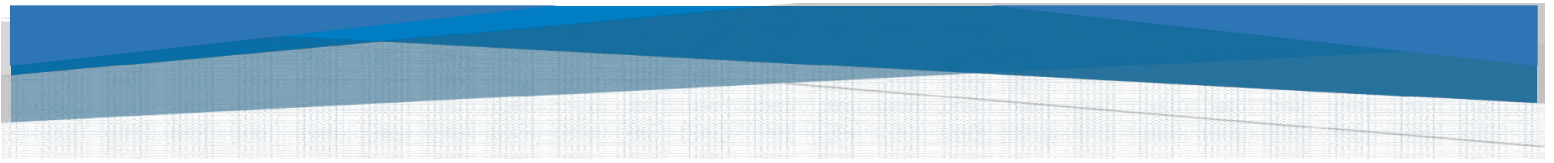
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B&V File A
December 21, 2007

Summary

There are some concerns regarding the annexation of the DRZ without a clear understanding of the long-term water and wastewater facilities needed to serve this area. Prior to construction of the initial phases on the development it will be necessary to resolve these issues so that utility extensions are sized properly. As development plans are available, they should be reviewed to make sure that the proposed facilities are consistent with both the needs of the proposed development and the City's utility master plans and standards.

Cc: Mark Maxwell, Black & Veatch
Ed Koval, Black & Veatch



TECHNICAL REPORT

Gunnison Collection System Capacity Evaluation

CITY OF GUNNISON

DECEMBER 2018

LAMP RYNEARSON PROJECT NUMBER 0218051.01



LAMP RYNEARSON

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1. INTRODUCTION

The City of Gunnison (City) has engaged Lamp Rynearson, formerly TZA Water Engineers, to estimate the effect of future residential developments at Gunnison Rising and Rock Creek on the City's collection system hydraulic capacity. The evaluation includes development of a hydraulic model of the City's existing and future collection system. This report details the following:

- Sources of information used in the evaluation
- Analyses of the information to establish the basis for hydraulic model development
- Methodologies and approaches to hydraulic model development
- Model results of varying magnitudes of development at Gunnison Rising and Rock Creek
- Recommendations for collection system improvements

This report updates the methodology, findings, and recommendations of the technical memorandum submitted to the City on November 9, 2018, incorporating City feedback regarding the memorandum. The report also includes subsequent refinements to the calculations of hydraulic model parameters and more detailed discussion regarding the model development.

2. SERVICE AREA AND LAND USE

2.1 SERVICE AREA

The City's Wastewater Treatment Plant (WWTP) service area includes:

- City of Gunnison (within City limits)
- North Gunnison Sewer Division
- Dos Rios Sewer Division
- Commercial establishments adjacent to the Tomichi Heights subdivision.

Figure 1 on the following page illustrates the City's collection system as evaluated in the hydraulic model. Since Dos Rios wastewater enters the WWTP separately from the City's collection system, the Dos Rios collection system is not included in the model.

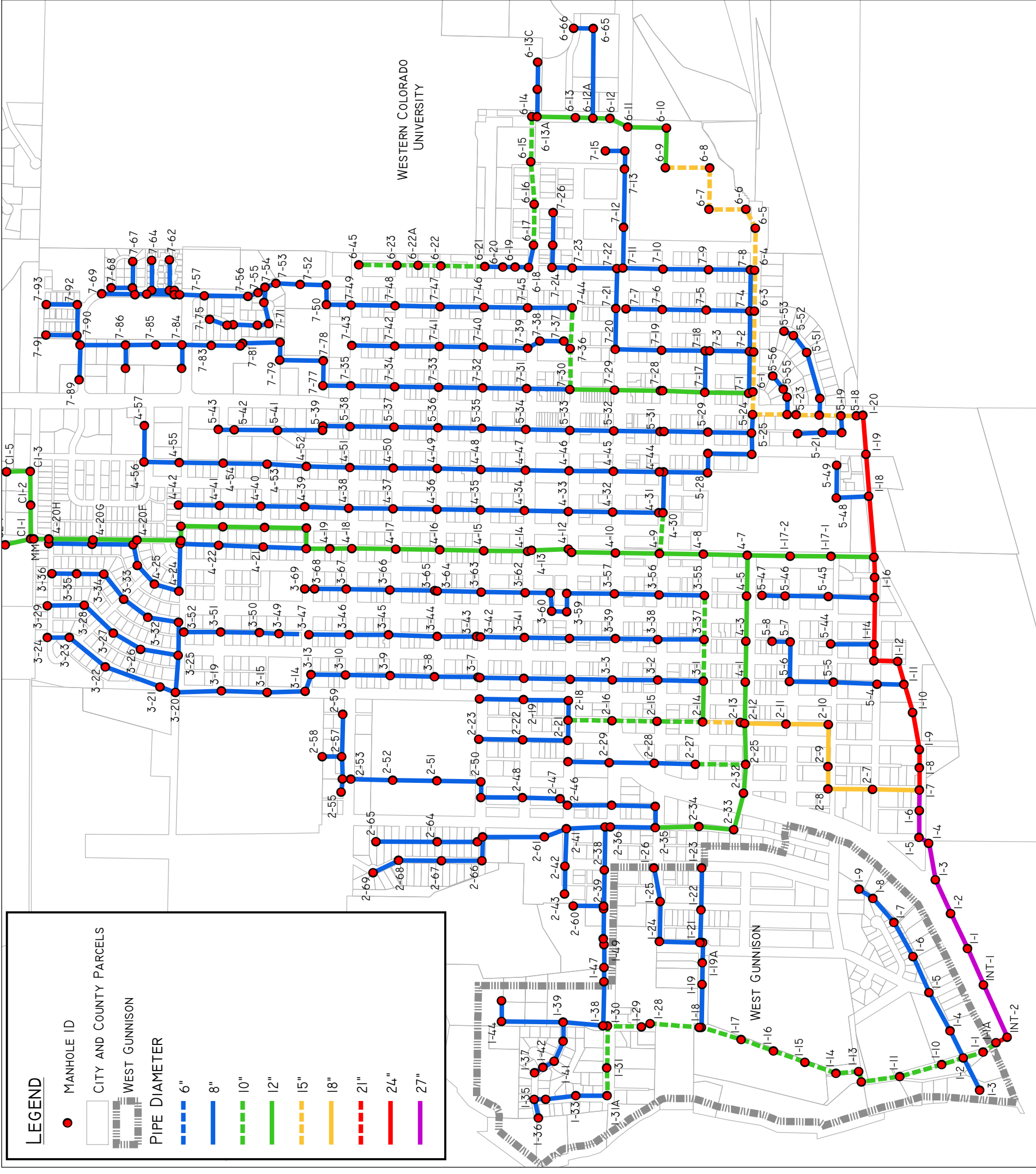
2.2 LAND USE ASSIGNMENT

Geographic Information System (GIS) data acquired from the City website contains detailed land use functions for all parcels within the City. Each of these functions was assigned to one of the following six land use categories:

- Single family (SF): Residences with a single housing unit, either attached (e.g. duplex) or detached.
- Multi-family (MF): Residences with multiple housing units per building.
- Government: Parcels in use by the City or County of Gunnison.
- Western Colorado University (WCU): Parcels owned by the university.
- Commercial: Commercial parcels including retail, dining, professional services, and industrial land uses.
- Large Commercial: Parcels corresponding to the thirty largest commercial potable water users per water use data analysis discussed below.

Land use assignment for North Gunnison parcels required the use of County GIS data, and the corresponding land use assignment procedure differs from that used for the City because the GIS data includes a different list of land use types. The GIS data was used to assign parcels to one of the six land use types:

- No assignments were made to Government, WCU, or Large Commercial use types.
- "Mixed Use" parcels containing associated business information were assigned to Commercial.
- Known apartment complexes and mobile home or RV parks were assigned to MF.
- "Exempt" parcels were classified as either SF or Commercial.



DOS RIOS LOCATED SOUTHWEST OF CITY - NOT SHOWN.

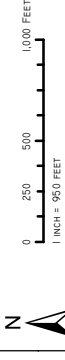


FIGURE I: MODELLED GUNNISON WASTEWATER COLLECTION SYSTEM

Date: 12/18/2018, by: Mitchell W. Parr, L. Engineering 0218051, Gunnison Collection System, Capesoft/DESIGN DATA, LRA, Model and GIS Data 2018 LRA Gunnison Collection Model 0218051, Model, Elements, Annotations

Lines are for graphical representation only. Lamp Ryneason assumes no responsibility for the accuracy of imported data.

- Agricultural lots were predominantly assigned to SF, with one parcel assigned to Commercial due to its proximity to other commercial parcels.

Figure 2 illustrates the land use assignment of all City and North Gunnison parcels according to the six land use types listed above. This assignment does not distinguish between existing and future development (referred to as infill development). The following discussion summarizes the methodology taken to incorporate infill development in the hydraulic model. Parcels with infill development are displayed by land use type in Figure 3.

2.3 CITY OF GUNNISON INFILL DEVELOPMENT

Current and future developments within City limits were modeled using City GIS Land Use and Development Shapefiles, which define:

- Each parcel's designated land use function.
- Additional detail on land use, including identification of "vacant" parcels.
- Parcel improvement status (improved or unimproved).
- The number of potential units as infill development in each parcel.

Using this information, an accounting of current and future units or acreage was generated. Infill development includes vacant parcels as well as parcels that have only been partially built out, such as MF parcels that can contain additional units. For each loading type, Table 1 aggregates current and infill development to estimate total build out.

Table 1. Current and infill development in City of Gunnison by land use type.

Land Use Type	Current	Infill Development	Build Out Units	Unit
Single Family	1,190	292	1,482	Units
Multi-Family	1,418	1,472	2,890	Units
Government	9.63	0.96	10.59	Acres
Commercial	166.6	45.2	211.8	Acres
WCU	270.1	0	270.1	Acres

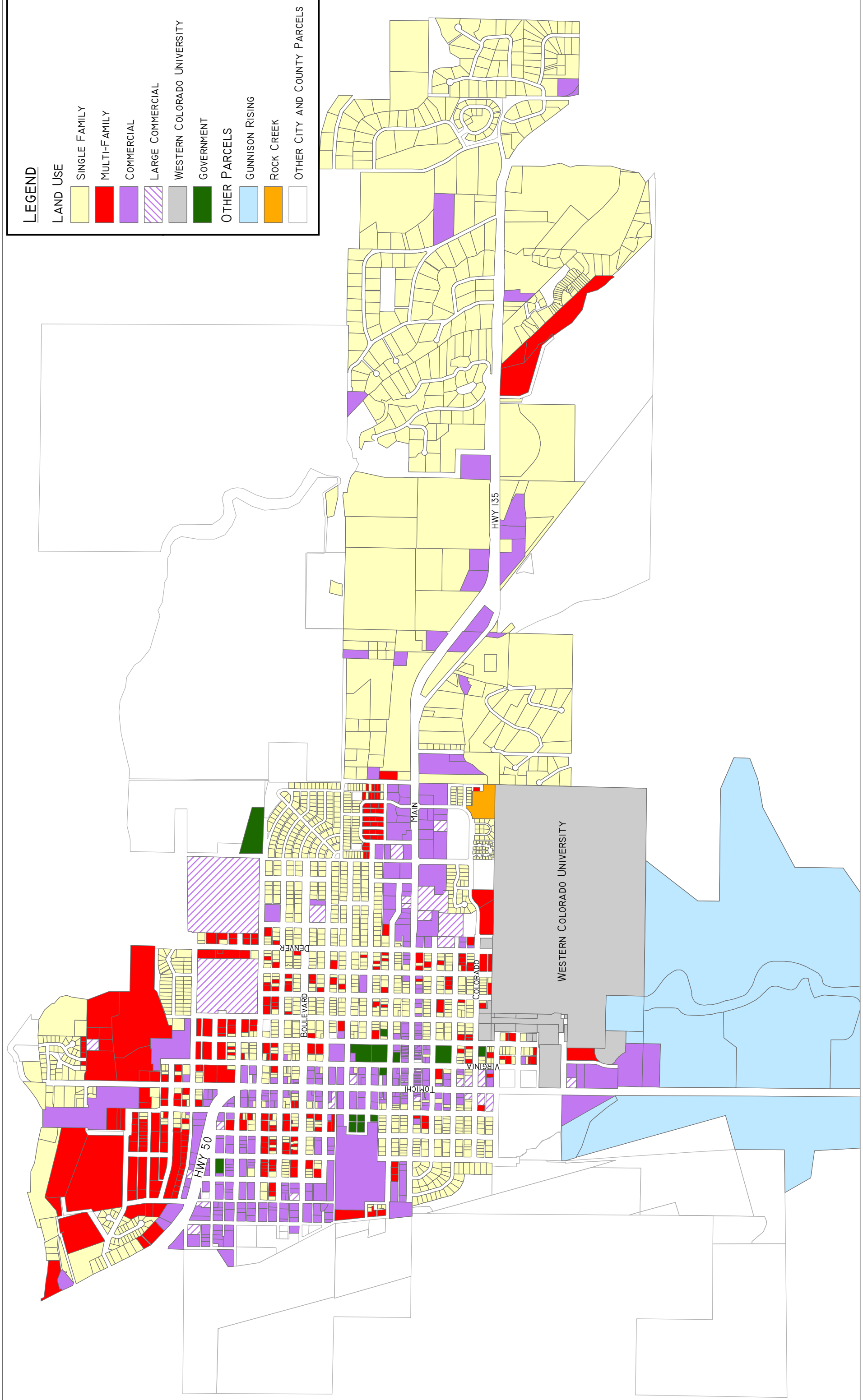
Infill (future) development is allocated primarily to MF units, corresponding to projected infill development in West Gunnison where several large parcels are zoned for either Residential Mixed Use or Multi-Family development. There is minimal infill development directly downstream of either Gunnison Rising or Rock Creek Development. The majority of this infill comprises areas zoned for commercial development along Main St. and Tomichi Ave. A new multi-family complex along North Colorado Street south of Rock Creek was modeled for 37 units of infill development.

2.4 NORTH GUNNISON INFILL DEVELOPMENT

County GIS data identifies "vacant" parcels within the North Gunnison Sewer Division service area, which were assumed to be sites for SF infill development. All agricultural and larger residential parcels were assumed to be sites for infill development. North Gunnison's current SF density of 0.725 SF units per acre was applied to these agricultural and larger residential parcels to estimate the number of infill units. Parcels denoted as "Exempt" by County GIS data were allocated to future commercial land use. Current and infill development land use quantities modeled for North Gunnison are shown in Table 2.

Table 2. Current and infill development in North Gunnison by land use type.

Land Use Type	Current	Infill Development	Build Out
Single Family	278 units	396 units	674 units
Multi-Family	105 units	0 units	105 units
Commercial	38.58 acres	10.05 acres	48.63 acres



LEGEND

LAND USE

- SINGLE FAMILY
- MULTI-FAMILY
- COMMERCIAL
- LARGE COMMERCIAL
- WESTERN COLORADO UNIVERSITY
- GOVERNMENT
- OTHER PARCELS**
- GUNNISON RISING
- ROCK CREEK
- OTHER CITY AND COUNTY PARCELS

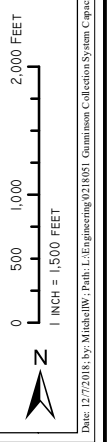
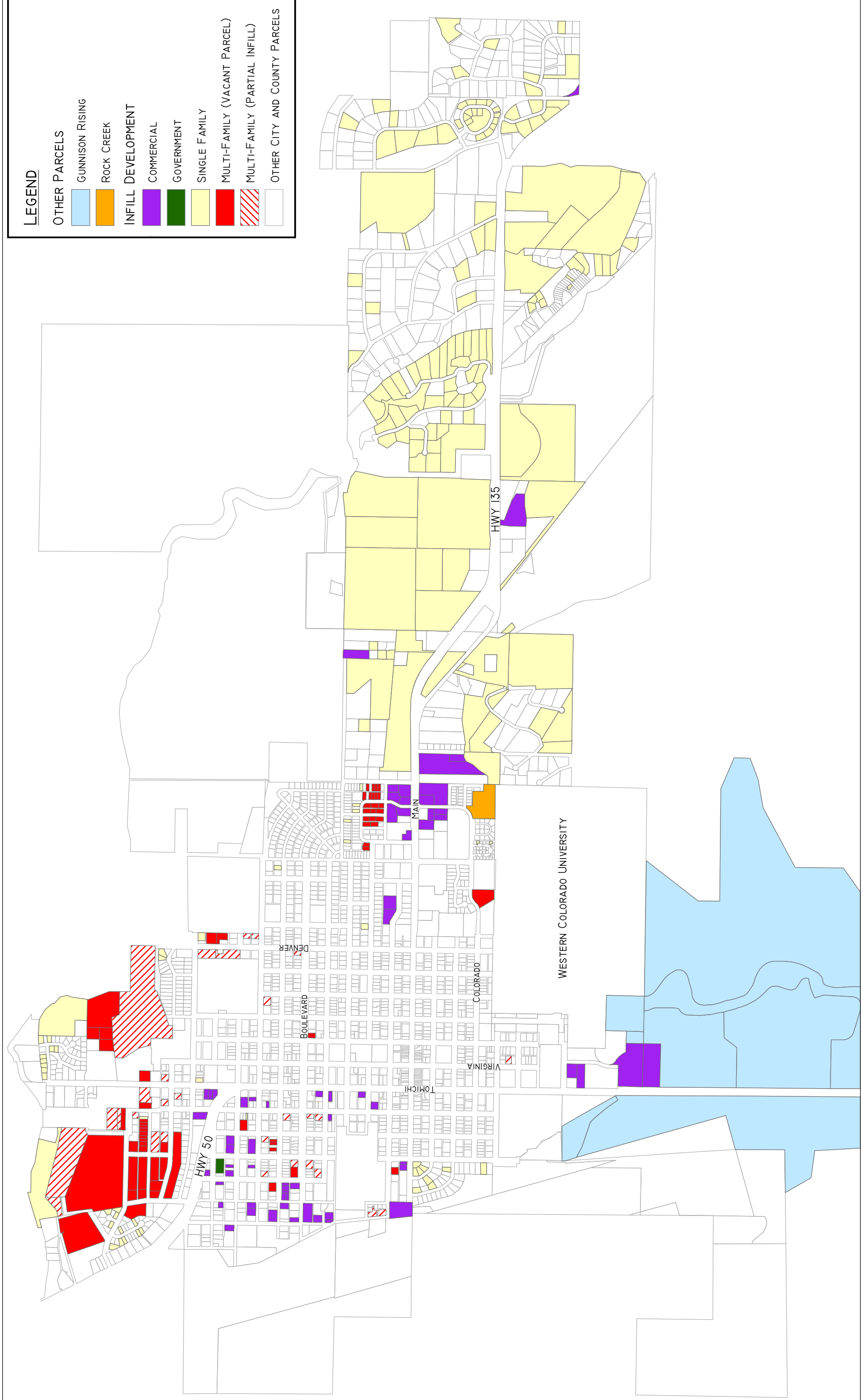


FIGURE 2: LAND USE DESIGNATIONS IN GUNNISON WWTP SERVICE AREA

Date: 12/2/2018 by: MUSA/DFW_Park_L/Engineering/021801_Gunnison_Collection_System_Capacity_DESIGN_DATA/LRA_Models_and_GIS_Data/2018_LRA_Gunnison_Collection_Model/021801_Land_Use.mxd
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LEGEND

- OTHER PARCELS
- GUNNISON RISING
- ROCK CREEK
- INFILL DEVELOPMENT
- COMMERCIAL
- GOVERNMENT
- SINGLE FAMILY
- MULTI-FAMILY (VACANT PARCEL)
- MULTI-FAMILY (PARTIAL INFILL)
- OTHER CITY AND COUNTY PARCELS

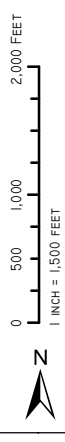


FIGURE 3: MODELLED INFILL DEVELOPMENT IN GUNNISON WWTP SERVICE AREA

Date: 12/18/2018 by: Mitchell W. Parr, L.L. Engineering 0218051 Gunnison Collection System Capacity/DESIGN DATA/BA Model and GIS Data/2018 LDA Gunnison Collection Model/0218051_Report_Maps.mxd
 Lines are for graphical representation only. Lamp Rynearson assumes no responsibility for the accuracy of geospatial data.

2.5 ROCK CREEK AND GUNNISON RISING INFILL DEVELOPMENT

A primary goal of the modelling effort is the evaluation of the effects that planned developments at Rock Creek and Gunnison Rising would have on collection system capacity. These developments represent infill within City limits that is both imminent and more precisely quantifiable than other forms of infill. Therefore, determination of whether or not the developments would overload downstream collection system hydraulic capacity is of immediate interest in informing City priorities regarding forthcoming collection system improvements and development plans for these two locations.

Several scenarios, as described in more detail in Section 4.4, were simulated in the hydraulic model to simulate sewer flows from the future Rock Creek and Gunnison Rising infill developments. City staff provided unit counts for Single Family, Duplex, and Apartment unit types for each of these developments, as compiled in Table 3 for the different scenarios modeled in this analysis. Duplex units have been treated as single family units, per the definition of SF given in Section 2.2.

Table 3. Rock Creek and Gunnison Rising future wastewater flows by projection.

Development Projection	SF Units	Duplex Units	MF Units
Scenario 1 – Rock Creek Development	6	22	48
Scenario 2 – Rock Creek Development	12	42	96
Alt C – Gunnison Rising 200 units	80	56	64

3 FLOW BASIS OF HYDRAULIC MODEL

3.1 APPROACH TO MODEL DEVELOPMENT

To properly assess collection system performance, an understanding of the spatial distribution of wastewater flows throughout the collection system was required. The information provided by parcel data was aggregated into land use types as described above to provide the basis for this spatial distribution of flows. The quantification of these flows occurs in the following steps (which are described in more detail in the following sections):

1. Potable water usage data was used to approximate each land use type's wastewater flow contribution.
2. Historic wastewater flow data at the WWTP was used to further refine contributions from each land use type.
3. Land use flow contributions were converted to unitized loadings using aggregate land use data.
4. Wastewater flow data was used to derive a peak day peaking factor to simulate peaking period flows.
5. Manhole (MH) flow data was used to derive a peak hour flow factor to simulate the greatest hourly flows in the system.
6. Rainfall totals correlated with WWTP flow data were used to identify and quantify inflow resulting from large historical rain events.

The resulting loading factors and inflow rates are used to evaluate pipe capacities under design conditions (peak hour of flow during the annual peak flow period). Additional details on the model approach are described in the following sections.

3.2 HISTORIC FLOW DATA ANALYSIS

The first step in the hydraulic model development was an evaluation of water and sewer data to understand the collection system's flow contributions from different land use types. Datasets made available by City staff for this evaluation are listed below:

- Monthly potable water usage records from 2014 to 2017, aggregated by service type.
- Potable water use (billing records) of individual accounts for January, February, March, and December 2017.
- WWTP Discharge Monitoring Data (DMR) from 2014 to 2017.
- Select daily WWTP influent flow charts.
- Select daily flow totals for WWTP influent, WWTP effluent, and Dos Rios.
- City well water production records from 2014 to 2017.

To determine historic flow contributions to the collection system according to land use type, potable water use meter data was analyzed:

- The analysis includes winter months – December through March – for the years 2014-2017. Use of this dataset eliminated irrigation water use demands in the determination of base flows.
- City utility records distinguish between residential, commercial, and government use types.
- Most MF residences and all Western Colorado University (WCU) accounts were included under the City commercial use category. To separate WCU and MF monthly usage totals from other commercial accounts for this model, winter 2017 monthly potable water use totals for individual commercial accounts were cross-referenced against the City's land use GIS shapefile.
- The 30 largest commercial contributors (Large Commercial) to the collection system were also identified using individual account records for 2017 winter months. These users were modelled independently from the remainder of commercial units.
- Average winter water usage for all land use types is presented in Table 4.

Table 4. Average winter potable water use in the City of Gunnison by land use type, 2014-2017.

Use Type	SF	MF	Government	WCU	Commercial	Large Commercial
Winter Water Usage [gpd]	179,500	84,200	7,500	35,500	83,000	60,000

To compare wastewater flows to City potable water usage, winter month WWTP DMR data and monthly flow totals for Dos Rios, North Gunnison, and the Tomichi force main provided by the City were used to isolate wastewater flow contributions within City limits from the total WWTP influent flow. Winter monthly averages for 2014-2017 for each of the WWTP's four contributors, as well as an overall winter daily average, are shown in Table 5.

Table 5. Average winter flows in gallons per day (gpd) to City WWTP, 2014-2017.

Service Entity	2014 [gpd]	2015 [gpd]	2016 [gpd]	2017 [gpd]	Average [gpd]
City of Gunnison	563,100	534,700	539,000	526,500	539,300
North Gunnison	111,800	89,000	110,100	102,000	102,600
Dos Rios	138,600	111,300	122,100	115,400	120,700
Tomichi Force Main	8,700	8,000	8,600	6,400	7,900
Total	822,100	743,100	779,700	750,200	770,500

Upon comparison, average water meter totals were found to be approximately 80% of the WWTP flows. SF and MF flows as calculated from potable water data were increased proportionately to capture this difference between the wastewater and potable water totals. Therefore, the summation of flows from the SF, MF, commercial, large commercial, Western Colorado University, and government

buildings equals the average City winter wastewater flow observed between 2014 and 2017. This total flow is designated as the Base Hydraulic Flow (BHF).

As mentioned above, discrepancies exist between the water production data, water use records, and WWTP flow data. During winter months, flow totals from the City's production wells were approximately twice potable water use totals. While it is common to have some variance in these data, the timing and large variation suggest that the discrepancies could be the result of sewer infiltration and inflow, inaccurate well and water use meters, high groundwater, leakage in distribution piping, and/or unmetered connections to the potable water system. City staff have indicated that they believe the discrepancy between water usage data and wastewater flows is primarily due to infiltration and inflow. Given the large variations seen throughout the year, additional data collection and analysis is highly recommended to resolve the flow discrepancies and magnitude of each source.

3.3 BASE HYDRAULIC FLOW CONVERSION TO UNITIZED LOADINGS

Census Bureau and City GIS land use and development data were used to determine the number of units or acres per land use type and per land parcel. The flows categorized by land use were divided by number of units or acreage of each land use type to establish unitized loadings:

- SF and MF unit loadings were calculated by dividing the total flows by the corresponding number of units.
- Small commercial, government, and WCU unitized loadings were calculated on a per acre basis.
- Large Commercial flows were modelled individually by parcel using their corresponding water usage. There is no corresponding unitized flow.
- Average daily winter flows by use type and their unitized winter loading factors are presented in Table 6.

Table 6. Average winter flows (BHF) conversion to unitized loadings within City limits, 2014-2017.

Use Type	Winter Flow [gpd]	Current Units	Unitized Loading
Single Family	240,500	1,296 units	186 gpud ¹
Multi-Family	112,800	1,064 units	106 gpud
Government	7,500	9.63 acres	779 gpud ²
WCU	35,500	270.1 acres	131 gpud
Commercial	83,000	166.6 acres	498 gpud
Large Commercial	60,000	-	-

¹Gallons per Unit per Day (gpud); ²Gallons per Acre per Day (gpud).

According to the 2016 American Community Survey, there were 1,296 SF units and 1,064 MF units in the City of Gunnison. These figures were used as opposed to a unit count derived from GIS data because 2016 represents a mean year within the flow data sets analyzed (2014-2017). Using later land development information from 2018 would result in artificially low unit loading values.

3.4 UNITIZED LOADINGS CONVERSION TO PEAK DAY FLOWS

The hydraulic model was developed using a peak day flow, which is the greatest anticipated daily flow in the collection system. The peak hour factor described below in Section 3.5 is applied to the peak day flow to model the collection system's most probable worst-case hydraulic condition. The following approach was taken to establish peak day flows:

- The largest peak day influent flow to the WWTP in the last three years was identified (2.76 mgd on 6/9/2017) using daily WWTP totals provided by City staff.
- June 2017 flow totals for North Gunnison and Tomichi were used to estimate their daily contributions, using an assumed monthly to peak day flow multiplier.

- Daily flow totals from Dos Rios, North Gunnison, and Tomichi were subtracted from the peak day WWTP influent flow to yield the City's flow contribution of 1.83 mgd.
- 1.83 mgd was divided by the City's average winter wastewater flow of 0.539 mgd to compute the dataset's peak day peaking factor of approximately 3.4.
- The peak day peaking factor was then applied to each land use type's unitized loading in Table 6 to get peak day equivalents presented in Table 7 below.

Table 7. Peak day flows per land use type per unit within City limits.

<i>Use Type</i>	Single Family	Multi-Family	Government	WCU	Commercial
<i>Peak Day Flow per Unit</i>	629 gpad	360 gpad	2,642 gpad	445 gpad	1,689 gpad

3.5 PEAK HOUR FLOW FACTOR

The flows listed in Table 7 represent daily flow rates for peak day hydraulic conditions. However, the model aims to simulate a peak hour flow, requiring the derivation of a peak hour flow (PHF) factor to account for diurnal variations in flow rates. The PHF factor was determined by analysis of flow meter data collected from several manholes in the eastern portion of the City during the City's Fall 2018 manhole flow evaluation:

- The dataset for each meter comprises 69 full days of flow monitoring, from August 23, 2018 to October 30, 2018.
- For each day, the maximum hourly flow rate and average daily flow rate were determined.
- The ratio of the maximum hourly flow to average daily flow rate was defined as the PHF factor.
- For each manhole, daily PHF factors were averaged to determine a PHF factor for the study period.
- The resulting manhole-specific PHF factors were averaged as described below to yield an overall PHF factor applied to the entire collection system.
- Table 8 contains aggregate meter data and the PHF factor for each metered manhole included in the analysis.

Table 8. Fall 2018 manhole flow meter data and Peak Hour Flow (PHF) factors.

<i>Manhole</i>	<i>Average Flow [gpm]</i>	<i>Average Velocity [fps]</i>	<i>Average PHF</i>
5-19A (downstream)	112.1	1.88	1.71
5-23	156.9	1.46	1.52
5-25	7.7	0.67	1.95
6-10	48.7	0.88	1.68
6-18	8.1	0.59	1.84
7-1	48.9	0.80	1.65
7-31	17.1	0.44	1.69
7-49	13.7	0.70	2.38

While 5-19A is the manhole closest to the WWTP, City staff expressed concerns regarding flow meter accuracy due to higher observed flow velocities. This observation is supported by other meter data (5-23A measured a significantly greater flow rate than 5-19A despite being upstream). Furthermore, the flows observed in neighboring upstream manholes nearly sum to the flow rate of 5-19A, yet these manholes do not capture several portions of the collection system that aggregate in 5-19A. For this reason, 5-19A was disregarded in the consideration of the PHF factor. From the remaining manholes, the highest and lowest factors were discarded as outliers and the remaining factors were averaged, yielding a PHF factor of 1.76 for use system-wide in the hydraulic model.

3.6 MODELLING INFILTRATION

Infiltration was not modeled as a separate loading type for this model. The loading factors presented in Table 7 include infiltration during the peak period flows. Additional data collection and analysis is required to understand the partition between BHF and infiltration throughout the year. The City's 1996 infiltration study had apportioned infiltration flows among eight different basins within the City. However, given the number of repairs to the collection system since that time, the 1996 study's results are not representative of the current system and therefore were not employed in the model. An update to the previous infiltration and inflow study is appropriate to gather needed data on the sourcing of I&I flows in the collection system, creating the opportunity to accurately model infiltration. The City's 1998 Wastewater Facility Plan reported a maximum month average flow to annual average flow ratio of 2.07 (maximum month flow peaking factor) for 1992-1996, while this ratio averaged 1.91 for 2014-2017. This data qualitatively indicates that collection system improvements have reduced infiltration, however it remains a significant contributor to seasonal flows.

3.7 MODELLING INFLOW

Inflow was modeled by analyzing large historical rain events and subsequent flows observed at the WWTP. Daily precipitation totals were acquired from the National Oceanic and Atmospheric Administration's National Climatic Data Center. Data from station US1COGN0041, located within City limits, indicates that the largest rainfall event since 2008 occurred between August 4 and August 8, 2016. After identifying this rain event, inflow rates were calculated according to the following steps:

1. WWTP daily influent records and Dos Rios influent flow totals were acquired from the City for the days surrounding and including the rain event (July 27 through August 18, 2016 were evaluated).
2. Dos Rios flows were subtracted from WWTP influent to derive flows for the Gunnison collection system.
3. Flows were averaged for the days preceding rainfall and the days after flow returned to pre-rainfall levels. This average flow is considered "dry weather flow".
4. Dry weather flows were subtracted from the max daily influent observed by the WWTP during the rain event to approximate the rate of "inflow".
5. Instantaneous WWTP influent flow data recorded by the City's chart recorder was evaluated to determine an approximate peak hour flow and associated inflow peaking factor.
6. Inflow peaking factors of 1.75 on August 5, 2016 and 2.31 on August 6, 2016 were derived. Given the variability of the chart recorder analysis, Lamp Rynearson chose to use a conservative peaking factor of 3 in the model.
7. The inflow peaking factor was applied to daily inflows to approximate the volume of inflow into the collection system. The resulting inflow rate was divided evenly across all 543 manholes modeled in the system, yielding an inflow rate of 1.14 gpm per manhole.

4 HYDRAULIC MODEL DEVELOPMENT

Analysis of the collection system was performed utilizing InfoSewer, a widely used gravity pipe network hydraulic computer modelling software. The hydraulic model is comprised of the following elements:

- Physical elements including manholes, pipe segments linked between manholes, a designated outlet for the simulated flow, and their associated hydraulic characteristics.
- Flow inputs allocated by manhole, separated by loading type with a defined peaking behavior or diurnal pattern.
- Hydraulic parameters that govern flow behavior through pipes and manholes.
- Simulation options that determine how flow through the system is calculated.

4.1 PHYSICAL ELEMENTS

City and Gunnison County GIS data was used as the basis for the hydraulic model network. The GIS data provided the following geospatial information utilized in the model:

- Manholes, each with an associated rim elevation.
- Pipe Segments with the following information:
 - Upstream and downstream pipe invert elevations.
 - Pipe size.
 - Pipe length.

The GIS data was imported directly into InfoSewer and was only edited to remove elements lacking key hydraulic information or identified by the City as not in use. The GIS data was supplemented with information provided by the City to update pipe inverts for pipe segments between MH 6-13C and 6-13A, which serve as the tie-in for Gunnison Rising. The final hydraulic model network contains 543 manholes and 546 pipe segments, as shown in Figure 1.

4.2 FLOW ALLOCATION

Current and infill development loadings for all City and North Gunnison parcels were calculated according to the parcel's land use type, unit count or acreage, and associated unitized loading factor. Each parcel was assigned to a manhole using assignment data from the 2006 Wastewater Master Plan model, input from City staff, and assumptions based on parcel proximity and elevation compared to nearby manholes.

- Hydraulic loadings from City and North Gunnison parcels were aggregated by manhole using the parcels' manhole assignments.
- Tomichi force main loadings were allocated to manhole 6-66 where the force main ties into the collection system.
- Infill development loadings for Gunnison Rising were allocated to MH 6-13C.
- Infill development loadings for Rock Creek loadings were split equally between MH 7-69 and MH 7-92.

4.3 MODELLING ASSUMPTIONS

Several assumptions regarding the hydraulic performance of the collection system were made during the hydraulic model development:

- All manholes were assumed to have a 4-foot diameter.
- A Manning's n value of 0.013 was used for all pipe segments to govern gravity flow in the pipe network.
- Collection system performance was modeled using a steady-state simulation under peak flow events.
- Flows from all land use types were defined as peakable base flows except for inflow, which already represents a peak value.
 - The peaking factor of 1.76 as derived in Section 3.5 was applied by the model to these peakable base flows.

Gravity flow in a pipe is governed by Manning's equation, which requires definition of a roughness coefficient, designated Manning's n . Detailed knowledge of type and conditions of each pipe segment would be required to assign a segment-specific Manning's n . Per City GIS data, pipe materials present in the collection system include both PVC and Vitrified Clay Pipe (VCP). The Manning's n value used is conservative in comparison to PVC pipe and VCP in excellent condition. However, VCP in bad condition can have Manning's n values exceeding 0.015. In view of City staff input regarding the extent of slip-line repairs and overall pipe condition, a value of 0.013 yields conservative estimates for system

performance and was used for modelling. However, modelling has not addressed any potential situations of localized pipe deterioration.

4.4 MODELLING SCENARIOS

The hydraulic model was used to simulate collection system hydraulic loading conditions accounting for varying infill development scenarios within the WWTP service area, including Rock Creek and Gunnison Rising:

- Current collection system hydraulic loadings.
- Future collection system hydraulic loadings with flows from all infill development.
- Future collection system hydraulic loadings with all infill development, Gunnison Rising Alternative C (136 SF units and 64 MF units), and Rock Creek Scenario 2 (54 SF units and 96 MF units).
- Future collection system hydraulic loadings with all infill development, Gunnison Rising Alternative C (136 SF units and 64 MF units), and Rock Creek Scenario 1 (28 SF units and 48 MF units).

The other alternatives for Gunnison Rising were not modelled as they simulate less development and therefore less hydraulic loading to the collection system. As discussed in greater detail below, the system's excess capacity for the buildout scenario modelled for Gunnison Rising Alternative C eliminates the need to model the other Gunnison Rising scenarios.

5 HYDRAULIC MODEL RESULTS

Maps of each modeled scenario outlined in Section 4.4 are included in Figures 4, 5, 6, and 7. Results for the modeled scenarios have been analyzed in terms of available pipe capacity, expressed as the ratio d/D , where:

- d is the depth of flow in the pipe segment.
- D is the diameter of the pipe.

A pipe section with d/D ratio greater than 80% may be considered overloaded. The attached maps of each modelled scenario summarize the d/D ratio of pipe segments under the modelled hydraulic conditions. Pipe segments shown as thick red lines indicate that the modelled flows exceed the pipeline's capacity.

5.1 ROCK CREEK SCENARIOS

Under all loading scenarios, the 8-inch diameter pipe segment between manholes 7-1 and 6-1 has a d/D value of 1, indicating the pipe is flowing full and surcharge conditions are present. The full flow condition for this pipe is 375 gpm, while the flows to this manhole are roughly 667 gpm under Rock Creek Scenario 2 (150 Rock Creek units with full buildout and infill). There are no pipes upstream or downstream of this segment which exceed 80% capacity when modeled under Rock Creek Scenario 2. This indicates that the hydraulic capacity issues resulting from the Rock Creek development are limited to this singular pipe segment.

It is noted under Scenario 2 that flow through the 15-inch diameter pipe between Manhole 6-1 and Manhole 5-23 is between 65% and 67% of the pipe capacity. Low slopes (0.3%) between MH 6-1 and 5-23 lead to the larger d/D ratios seen on this stretch, whereas the pipe segments immediately downstream of 5-23 have slopes in excess of 2% and have d/D ratios less than 0.4.

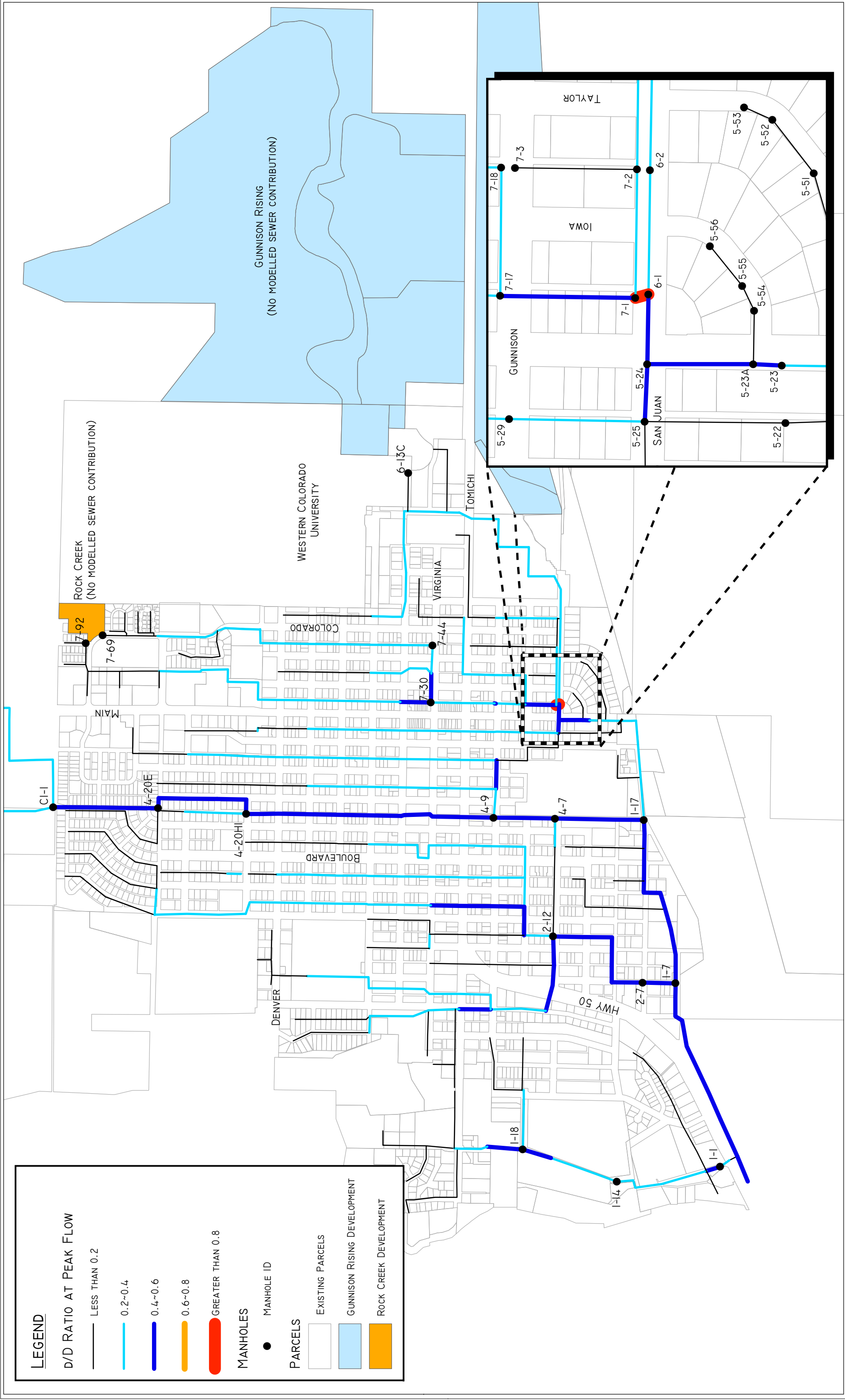
5.2 GUNNISON RISING SCENARIOS

There are no pipe segments downstream of Gunnison Rising that have pipe capacity limitations under any simulated development condition. The pipe segment between manholes 6-13C and 6-13A, which serve as the Gunnison Rising's tie-in to the collection system, have excess capacity under Gunnison Rising Alternative C (maximum d/D ratio of 0.56). Downstream of Gunnison Rising to the WWTP, the largest d/D ratio under buildout hydraulic loading conditions is 0.67 occurring between MH 5-23A and 5-23. This indicates the collection system has adequate capacity for the modelled Gunnison Rising infill development scenarios.

5.3 OTHER MODEL RESULTS AND OBSERVATIONS

Other over-capacity or near-capacity pipe sections forecasted by the model are summarized below:

- Several West Gunnison 12-inch diameter pipe segments between manholes 1-14 and 1-1 exceed the 80% threshold as a result of infill development – see Figures 5, 6, and 7. It is observed that these pipe segments have flatter slopes (0.3% to 0.5%) compared to other segments along the same lateral (0.7% and greater) that do not have d/D values exceeding 80%.
- The lateral sewer line conveying wastewater from North Gunnison has d/D ratios approaching 80% in several locations, including all 12-inch diameter pipe between manholes 4-20E and 4-20HI where pipes slopes decrease to 0.3%.
- A high overflow pipe exists between manholes 4-20HI and 3-69, however invert information on this pipe was not readily available. Therefore, the high overflow pipe was not modeled.
- Under modelled infill development conditions, at the North Gunnison Metering Vault (denoted as “MM” on Figure 1), the d/D ratio approaches 77% for the pipe segments entering and leaving the vault.



LEGEND

D/D RATIO AT PEAK FLOW

- LESS THAN 0.2
- 0.2~0.4
- 0.4~0.6
- 0.6~0.8
- GREATER THAN 0.8

MANHOLES

- MANHOLE ID

PARCELS

- EXISTING PARCELS
- GUNNISON RISING DEVELOPMENT
- ROCK CREEK DEVELOPMENT

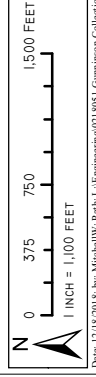
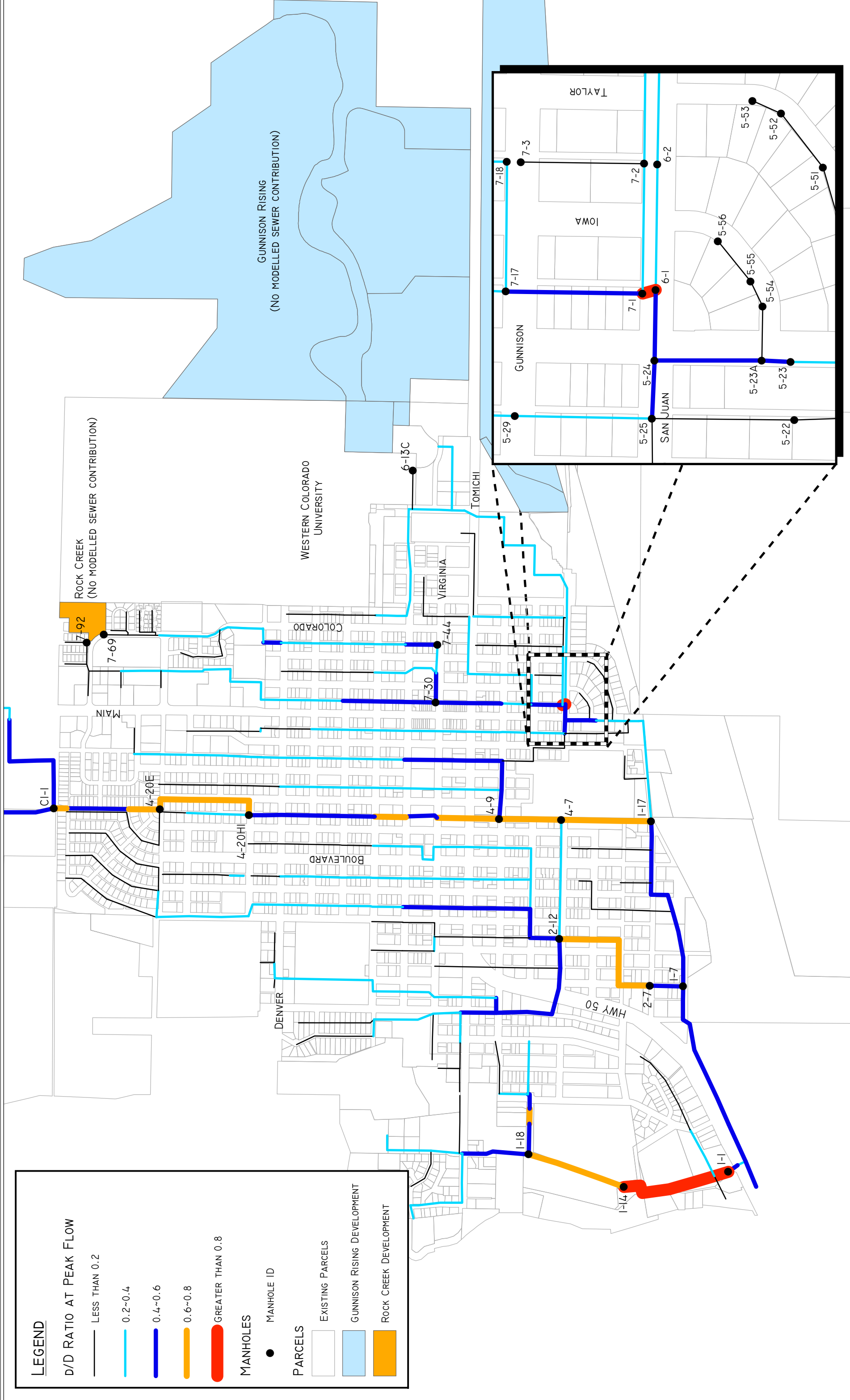


FIGURE 4 - PIPE CAPACITY EVALUATION, CURRENT PEAK PERIOD FLOWS



LEGEND

D/D RATIO AT PEAK FLOW

- LESS THAN 0.2
- 0.2~0.4
- 0.4~0.6
- 0.6~0.8
- GREATER THAN 0.8

MANHOLES

- MANHOLE ID

PARCELS

- EXISTING PARCELS
- GUNNISON RISING DEVELOPMENT
- ROCK CREEK DEVELOPMENT

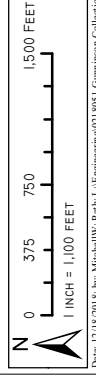
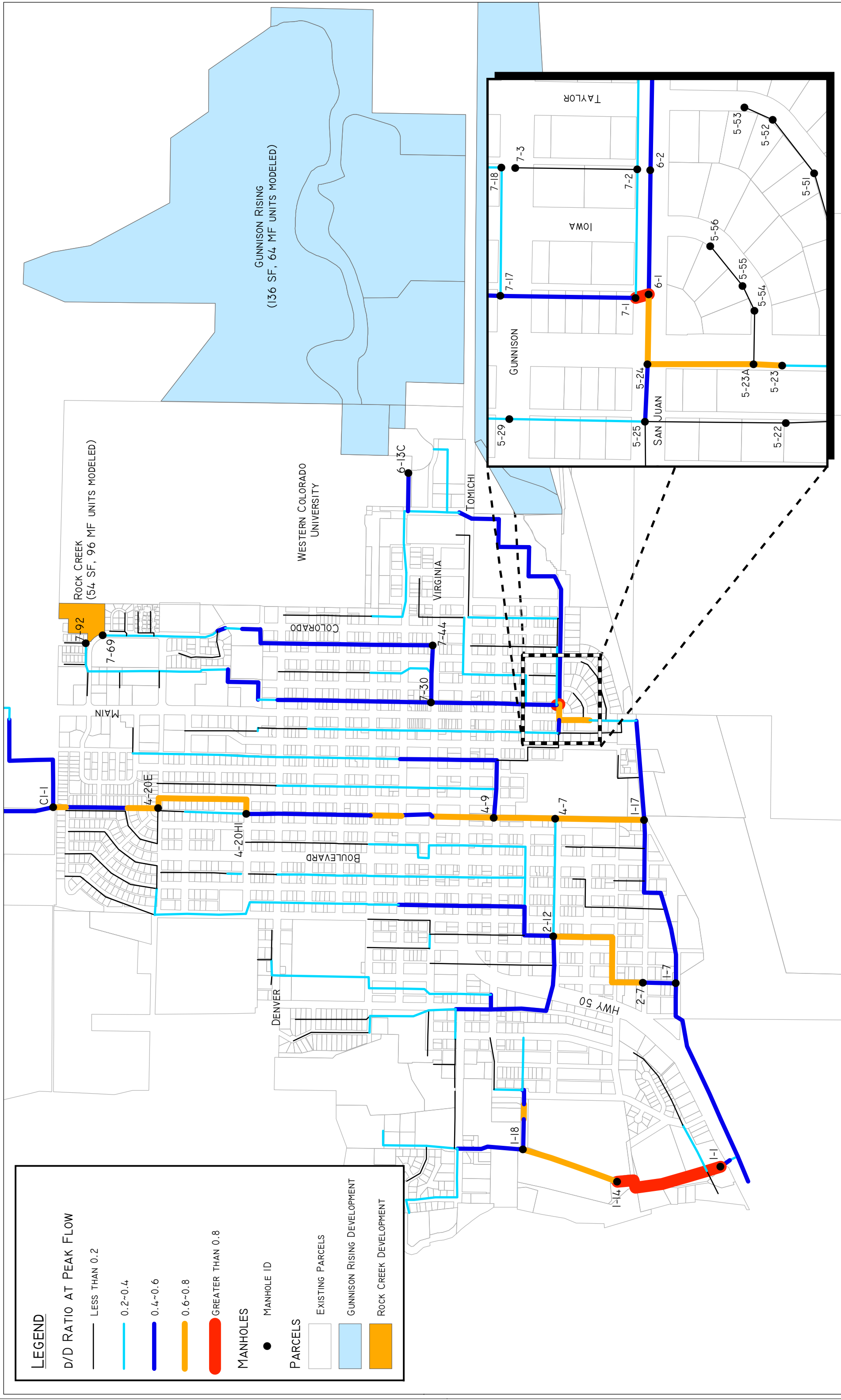


FIGURE 5 - PIPE CAPACITY EVALUATION, FUTURE FLOWS WITH INFILL DEVELOPMENT



LEGEND

D/D RATIO AT PEAK FLOW

- LESS THAN 0.2
- 0.2~0.4
- 0.4~0.6
- 0.6~0.8
- GREATER THAN 0.8

MANHOLES

- MANHOLE ID

PARCELS

- EXISTING PARCELS
- GUNNISON RISING DEVELOPMENT
- ROCK CREEK DEVELOPMENT

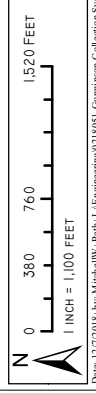
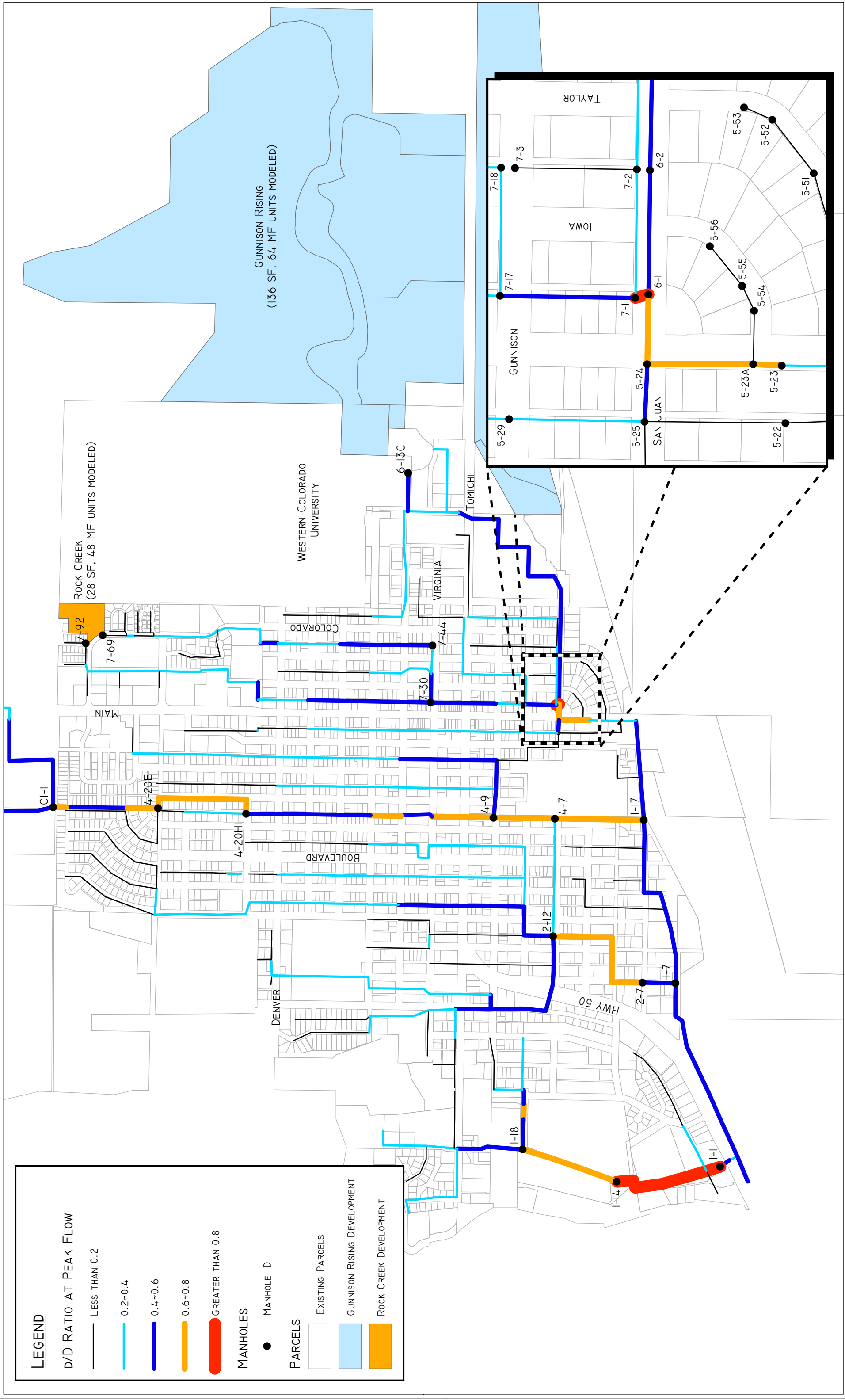


FIGURE 6 - PIPE CAPACITY EVALUATION, GUNNISON RISING ALTERNATIVE C, ROCK CREEK SCENARIO 2



LEGEND

D/D RATIO AT PEAK FLOW

- LESS THAN 0.2
- 0.2~0.4
- 0.4~0.6
- 0.6~0.8
- GREATER THAN 0.8

MANHOLES

- MANHOLE ID

PARCELS

- EXISTING PARCELS
- GUNNISON RISING DEVELOPMENT
- ROCK CREEK DEVELOPMENT

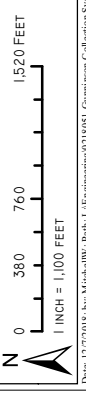


FIGURE 7 - PIPE CAPACITY EVALUATION, GUNNISON RISING ALTERNATIVE C, ROCK CREEK SCENARIO I

6 RECOMMENDATIONS AND NEXT STEPS

6.1 PIPE CAPACITY IMPROVEMENTS

Modelling results indicate that the WWTP collection system downstream of Gunnison Rising currently has sufficient capacity under all development scenarios, including scenarios with complete infill development and buildout of Rock Creek. However, the model shows that the collection system has capacity issues downstream of the Rock Creek development in the 8-inch diameter pipe segment between manholes 7-1 and 6-1. Under peak conditions, this pipe has a d/D ratio of 1 under all modelled scenarios, including current loadings. With the addition of flow from the Rock Creek development and other infill development, the probability that this pipe will experience surcharge conditions only increases.

Increasing the pipe size between manholes 7-1 and 6-1 and improving the manhole hydraulics is recommended to eliminate this hydraulic bottleneck. Preliminary sizing for this replacement line, assuming PVC pipe with a Manning's n coefficient of 0.010 and existing 0.475% slope, is 10-inch. Sizing parameters and the resulting outputs – normal depth and d/D ratio – are displayed in Table 9.

Table 9. Pipe segment 7-1 to 6-1 resizing parameters.

Roughness, n	Slope	Pipe Diameter	Discharge	Normal Depth	d/D
0.010	0.00475 ft/ft	10-inch	449 gpm	6.37-inch	0.637

This analysis indicates that a 10-inch pipe between manholes 7-1 and 6-1 will be sufficient to handle Rock Creek development flows at full projected buildout in addition to future infill development in the areas upstream of this pipe segment.

Other sections of over- or near-capacity pipe in the collection system result from projections of full infill development. In consideration of the variability embedded in infill projections and the anticipated length of time for this magnitude of infill to occur, there are no short term upsizing recommendations. The recommendations forwarded in this report do not consider the potential for collection system expansion to include existing County subdivisions or other future planned developments.

6.2 FUTURE INFILTRATION AND INFLOW STUDY

The hydraulic model incorporates infiltration flows as part of the base hydraulic flows from each land use type. As discussed in Section 3.6, the City's 1996 I&I study had analyzed infiltration contributions by basin within City limits to generate a spatial distribution of infiltration which varied significantly from basin to basin. The results of this study and methodology of infiltration loading in the model were closely evaluated but not used due to the age of the study and the number of collection system repairs conducted by the City since 1996. A new I&I study is recommended to quantify and locate the present-day impact of infiltration on the collection system and WWTP capacities. Results from a new I&I study would be used to determine where infiltration is distributed throughout the collection system. Ultimately, the I&I study would be used as the basis for sanitary sewer rehabilitation recommendations.

6.3 WASTEWATER MASTER PLAN UPDATE

We recommend that the hydraulic model be used as a diagnostic tool to assist with future updates to the City's Wastewater Master Plan. With additional model refinement through a more comprehensive I&I study and more detailed investigation into manhole conditions and pipe types, slopes, and sizes, the City will be well positioned to prioritize collection system improvements and the resultant benefits to the wastewater collection and treatment system's hydraulic performance.

APPENDIX A – PIPE HYDRAULIC INPUT PARAMETERS

PIPE ID	UPSTREAM INVERT EL. (FT)	DOWNSTREAM INVERT EL. (FT)	LENGTH (FT)	DIAMETER (IN)	MANNING'S N
11	7,643.40	7,642.20	300	27	0.013
1-1_1-1A	7,642.05	7,637.92	143	10	0.013
1-10_1-2	7,643.75	7,642.72	210	10	0.013
1-11_1-10	7,645.71	7,643.75	400	10	0.013
1-12_1-11	7,647.39	7,645.71	343	10	0.013
1-13_1-12	7,647.88	7,647.39	101	10	0.013
1-14_1-13	7,649.65	7,647.88	360	10	0.013
1-15_1-14	7,652.18	7,649.65	305	10	0.013
1-16_1-15	7,654.78	7,652.18	305	10	0.013
1-17_1-16	7,656.33	7,654.78	310	10	0.013
1-18_1-17	7,657.63	7,656.33	383	10	0.013
1-19_1-18	7,659.38	7,657.73	377	8	0.013
1-19A_1-19	7,660.21	7,659.38	205	8	0.013
1-1A_INT-2	7,637.76	7,636.92	114	21	0.013
1-2_1-1	7,642.72	7,642.15	190	10	0.013
1-20_1-19A	7,660.95	7,660.21	185	8	0.013
1-21_1-20	7,661.11	7,661.05	20	8	0.013
1-22_1-21	7,662.31	7,661.11	299	8	0.013
1-23_1-22	7,663.83	7,662.31	381	8	0.013
1-24_1-21	7,662.34	7,661.11	370	8	0.013
1-25_1-24	7,663.97	7,662.54	358	8	0.013
1-26_1-25	7,665.26	7,663.97	321	8	0.013
1-27_1-18	7,657.71	7,657.63	42	10	0.013
1-28_1-27	7,658.30	7,657.71	310	10	0.013
1-29_1-28	7,658.69	7,658.30	204	10	0.013
1-3_1-2	7,643.65	7,642.72	231	8	0.013
1-30_1-29	7,659.31	7,658.69	309	10	0.013
1-31_1-30	7,660.81	7,659.31	375	10	0.013
1-31A_1-31	7,661.57	7,660.81	254	10	0.013
1-33_1-31A	7,662.88	7,661.72	291	8	0.013
1-34_1-33	7,664.08	7,662.98	275	8	0.013
1-34_1-35	7,664.61	7,664.18	107	8	0.013
1-36_1-35	7,665.67	7,664.71	240	8	0.013
1-37_1-42	7,665.38	7,665.02	90	8	0.013
1-38_1-30	7,660.78	7,660.46	55	8	0.013
1-39_1-38	7,662.66	7,660.78	419	8	0.013
1-4_1-2	7,644.51	7,642.72	276	8	0.013
1-40_1-39	7,663.46	7,662.76	173	8	0.013
1-41_1-40	7,664.36	7,663.56	200	8	0.013
1-42_1-41	7,664.92	7,664.46	116	8	0.013
1-44_1-39	7,664.62	7,663.46	259	8	0.013
1-45_1-44	7,666.14	7,664.72	310	8	0.013
1-46_1-38	7,662.68	7,661.08	401	8	0.013
1-47_1-46	7,663.29	7,662.78	126	8	0.013
1-49_1-47	7,664.24	7,663.39	212	8	0.013
1-5_1-4	7,646.71	7,644.51	379	8	0.013
1-6_1-5	7,648.91	7,646.71	379	8	0.013

PIPE ID	UPSTREAM INVERT EL. (FT)	DOWNSTREAM INVERT EL. (FT)	LENGTH (FT)	DIAMETER (IN)	MANNING'S N
1-7_1-6	7,650.33	7,648.91	354	8	0.013
1-8_1-7	7,651.50	7,650.33	290	8	0.013
1-9_1-8	7,652.11	7,651.50	152	8	0.013
2-10-2-9	7,657.70	7,657.24	383	18	0.013
2-11_2-10	7,658.36	7,657.90	380	18	0.013
2-12_2-11	7,658.80	7,658.36	379	18	0.013
2-13_2-12	7,663.60	7,663.54	22	15	0.013
2-14_2-13	7,664.65	7,663.60	369	15	0.013
2-14_C2-13	7,733.93	7,732.98	364	12	0.013
2-15_2-14	7,666.81	7,664.65	408	10	0.013
2-16_2-15	7,668.98	7,666.81	409	10	0.013
2-17_2-16	7,671.10	7,668.98	400	10	0.013
2-18_2-17	7,673.02	7,671.16	179	8	0.013
2-19_2-18	7,675.30	7,673.02	407	8	0.013
2-20_2-19	7,677.54	7,675.30	400	8	0.013
2-21_2-17	7,672.57	7,671.16	400	8	0.013
2-22_2-21	7,674.41	7,672.57	400	8	0.013
2-23_2-22	7,676.25	7,674.41	400	8	0.013
2-25_2-12	7,659.70	7,658.81	370	12	0.013
2-27_2-25	7,667.10	7,659.70	433	10	0.013
2-28_2-27	7,669.09	7,667.60	373	8	0.013
2-29_2-28	7,670.70	7,669.09	403	8	0.013
2-30_2-29	7,672.15	7,670.70	361	8	0.013
2-32_2-25	7,660.32	7,659.70	261	12	0.013
2-33_2-32	7,661.18	7,660.32	356	12	0.013
2-34_2-33	7,661.95	7,661.29	300	12	0.013
2-35_2-34	7,662.78	7,661.95	377	12	0.013
2-35_2-36	7,664.38	7,662.78	400	8	0.013
2-37_2-36	7,664.62	7,664.38	61	8	0.013
2-38_2-37	7,666.15	7,664.62	382	8	0.013
2-38A_2-38	7,667.16	7,666.15	253	8	0.013
2-38A_2-60	7,668.27	7,667.16	277	8	0.013
2-39_2-38A	7,667.25	7,667.16	23	8	0.013
2-40_2-39	7,668.34	7,667.25	272	8	0.013
2-41_2-37	7,666.02	7,664.62	350	8	0.013
2-42_2-41	7,667.49	7,666.02	368	8	0.013
2-43_2-42	7,668.50	7,667.49	252	8	0.013
2-44_2-35	7,663.78	7,662.78	183	8	0.013
2-45_2-44	7,666.36	7,663.90	400	8	0.013
2-46_2-45	7,668.78	7,666.36	394	8	0.013
2-47_2-46	7,669.32	7,668.78	88	8	0.013
2-48_2-47	7,671.77	7,669.32	400	8	0.013
2-49_2-48	7,673.99	7,671.77	361	8	0.013
2-50_2-49	7,674.84	7,673.99	139	8	0.013
2-51_2-50	7,677.18	7,674.84	381	8	0.013
2-52_2-51	7,679.54	7,677.18	384	8	0.013
2-53_2-52	7,681.83	7,679.54	373	8	0.013

PIPE ID	UPSTREAM INVERT EL. (FT)	DOWNSTREAM INVERT EL. (FT)	LENGTH (FT)	DIAMETER (IN)	MANNING'S N
2-54_2-53	7,682.15	7,681.82	53	8	0.013
2-55_2-54	7,684.16	7,682.15	203	8	0.013
2-57_2-54	7,683.08	7,682.15	185	8	0.013
2-58_2-57	7,684.33	7,683.18	230	8	0.013
2-59_2-57	7,686.28	7,681.33	390	8	0.013
2-61_2-41	7,671.16	7,666.02	214	8	0.013
2-62_2-61	7,673.43	7,671.16	569	8	0.013
2-63_2-62	7,673.77	7,673.53	58	8	0.013
2-64_2-63	7,675.37	7,673.87	375	8	0.013
2-65_2-64	7,677.69	7,675.47	556	8	0.013
2-66_2-62	7,674.31	7,673.43	218	8	0.013
2-67_2-66	7,675.88	7,674.41	369	8	0.013
2-68_2-67	7,677.46	7,675.98	369	8	0.013
2-69_2-68	7,678.57	7,677.56	253	8	0.013
2-7_1-7	7,656.51	7,655.17	445	18	0.013
2-8_2-7	7,656.99	7,656.51	400	18	0.013
2-9_2-8	7,657.24	7,656.99	215	18	0.013
3-1_2-14	7,665.54	7,664.65	370	12	0.013
3-10_3-9	7,691.38	7,688.15	406	8	0.013
3-13_3-10	7,693.88	7,691.38	315	8	0.013
3-14_3-13	7,696.45	7,693.88	160	8	0.013
3-15_3-14	7,697.82	7,696.45	357	8	0.013
3-19_3-15	7,699.39	7,697.82	406	8	0.013
3-2_3-1	7,668.83	7,665.54	415	8	0.013
3-20_3-19	7,700.95	7,699.39	407	8	0.013
3-21_3-20	7,702.73	7,700.95	296	8	0.013
3-22_3-21	7,705.15	7,702.73	403	8	0.013
3-23_3-22	7,707.64	7,705.15	416	8	0.013
3-24_3-23	7,708.85	7,707.64	201	8	0.013
3-25_3-20	7,703.69	7,700.95	330	8	0.013
3-26_3-25	7,705.50	7,703.69	347	8	0.013
3-27_3-26	7,707.00	7,705.50	289	8	0.013
3-28_3-27	7,708.90	7,707.00	365	8	0.013
3-29_3-28	7,710.90	7,708.90	336	8	0.013
3-3_3-2	7,672.09	7,668.83	410	8	0.013
3-31_3-25	7,706.69	7,703.69	309	8	0.013
3-32_3-31	7,708.44	7,706.69	282	8	0.013
3-33_3-32	7,710.16	7,708.44	277	8	0.013
3-34_3-33	7,711.96	7,710.16	291	8	0.013
3-35_3-34	7,713.50	7,711.96	249	8	0.013
3-36_3-35	7,714.50	7,713.50	224	8	0.013
3-37_3-1	7,672.06	7,665.54	376	10	0.013
3-38_3-37	7,675.27	7,672.06	437	8	0.013
3-39_3-38	7,677.84	7,675.27	349	8	0.013
3-4_3-3	7,675.16	7,672.09	386	8	0.013
3-40_3-39	7,680.96	7,677.84	424	8	0.013
3-41_3-40	7,683.75	7,680.96	380	8	0.013

PIPE ID	UPSTREAM INVERT EL. (FT)	DOWNSTREAM INVERT EL. (FT)	LENGTH (FT)	DIAMETER (IN)	MANNING'S N
3-42_3-41	7,686.71	7,683.75	402	8	0.013
3-43_3-42	7,686.95	7,686.71	32	8	0.013
3-44_3-43	7,689.59	7,686.95	360	8	0.013
3-45_3-44	7,692.79	7,689.59	435	8	0.013
3-46_3-45	7,695.50	7,692.79	368	8	0.013
3-47_3-46	7,698.16	7,695.50	362	8	0.013
3-49_3-47	7,699.24	7,698.52	272	8	0.013
3-5_3-4	7,678.51	7,675.16	422	8	0.013
3-50_3-49	7,699.95	7,699.24	178	8	0.013
3-51_3-50	7,701.36	7,699.95	352	8	0.013
3-52_3-51	7,702.56	7,701.36	300	8	0.013
3-55_3-37	7,673.38	7,672.06	390	10	0.013
3-56_3-55	7,676.35	7,673.38	412	8	0.013
3-57_3-56	7,679.30	7,676.35	409	8	0.013
3-58_3-57	7,682.41	7,679.30	430	8	0.013
3-59_3-58	7,683.60	7,682.41	165	8	0.013
3-6_3-5	7,681.68	7,678.51	399	8	0.013
3-60_3-59	7,684.66	7,683.60	148	8	0.013
3-61_3-60	7,685.84	7,684.66	163	8	0.013
3-62_3-61	7,687.50	7,685.84	230	8	0.013
3-63_3-62	7,690.39	7,687.50	401	8	0.013
3-64_3-63	7,693.26	7,690.39	397	8	0.013
3-65_3-64	7,693.42	7,693.26	23	8	0.013
3-66_3-65	7,696.39	7,693.42	411	8	0.013
3-67_3-66	7,699.24	7,696.39	395	8	0.013
3-68_3-67	7,701.30	7,699.24	286	8	0.013
3-69_3-68	7,701.95	7,701.30	90	8	0.013
3-7_3-6	7,681.81	7,681.68	17	8	0.013
3-8_3-7	7,684.96	7,681.81	396	8	0.013
3-9_3-8	7,688.15	7,684.96	402	8	0.013
4-1_2-12	7,662.20	7,658.81	376	12	0.013
4-1_4-3	7,666.67	7,662.20	373	12	0.013
4-10_-49	7,680.35	7,678.11	400	12	0.013
4-11_4-10	7,682.59	7,680.35	400	12	0.013
4-12_4-11	7,682.96	7,682.59	40	12	0.013
4-13_4-12	7,686.04	7,682.96	335	12	0.013
4-14_4-13	7,686.41	7,686.04	40	12	0.013
4-15_4-14	7,689.12	7,686.41	399	12	0.013
4-16_4-15	7,692.16	7,689.12	400	12	0.013
4-17_4-16	7,695.20	7,692.16	400	12	0.013
4-18_4-17	7,698.24	7,695.20	400	12	0.013
4-19_4-18	7,699.78	7,698.24	202	12	0.013
4-20A_4-20HI	7,704.56	7,704.00	185	12	0.013
4-20B_4-20A	7,705.80	7,704.66	379	12	0.013
4-20C_4-20B	7,707.04	7,705.90	379	12	0.013
4-20D_4-20C	7,708.28	7,707.14	379	12	0.013
4-20E_4-20D	7,708.77	7,708.38	132	12	0.013

PIPE ID	UPSTREAM INVERT EL. (FT)	DOWNSTREAM INVERT EL. (FT)	LENGTH (FT)	DIAMETER (IN)	MANNING'S N
4-20F_4-20E	7,711.15	7,708.87	399	12	0.013
4-20G_4-20F	7,713.57	7,711.25	399	12	0.013
4-20H_4-20G	7,715.99	7,713.67	400	12	0.013
4-20HI_4-19	7,701.41	7,699.78	215	12	0.013
4-21_4-20HI	7,703.04	7,701.41	380	8	0.013
4-22_4-21	7,704.77	7,703.04	402	8	0.013
4-23_4-22	7,706.26	7,704.77	346	8	0.013
4-24_4-23	7,708.55	7,706.26	432	8	0.013
4-25_4-24	7,709.78	7,708.55	232	8	0.013
4-26_4-25	7,711.00	7,709.78	230	8	0.013
4-27_4-26	7,712.00	7,711.00	193	8	0.013
4-28_4-27	7,714.02	7,712.02	377	8	0.013
4-29_4-28	7,716.10	7,714.02	393	8	0.013
4-30_4-9	7,680.79	7,678.11	372	10	0.013
4-31_4-30	7,682.36	7,681.70	38	8	0.013
4-32_4-31	7,685.18	7,682.36	420	8	0.013
4-33_4-32	7,687.87	7,685.18	401	8	0.013
4-34_4-33	7,690.48	7,687.87	389	8	0.013
4-35_4-34	7,693.16	7,690.48	400	8	0.013
4-36_4-35	7,695.84	7,693.16	400	8	0.013
4-37_4-36	7,698.51	7,695.84	398	8	0.013
4-38_4-37	7,701.20	7,698.51	401	8	0.013
4-39_4-38	7,703.88	7,701.20	400	8	0.013
4-40_4-39	7,706.57	7,703.88	400	8	0.013
4-41_4-40	7,709.07	7,706.57	373	8	0.013
4-42_4-41	7,711.58	7,709.07	374	8	0.013
4-43_4-30	7,682.29	7,680.79	374	8	0.013
4-43_5-28	7,683.20	7,681.62	394	8	0.013
4-44_4-43	7,682.58	7,682.29	39	8	0.013
4-45_4-44	7,685.68	7,682.58	418	8	0.013
4-46_4-45	7,688.65	7,685.68	400	8	0.013
4-47_4-46	7,691.58	7,688.65	395	8	0.013
4-48_4-47	7,694.55	7,691.58	400	8	0.013
4-49_4-48	7,697.52	7,694.55	400	8	0.013
4-5_4-3	7,670.10	7,666.67	408	12	0.013
4-50_4-49	7,700.44	7,697.52	394	8	0.013
4-51_4-50	7,703.37	7,700.44	395	8	0.013
4-52_4-51	7,705.94	7,703.37	346	8	0.013
4-53_4-52	7,708.80	7,705.94	386	8	0.013
4-54_4-53	7,711.67	7,708.80	386	8	0.013
4-55_4-54	7,714.62	7,711.67	398	8	0.013
4-56_4-55	7,715.90	7,714.62	320	8	0.013
4-57_4-56	7,717.32	7,716.00	330	8	0.013
4-7_4-5	7,672.81	7,672.29	369	12	0.013
4-7_I-17-2	7,672.54	7,668.60	394	12	0.013
4-8_4-7	7,674.52	7,671.48	400	12	0.013
4-9_4-8	7,678.11	7,674.52	398	12	0.013

PIPE ID	UPSTREAM INVERT EL. (FT)	DOWNSTREAM INVERT EL. (FT)	LENGTH (FT)	DIAMETER (IN)	MANNING'S N
5-18_i-20	7,661.40	7,659.02	36	15	0.013
5-19_5-18	7,664.84	7,661.40	141	15	0.013
5-19A_5-19	7,668.96	7,664.84	169	15	0.013
5-20_5-19	7,665.49	7,664.84	163	8	0.013
5-21_5-20	7,666.69	7,665.59	200	8	0.013
5-22_5-21	7,672.79	7,669.96	200	8	0.013
5-23_5-19A	7,674.09	7,668.96	210	15	0.013
5-23A_5-23	7,674.36	7,674.09	84	15	0.013
5-24_5-23A	7,675.36	7,674.36	313	15	0.013
5-25_5-22	7,678.64	7,675.85	416	8	0.013
5-25_5-24	7,677.94	7,677.25	166	8	0.013
5-26_5-25	7,678.93	7,678.14	196	8	0.013
5-27_5-26	7,680.73	7,679.13	401	8	0.013
5-28_5-27	7,681.42	7,680.73	172	8	0.013
5-29_5-25	7,679.74	7,678.14	398	8	0.013
5-30_5-29	7,680.74	7,679.13	403	8	0.013
5-31_5-30	7,681.07	7,680.93	34	8	0.013
5-32_5-31	7,683.82	7,681.07	423	8	0.013
5-33_5-32	7,686.42	7,683.82	400	8	0.013
5-34_5-33	7,689.02	7,686.42	400	8	0.013
5-35_5-34	7,691.62	7,689.02	400	8	0.013
5-36_5-35	7,694.20	7,691.62	397	8	0.013
5-37_5-36	7,696.79	7,694.20	398	8	0.013
5-38_5-37	7,699.39	7,696.79	400	8	0.013
5-39_5-38	7,700.98	7,699.39	245	8	0.013
5-40_5-39	7,701.13	7,700.98	37	8	0.013
5-41_5-40	7,702.75	7,701.13	406	8	0.013
5-42_5-41	7,704.34	7,702.75	397	8	0.013
5-43_5-42	7,704.91	7,704.34	143	8	0.013
5-44_i-14	7,664.08	7,662.50	395	8	0.013
5-45_i-15	7,664.27	7,660.80	372	8	0.013
5-46_5-45	7,676.55	7,664.37	375	8	0.013
5-47_5-46	7,668.73	7,667.75	165	8	0.013
5-48_i-18	7,661.71	7,660.50	302	8	0.013
5-49_5-48	7,662.99	7,661.81	296	8	0.013
5-5_5-4	7,660.86	7,659.31	397	8	0.013
5-50_5-19A	7,669.73	7,668.96	153	8	0.013
5-51_5-50	7,673.29	7,669.83	432	8	0.013
5-52_5-51	7,675.04	7,673.39	207	8	0.013
5-53_5-52	7,675.55	7,675.14	82	8	0.013
5-54_5-23A	7,675.12	7,674.36	153	8	0.013
5-55_5-54	7,675.63	7,675.22	81	8	0.013
5-56_5-55	7,676.62	7,675.73	179	8	0.013
5-6_5-5	7,662.50	7,660.86	390	8	0.013
5-7_5-6	7,664.02	7,662.50	356	8	0.013
5-8_5-7	7,665.06	7,664.02	185	8	0.013
6-1_5-24	7,675.93	7,675.36	206	15	0.013

PIPE ID	UPSTREAM INVERT EL. (FT)	DOWNSTREAM INVERT EL. (FT)	LENGTH (FT)	DIAMETER (IN)	MANNING'S N
6-10_6-9	7,682.40	7,680.97	359	12	0.013
6-11_6-10	7,683.72	7,682.60	349	12	0.013
6-12_6-11	7,684.50	7,683.92	182	12	0.013
6-12A_6-12	7,685.27	7,684.50	140	12	0.013
6-13_6-12A	7,685.47	7,684.50	176	12	0.013
6-13A_6-13	7,687.39	7,685.47	349	12	0.013
6-13A_6-14	7,687.65	7,687.39	48	12	0.013
6-13B_6-13A	7,687.85	7,687.49	220	8	0.013
6-13C_6-13B	7,688.75	7,687.95	280	8	0.013
6-15_6-14	7,689.58	7,687.85	412	10	0.013
6-16_6-15	7,691.44	7,689.82	386	10	0.013
6-17_6-16	7,693.00	7,691.44	371	10	0.013
6-18_6-17	7,693.88	7,693.00	208	8	0.013
6-19_6-18	7,694.50	7,693.88	125	8	0.013
6-2_6-1	7,676.51	7,675.93	361	15	0.013
6-20_6-19	7,695.05	7,694.50	109	8	0.013
6-21_6-20	7,695.88	7,695.05	166	8	0.013
6-22_6-21	7,698.87	7,695.88	399	10	0.013
6-22A_6-22	7,700.41	7,698.87	206	10	0.013
6-23_6-22A	7,701.87	7,700.41	194	10	0.013
6-3_6-2	7,677.10	7,676.51	369	15	0.013
6-4_6-3	7,677.69	7,677.10	367	15	0.013
6-45_6-23	7,704.45	7,701.87	344	10	0.013
6-5_6-4	7,678.28	7,677.69	374	15	0.013
6-6_6-5	7,678.59	7,678.28	193	15	0.013
6-65_6-12A	7,687.00	7,685.57	358	8	0.013
6-66_6-65	7,688.08	7,687.10	245	8	0.013
6-7_6-6	7,679.13	7,678.59	335	15	0.013
6-8_6-7	7,679.92	7,679.33	372	15	0.013
6-9_6-8	7,680.77	7,680.12	401	15	0.013
7-1_6-1	7,678.47	7,678.28	40	8	0.013
7-10_7-9	7,683.78	7,682.54	413	8	0.013
7-11_7-10	7,684.87	7,683.78	362	8	0.013
7-12_7-11	7,686.62	7,684.87	451	8	0.013
7-13_7-12	7,688.39	7,686.62	452	8	0.013
7-14_7-13	7,689.65	7,688.39	315	8	0.013
7-15_7-14	7,690.97	7,689.65	330	8	0.013
7-17_7-1	7,680.37	7,678.47	396	12	0.013
7-18_7-17	7,682.51	7,680.37	367	8	0.013
7-19_7-18	7,684.22	7,682.51	397	8	0.013
7-2_7-1	7,679.53	7,678.47	369	8	0.013
7-20_7-19	7,685.98	7,684.22	414	8	0.013
7-21_7-20	7,688.34	7,686.08	370	8	0.013
7-22_7-21	7,688.77	7,688.34	370	8	0.013
7-23_7-22	7,691.00	7,688.77	406	8	0.013
7-24_7-23	7,693.07	7,691.00	183	8	0.013
7-25_7-24	7,693.89	7,693.27	206	8	0.013

PIPE ID	UPSTREAM INVERT EL. (FT)	DOWNSTREAM INVERT EL. (FT)	LENGTH (FT)	DIAMETER (IN)	MANNING'S N
7-26_7-25	7,694.77	7,693.89	293	8	0.013
7-27-7-17	7,683.55	7,680.37	379	12	0.013
7-28_7-27	7,683.61	7,683.55	15	12	0.013
7-29_7-28	7,686.09	7,683.78	419	12	0.013
7-3_7-2	7,681.91	7,679.53	369	8	0.013
7-30_7-29	7,688.31	7,686.09	404	12	0.013
7-31_7-30	7,691.30	7,688.31	395	8	0.013
7-32_7-31	7,694.31	7,691.30	397	8	0.013
7-33_7-32	7,697.33	7,694.31	400	8	0.013
7-34_7-33	7,700.34	7,697.33	334	8	0.013
7-35_7-34	7,703.32	7,700.34	394	8	0.013
7-36_7-30	7,689.37	7,688.31	370	10	0.013
7-37_7-36	7,690.05	7,689.37	86	8	0.013
7-38_7-37	7,691.39	7,690.05	170	8	0.013
7-39_7-38	7,692.74	7,691.39	170	8	0.013
7-4_7-2	7,680.73	7,679.53	367	8	0.013
7-40_7-39	7,695.84	7,692.74	393	8	0.013
7-41_7-40	7,698.96	7,695.84	395	8	0.013
7-42_7-41	7,702.12	7,698.96	400	8	0.013
7-43_7-42	7,705.19	7,702.12	389	8	0.013
7-44_7-36	7,690.93	7,689.37	367	10	0.013
7-45_7-44	7,693.93	7,690.93	395	8	0.013
7-46_7-45	7,696.96	7,693.93	398	8	0.013
7-47_7-46	7,699.99	7,696.96	399	8	0.013
7-48_7-47	7,703.08	7,699.99	406	8	0.013
7-49_7-48	7,706.10	7,703.08	398	8	0.013
7-5_7-4	7,683.52	7,680.73	393	8	0.013
7-50_7-49	7,707.00	7,706.10	226	8	0.013
7-51_7-50	7,708.32	7,707.20	175	8	0.013
7-52_7-51	7,710.00	7,708.52	329	8	0.013
7-53_7-52	7,713.02	7,710.20	131	8	0.013
7-54_7-53	7,713.70	7,713.22	106	8	0.013
7-55_7-54	7,714.22	7,713.90	80	8	0.013
7-56_7-55	7,714.89	7,714.42	99	8	0.013
7-57_7-56	7,717.05	7,715.09	401	8	0.013
7-58_7-57	7,718.15	7,717.25	225	8	0.013
7-59_7-58	7,718.94	7,718.35	54	8	0.013
7-6_7-5	7,686.35	7,683.52	398	8	0.013
7-60_7-59	7,719.47	7,718.94	53	8	0.013
7-61_7-60	7,719.86	7,719.67	27	8	0.013
7-62_7-61	7,721.58	7,720.06	304	8	0.013
7-63_7-61	7,720.93	7,720.06	174	8	0.013
7-64_7-63	7,724.17	7,721.13	304	8	0.013
7-65_7-59	7,721.65	7,718.94	246	8	0.013
7-65A_7-65	7,722.02	7,721.65	91	8	0.013
7-66_765A	7,725.90	7,722.02	94	6	0.013
7-67_7-66	7,730.00	7,725.90	225	8	0.013

PIPE ID	UPSTREAM INVERT EL. (FT)	DOWNSTREAM INVERT EL. (FT)	LENGTH (FT)	DIAMETER (IN)	MANNING'S N
7-68_7-66	7,726.80	7,725.90	201	8	0.013
7-69_7-65A	7,723.39	7,722.12	319	8	0.013
7-7_7-6	7,688.48	7,686.35	300	8	0.013
7-70_7-54	7,714.61	7,713.90	142	8	0.013
7-71_7-70	7,715.70	7,714.71	198	8	0.013
7-72_7-71	7,716.32	7,715.80	105	8	0.013
7-73_7-72	7,717.52	7,716.42	220	8	0.013
7-74_7-73	7,717.93	7,717.62	62	8	0.013
7-75_7-74	7,718.87	7,718.03	168	8	0.013
7-77_7-35	7,706.63	7,703.32	246	8	0.013
7-78_7-77	7,708.14	7,707.01	225	8	0.013
7-79_7-78	7,710.54	7,708.52	405	8	0.013
7-8_6-4	7,681.40	7,679.10	50	8	0.013
7-8_7-4	7,681.65	7,680.73	372	8	0.013
7-80_7-79	7,711.73	7,710.92	161	8	0.013
7-81_7-80	7,713.91	7,712.11	360	8	0.013
7-82_7-81	7,714.46	7,714.29	35	8	0.013
7-83_7-82	7,716.16	7,714.84	263	8	0.013
7-84_7-83	7,717.95	7,716.54	283	8	0.013
7-85_7-84	7,720.30	7,718.15	239	8	0.013
7-86_7-85	7,722.99	7,720.50	277	8	0.013
7-87_7-86	7,723.95	7,723.09	215	8	0.013
7-88_7-86	7,726.35	7,723.09	403	8	0.013
7-89_7-88	7,724.38	7,723.09	322	8	0.013
7-9_7-8	7,682.54	7,681.40	380	8	0.013
7-90_7-88	7,726.82	7,726.45	93	8	0.013
7-91_7-90	7,728.33	7,726.92	281	8	0.013
7-92_7-90	7,728.22	7,726.82	279	8	0.013
7-93_7-92	7,728.73	7,728.33	281	8	0.013
7-94_7-84	7,718.93	7,718.15	194	8	0.013
C1-1_MM	7,716.65	7,716.57	28	12	0.013
C1-10_C1-9	7,723.39	7,722.42	150	12	0.013
C1-13_C1-10	7,728.80	7,728.08	120	12	0.013
C1-14_C1-13	7,731.18	7,728.80	380	12	0.013
C1-15_C1-14	7,733.66	7,731.28	397	12	0.013
C1-16_C1-15	7,735.09	7,733.76	222	12	0.013
C1-2_C1-1	7,717.61	7,716.75	309	12	0.013
C1-20_C1-16	7,736.46	7,735.19	422	12	0.013
C1-21_C1-20	7,737.74	7,736.56	393	12	0.013
C1-22_C1-21	7,739.02	7,737.84	392	12	0.013
C1-23_C1-22	7,739.87	7,739.12	250	12	0.013
C1-24_C1-23	7,740.94	7,739.97	325	12	0.013
C1-25_C1-24	7,742.11	7,741.04	355	12	0.013
C1-26_C1-25	7,743.61	7,742.21	468	12	0.013
C1-27_C1-26	7,745.16	7,743.71	484	12	0.013
C1-28_C1-27	7,746.71	7,745.26	484	12	0.013
C1-29_C1-28	7,747.74	7,746.81	310	12	0.013

PIPE ID	UPSTREAM INVERT EL. (FT)	DOWNSTREAM INVERT EL. (FT)	LENGTH (FT)	DIAMETER (IN)	MANNING'S N
C1-3_C1-2	7,718.52	7,717.71	308	12	0.013
C1-32_C1-29	7,748.37	7,747.84	175	12	0.013
C1-33_C1-32	7,748.86	7,748.47	129	12	0.013
C1-34_C1-33	7,750.29	7,748.96	445	12	0.013
C1-35_C1-34	7,752.04	7,750.39	550	12	0.013
C1-36_C1-35	7,752.67	7,752.14	175	12	0.013
C1-37_C1-36	7,754.19	7,752.77	475	12	0.013
C1-38_C1-37	7,755.68	7,754.29	277	8	0.013
C1-39_C1-38	7,757.98	7,755.78	440	8	0.013
C1-40_C1-39	7,758.88	7,758.08	161	8	0.013
C1-41_C1-40	7,760.68	7,758.98	340	8	0.013
C1-42_C1-41	7,761.46	7,760.78	135	8	0.013
C1-43_C1-42	7,762.81	7,761.56	250	8	0.013
C1-44_C1-43	7,764.32	7,763.01	262	8	0.013
C1-45_C1-44	7,765.49	7,764.42	214	8	0.013
C1-46_C1-45	7,765.96	7,765.59	75	8	0.013
C1-47_C1-46	7,767.30	7,766.16	284	8	0.013
C1-48_C1-47	7,767.97	7,767.50	119	8	0.013
C1-49_C1-48	7,769.19	7,768.17	253	8	0.013
C1-5_C1-3	7,719.26	7,718.62	215	12	0.013
C1-5_C1-5	7,720.41	7,719.36	350	12	0.013
C1-50_C1-49	7,770.77	7,769.39	347	8	0.013
C1-51_C1-50	7,772.62	7,770.97	254	8	0.013
C1-52_C1-51	7,773.74	7,772.82	230	8	0.013
C1-53_C1-52	7,774.38	7,773.94	88	8	0.013
C1-54_C1-53	7,775.16	7,774.48	136	8	0.013
C1-55_C1-54	7,776.55	7,775.26	258	8	0.013
C1-56_C1-55	7,777.00	7,776.65	210	8	0.013
C1-57_C1-56	7,778.73	7,777.80	185	8	0.013
C1-8_C1-6	7,721.32	7,720.51	370	12	0.013
C1-9_C1-8	7,722.32	7,721.52	265	12	0.013
C2-1_C1-1	7,717.62	7,717.00	238	12	0.013
C2-1_C2-2	7,719.12	7,717.72	539	12	0.013
C2-10_C2-9	7,730.09	7,729.18	350	12	0.013
C2-11_C2-10	7,730.78	7,730.19	227	12	0.013
C2-12_C2-11	7,732.39	7,730.88	579	12	0.013
C2-13_C2-12	7,732.88	7,732.49	152	12	0.013
C2-15_C2-14	7,734.46	7,734.03	168	12	0.013
C2-16_C2-15	7,734.93	7,734.56	141	12	0.013
C2-17_C2-16	7,735.36	7,735.03	128	12	0.013
C2-18_C2-17	7,735.94	7,735.46	182	12	0.013
C2-19_C2-18	7,736.40	7,736.04	139	12	0.013
C2-20_C2-19	7,736.89	7,736.50	150	12	0.013
C2-21_C2-20	7,737.34	7,736.99	136	12	0.013
C2-22_C2-21	7,737.72	7,737.44	106	12	0.013
C2-23_C2-22	7,738.33	7,737.82	199	12	0.013
C2-24_C2-23	7,738.84	7,738.43	157	12	0.013

PIPE ID	UPSTREAM INVERT EL. (FT)	DOWNSTREAM INVERT EL. (FT)	LENGTH (FT)	DIAMETER (IN)	MANNING'S N
C2-25_C2-24	7,739.29	7,738.94	132	12	0.013
C2-25_C2-26	7,739.86	7,739.39	182	12	0.013
C2-27_C2-26	7,740.43	7,739.96	180	12	0.013
C2-29_C2-27	7,741.25	7,740.53	278	12	0.013
C2-3_C2-2	7,720.62	7,719.22	538	12	0.013
C2-30_C2-29	7,742.26	7,741.35	350	12	0.013
C2-31_C2-30	7,743.67	7,742.36	330	10	0.013
C2-32_C2-31	7,745.36	7,743.77	397	10	0.013
C2-33_C2-32	7,747.05	7,745.46	397	10	0.013
C2-34_C2-33	7,748.05	7,747.15	225	10	0.013
C2-35_C2-34	7,750.21	7,748.25	560	10	0.013
C2-36_C2-35	7,751.64	7,750.31	380	10	0.013
C2-37_C2-36	7,752.61	7,751.74	250	10	0.013
C2-38_C2-37	7,765.01	7,752.71	410	10	0.013
C2-39_C2-38	7,770.21	7,765.11	300	10	0.013
C2-4_C2-3	7,722.12	7,720.72	538	12	0.013
C2-40_C2-39	7,771.18	7,770.31	289	10	0.013
C2-43_C2-40	7,772.79	7,771.28	379	10	0.013
C2-44_C2-43	7,774.30	7,772.89	351	10	0.013
C2-46_C2-44	7,775.63	7,774.40	309	10	0.013
C2-47_C2-46	7,779.48	7,775.73	535	10	0.013
C2-48_C2-47	7,782.68	7,779.58	485	8	0.013
C2-49_C2-48	7,783.08	7,782.78	42	8	0.013
C2-5_C2-4	7,723.62	7,722.22	538	12	0.013
C2-50_C2-49	7,784.40	7,783.18	176	8	0.013
C2-50_C2-51	7,784.78	7,784.50	40	8	0.013
C2-52_C2-51	7,784.95	7,784.88	10	8	0.013
C2-6_C2-5	7,725.11	7,723.72	538	12	0.013
C2-7_C2-6	7,726.61	7,725.21	538	12	0.013
C2-8_C2-7	7,727.95	7,726.71	476	12	0.013
C2-9_C2-8	7,729.08	7,728.05	397	12	0.013
C3-1_C2-29	7,741.70	7,741.35	70	8	0.013
C3-10_C3-9	7,751.81	7,750.96	170	8	0.013
C3-11_C3-10	7,752.72	7,751.91	162	8	0.013
C3-13_C3-11	7,754.23	7,752.82	280	8	0.013
C3-14_C3-13	7,755.44	7,754.33	222	8	0.013
C3-15_C3-7	7,751.55	7,749.92	326	8	0.013
C3-16_C3-15	7,753.73	7,751.65	415	8	0.013
C3-17_C3-16	7,754.58	7,753.83	150	8	0.013
C3-18_C3-17	7,756.38	7,754.68	339	8	0.013
C3-19_C3-18	7,758.38	7,756.48	379	8	0.013
C3-2_C3-1	7,742.63	7,741.80	165	8	0.013
C3-20_C3-19	7,759.03	7,758.48	110	8	0.013
C3-21_C3-20	7,761.10	7,759.13	392	8	0.013
C3-3_C3-2	7,744.53	7,742.73	358	8	0.013
C3-4_C3-3	7,746.37	7,744.62	350	8	0.013
C3-5_C3-4	7,747.54	7,746.47	215	8	0.013

PIPE ID	UPSTREAM INVERT EL. (FT)	DOWNSTREAM INVERT EL. (FT)	LENGTH (FT)	DIAMETER (IN)	MANNING'S N
C3-6_C3-5	7,748.39	7,747.64	150	8	0.013
C3-7_C3-6	7,749.82	7,748.49	264	8	0.013
C3-8_C3-7	7,750.39	7,749.91	95	8	0.013
C3-9_C3-8	7,750.86	7,750.49	75	8	0.013
I-10_I-9	7,651.70	7,650.90	327	24	0.013
I-11_5-4	7,659.31	7,658.37	225	8	0.013
I-11_I-10	7,652.50	7,651.80	287	24	0.013
I-12_I-11	7,653.10	7,652.60	202	24	0.013
I-13_I-12	7,653.73	7,653.20	216	24	0.013
I-14_I-13	7,654.26	7,653.83	174	24	0.013
I-15_I-14	7,655.39	7,654.36	417	24	0.013
I-16_I-15	7,655.95	7,655.49	187	24	0.013
I-17_I-16	7,656.50	7,656.05	184	24	0.013
I-17-1_I-17	7,664.70	7,661.00	370	12	0.013
I-17-2_I-17-1	7,668.50	7,664.80	370	12	0.013
I-18_I-17	7,657.23	7,656.60	551	24	0.013
I-19_I-18	7,657.74	7,657.33	362	24	0.013
I-2_I-1	7,646.74	7,646.05	345	27	0.013
I-20_I-19	7,658.27	7,657.84	376	24	0.013
I-3_I-2	7,647.53	7,646.84	345	27	0.013
I-4_I-3	7,648.31	7,647.63	343	27	0.013
I-5_I-4	7,648.61	7,648.41	99	27	0.013
I-6_I-5	7,649.21	7,648.71	250	27	0.013
I-6_I-7	7,649.64	7,649.31	169	27	0.013
I-8_I-7	7,650.29	7,649.74	223	24	0.013
I-9_I-8	7,650.80	7,650.39	165	24	0.013
II-1_INT-1	7,645.95	7,645.22	364	27	0.013
INT-1_INT-2	7,645.12	7,643.59	509	27	0.013
MM_4-20H	7,716.47	7,716.09	136	12	0.013

APPENDIX B – CURRENT AND INFILL LAND USE TOTALS BY MANHOLE

Manhole ID	Existing Land Use Totals					Infill Land Use Totals				
	SF (units)	MF (units)	Government (acres)	Commercial (acres)	WCU (acres)	SF (units)	MF (units)	Government (acres)	Commercial (acres)	WCU (acres)
4-29	0	0	0	0	0	0	0	0	0	0
4-28	4	0	0	0	0	4	0	0	0	0
4-27	4	0	0	0	0	4	0	0	0	0
4-26	3	0	0	0	0	3	0	0	0	0
4-25	4	0	0	0	0	4	0	0	0	0
4-24	4	0	0	0	0	4	0	0	0	0
3-31HI	5	0	0	0	0	5	0	0	0	0
3-32	7	0	0	0	0	7	0	0	0	0
3-33	7	0	0	0	0	7	0	0	0	0
3-34	9	0	0	0	0	9	0	0	0	0
3-35	6	0	0	0	0	6	0	0	0	0
3-36	5	0	0	0	0	5	0	0	0	0
3-29	4	0	0	0	0	4	0	0	0	0
3-28	10	0	0	0	0	10	0	0	0	0
3-27	8	0	0	0	0	8	0	0	0	0
3-26	7	0	0	0	0	7	0	0	0	0
3-25	8	0	0	0	0	8	0	0	0	0
3-20	1	0	0	0	0	1	0	0	0	0
3-21	8	0	0	0	0	8	0	0	0	0
3-22	8	0	0	0	0	8	0	0	0	0
3-23	5	0	0	0	0	5	0	0	0	0
3-24	3	0	0	0	0	3	0	0	0	0
4-23	3	0	0	0	0	3	0	0	0	0
4-22	8	0	0	0	0	8	0	0	0	0
3-51	20	0	0	0.55020853	0	20	0	0	0.55020853	0
3-52	0	0	0	0	0	0	0	0	0	0
3-19	0	0	0	0	0	0	0	0	0	0
3-15	12	0	0	0	0	13	0	0	0	0
3-14	0	0	0	1.85136703	0	0	0	0	1.85136703	0
3-13	0	0	0	0	0	0	0	0	0	0
3-10	6	7	0	0	0	6	7	0	0	0
3-46	10	0	0	0	0	10	0	0	0	0
3-47	3	0	0	0	0	3	0	0	0	0
3-49	2	0	0	0	0	2	0	0	0	0
3-50	9	0	0	0	0	9	0	0	0	0
4-21	10	0	0	0	0	10	0	0	0	0
3-69	0	0	0	0	0	0	0	0	0	0
3-68	0	0	0	0	0	0	0	0	0	0
3-67	8	0	0	0	0	8	0	0	0	0
4-19	0	0	0	0	0	0	0	0	0	0
4-20HI	8	0	0	0	0	8	0	0	0	0
4-39	8	0	0	0	0	8	0	0	0	0
4-38	9	0	0	0	0	9	0	0	0	0
4-40	9	0	0	0	0	9	0	0	0	0
4-41	8	0	0	0	0	8	0	0	0	0
4-42	7	4	0	0	0	7	8	0	0	0
4-57	0	0	0	3.07250652	0	0	0	0	8.51246541	0
4-56	3	35	0	0	0	3	98	0	0	0
4-55	0	0	0	2.14789774	0	0	0	0	2.14789774	0
4-54	4	0	0	3.01828576	0	4	0	0	3.01828576	0
4-53	5	0	0	1.11188617	0	5	0	0	1.11188617	0
4-52	5	0	0	0	0	5	0	0	2.07214485	0
4-51	9	12	0	0	0	9	12	0	0	0
5-38	2	0	0	0.28591454	0	2	0	0	0.28591454	0
5-39	0	0	0	0	0	0	0	0	0	0
5-40	0	0	0	2.7402621	0	0	0	0	2.7402621	0

Manhole ID	Existing Land Use Totals					Infill Land Use Totals				
	SF (units)	MF (units)	Government (acres)	Commercial (acres)	WCU (acres)	SF (units)	MF (units)	Government (acres)	Commercial (acres)	WCU (acres)
5-41	0	0	0	0.59683051	0	0	0	0	0.59683051	0
5-42	0	0	0	0.49389101	0	0	0	0	0.49389101	0
7-35	0	0	0	1.28707978	0	0	0	0	1.28707978	0
7-77	0	0	0	2.6652047	0	0	0	0	2.6652047	0
7-78	0	0	0	0	0	0	0	0	0	0
7-79	0	0	0	0	0	0	0	0	0	0
7-80	5	0	0	0	0	5	0	0	0	0
7-81	0	0	0	0	0	0	0	0	0	0
7-82	4	0	0	0	0	4	0	0	0	0
7-83	3	0	0	4.75495654	0	3	0	0	4.75495654	0
7-84	0	0	0	0	0	0	0	0	0	0
7-85	0	0	0	0	0	0	0	0	0	0
7-86	0	0	0	0	0	0	0	0	0	0
7-87	0	0	0	0.70674322	0	0	0	0	3.26102518	0
7-88	0	0	0	0	0	0	0	0	0	0
7-89	0	0	0	0	0	0	0	0	4.08894685	0
7-91	0	0	0	0	0	0	0	0	0	0
7-90	12	0	0	0	0	12	0	0	0	0
7-92	5	0	0	0	0	5	0	0	0	0
7-93	1	2	0	0	0	1	2	0	0	0
7-69	0	2	0	0	0	0	2	0	0	0
7-66	6	0	0	0	0	6	0	0	0	0
7-68	5	0	0	0	0	5	0	0	0	0
7-67	5	0	0	0	0	5	0	0	0	0
7-64	4	0	0	0	0	5	0	0	0	0
7-62	4	0	0	0	0	4	0	0	0	0
7-63	7	0	0	0	0	8	0	0	0	0
7-61	8	0	0	0	0	8	0	0	0	0
7-60	1	0	0	0	0	1	0	0	0	0
7-59	0	0	0	0	0	0	0	0	0	0
7-65	0	0	0	0	0	0	0	0	0	0
7-57	0	0	0	0	0	0	0	0	0	0
7-56	0	0	0	0	0	0	0	0	0	0
6-45	0	0	0	0	0.88546	0	0	0	0	0.88546
7-49	0	0	0	0	0	0	0	0	0	0
7-50	0	0	0	0	0	0	0	0	0	0
7-51	0	61	0	0	0	0	61	0	0	0
7-52	0	0	0	0	0	0	0	0	0	0
7-53	0	0	0	0	0	0	0	0	0	0
7-54	0	0	0	0	0	0	37	0	0	0
7-55	0	0	0	0	0	0	0	0	0	0
7-43	0	0	0	0	0	0	0	0	0	0
6-22	8	5	0	0	0	8	5	0	0	0
6-22A	0	0	0	0	0	0	0	0	0	0
6-23	0	60	0	0	0	0	60	0	0	0
7-48	4	12	0	0	0	4	12	0	0	0
7-42	7	2	0	0	0	7	2	0	0	0
7-41	6	12	0	0	0	6	12	0	0	0
7-33	6	3	0	0.57174898	0	6	3	0	0.57174898	0
7-34	5	24	0	0	0	5	24	0	0	0
7-47	11	0	0	0	0	11	0	0	0	0
7-32	7	0	0	0.57171477	0	7	0	0	0.57171477	0
7-31	5	0	0	0.93074114	0	5	0	0	0.93074114	0
7-30	1	0	0	1.42932966	0	1	0	0	1.42932966	0
7-36	0	0	1.85341674	0	0	0	0	1.85341674	0	0
7-37	0	0	0	0	0	0	0	0	0	0

Manhole ID	Existing Land Use Totals					Infill Land Use Totals				
	SF (units)	MF (units)	Government (acres)	Commercial (acres)	WCU (acres)	SF (units)	MF (units)	Government (acres)	Commercial (acres)	WCU (acres)
7-38	0	0	0	0	0	0	0	0	0	0
7-39	6	0	0	0	0	6	0	0	0	0
7-40	6	30	0	0	0	6	30	0	0	0
7-46	10	3	0	0	0	10	3	0	0	0
7-45	8	8	0	0	0	8	8	0	0	0
7-44	12	11	0	0	0	12	11	0	0	0
7-23	9	11	0.50025703	0	0	9	11	0.50025703	0	0
7-24	0	0	0	0	0	0	0	0	0	0
7-25	6	5	0	0	0	9	7	0	0	0
7-26	0	0	0	0	0	0	0	0	0	0
6-21	2	4	0	0	11.1767	2	4	0	0	11.1767
6-20	0	0	0	0	0	0	0	0	0	0
6-19	0	0	0	0	0	0	0	0	0	0
6-18	0	0	0	0	1.63216	0	0	0	0	1.63216
6-17	1	0	0	0	1.39887	1	0	0	0	1.39887
6-16	1	11	0	0	1.73321	1	11	0	0	1.73321
7-12	0	0	0	0	0	0	0	0	0	0
7-22	0	5	0	0.67644126	0	0	5	0	0.67644126	0
7-11	0	0	0	0	0	0	0	0	0	0
7-21	5	0	0	0.28633915	0	5	0	0	0.28633915	0
7-20	2	0	0	1.2870324	0	2	0	0	1.2870324	0
7-7	0	0	0	0	0	0	0	0	0	0
7-19	3	10	0	2.0926132	0	3	10	0	2.0926132	0
7-6	5	0	0	0.57167882	0	5	0	0	0.57167882	0
7-10	0	4	0	0	0	0	4	0	0	0
6-7	0	0	0	0	0	0	0	0	0	0
7-9	9	0	0	0	0	9	0	0	0	0
7-5	11	0	0	0	0	11	0	0	0	0
7-18	9	0	0	0	0	9	0	0	0	0
7-3	0	0	0	0	0	0	0	0	0	0
7-1	9	0	0	0	0	9	0	0	0	0
6-1	0	0	0	0	0	0	0	0	0	0
7-2	5	0	0	0	0	5	0	0	0	0
6-2	0	0	0	0	0	0	0	0	0	0
7-4	7	0	0	0	0	7	0	0	0	0
6-3	0	0	0	0	0	0	0	0	0	0
7-8	9	0	0	0	0	9	0	0	0	0
6-4	0	0	0	0	0	0	0	0	0	0
6-5	0	0	0	0	0	0	0	0	0	0
5-53	8	0	0	0	0	10	0	0	0	0
5-52	4	0	0	0	0	4	0	0	0	0
5-51	0	0	0	0	0	0	0	0	0	0
5-56	0	0	0	0	0	0	0	0	0	0
5-55	0	0	0	0	0	0	0	0	0	0
5-18	0	0	0	0	0	0	0	0	0	0
5-19	0	0	0	0	0	0	0	0	0	0
5-20	0	0	0	0.31440653	0	0	0	0	0.31440653	0
5-21	0	0	0	2.24165104	0	0	0	0	2.24165104	0
5-19A	11	0	0	0	0	13	0	0	0	0
5-50	0	0	0	0	0	0	0	0	0	0
5-54	0	0	0	0	0	0	0	0	0	0
5-23A	6	0	0	0	0	11	0	0	0	0
5-23	0	0	0	0	0	0	0	0	0	0
5-22	0	8	0	0	0	0	18	0	1.28646766	0
5-25	9	0	0	0	0	9	0	0	0	0
5-24	0	0	0	0	0	0	0	0	0	0

Manhole ID	Existing Land Use Totals					Infill Land Use Totals				
	SF (units)	MF (units)	Government (acres)	Commercial (acres)	WCU (acres)	SF (units)	MF (units)	Government (acres)	Commercial (acres)	WCU (acres)
5-26	4	0	0	0	0	4	0	0	0	0
5-49	2	4	0	0	0	2	6	0	0	0
5-48	1	0	0	0	0	1	0	0	0	0
7-17	3	10	0	0.2858668	0	3	10	0	0.2858668	0
5-29	11	0	0	0	0	11	0	0	0	0
5-27	0	0	0	0	0	0	0	0	0	0
5-28	5	0	0.31440653	0	0	5	0	0.31440653	0	0
4-43HI	0	0	0	0	0	0	0	0	0	0
4-44	2	0	0	0.93203192	0	2	0	0	1.2890886	0
4-31	0	0	0	1.51979307	0	0	0	0	1.80564983	0
4-30	0	0	1.67243239	0	0	0	0	1.67243239	0	0
5-31	4	0	0	1.10150224	0	4	0	0	1.10150224	0
5-30	0	0	0	0	0	0	0	0	0	0
7-28	3	0	0	0.92905535	0	3	0	0	0.92905535	0
7-27	0	0	0	0	0	0	0	0	0	0
4-32	1	0	0	1.06796236	0	1	0	0	1.06796236	0
4-45	0	0	0.35731779	1.14722197	0	0	0	0.35731779	1.14722197	0
4-46	0	0	1.85136703	0	0	0	0	1.85136703	0	0
4-47	8	8	0.35736093	0	0	8	8	0.35736093	0	0
4-34	12	0	0	0	0	12	0	0	0	0
4-33	0	0	2.22016671	0.31859932	0	0	0	2.22016671	0.31859932	0
5-34	3	0	0	1.14153418	0	3	0	0	1.14153418	0
5-33	0	0	0.50033161	1.213316	0	0	0	0.50033161	1.213316	0
5-32	0	0	0	1.53711617	0	0	0	0	1.53711617	0
7-29	0	0	0	1.35656429	0	0	0	0	1.35656429	0
4-35	11	0	0	0	0	11	0	0	0	0
4-36	4	0	0	0.86047078	0	4	0	0	0.86047078	0
4-37	11	2	0	0	0	11	2	0	0	0
4-50	8	8	0	0	0	9	8	0	0	0
4-49	12	3	0	0	0	12	3	0	0	0
4-48	9	5	0	0	0	9	5	0	0	0
5-35	9	0	0	0	0	9	0	0	0	0
5-36	8	0	0	0.28584615	0	8	0	0	0.28584615	0
5-37	8	0	0	0.57139156	0	8	0	0	0.57139156	0
4-18	8	0	0	0	0	8	0	0	0	0
4-17	7	6	0	0	0	7	6	0	0	0
3-66	8	0	0	0	0	8	0	0	0	0
3-45	9	2	0	0	0	9	3	0	0	0
3-9	8	6	0	0	0	8	6	0	0	0
3-8	4	16	0	0	0	4	16	0	0	0
3-44	7	8	0	0	0	7	8	0	0	0
3-43	9	2	0	0	0	9	2	0	0	0
3-42	0	0	0	0	0	0	0	0	0	0
3-7	1	15	0	0	0	1	15	0	0	0
3-6	0	0	0	0	0	0	0	0	0	0
2-20	0	0	0	0	0	0	0	0	0	0
2-19	3	6	0	0	0	6	7	0	0	0
2-18	5	0	0	0	0	5	0	0	0	0
3-4	3	36	0	0	0	3	36	0	0	0
3-5	6	6	0	0	0	6	10	0	0	0
3-41	10	0	0	0	0	10	0	0	0	0
3-40	9	0	0	0.15780337	0	9	0	0	0.15780337	0
3-59	0	0	0	0	0	0	0	0	0	0
3-60	0	0	0	0	0	0	0	0	0	0
3-61	0	0	0	0	0	0	0	0	0	0
3-58	2	20	0	0	0	21	20	0	0	0

Manhole ID	Existing Land Use Totals					Infill Land Use Totals				
	SF (units)	MF (units)	Government (acres)	Commercial (acres)	WCU (acres)	SF (units)	MF (units)	Government (acres)	Commercial (acres)	WCU (acres)
3-62	8	0	0	0	0	8	2	0	0	0
3-63	12	0	0	0	0	12	0	0	0	0
3-65	7	7	0	0	0	8	7	0	0	0
3-64	0	0	0	0	0	0	0	0	0	0
4-16	6	10	0	0	0	6	10	0	0	0
4-15	11	0	0	0	0	11	0	0	0	0
4-14	5	28	0	2.15345278	0	12	28	0	2.15345278	0
4-13	0	0	0	0	0	0	0	0	0	0
4-12	0	0	0	0	0	0	0	0	0	0
4-11	0	0	0	0	0	0	0	0	0	0
3-3	6	3	0	0.28591454	0	6	3	0	0.28591454	0
3-2	1	0	0	1.35765357	0	1	0	0	1.48341621	0
3-1	1	31	0	0	0	1	31	0	0	0
3-37	8	12	0	0	0	12	15	0	0	0
3-38	7	3	0	0.50017388	0	8	3	0	0.50017388	0
3-39	8	0	0	0.43065316	0	8	0	0	0.43065316	0
3-57	1	0	0	1.58190745	0	1	0	0	1.58190745	0
3-56	3	0	0	0.94149512	0	3	0	0	1.22734127	0
3-55	8	13	0	0	0	15	18	0	0	0
4-8	0	8	0	0.57171645	0	0	8	0	0.73254415	0
4-9	0	0	0	0.82199894	0	0	0	0	1.07420308	0
4-10	0	0	0	1.64899383	0	0	0	0	1.64899383	0
2-14	5	9	0	0	0	11	24	0	0	0
2-13	0	0	0	1.43717827	0	0	0	0	2.15400368	0
2-12	0	0	0	0	0	0	0	0	0	0
2-11	1	0	0	1.43268062	0	1	0	0	1.57649341	0
2-10	0	0	0	3.17751497	0	0	0	0	3.94857876	0
5-5	0	0	0	0	0	0	0	0	0	0
5-6	2	19	0	0	0	2	25	0	0	0
4-1	3	22	0	0	0	9	32	0	0	0
4-3	4	19	0	0	0	4	21	0	0	0
5-8	0	0	0	0	0	0	0	0	0	0
5-7	0	0	0	0	0	0	0	0	0	0
5-47	0	0	0	0	0	0	0	0	0	0
4-5	8	1	0	0.85762599	0	26	20	0	0.85762599	0
4-7	6	7	0	25.8969813	0	6	24	0	25.8969813	0
5-4	0	0	0	1.54612619	0	0	0	0	2.23171114	0
2-59	1	22	0	0	0	1	34	0	0	0
2-57	0	11	0	0	0	0	11	0	0	0
2-58	0	0	0	0	0	0	0	0	0	0
2-55	1	0	0	0	0	2	20	0	0	0
2-54	1	0	0	0	0	1	22	0	0	0
2-52	0	53	0	0	0	0	69	0	0	0
2-51	0	0	0	0	0	0	0	0	0	0
2-50	0	0	0	0	0	0	0	0	0	0
2-49	0	0	0	0	0	0	0	0	0	0
2-23	0	0	0	0	0	0	0	0	0	0
2-65	2	0	0	0	0	2	0	0	0	0
2-69	3	0	0	0	0	5	0	0	0	0
2-68	7	0	0	0	0	7	0	0	0	0
2-67	13	0	0	0	0	13	0	0	0	0
2-66	9	39	0	0	0	11	42	0	0	0
2-63	5	0	0	0	0	5	0	0	0	0
2-62	0	0	0	0	0	0	0	0	0	0
2-64	8	0	0	0	0	8	0	0	0	0
2-53	0	0	0	0	0	0	0	0	0	0

Manhole ID	Existing Land Use Totals					Infill Land Use Totals				
	SF (units)	MF (units)	Government (acres)	Commercial (acres)	WCU (acres)	SF (units)	MF (units)	Government (acres)	Commercial (acres)	WCU (acres)
2-61	1	0	0	7.80525136	0	30	0	0	7.80525136	0
2-41	0	0	0	0	0	0	0	0	0	0
2-42	0	0	0	0	0	0	0	0	0	0
2-43	0	0	0	0	0	0	0	0	0	0
2-60	0	0	0	0	0	0	0	0	0	0
2-39	1	6	0	0	0	9	29	0	0	0
2-38A	0	0	0	0	0	0	0	0	0	0
2-38	5	12	0	0	0	5	14	0	0	0
2-37	2	8	0	0.35266645	0	2	8	0	0.35266645	0
2-36	2	21	0	0	0	4	23	0	0	0
2-35	1	0	0	0	0	1	0	0	0	0
1-26	1	18	0	0	0	3	21	0	0	0
1-25	2	2	0	0	0	11	3	0	0	0
2-44	3	4	0	0.38646361	0	3	4	0	1.2516468	0
2-45	2	25	0	0	0	2	25	0	0	0
2-46	0	0	0	0	0	0	0	0	0	0
2-47	0	20	0	0	0	0	20	0	0	0
2-48	0	22	0	0	0	0	34	0	0	0
2-22	2	65	0	0	0	2	65	0	0	0
2-21	2	2	0	0	0	2	3	0	0	0
2-30	3	15	0	0	0	3	16	0	0	0
2-29	2	10	0	0	0	2	10	0	0	0
2-28	0	0	0	0.52876757	0	0	0	0	0.52876757	0
2-15	2	0	0	0.94691494	0	2	0	0	1.57769958	0
2-16	0	0	0	1.48935799	0	0	0	0	1.48935799	0
2-17	0	0	0	0	0	0	0	0	0	0
1-22	0	16	0	0	0	0	44	0	0	0
1-23	4	12	0	0	0	4	116	0	0	0
2-34	3	3	0	0.93639518	0	3	3	0	1.598758	0
2-33	0	23	0	0.94651213	0	0	23	0	0.94651213	0
2-32	0	0	0	0	0	0	0	0	0	0
2-25	0	0	0	0.96296074	0	0	0	0	2.40364438	0
2-27	0	11	0	0.72361121	0	0	11	0	0.72361121	0
2-9	0	0	0	3.62713134	0	0	0	0	4.58750825	0
2-8	0	0	0	0.99504326	0	0	0	0.96043385	1.19340749	0
1-9	0	0	0	0	0	0	0	0	0	0
1-8	0	0	0	0	0	0	0	0	0	0
1-7	0	0	0	0	0	0	0	0	0	0
1-6	0	0	0	0	0	0	0	0	0	0
1-5	22	2	0	0	0	33	29	0	0	0
2-7	0	0	0	2.83185415	0	0	0	0	3.02120342	0
INT-1	3	0	0	0	0	3	0	0	0	0
1-4	3	0	0	1.23529185	0	3	0	0	1.23529185	0
1-2	1	0	0	0	0	26	0	0	0	0
1-3	0	32	0	0	0	0	32	0	0	0
1-1	0	0	0	1.47319304	0	0	0	0	1.47319304	0
1-1A	0	0	0	0	0	0	0	0	0	0
INT-2	0	0	0	0	0	0	0	0	0	0
1-16	0	0	0	0	0	0	396	0	0	0
1-15	0	0	0	0	0	0	0	0	0	0
1-14	0	0	0	0	0	0	0	0	0	0
1-13	0	0	0	0	0	0	0	0	0	0
1-12	1	3	0	0	0	39	10	0	0	0
1-11	2	0	0	0	0	2	133	0	0	0
1-10	3	0	0	0	0	19	0	0	0	0
1-17	0	0	0	0	0	0	0	0	0	0

Manhole ID	Existing Land Use Totals					Infill Land Use Totals				
	SF (units)	MF (units)	Government (acres)	Commercial (acres)	WCU (acres)	SF (units)	MF (units)	Government (acres)	Commercial (acres)	WCU (acres)
1-18	0	0	0	0	0	0	0	0	0	0
1-27	0	0	0	0	0	0	0	0	0	0
1-19	0	12	0	0	0	0	16	0	0	0
1-19A	0	3	0	1.02109125	0	0	198	0	1.02109125	0
1-20	0	4	0	0	0	0	14	0	0	0
1-21	1	8	0	0	0	3	33	0	0	0
1-24	0	9	0	0	0	0	38	0	0	0
1-28	2	0	0	0	0	2	0	0	0	0
1-29	4	73	0	9.30690097	0	4	100	0	9.30690097	0
1-30	4	0	0	0	0	4	0	0	0	0
1-38	1	0	0	5.37339449	0	1	0	0	5.37339449	0
1-31	4	0	0	0	0	4	0	0	0	0
1-39	0	6	0	0	0	0	6	0	0	0
1-40	4	4	0	0	0	4	4	0	0	0
1-49	0	42	0	0	0	0	42	0	0	0
2-40	0	0	0	0	0	0	0	0	0	0
1-47	0	0	0	0	0	0	0	0	0	0
1-46	0	0	0	0	0	0	0	0	0	0
1-41	2	0	0	0	0	2	0	0	0	0
1-42	7	0	0	0	0	7	0	0	0	0
1-37	2	0	0	0	0	2	0	0	0	0
1-44	1	0	0	0	0	1	0	0	0	0
1-45	0	0	0	0	0	0	137	0	0	0
1-35	3	0	0	0	0	4	0	0	0	0
1-36	1	0	0	0	0	39	0	0	0	0
1-34	0	0	0	0	0	1	0	0	0	0
1-33	3	0	0	0	0	6	0	0	0	0
1-31A	7	0	0	0	0	9	0	0	0	0
6-15	0	0	0	0	2.78667	0	0	0	0	2.78667
6-14	0	0	0	0	240.894	0	0	0	0	240.894
6-13A	0	0	0	0	0	0	0	0	0	0
7-13	6	26	0	0.23580157	0	11	26	0	0.23580157	0
7-15	0	0	0	0	5.09902	0	0	0	0	5.09902
7-14	0	0	0	0	0	0	0	0	0	0
6-13	0	0	0	0	0	0	0	0	0	0
6-12	0	0	0	4.93732574	0	0	0	0	7.11946372	0
6-11	0	0	0	0	0	0	0	0	0	0
6-10	0	0	0	5.61462472	0	0	0	0	5.61462472	0
6-9	0	0	0	0	0	0	0	0	0	0
6-8	0	0	0	0	0	0	0	0	0	0
6-6	0	0	0	0	0	0	0	0	0	0
5-45	0	0	0	1.40034872	0	0	0	0	1.40034872	0
5-46	8	10	0	0	0	10	16	0	0	0
5-44	0	0	0	0.21869327	0	0	0	0	1.38048372	0
C1-52	0	0	0	0	0	0	0	0	0	0
C1-57	1	0	0	0	0	1	0	0	0	0
C1-56	1	0	0	0	0	1	0	0	0	0
C1-55	1	0	0	0	0	1	0	0	0	0
C1-54	0	0	0	0	0	0	0	0	0	0
C1-53	2	0	0	0	0	2	0	0	0	0
C1-51	0	0	0	0	0	1	0	0	0	0
C2-39	0	0	0	0	0	0	0	0	0	0
C2-38	0	0	0	0	0	0	0	0	0	0
C2-52	53	0	0	2.12	0	61	0	0	2.12	0
C2-51	0	0	0	0	0	0	0	0	0	0
C2-50	0	0	0	0	0	0	0	0	0	0

Manhole ID	Existing Land Use Totals					Infill Land Use Totals				
	SF (units)	MF (units)	Government (acres)	Commercial (acres)	WCU (acres)	SF (units)	MF (units)	Government (acres)	Commercial (acres)	WCU (acres)
C2-49	0	0	0	0	0	0	0	0	0	0
C2-48	1	0	0	0	0	3	0	0	0.36	0
C2-40	17	0	0	0	0	20	0	0	0	0
C2-37	0	0	0	0	0	0	0	0	0	0
C2-36	0	0	0	0	0	20	0	0	0	0
C2-43	5	0	0	0	0	10	0	0	0	0
C2-44	0	0	0	0	0	1	0	0	0	0
C2-46	5	0	0	0	0	8	0	0	0	0
C2-47	5	0	0	0	0	22	0	0	0	0
C2-25	6	0	0	6.71	0	9	0	0	6.71	0
C2-31	4	0	0	0	0	4	0	0	0	0
C2-30	2	0	0	0	0	3	0	0	0	0
C2-29	3	0	0	0	0	3	0	0	0	0
C2-27	2	0	0	0.46	0	3	0	0	0.46	0
C2-26	0	0	0	0	0	0	0	0	0	0
C2-24	1	0	0	0	0	1	0	0	0	0
C2-23	1	0	0	0	0	1	0	0	0	0
C2-21	0	0	0	0	0	1	0	0	0	0
C2-22	1	0	0	0	0	4	0	0	0	0
C2-20	0	0	0	0	0	0	0	0	0	0
C2-33	1	0	0	0	0	1	0	0	0	0
C2-32	3	0	0	0	0	4	0	0	0	0
C2-35	0	0	0	0	0	0	0	0	0	0
C3-2	6	0	0	0	0	6	0	0	0	0
C3-1	0	0	0	0	0	0	0	0	0	0
C3-3	2	0	0	0	0	2	0	0	0	0
C2-34	5	0	0	0	0	5	0	0	0	0
C3-13	1	0	0	0	0	1	0	0	0	0
C3-14	7	0	0	0	0	9	0	0	0	0
C3-4	1	0	0	0	0	1	0	0	0	0
C3-11	2	0	0	0	0	2	0	0	0	0
C3-10	0	0	0	0	0	0	0	0	0	0
C3-16	1	0	0	0	0	1	0	0	0	0
C3-17	0	0	0	0	0	1	0	0	0	0
C3-19	0	0	0	0	0	0	0	0	0	0
C3-20	8	0	0	0	0	67	0	0	0	0
C3-18	4	0	0	0	0	4	0	0	0	0
C3-9	1	0	0	0	0	1	0	0	0	0
C3-8	1	0	0	0	0	1	0	0	0	0
C3-15	4	0	0	0	0	5	0	0	0	0
C3-7	0	0	0	0	0	0	0	0	0	0
C3-6	1	0	0	0	0	1	0	0	0	0
C3-5	1	0	0	0	0	1	0	0	0	0
C2-13	1	0	0	0	0	1	0	0	0	0
C2-12	0	0	0	0	0	0	0	0	0	0
C2-18	0	0	0	0	0	1	0	0	0	0
C2-17	0	0	0	0	0	0	0	0	0	0
C2-16	6	0	0	0	0	45	0	0	0	0
C2-14	0	0	0	0	0	0	0	0	0	0
C2-15	0	0	0	0	0	0	0	0	0	0
C2-11	0	0	0	0	0	0	0	0	0	0
C2-10	1	0	0	0	0	16	0	0	0	0
C2-9	0	0	0	0	0	0	0	0	0	0
C2-8	0	0	0	0	0	17	0	0	0	0
C2-19	0	0	0	0	0	1	0	0	0	0
C1-21	0	0	0	2.7	0	10	0	0	2.7	0

Manhole ID	Existing Land Use Totals					Infill Land Use Totals				
	SF (units)	MF (units)	Government (acres)	Commercial (acres)	WCU (acres)	SF (units)	MF (units)	Government (acres)	Commercial (acres)	WCU (acres)
C1-16	8	0	0	4.82	0	33	0	0	4.82	0
C1-20	2	0	0	0	0	15	0	0	0	0
C1-15	0	0	0	0	0	1	0	0	0	0
C1-14	3	0	0	0	0	3	0	0	0	0
C2-6	1	0	0	0	0	30	0	0	0	0
C2-5	1	0	0	0	0	1	0	0	0	0
C2-4	4	0	0	0	0	7	0	0	1.5	0
C2-3	0	0	0	0	0	11	0	0	0	0
C2-7	0	0	0	0	0	0	0	0	0	0
C1-13	2	0	0	0	0	2	0	0	0	0
C1-9	0	0	0	0	0	0	0	0	0	0
C2-2	3	0	0	0	0	4	0	0	0	0
C2-1	3	0	0	0	0	3	0	0	0	0
C1-1	1	0	0	0	0	1	0	0	0	0
C1-10	24	0	0	0	0	31	0	0	0.48	0
C1-5	1	0	0	0	0	1	0	0	0	0
C1-2	1	0	0	1.17	0	1	0	0	1.17	0
C1-3	2	10	0	0	0	2	10	0	6.71	0
C1-6	1	0	0	0	0	1	0	0	0	0
C1-8	0	0	0	0	0	15	0	0	0	0
MM	0	0	0	0	0	0	0	0	0	0
C1-24	0	0	0	0	0	0	0	0	0	0
C1-23	0	0	0	0	0	0	0	0	0	0
C1-22	1	0	0	3.24	0	2	0	0	3.24	0
C1-29	1	0	0	0	0	1	0	0	0	0
C1-33	0	0	0	0	0	0	0	0	0	0
C1-32	0	0	0	5	0	28	0	0	5	0
C1-28	1	0	0	0	0	1	0	0	0	0
C1-27	1	0	0	0	0	1	0	0	1	0
C1-26	1	0	0	2.9	0	31	0	0	2.9	0
C1-25	0	0	0	7.5	0	5	0	0	7.5	0
C1-39	0	30	0	0	0	0	30	0	0	0
C1-40	5	0	0	0	0	5	0	0	0	0
C1-45	2	0	0	0	0	2	0	0	0	0
C1-42	1	0	0	0	0	1	0	0	0	0
C1-41	0	0	0	0	0	0	0	0	0	0
C1-43	4	0	0	0	0	8	0	0	0	0
C1-46	14	0	0	0	0	16	0	0	0	0
C1-44	6	0	0	0	0	6	0	0	0	0
C1-47	6	0	0	0	0	6	0	0	0	0
C1-49	0	0	0	0	0	3	0	0	0	0
C1-48	2	0	0	0	0	4	0	0	0	0
C1-36	1	50	0	0	0	1	50	0	0	0
C1-38	0	0	0	0	0	0	0	0	0	0
C1-37	1	15	0	0	0	1	15	0	0	0
C1-35	0	0	0	0	0	0	0	0	0	0
C1-34	0	0	0	0	0	0	0	0	0	0
C1-50	2	0	0	0	0	2	0	0	0	0
4-20A	0	0	0	0	0	0	0	0	0	0
4-20G	9	0	0	0	0	11	0	0	0	0
4-20F	12	0	0	0	0	13	0	0	0	0
4-20C	0	0	0	0	0	0	0	0	0	0
4-20B	0	0	0	0	0	0	0	0	0	0
4-20D	3	0	0	0	0	3	0	0	0	0
4-20E	3	0	0	0	0	4	0	0	0	0
4-20H	9	0	0	0	0	10	8	0	0	0

Manhole ID	Existing Land Use Totals					Infill Land Use Totals				
	SF (units)	MF (units)	Government (acres)	Commercial (acres)	WCU (acres)	SF (units)	MF (units)	Government (acres)	Commercial (acres)	WCU (acres)
C3-21	3	0	0	1.96	0	3	0	0	1.96	0
C3-9	1	0	0	0	0	1	0	0	0	0
6-66	0	20	0	0	4.45537	0	20	0	6.91809146	4.45537
6-65	0	0	0	0	0	0	0	0	5.14592463	0
6-12A	0	0	0	0	0	0	0	0	0	0
I-17	0	16	0	0.71592642	0	0	29	0	1.28231548	0
I-18	1	4	0	0	0	1	6	0	0	0
I-19	0	0	0	0	0	0	0	0	0	0
I-20	0	0	0	0	0	0	0	0	2.53116584	0
I-16	0	0	0	0	0	0	0	0	0	0
I-15	0	0	0	0.61048986	0	0	0	0	2.22742214	0
I-14	0	0	0	2.17373882	0	0	0	0	2.79087866	0
I-13	0	0	0	0	0	0	0	0	0	0
I-12	0	0	0	0	0	0	0	0	0	0
I-11	0	0	0	0	0	0	0	0	0	0
I-10	0	0	0	0	0	0	0	0	0	0
I-9	0	0	0	0	0	0	0	0	0	0
I-8	0	0	0	3.672007	0	0	0	0	4.04924135	0
I-7	0	0	0	0	0	0	0	0	0	0
I-6	0	0	0	2.26893036	0	0	0	0	2.26893036	0
I-5	0	0	0	0	0	0	0	0	0	0
I-4	0	0	0	0	0	0	0	0	0	0
I-3	0	0	0	0	0	0	0	0	0	0
I-2	0	16	0	2.95114954	0	0	16	0	2.95114954	0
I-1	3	2	0	0	0	3	2	0	0	0
I-17-1	0	0	0	0	0	0	0	0	0	0
I-17-2	0	0	0	0	0	0	0	0	0	0
5-43	0	0	0	0	0	0	0	0	0	0
7-94	0	0	0	5.48570798	0	0	0	0	5.48570798	0
7-58	0	0	0	0	0	0	0	0	0	0
7-65A	0	0	0	0	0	0	0	0	0	0
7-70	3	0	0	0	0	3	0	0	0	0
7-71	7	0	0	0	0	7	0	0	0	0
7-72	0	0	0	0	0	0	0	0	0	0
7-73	4	0	0	0	0	4	0	0	0	0
7-74	0	0	0	0	0	0	0	0	0	0
7-75	3	0	0	0	0	3	0	0	0	0

APPENDIX C – CURRENT, FUTURE, AND DEVELOPMENT FLOWS BY MANHOLE

Manhole ID	Total Existing Loadings (GPM)								Total Future Loadings with Infill (GPM)				Additional Development Flows (GPM)			
	SF	MF	Government	Commercial	Large Commercial	WCU	Inflow	SF	MF	Government	Commercial	Alt C, Scenario 1		Alt C, Scenario 2		
												SF	MF	SF	MF	
1-1	0	0	0	1.728038497	0	0	1.14032	0	0	0	1.728038497					
1-10	1.31129	0	0	0	0	0	1.14032	8.30484	0	0	0					
1-11	0.87419	0	0	0	0	0	1.14032	0.87419	33.2048	0	0					
1-12	0.4371	0.74898	0	0	0	0	1.14032	17.0468	2.4966	0	0					
1-13	0	0	0	0	0	0	1.14032	0	0	0	0					
1-14	0	0	0	0	0	0	1.14032	0	0	0	0					
1-15	0	0	0	0	0	0	1.14032	0	0	0	0					
1-16	0	0	0	0	0	0	1.14032	0	98.8655	0	0					
1-17	0	0	0	0	0	0	1.14032	0	0	0	0					
1-18	0	0	0	0	0	0	1.14032	0	0	0	0					
1-19	0	2.99592	0	0	0	0	1.14032	0	3.99456	0	0					
1-19A	0	0.74898	0	1.1977283	0	0	1.14032	0	49.4327	0	1.1977283					
1-1A	0	0	0	0	0	0	1.14032	0	0	0	0					
1-2	0.4371	0	0	0	0	0	1.14032	11.3645	0	0	0					
1-20	0	0.99864	0	0	0	0	1.14032	0	3.49524	0	0					
1-21	0.4371	1.99728	0	0	0	0	1.14032	1.31129	8.23879	0	0					
1-22	0	3.99456	0	0	0	0	1.14032	0	10.9851	0	0					
1-23	1.74839	2.99592	0	0	0	0	1.14032	1.74839	28.9606	0	0					
1-24	0	2.24694	0	0	0	0	1.14032	0	9.48709	0	0					
1-25	0.87419	0.49932	0	0	0	0	1.14032	4.80806	0.74898	0	0					
1-26	0.4371	4.49388	0	0	0	0	1.14032	1.31129	5.24286	0	0					
1-27	0	0	0	0	0	0	1.14032	0	0	0	0					
1-28	0.87419	0	0	0	0	0	1.14032	0.87419	0	0	0					
1-29	1.74839	18.2252	0	10.91688785	0	0	1.14032	1.74839	24.966	0	10.91688785					
1-3	0	7.98913	0	0	0	0	1.14032	0	7.98913	0	0					
1-30	1.74839	0	0	0	0	0	1.14032	1.74839	0	0	0					
1-31	1.74839	0	0	0	0	0	1.14032	1.74839	0	0	0					
1-31A	3.05968	0	0	0	0	0	1.14032	3.93387	0	0	0					
1-33	1.31129	0	0	0	0	0	1.14032	2.62258	0	0	0					
1-34	0	0	0	0	0	0	1.14032	0.4371	0	0	0					
1-35	1.31129	0	0	0	0	0	1.14032	1.74839	0	0	0					
1-36	0.4371	0	0	0	0	0	1.14032	17.0468	0	0	0					
1-37	0.87419	0	0	0	0	0	1.14032	0.87419	0	0	0					
1-38	0.4371	0	0	6.302929963	0	0	1.14032	0.4371	0	0	6.302929963					
1-39	0	1.49796	0	0	0	0	1.14032	0	1.49796	0	0					
1-4	1.31129	0	0	1.448983139	0	0	1.14032	1.31129	0	0	1.448983139					
1-40	1.74839	0.99864	0	0	0	0	1.14032	1.74839	0.99864	0	0					
1-41	0.87419	0	0	0	0	0	1.14032	0.87419	0	0	0					
1-42	3.05968	0	0	0	0	0	1.14032	3.05968	0	0	0					
1-44	0.4371	0	0	0	0	0	1.14032	0.4371	0	0	0					
1-45	0	0	0	0	3.04010947	0	1.14032	0	34.2035	0	0					
1-46	0	0	0	0	0	0	1.14032	0	0	0	0					
1-47	0	0	0	0	0	0	1.14032	0	0	0	0					

Manhole ID	Total Existing Loadings (GPM)								Total Future Loadings with Infill (GPM)				Additional Development Flows (GPM)			
	SF	MF	Government	Commercial	Large Commercial	WCU	Inflow	SF	MF	Government	Commercial	Alt C, Scenario 1		Alt C, Scenario 2		
												SF	MF	SF	MF	
1-49	0	10.4857	0	0	0	0	1.14032	0	10.4857	0	0					
1-5	9.61613	0.49932	0	0	0	0	1.14032	14.4242	7.24015	0	0					
1-6	0	0	0	0	0	0	1.14032	0	0	0	0					
1-7	0	0	0	0	0	0	1.14032	0	0	0	0					
1-8	0	0	0	0	0	0	1.14032	0	0	0	0					
1-9	0	0	0	0	0	0	1.14032	0	0	0	0					
2-10	0	0	0	3.727188533	0	0	1.14032	0	0	0	4.631637488					
2-11	0.4371	0	0	1.680517901	0	0	1.14032	0.4371	0	0	1.849208644					
2-12	0	0	0	0	0	0	1.14032	0	0	0	0					
2-13	0	0	0	1.685793594	0	0	1.14032	0	0	0	2.526621552					
2-14	2.18548	2.24694	0	0	0	0	1.14032	4.80806	5.99185	0	0					
2-15	0.87419	0	0	1.110720334	0	0	1.14032	0.87419	0	0	1.850623474					
2-16	0	0	0	1.746999794	0	0	1.14032	0	0	0	1.746999794					
2-17	0	0	0	0	0	0	1.14032	0	0	0	0					
2-18	2.18548	0	0	0	0	0	1.14032	2.18548	0	0	0					
2-19	1.31129	1.49796	0	0	0	0	1.14032	2.62258	1.74762	0	0					
2-20	0	0	0	0	0	0	1.14032	0	0	0	0					
2-21	0.87419	0.49932	0	0	0	0	1.14032	0.87419	0.74898	0	0					
2-22	0.87419	16.2279	0	0	0	0	1.14032	0.87419	16.2279	0	0					
2-23	0	0	0	0	0	0	1.14032	0	0	0	0					
2-25	0	0	0	1.129541883	0	0	1.14032	0	0	0	2.819447226					
2-27	0	2.74626	0	0.84878763	8.10035415	0	1.14032	0	2.74626	0	0.84878763					
2-28	0	0	0	0.620238284	0	0	1.14032	0	0	0	0.620238284					
2-29	0.87419	2.4966	0	0	0	0	1.14032	0.87419	2.4966	0	0					
2-30	1.31129	3.7449	0	0	0	0	1.14032	1.31129	3.99456	0	0					
2-32	0	0	0	0	0	0	1.14032	0	0	0	0					
2-33	0	5.74219	0	1.110247851	8.89202824	0	1.14032	0	5.74219	0	1.110247851					
2-34	1.31129	0.74898	0	1.098380776	0	0	1.14032	1.31129	0.74898	0	1.87532475					
2-35	0.4371	0	0	0	0	0	1.14032	0.4371	0	0	0					
2-36	0.87419	5.24286	0	0	0	0	1.14032	1.74839	5.74219	0	0					
2-37	0.87419	1.99728	0	0.413673689	0	0	1.14032	0.87419	1.99728	0	0.413673689					
2-38	2.18548	2.99592	0	0	0	0	1.14032	2.18548	3.49524	0	0					
2-38A	0	0	0	0	0	0	1.14032	0	0	0	0					
2-39	0.4371	1.49796	0	0	0	0	1.14032	3.93387	7.24015	0	0					
2-40	0	0	0	0	0	0	1.14032	0	0	0	0					
2-41	0	0	0	0	0	0	1.14032	0	0	0	0					
2-42	0	0	0	0	0	0	1.14032	0	0	0	0					
2-43	0	0	0	0	0	0	1.14032	0	0	0	0					
2-44	1.31129	0.99864	0	0.453317368	0	0	1.14032	1.31129	0.99864	0	1.468167302					
2-45	0.87419	6.24151	0	0	0	0	1.14032	0.87419	6.24151	0	0					
2-46	0	0	0	0	0	0	1.14032	0	0	0	0					
2-47	0	4.9932	0	0	0	0	1.14032	0	4.9932	0	0					
2-48	0	5.49253	0	0	0	0	1.14032	0	8.48845	0	0					

Manhole ID	Total Existing Loadings (GPM)								Total Future Loadings with Infill (GPM)				Additional Development Flows (GPM)			
	SF	MF	Government	Commercial	Large Commercial	WCU	Inflow	SF	MF	Government	Commercial	Alt C, Scenario 1		Alt C, Scenario 2		
												SF	MF	SF	MF	
2-49	0	0	0	0	0	0	1.14032	0	0	0	0					
2-50	0	0	0	0	2.53601961	0	1.14032	0	0	0	0					
2-51	0	0	0	0	0	0	1.14032	0	0	0	0					
2-52	0	13.232	0	0	0	0	1.14032	0	17.2266	0	0					
2-53	0	0	0	0	0	0	1.14032	0	0	0	0					
2-54	0.4371	0	0	0	0	0	1.14032	0.4371	5.49253	0	0					
2-55	0.4371	0	0	0	0	0	1.14032	0.87419	4.9932	0	0					
2-57	0	2.74626	0	0	0	0	1.14032	0	2.74626	0	0					
2-58	0	0	0	0	5.75713431	0	1.14032	0	0	0	0					
2-59	0.4371	5.49253	0	0	0	0	1.14032	0.4371	8.48845	0	0					
2-60	0	0	0	0	0	0	1.14032	0	0	0	0					
2-61	0.4371	0	0	9.15547011	0	0	1.14032	13.1129	0	0	9.15547011					
2-62	0	0	0	0	0	0	1.14032	0	0	0	0					
2-63	2.18548	0	0	0	0	0	1.14032	2.18548	0	0	0					
2-64	3.49677	0	0	0	0	0	1.14032	3.49677	0	0	0					
2-65	0.87419	0	0	0	0	0	1.14032	0.87419	0	0	0					
2-66	3.93387	9.73675	0	0	0	0	1.14032	4.80806	10.4857	0	0					
2-67	5.68226	0	0	0	0	0	1.14032	5.68226	0	0	0					
2-68	3.05968	0	0	0	0	0	1.14032	3.05968	0	0	0					
2-69	1.31129	0	0	0	0	0	1.14032	2.18548	0	0	0					
2-7	0	0	0	3.321732358	3.92726868	0	1.14032	0	0	0	3.543836882					
2-8	0	0	0	1.167174309	0	0	1.14032	0	0	1.762231253	1.399853264					
2-9	0	0	0	4.254583368	0	0	1.14032	0	0	0	5.381094437					
3-1	0.4371	7.73947	0	0	0	0	1.14032	0.4371	7.73947	0	0					
3-10	2.62258	1.74762	0	0	0	0	1.14032	2.62258	1.74762	0	0					
3-13	0	0	0	0	0	0	1.14032	0	0	0	0					
3-14	0	0	0	2.171632247	0	0	1.14032	0	0	0	2.171632247					
3-15	5.24516	0	0	0	0	0	1.14032	5.68226	0	0	0					
3-19	0	0	0	0	0	0	1.14032	0	0	0	0					
3-2	0.4371	0	0	1.592512032	0	0	1.14032	0.4371	0	0	1.74003016					
3-20	0.4371	0	0	0	0	0	1.14032	0.4371	0	0	0					
3-21	3.49677	0	0	0	0	0	1.14032	3.49677	0	0	0					
3-22	3.49677	0	0	0	0	0	1.14032	3.49677	0	0	0					
3-23	2.18548	0	0	0	0	0	1.14032	2.18548	0	0	0					
3-24	1.31129	0	0	0	0	0	1.14032	1.31129	0	0	0					
3-25	3.49677	0	0	0	0	0	1.14032	3.49677	0	0	0					
3-26	3.05968	0	0	0	0	0	1.14032	3.05968	0	0	0					
3-27	3.49677	0	0	0	0	0	1.14032	3.49677	0	0	0					
3-28	4.37097	0	0	0	0	0	1.14032	4.37097	0	0	0					
3-29	1.74839	0	0	0	0	0	1.14032	1.74839	0	0	0					
3-3	2.62258	0.74898	0	0.335374469	0	0	1.14032	2.62258	0.74898	0	0.335374469					
3-31HI	2.18548	0	0	0	0	0	1.14032	2.18548	0	0	0					
3-32	3.05968	0	0	0	0	0	1.14032	3.05968	0	0	0					

Manhole ID	Total Existing Loadings (GPM)								Total Future Loadings with Infill (GPM)				Additional Development Flows (GPM)			
	SF	MF	Government	Commercial	Large Commercial	WCU	Inflow	SF	MF	Government	Commercial	Alt C, Scenario 1		Alt C, Scenario 2		
												SF	MF	SF	MF	
3-33	3.05968	0	0	0	0	0	1.14032	3.05968	0	0	0					
3-34	3.93387	0	0	0	0	0	1.14032	3.93387	0	0	0					
3-35	2.62258	0	0	0	0	0	1.14032	2.62258	0	0	0					
3-36	2.18548	0	0	0	0	0	1.14032	2.18548	0	0	0					
3-37	3.49677	2.99592	0	0	0	0	1.14032	5.24516	3.7449	0	0					
3-38	3.05968	0.74898	0	0.586698205	0	0	1.14032	3.49677	0.74898	0	0.586698205					
3-39	3.49677	0	0	0.50515121	0	0	1.14032	3.49677	0	0	0.50515121					
3-4	1.31129	8.98777	0	0	0	0	1.14032	1.31129	8.98777	0	0					
3-40	3.93387	0	0	0.185101536	0	0	1.14032	3.93387	0	0	0.185101536					
3-41	4.37097	0	0	0	0	0	1.14032	4.37097	0	0	0					
3-42	0	0	0	0	0	0	1.14032	0	0	0	0					
3-43	3.93387	0.49932	0	0	0	0	1.14032	3.93387	0.49932	0	0					
3-44	3.05968	1.99728	0	0	0	0	1.14032	3.05968	1.99728	0	0					
3-45	3.93387	0.49932	0	0	0	0	1.14032	3.93387	0.74898	0	0					
3-46	4.37097	0	0	0	0	0	1.14032	4.37097	0	0	0					
3-47	1.31129	0	0	0	0	0	1.14032	1.31129	0	0	0					
3-49	0.87419	0	0	0	0	0	1.14032	0.87419	0	0	0					
3-5	2.62258	1.49796	0	0	0	0	1.14032	2.62258	2.4966	0	0					
3-50	3.93387	0	0	0	0	0	1.14032	3.93387	0	0	0					
3-51	8.74193	0	0	0.645388277	0	0	1.14032	8.74193	0	0	0.645388277					
3-52	0	0	0	0	0	0	1.14032	0	0	0	0					
3-55	3.49677	3.24558	0	0	0	0	1.14032	6.55645	4.49388	0	0					
3-56	1.31129	0	0	1.104362955	0	0	1.14032	1.31129	0	0	1.439657202					
3-57	0.4371	0	0	1.855559252	0	0	1.14032	0.4371	0	0	1.855559252					
3-58	0.87419	4.9932	0	0	0	0	1.14032	9.17903	4.9932	0	0					
3-59	0	0	0	0	0	0	1.14032	0	0	0	0					
3-6	0	0	0	0	0	0	1.14032	0	0	0	0					
3-60	0	0	0	0	0	0	1.14032	0	0	0	0					
3-61	0	0	0	0	0	0	1.14032	0	0	0	0					
3-62	3.49677	0	0	0	0	0	1.14032	3.49677	0.49932	0	0					
3-63	5.24516	0	0	0	0	0	1.14032	5.24516	0	0	0					
3-64	0	0	0	0	0	0	1.14032	0	0	0	0					
3-65	3.05968	1.74762	0	0	0	0	1.14032	3.49677	1.74762	0	0					
3-66	3.49677	0	0	0	0	0	1.14032	3.49677	0	0	0					
3-67	3.49677	0	0	0	0	0	1.14032	3.49677	0	0	0					
3-68	0	0	0	0	0	0	1.14032	0	0	0	0					
3-69	0	0	0	0	2.5924621	0	1.14032	0	0	0	0					
3-7	0.4371	3.7449	0	0	0	0	1.14032	0.4371	3.7449	0	0					
3-8	1.74839	3.99456	0	0	0	0	1.14032	1.74839	3.99456	0	0					
3-9	3.49677	1.49796	0	0	0	0	1.14032	3.49677	1.49796	0	0					
4-1	1.31129	5.49253	0	0	0	0	1.14032	3.93387	7.98913	0	0					
4-10	0	0	0	1.934250799	0	0	1.14032	0	0	0	1.934250799					
4-11	0	0	0	0	0	0	1.14032	0	0	0	0					

Manhole ID	Total Existing Loadings (GPM)							Total Future Loadings with Infill (GPM)				Additional Development Flows (GPM)			
	SF	MF	Government	Commercial	Large Commercial	WCU	Inflow	SF	MF	Government	Commercial	Alt C, Scenario 1		Alt C, Scenario 2	
												SF	MF	SF	MF
4-12	0	0	0	0	0	0	1.14032	0	0	0	0				
4-13	0	0	0	0	0	0	1.14032	0	0	0	0				
4-14	2.18548	6.99049	0	2.52597535	0	0	1.14032	5.24516	6.99049	0	2.52597535				
4-15	4.80806	0	0	0	0	0	1.14032	4.80806	0	0	0				
4-16	2.62258	2.4966	0	0	0	0	1.14032	2.62258	2.4966	0	0				
4-17	3.05968	1.49796	0	0	0	0	1.14032	3.05968	1.49796	0	0				
4-18	3.49677	0	0	0	0	0	1.14032	3.49677	0	0	0				
4-19	0	0	0	0	0	0	1.14032	0	0	0	0				
4-20A	0	0	0	0	0	0	1.14032	0	0	0	0				
4-20B	0	0	0	0	0	0	1.14032	0	0	0	0				
4-20C	0	0	0	0	0	0	1.14032	0	0	0	0				
4-20D	1.31129	0	0	0	0	0	1.14032	1.31129	0	0	0				
4-20E	1.31129	0	0	0	0	0	1.14032	1.74839	0	0	0				
4-20F	5.24516	0	0	0	0	0	1.14032	5.68226	0	0	0				
4-20G	3.93387	0	0	0	0	0	1.14032	4.80806	0	0	0				
4-20H	3.93387	0	0	0	0	0	1.14032	4.37097	1.99728	0	0				
4-20HI	3.49677	0	0	0	0	0	1.14032	3.49677	0	0	0				
4-21	4.37097	0	0	0	0	0	1.14032	4.37097	0	0	0				
4-22	3.49677	0	0	0	0	0	1.14032	3.49677	0	0	0				
4-23	1.31129	0	0	0	0	0	1.14032	1.31129	0	0	0				
4-24	1.74839	0	0	0	0	0	1.14032	1.74839	0	0	0				
4-25	1.74839	0	0	0	0	0	1.14032	1.74839	0	0	0				
4-26	1.31129	0	0	0	0	0	1.14032	1.31129	0	0	0				
4-27	1.74839	0	0	0	0	0	1.14032	1.74839	0	0	0				
4-28	1.74839	0	0	0	0	0	1.14032	1.74839	0	0	0				
4-29	0	0	0	0	0	0	1.14032	0	0	0	0				
4-3	1.74839	4.74354	0	0	0	0	1.14032	1.74839	5.24286	0	0				
4-30	0	0	3.068626333	0	0	0	1.14032	0	0	3.068626333	0				
4-31	0	0	0	1.782699794	0	0	1.14032	0	0	0	2.118006495				
4-32	0.4371	0	0	1.252707576	2.85482238	0	1.14032	0.4371	0	0	1.252707576				
4-33	0	0	4.073624801	0.373713338	0	0	1.14032	0	0	4.073624801	0.373713338				
4-34	5.24516	0	0	0	0	0	1.14032	5.24516	0	0	0				
4-35	4.80806	0	0	0	0	0	1.14032	4.80806	0	0	0				
4-36	1.74839	0	0	1.009322334	0	0	1.14032	1.74839	0	0	1.009322334				
4-37	4.80806	0.49932	0	0	0	0	1.14032	4.80806	0.49932	0	0				
4-38	3.93387	0	0	0	0	0	1.14032	3.93387	0	0	0				
4-39	3.49677	0	0	0	0	0	1.14032	3.49677	0	0	0				
4-40	3.93387	0	0	0	0	0	1.14032	3.93387	0	0	0				
4-41	3.49677	0	0	0	0	0	1.14032	3.49677	0	0	0				
4-42	3.05968	0.99864	0	0	0	0	1.14032	3.05968	1.99728	0	0				
4-43HI	0	0	0	0	0	0	1.14032	0	0	0	0				
4-44	0.87419	0	0	1.093262732	4.32063393	0	1.14032	0.87419	0	0	1.512086106				
4-45	0	0	0.655616801	1.345678183	0	0	1.14032	0	0	0.655616801	1.345678183				

Manhole ID	Total Existing Loadings (GPM)							Total Future Loadings with Infill (GPM)				Additional Development Flows (GPM)			
	SF	MF	Government	Commercial	Large Commercial	WCU	Inflow	SF	MF	Government	Commercial	Alt C, Scenario 1		Alt C, Scenario 2	
												SF	MF	SF	MF
4-46	0	0	3.396940698	0	0	0	1.14032	0	0	3.396940698	0				
4-47	3.49677	1.99728	0.65569596	0	0	0	1.14032	3.49677	1.99728	0.65569596	0				
4-48	3.93387	1.2483	0	0	0	0	1.14032	3.93387	1.2483	0	0				
4-49	5.24516	0.74898	0	0	0	0	1.14032	5.24516	0.74898	0	0				
4-5	3.49677	0.24966	0	1.005985423	0	0	1.14032	11.3645	4.9932	0	1.005985423				
4-50	3.49677	1.99728	0	0	0	0	1.14032	3.93387	1.99728	0	0				
4-51	3.93387	2.99592	0	0	0	0	1.14032	3.93387	2.99592	0	0				
4-52	2.18548	0	0	0	0	0	1.14032	2.18548	0	0	2.430602084				
4-53	2.18548	0	0	1.304229697	0	0	1.14032	2.18548	0	0	1.304229697				
4-54	1.74839	0	0	3.540414492	0	0	1.14032	1.74839	0	0	3.540414492				
4-55	0	0	0	2.519459354	3.68822499	0	1.14032	0	0	0	2.519459354				
4-56	1.31129	8.73811	0	0	0	0	1.14032	1.31129	24.4667	0	0				
4-57	0	0	0	3.604014827	0	0	1.14032	0	0	0	9.985024068				
4-7	2.62258	1.74762	0	30.37686131	0	0	1.14032	2.62258	5.99185	0	30.37686131				
4-8	0	1.99728	0	0.670616829	0	0	1.14032	0	1.99728	0	0.859265864				
4-9	0	0	0	0.964195303	1.83276561	0	1.14032	0	0	0	1.260027858				
5-18	0	0	0	0	0	0	1.14032	0	0	0	0				
5-19	0	0	0	0	0	0	1.14032	0	0	0	0				
5-19A	4.80806	0	0	0	0	0	1.14032	5.68226	0	0	0				
5-20	0	0	0	0.368795242	0	0	1.14032	0	0	0	0.368795242				
5-21	0	0	0	2.629430901	0	0	1.14032	0	0	0	2.629430901				
5-22	0	1.99728	0	0	0	0	1.14032	0	4.49388	0	1.509011773				
5-23	0	0	0	0	0	0	1.14032	0	0	0	0				
5-23A	2.62258	0	0	0	0	0	1.14032	4.80806	0	0	0				
5-24	0	0	0	0	0	0	1.14032	0	0	0	0				
5-25	3.93387	0	0	0	0	0	1.14032	3.93387	0	0	0				
5-26	1.74839	0	0	0	0	0	1.14032	1.74839	0	0	0				
5-27	0	0	0	0	0	0	1.14032	0	0	0	0				
5-28	2.18548	0	0.576882005	0	0	0	1.14032	2.18548	0	0.576882005	0				
5-29	4.80806	0	0	0	0	0	1.14032	4.80806	0	0	0				
5-30	0	0	0	0	0	0	1.14032	0	0	0	0				
5-31	1.74839	0	0	1.292049466	0	0	1.14032	1.74839	0	0	1.292049466				
5-32	0	0	0	1.8030196	3.3912207	0	1.14032	0	0	0	1.8030196				
5-33	0	0	0.918022609	1.423205724	0	0	1.14032	0	0	0.918022609	1.423205724				
5-34	1.31129	0	0	1.339006471	0	0	1.14032	1.31129	0	0	1.339006471				
5-35	3.93387	0	0	0	0	0	1.14032	3.93387	0	0	0				
5-36	3.49677	0	0	0.335294247	0	0	1.14032	3.49677	0	0	0.335294247				
5-37	3.49677	0	0	0.670235732	0	0	1.14032	3.49677	0	0	0.670235732				
5-38	0.87419	0	0	0.335374469	0	0	1.14032	0.87419	0	0	0.335374469				
5-39	0	0	0	0	0	0	1.14032	0	0	0	0				
5-4	0	0	0	1.81358825	0	0	1.14032	0	0	0	2.61777151				
5-40	0	0	0	3.214295942	0	0	1.14032	0	0	0	3.214295942				
5-41	0	0	0	0.700075328	11.8967541	0	1.14032	0	0	0	0.700075328				

Manhole ID	Total Existing Loadings (GPM)							Total Future Loadings with Infill (GPM)				Additional Development Flows (GPM)			
	SF	MF	Government	Commercial	Large Commercial	WCU	Inflow	SF	MF	Government	Commercial	Alt C, Scenario 1		Alt C, Scenario 2	
												SF	MF	SF	MF
5-42	0	0	0	0.579328479	0	0	1.14032	0	0	0	0.579328479				
5-43	0	0	0	0	0	0	1.14032	0	0	0	0				
5-44	0	0	0	0.25652469	2.22936171	0	1.14032	0	0	0	1.61929153				
5-45	0	0	0	1.642592949	0	0	1.14032	0	0	0	1.642592949				
5-46	3.49677	2.4966	0	0	0	0	1.14032	4.37097	3.99456	0	0				
5-47	0	0	0	0	0	0	1.14032	0	0	0	0				
5-48	0.4371	0	0	0	0	0	1.14032	0.4371	0	0	0				
5-49	0.87419	0.99864	0	0	0	0	1.14032	0.87419	1.49796	0	0				
5-5	0	0	0	0	0	0	1.14032	0	0	0	0				
5-50	0	0	0	0	0	0	1.14032	0	0	0	0				
5-51	0	0	0	0	0	0	1.14032	0	0	0	0				
5-52	1.74839	0	0	0	0	0	1.14032	1.74839	0	0	0				
5-53	3.49677	0	0	0	0	0	1.14032	4.37097	0	0	0				
5-54	0	0	0	0	0	0	1.14032	0	0	0	0				
5-55	0	0	0	0	0	0	1.14032	0	0	0	0				
5-56	0	0	0	0	0	0	1.14032	0	0	0	0				
5-6	0.87419	4.74354	0	0	0	0	1.14032	0.87419	6.24151	0	0				
5-7	0	0	0	0	0	0	1.14032	0	0	0	0				
5-8	0	0	0	0	0	0	1.14032	0	0	0	0				
6-1	0	0	0	0	0	0	1.14032	0	0	0	0				
6-10	0	0	0	6.585890249	0	0	1.14032	0	0	0	6.585890249				
6-11	0	0	0	0	0	0	1.14032	0	0	0	0				
6-12	0	0	0	5.79142633	3.1572763	0	1.14032	0	0	0	8.351049091				
6-12A	0	0	0	0	0	0	1.14032	0	0	0	0				
6-13	0	0	0	0	0	0	1.14032	0	0	0	0				
6-13A	0	0	0	0	0	0	1.14032	0	0	0	0				
6-13B	0	0	0	0	0	0	0	0	0	0	0				
6-13C	0	0	0	0	0	0	0	0	0	0	0	59.4451	15.9783	59.4451	15.9783
6-14	0	0	0	0	0	74.48	1.14032	0	0	0	0				
6-15	0	0	0	0	0	0.86159	1.14032	0	0	0	0				
6-16	0.4371	2.74626	0	0	0	0.53588	1.14032	0.4371	2.74626	0	0				
6-17	0.4371	0	0	0	0	0.4325	1.14032	0.4371	0	0	0				
6-18	0	0	0	0	0	0.50464	1.14032	0	0	0	0				
6-19	0	0	0	0	0	0	1.14032	0	0	0	0				
6-2	0	0	0	0	0	0	1.14032	0	0	0	0				
6-20	0	0	0	0	0	0	1.14032	0	0	0	0				
6-21	0.87419	0.99864	0	0	0	3.45564	1.14032	0.87419	0.99864	0	0				
6-22	3.49677	1.2483	0	0	0	0	1.14032	3.49677	1.2483	0	0				
6-22A	0	0	0	0	0	0	1.14032	0	0	0	0				
6-23	0	14.9796	0	0	0	0	1.14032	0	14.9796	0	0				
6-3	0	0	0	0	0	0	1.14032	0	0	0	0				
6-4	0	0	0	0	0	0	1.14032	0	0	0	0				
6-45	0	0	0	0	0	0.27377	1.14032	0	0	0	0				

Manhole ID	Total Existing Loadings (GPM)							Total Future Loadings with Infill (GPM)				Additional Development Flows (GPM)			
	SF	MF	Government	Commercial	Large Commercial	WCU	Inflow	SF	MF	Government	Commercial	Alt C, Scenario 1		Alt C, Scenario 2	
												SF	MF	SF	MF
6-5	0	0	0	0	0	0	1.14032	0	0	0	0				
6-6	0	0	0	0	0	0	1.14032	0	0	0	0				
6-65	0	0	0	0	0	0	1.14032	0	0	0	6.036110436				
6-66	0	4.9932	0	7.382374356	0	1.37752	1.14032	0	4.9932	0	15.4972161				
6-7	0	0	0	0	0	0	1.14032	0	0	0	0				
6-8	0	0	0	0	0	0	1.14032	0	0	0	0				
6-9	0	0	0	0	0	0	1.14032	0	0	0	0				
7-1	3.93387	0	0	0	0	0	1.14032	3.93387	0	0	0				
7-10	0	0.99864	0	0	13.8737011	0	1.14032	0	0.99864	0	0				
7-11	0	0	0	0	0	0	1.14032	0	0	0	0				
7-12	0	0	0	0	0	0	1.14032	0	0	0	0				
7-13	2.62258	6.49117	0	0.276592536	0	0	1.14032	4.80806	6.49117	0	0.276592536				
7-14	0	0	0	0	0	0	1.14032	0	0	0	0				
7-15	0	0	0	0	0	1.57652	1.14032	0	0	0	0				
7-17	1.31129	2.4966	0	0.335318471	0	0	1.14032	1.31129	2.4966	0	0.335318471				
7-18	3.93387	0	0	0	0	0	1.14032	3.93387	0	0	0				
7-19	1.31129	2.4966	0	2.454611221	0	0	1.14032	1.31129	2.4966	0	2.454611221				
7-2	2.18548	0	0	0	0	0	1.14032	2.18548	0	0	0				
7-20	0.87419	0	0	1.509674209	0	0	1.14032	0.87419	0	0	1.509674209				
7-21	2.18548	0	0	0.335872535	9.77373784	0	1.14032	2.18548	0	0	0.335872535				
7-22	0	1.2483	0	0.793457823	5.0619185	0	1.14032	0	1.2483	0	0.793457823				
7-23	3.93387	2.74626	0.917885781	0	0	0	1.14032	3.93387	2.74626	0.917885781	0				
7-24	0	0	0	0	0	0	1.14032	0	0	0	0				
7-25	2.62258	1.2483	0	0	0	0	1.14032	3.93387	1.74762	0	0				
7-26	0	0	0	0	0	0	1.14032	0	0	0	0				
7-27	0	0	0	0	0	0	1.14032	0	0	0	0				
7-28	1.31129	0	0	1.08977124	2.22710401	0	1.14032	1.31129	0	0	1.08977124				
7-29	0	0	0	1.591234314	1.8477326	0	1.14032	0	0	0	1.591234314				
7-3	0	0	0	0	0	0	1.14032	0	0	0	0				
7-30	0.4371	0	0	1.67658726	2.0117467	0	1.14032	0.4371	0	0	1.67658726				
7-31	2.18548	0	0	1.091748659	0	0	1.14032	2.18548	0	0	1.091748659				
7-32	3.05968	0	0	0.670614853	0	0	1.14032	3.05968	0	0	0.670614853				
7-33	2.62258	0.74898	0	0.670654976	0	0	1.14032	2.62258	0.74898	0	0.670654976				
7-34	2.18548	5.99185	0	0	0	0	1.14032	2.18548	5.99185	0	0				
7-35	0	0	0	1.509729782	0	0	1.14032	0	0	0	1.509729782				
7-36	0	0	3.400701549	0	0	0	1.14032	0	0	3.400701549	0				
7-37	0	0	0	0	0	0	1.14032	0	0	0	0				
7-38	0	0	0	0	0	0	1.14032	0	0	0	0				
7-39	2.62258	0	0	0	0	0	1.14032	2.62258	0	0	0				
7-4	3.05968	0	0	0	0	0	1.14032	3.05968	0	0	0				
7-40	2.62258	7.48981	0	0	0	0	1.14032	2.62258	7.48981	0	0				
7-41	2.62258	2.99592	0	0	0	0	1.14032	2.62258	2.99592	0	0				
7-42	3.05968	0.49932	0	0	0	0	1.14032	3.05968	0.49932	0	0				

Manhole ID	Total Existing Loadings (GPM)								Total Future Loadings with Infill (GPM)				Additional Development Flows (GPM)			
	SF	MF	Government	Commercial	Large Commercial	WCU	Inflow	SF	MF	Government	Commercial	Alt C, Scenario 1		Alt C, Scenario 2		
												SF	MF	SF	MF	
7-43	0	0	0	0	2.48152341	0	1.14032	0	0	0	0					
7-44	5.24516	2.74626	0	0	0	0	1.14032	5.24516	2.74626	0	0					
7-45	3.49677	1.99728	0	0	0	0	1.14032	3.49677	1.99728	0	0					
7-46	4.37097	0.74898	0	0	0	0	1.14032	4.37097	0.74898	0	0					
7-47	4.80806	0	0	0	0	0	1.14032	4.80806	0	0	0					
7-48	1.74839	2.99592	0	0	0	0	1.14032	1.74839	2.99592	0	0					
7-49	0	0	0	0	0	0	1.14032	0	0	0	0					
7-5	4.80806	0	0	0	0	0	1.14032	4.80806	0	0	0					
7-50	0	0	0	0	0	0	1.14032	0	0	0	0					
7-51	0	15.2293	0	0	0	0	1.14032	0	15.2293	0	0					
7-52	0	0	0	0	0	0	1.14032	0	0	0	0					
7-53	0	0	0	0	0	0	1.14032	0	0	0	0					
7-54	0	0	0	0	0	0	1.14032	0	9.23743	0	0					
7-55	0	0	0	0	0	0	1.14032	0	0	0	0					
7-56	0	0	0	0	0	0	1.14032	0	0	0	0					
7-57	0	0	0	0	0	0	1.14032	0	0	0	0					
7-58	0	0	0	0	0	0	1.14032	0	0	0	0					
7-59	0	0	0	0	0	0	1.14032	0	0	0	0					
7-6	2.18548	0	0	0.670572678	5.53188984	0	1.14032	2.18548	0	0	0.670572678					
7-60	0.4371	0	0	0	0	0	1.14032	0.4371	0	0	0					
7-61	3.49677	0	0	0	0	0	1.14032	3.49677	0	0	0					
7-62	1.74839	0	0	0	0	0	1.14032	1.74839	0	0	0					
7-63	3.05968	0	0	0	0	0	1.14032	3.05968	0	0	0					
7-64	1.74839	0	0	0	0	0	1.14032	2.18548	0	0	0					
7-65	0	0	0	0	0	0	1.14032	0	0	0	0					
7-65A	0	0	0	0	0	0	1.14032	0	0	0	0					
7-66	2.62258	0	0	0	0	0	1.14032	2.62258	0	0	0					
7-67	2.18548	0	0	0	0	0	1.14032	2.18548	0	0	0					
7-68	2.18548	0	0	0	0	0	1.14032	2.18548	0	0	0					
7-69	0	0.49932	0	0	0	0	1.14032	0	0.49932	0	0	6.11935	5.99185	11.8016	11.9837	
7-7	0	0	0	0	0	0	1.14032	0	0	0	0					
7-70	1.31129	0	0	0	0	0	1.14032	1.31129	0	0	0					
7-71	3.05968	0	0	0	0	0	1.14032	3.05968	0	0	0					
7-72	0	0	0	0	0	0	1.14032	0	0	0	0					
7-73	1.74839	0	0	0	0	0	1.14032	1.74839	0	0	0					
7-74	0	0	0	0	0	0	1.14032	0	0	0	0					
7-75	1.31129	0	0	0	0	0	1.14032	1.31129	0	0	0					
7-77	0	0	0	3.126254478	4.87067576	0	1.14032	0	0	0	3.126254478					
7-78	0	0	0	0	6.84705832	0	1.14032	0	0	0	0					
7-79	0	0	0	0	8.6279163	0	1.14032	0	0	0	0					
7-8	3.93387	0	0	0	0	0	1.14032	3.93387	0	0	0					
7-80	2.18548	0	0	0	0	0	1.14032	2.18548	0	0	0					
7-81	0	0	0	0	0	0	1.14032	0	0	0	0					

Manhole ID	Total Existing Loadings (GPM)							Total Future Loadings with Infill (GPM)				Additional Development Flows (GPM)			
	SF	MF	Government	Commercial	Large Commercial	WCU	Inflow	SF	MF	Government	Commercial	Alt C, Scenario 1		Alt C, Scenario 2	
												SF	MF	SF	MF
7-82	1.74839	0	0	0	0	0	1.14032	1.74839	0	0	0				
7-83	1.31129	0	0	5.577509361	0	0	1.14032	1.31129	0	0	5.577509361				
7-84	0	0	0	0	0	0	1.14032	0	0	0	0				
7-85	0	0	0	0	0	0	1.14032	0	0	0	0				
7-86	0	0	0	0	0	0	1.14032	0	0	0	0				
7-87	0	0	0	0.82900167	6.44261866	0	1.14032	0	0	0	3.825145049				
7-88	0	0	0	0	0	0	1.14032	0	0	0	0				
7-89	0	0	0	0	0	0	1.14032	0	0	0	4.796287643				
7-9	3.93387	0	0	0	0	0	1.14032	3.93387	0	0	0				
7-90	5.24516	0	0	0	0	0	1.14032	5.24516	0	0	0				
7-91	0	0	0	0	0	0	1.14032	0	0	0	0				
7-92	2.18548	0	0	0	0	0	1.14032	2.18548	0	0	0	6.11935	5.99185	11.8016	11.9837
7-93	0.4371	0.49932	0	0	0	0	1.14032	0.4371	0.49932	0	0				
7-94	0	0	0	6.434672395	0	0	1.14032	0	0	0	6.434672395				
C1-1	0.4371	0	0	0	0	0	1.14032	0.4371	0	0	0				
C1-10	10.4903	0	0	0	0	0	1.14032	13.55	0	0	0.563034482				
C1-13	0.87419	0	0	0	0	0	1.14032	0.87419	0	0	0				
C1-14	1.31129	0	0	0	0	0	1.14032	1.31129	0	0	0				
C1-15	0	0	0	0	0	0	1.14032	0.4371	0	0	0				
C1-16	3.49677	0	0	5.653804588	0	0	1.14032	14.4242	0	0	5.653804588				
C1-2	0.4371	0	0	1.372396549	0	0	1.14032	0.4371	0	0	1.372396549				
C1-20	0.87419	0	0	0	0	0	1.14032	6.55645	0	0	0				
C1-21	0	0	0	3.16706896	0	0	1.14032	4.37097	0	0	3.16706896				
C1-22	0.4371	0	0	3.800482752	0	0	1.14032	0.87419	0	0	3.800482752				
C1-23	0	0	0	0	0	0	1.14032	0	0	0	0				
C1-24	0	0	0	0	0	0	1.14032	0	0	0	0				
C1-25	0	0	0	8.797413777	0	0	1.14032	2.18548	0	0	8.797413777				
C1-26	0.4371	0	0	3.401666661	0	0	1.14032	13.55	0	0	3.401666661				
C1-27	0.4371	0	0	0	0	0	1.14032	0.4371	0	0	1.172988504				
C1-28	0.4371	0	0	0	0	0	1.14032	0.4371	0	0	0				
C1-29	0.4371	0	0	0	0	0	1.14032	0.4371	0	0	0				
C1-3	0.87419	2.4966	0	0	0	0	1.14032	0.87419	2.4966	0	7.870752859				
C1-32	0	0	0	5.864942518	0	0	1.14032	12.2387	0	0	5.864942518				
C1-33	0	0	0	0	0	0	1.14032	0	0	0	0				
C1-34	0	0	0	0	0	0	1.14032	0	0	0	0				
C1-35	0	0	0	0	0	0	1.14032	0	0	0	0				
C1-36	0.4371	12.483	0	0	0	0	1.14032	0.4371	12.483	0	0				
C1-37	0.4371	3.7449	0	0	0	0	1.14032	0.4371	3.7449	0	0				
C1-38	0	0	0	0	0	0	1.14032	0	0	0	0				
C1-39	0	7.48981	0	0	0	0	1.14032	0	7.48981	0	0				
C1-40	2.18548	0	0	0	0	0	1.14032	2.18548	0	0	0				
C1-41	0	0	0	0	0	0	1.14032	0	0	0	0				
C1-42	0.4371	0	0	0	0	0	1.14032	0.4371	0	0	0				

Manhole ID	Total Existing Loadings (GPM)								Total Future Loadings with Infill (GPM)				Additional Development Flows (GPM)			
	SF	MF	Government	Commercial	Large Commercial	WCU	Inflow	SF	MF	Government	Commercial	Alt C, Scenario 1		Alt C, Scenario 2		
												SF	MF	SF	MF	
C1-43	1.74839	0	0	0	0	0	1.14032	3.49677	0	0	0					
C1-44	2.62258	0	0	0	0	0	1.14032	2.62258	0	0	0					
C1-45	0.87419	0	0	0	0	0	1.14032	0.87419	0	0	0					
C1-46	6.11935	0	0	0	0	0	1.14032	6.99355	0	0	0					
C1-47	2.62258	0	0	0	0	0	1.14032	2.62258	0	0	0					
C1-48	0.87419	0	0	0	0	0	1.14032	1.74839	0	0	0					
C1-49	0	0	0	0	0	0	1.14032	1.31129	0	0	0					
C1-5	0.4371	0	0	0	0	0	1.14032	0.4371	0	0	0					
C1-50	0.87419	0	0	0	0	0	1.14032	0.87419	0	0	0					
C1-51	0	0	0	0	0	0	1.14032	0.4371	0	0	0					
C1-52	0	0	0	0	0	0	1.14032	0	0	0	0					
C1-53	0.87419	0	0	0	0	0	1.14032	0.87419	0	0	0					
C1-54	0	0	0	0	0	0	1.14032	0	0	0	0					
C1-55	0.4371	0	0	0	0	0	1.14032	0.4371	0	0	0					
C1-56	0.4371	0	0	0	0	0	1.14032	0.4371	0	0	0					
C1-57	0.4371	0	0	0	0	0	1.14032	0.4371	0	0	0					
C1-6	0.4371	0	0	0	0	0	1.14032	0.4371	0	0	0					
C1-8	0	0	0	0	0	0	1.14032	6.55645	0	0	0					
C1-9	0	0	0	0	0	0	1.14032	0	0	0	0					
C2-1	1.31129	0	0	0	0	0	1.14032	1.31129	0	0	0					
C2-10	0.4371	0	0	0	0	0	1.14032	6.99355	0	0	0					
C2-11	0	0	0	0	0	0	1.14032	0	0	0	0					
C2-12	0	0	0	0	0	0	1.14032	0	0	0	0					
C2-13	0.4371	0	0	0	0	0	1.14032	0.4371	0	0	0					
C2-14	0	0	0	0	0	0	1.14032	0	0	0	0					
C2-15	0	0	0	0	0	0	1.14032	0	0	0	0					
C2-16	2.62258	0	0	0	0	0	1.14032	19.6693	0	0	0					
C2-17	0	0	0	0	0	0	1.14032	0	0	0	0					
C2-18	0	0	0	0	0	0	1.14032	0.4371	0	0	0					
C2-19	0	0	0	0	0	0	1.14032	0.4371	0	0	0					
C2-2	1.31129	0	0	0	0	0	1.14032	1.74839	0	0	0					
C2-20	0	0	0	0	0	0	1.14032	0	0	0	0					
C2-21	0	0	0	0	0	0	1.14032	0.4371	0	0	0					
C2-22	0.4371	0	0	0	0	0	1.14032	1.74839	0	0	0					
C2-23	0.4371	0	0	0	0	0	1.14032	0.4371	0	0	0					
C2-24	0.4371	0	0	0	0	0	1.14032	0.4371	0	0	0					
C2-25	2.62258	0	0	7.870752859	0	0	1.14032	3.93387	0	0	7.870752859					
C2-26	0	0	0	0	0	0	1.14032	0	0	0	0					
C2-27	0.87419	0	0	0.539574712	0	0	1.14032	1.31129	0	0	0.539574712					
C2-29	1.31129	0	0	0	0	0	1.14032	1.31129	0	0	0					
C2-3	0	0	0	0	0	0	1.14032	4.80806	0	0	0					
C2-30	0.87419	0	0	0	0	0	1.14032	1.31129	0	0	0					
C2-31	1.74839	0	0	0	0	0	1.14032	1.74839	0	0	0					

Manhole ID	Total Existing Loadings (GPM)								Total Future Loadings with Infill (GPM)				Additional Development Flows (GPM)			
	SF	MF	Government	Commercial	Large Commercial	WCU	Inflow	SF	MF	Government	Commercial	Alt C, Scenario 1		Alt C, Scenario 2		
												SF	MF	SF	MF	
C2-32	1.31129	0	0	0	0	0	1.14032	1.74839	0	0	0					
C2-33	0.4371	0	0	0	0	0	1.14032	0.4371	0	0	0					
C2-34	2.18548	0	0	0	0	0	1.14032	2.18548	0	0	0					
C2-35	0	0	0	0	0	0	1.14032	0	0	0	0					
C2-36	0	0	0	0	0	0	1.14032	8.74193	0	0	0					
C2-37	0	0	0	0	0	0	1.14032	0	0	0	0					
C2-38	0	0	0	0	0	0	1.14032	0	0	0	0					
C2-39	0	0	0	0	0	0	1.14032	0	0	0	0					
C2-4	1.74839	0	0	0	0	0	1.14032	3.05968	0	0	1.759482755					
C2-40	7.43064	0	0	0	0	0	1.14032	8.74193	0	0	0					
C2-43	2.18548	0	0	0	0	0	1.14032	4.37097	0	0	0					
C2-44	0	0	0	0	0	0	1.14032	0.4371	0	0	0					
C2-46	2.18548	0	0	0	0	0	1.14032	3.49677	0	0	0					
C2-47	2.18548	0	0	0	0	0	1.14032	9.61613	0	0	0					
C2-48	0.4371	0	0	0	0	0	1.14032	1.31129	0	0	0.422275861					
C2-49	0	0	0	0	0	0	1.14032	0	0	0	0					
C2-5	0.4371	0	0	0	0	0	1.14032	0.4371	0	0	0					
C2-50	0	0	0	0	0	0	1.14032	0	0	0	0					
C2-51	0	0	0	0	0	0	1.14032	0	0	0	0					
C2-52	23.1661	0	0	2.486735628	0	0	1.14032	26.6629	0	0	2.486735628					
C2-6	0.4371	0	0	0	0	0	1.14032	13.1129	0	0	0					
C2-7	0	0	0	0	0	0	1.14032	0	0	0	0					
C2-8	0	0	0	0	0	0	1.14032	7.43064	0	0	0					
C2-9	0	0	0	0	0	0	1.14032	0	0	0	0					
C3-1	0	0	0	0	0	0	1.14032	0	0	0	0					
C3-10	0	0	0	0	0	0	1.14032	0	0	0	0					
C3-11	0.87419	0	0	0	0	0	1.14032	0.87419	0	0	0					
C3-13	0.4371	0	0	0	0	0	1.14032	0.4371	0	0	0					
C3-14	3.05968	0	0	0	0	0	1.14032	3.93387	0	0	0					
C3-15	1.74839	0	0	0	0	0	1.14032	2.18548	0	0	0					
C3-16	0.4371	0	0	0	0	0	1.14032	0.4371	0	0	0					
C3-17	0	0	0	0	0	0	1.14032	0.4371	0	0	0					
C3-18	1.74839	0	0	0	0	0	1.14032	1.74839	0	0	0					
C3-19	0	0	0	0	0	0	1.14032	0	0	0	0					
C3-2	2.62258	0	0	0	0	0	1.14032	2.62258	0	0	0					
C3-20	3.49677	0	0	0	0	0	1.14032	29.2855	0	0	0					
C3-21	1.31129	0	0	2.299057467	0	0	1.14032	1.31129	0	0	2.299057467					
C3-3	0.87419	0	0	0	0	0	1.14032	0.87419	0	0	0					
C3-4	0.4371	0	0	0	0	0	1.14032	0.4371	0	0	0					
C3-5	0.4371	0	0	0	0	0	1.14032	0.4371	0	0	0					
C3-6	0.4371	0	0	0	0	0	1.14032	0.4371	0	0	0					
C3-7	0	0	0	0	0	0	1.14032	0	0	0	0					
C3-8	0.4371	0	0	0	0	0	1.14032	0.4371	0	0	0					

Manhole ID	Total Existing Loadings (GPM)							Total Future Loadings with Infill (GPM)				Additional Development Flows (GPM)			
	SF	MF	Government	Commercial	Large Commercial	WCU	Inflow	SF	MF	Government	Commercial	Alt C, Scenario 1		Alt C, Scenario 2	
												SF	MF	SF	MF
C3-9	0.4371	0	0	0	0	0	1.14032	0.4371	0	0	0				
C3-9	0.4371	0	0	0	0	0	1.14032	0.4371	0	0	0				
I-1	1.31129	0.49932	0	0	0	0	1.14032	1.31129	0.49932	0	0				
I-10	0	0	0	0	0	0	1.14032	0	0	0	0				
I-11	0	0	0	0	0	0	1.14032	0	0	0	0				
I-12	0	0	0	0	0	0	1.14032	0	0	0	0				
I-13	0	0	0	0	0	0	1.14032	0	0	0	0				
I-14	0	0	0	2.54977065	0	0	1.14032	0	0	0	3.273668577				
I-15	0	0	0	0.716097583	0	0	1.14032	0	0	0	2.612740564				
I-16	0	0	0	0	0	0	1.14032	0	0	0	0				
I-17	0	3.99456	0	0.839773462	0	0	1.14032	0	7.24015	0	1.504141321				
I-17-1	0	0	0	0	0	0	1.14032	0	0	0	0				
I-17-2	0	0	0	0	0	0	1.14032	0	0	0	0				
I-18	0.4371	0.99864	0	0	0	0	1.14032	0.4371	1.49796	0	0				
I-19	0	0	0	0	0	0	1.14032	0	0	0	0				
I-2	0	3.99456	0	3.461664489	0	0	1.14032	0	3.99456	0	3.461664489				
I-20	0	0	0	0	0	0	1.14032	0	0	0	2.969028428				
I-3	0	0	0	0	0	0	1.14032	0	0	0	0				
I-4	0	0	0	0	0	0	1.14032	0	0	0	0				
I-5	0	0	0	0	0	0	1.14032	0	0	0	0				
I-6	0	0	0	2.661429225	3.52668268	0	1.14032	0	0	0	2.661429225				
I-7	0	0	0	0	0	0	1.14032	0	0	0	0				
I-8	0	0	0	4.307222002	0	0	1.14032	0	0	0	4.749713557				
I-9	0	0	0	0	0	0	1.14032	0	0	0	0				
INT-1	1.31129	0	0	0	0	0	1.14032	1.31129	0	0	0				
INT-2	0	0	0	0	0	0	1.14032	0	0	0	0				
MM	0	0	0	0	0	0	1.14032	0	0	0	0				

APPENDIX D – PIPE HYDRAULIC MODEL OUTPUTS, CURRENT PEAK PERIOD FLOWS

ID	From ID	To ID	Diameter (in)	Length (ft)	Slope	Total Flow (cfs)	Unpeakable Flow (cfs)	Peakable Flow (cfs)	Velocity (ft/s)	d/D	q/Q	Water Depth (ft)	Full Flow (cfs)
1-10_1-2	1-10	1-2	10	210	0.005	0.492	0.099	0.223	2.509	0.389	0.32	0.324	1.538
1-11_1-10	1-11	1-10	10	400	0.005	0.485	0.097	0.22	2.498	0.386	0.315	0.321	1.538
1-12_1-11	1-12	1-11	10	343	0.005	0.479	0.094	0.218	2.489	0.383	0.311	0.319	1.537
1-13_1-12	1-13	1-12	10	101	0.005	0.472	0.091	0.216	2.47	0.381	0.308	0.318	1.53
1-14_1-13	1-14	1-13	10	360	0.005	0.469	0.089	0.216	2.479	0.379	0.304	0.315	1.54
1-15_1-14	1-15	1-14	10	305	0.008	0.466	0.086	0.216	2.99	0.328	0.233	0.274	2.001
1-16_1-15	1-16	1-15	10	305	0.009	0.464	0.084	0.216	3.015	0.325	0.229	0.271	2.028
1-17_1-16	1-17	1-16	10	310	0.005	0.461	0.081	0.216	2.483	0.374	0.297	0.311	1.553
1-18_1-17	1-18	1-17	10	383	0.003	0.459	0.079	0.216	2.152	0.414	0.358	0.345	1.28
1-19A_1-19	1-19A	1-19	8	205	0.004	0.109	0.02	0.051	1.563	0.254	0.142	0.17	0.771
1-19_1-18	1-19	1-18	8	377	0.004	0.124	0.023	0.057	1.665	0.265	0.154	0.177	0.802
1-1A_INT-2	1-1A	INT-2	21	114	0.007	0.608	0.124	0.275	2.856	0.144	0.045	0.252	13.638
1-1_1-1A	1-1	1-1A	10	143	0.029	0.606	0.122	0.275	5.035	0.272	0.162	0.227	3.733
1-20_1-19A	1-20	1-19A	8	185	0.004	0.099	0.018	0.046	1.513	0.243	0.129	0.162	0.766
1-21_1-20	1-21	1-20	8	20	0.003	0.093	0.015	0.044	1.34	0.252	0.14	0.168	0.664
1-22_1-21	1-22	1-21	8	299	0.004	0.039	0.005	0.019	1.155	0.154	0.051	0.103	0.768
1-23_1-22	1-23	1-22	8	381	0.004	0.021	0.003	0.011	0.957	0.114	0.028	0.076	0.765
1-24_1-21	1-24	1-21	8	370	0.003	0.041	0.008	0.019	1.095	0.165	0.059	0.11	0.699
1-25_1-24	1-25	1-24	8	358	0.004	0.03	0.005	0.014	1.061	0.135	0.039	0.09	0.766
1-26_1-25	1-26	1-25	8	321	0.004	0.022	0.003	0.011	0.969	0.116	0.029	0.077	0.768
1-27_1-18	1-27	1-18	10	42	0.002	0.333	0.053	0.158	1.598	0.406	0.347	0.339	0.959
1-28_1-27	1-28	1-27	10	310	0.002	0.33	0.051	0.158	1.595	0.405	0.344	0.337	0.958
1-29_1-28	1-29	1-28	10	204	0.002	0.324	0.048	0.157	1.589	0.4	0.337	0.334	0.961
1-2_1-1	1-2	1-1	10	190	0.003	0.596	0.119	0.271	2.201	0.497	0.496	0.415	1.203
1-30_1-29	1-30	1-29	10	309	0.002	0.2	0.046	0.088	1.416	0.306	0.204	0.255	0.984
1-31A_1-31	1-31A	1-31	10	254	0.003	0.037	0.013	0.014	0.991	0.12	0.031	0.1	1.202
1-31_1-30	1-31	1-30	10	375	0.004	0.046	0.015	0.018	1.175	0.125	0.033	0.104	1.389
1-33_1-31A	1-33	1-31A	8	291	0.004	0.022	0.01	0.007	0.97	0.117	0.029	0.078	0.765
1-34_1-33	1-34	1-33	8	275	0.004	0.014	0.008	0.004	0.855	0.095	0.019	0.064	0.766
1-34_1-35	1-35	1-34	8	107	0.004	0.012	0.005	0.004	0.808	0.087	0.016	0.058	0.768
1-36_1-35	1-36	1-35	8	240	0.004	0.004	0.003	0.001	0.589	0.054	0.006	0.036	0.766
1-37_1-42	1-37	1-42	8	90	0.004	0.006	0.003	0.002	0.653	0.063	0.008	0.042	0.766
1-38_1-30	1-38	1-30	8	55	0.006	0.145	0.028	0.066	1.928	0.268	0.157	0.178	0.924
1-39_1-38	1-39	1-38	8	419	0.004	0.067	0.018	0.028	1.405	0.194	0.083	0.129	0.812
1-3_1-2	1-3	1-2	8	231	0.004	0.034	0.003	0.018	1.106	0.143	0.044	0.095	0.769
1-40_1-39	1-40	1-39	8	173	0.004	0.04	0.01	0.017	1.162	0.155	0.052	0.103	0.771
1-41_1-40	1-41	1-40	8	200	0.004	0.026	0.008	0.011	1.025	0.127	0.035	0.085	0.766
1-42_1-41	1-42	1-41	8	116	0.004	0.021	0.005	0.009	0.946	0.113	0.027	0.075	0.763

ID	From ID	To ID	Diameter (in)	Length (ft)	Slope	Total Flow (cfs)	Unpeakable Flow (cfs)	Peakable Flow (cfs)	Velocity (ft/s)	d/D	q/Q	Water Depth (ft)	Full Flow (cfs)
1-44_1-39	1-44	1-39	8	259	0.004	0.019	0.005	0.008	0.961	0.105	0.023	0.07	0.811
1-45_1-44	1-45	1-44	8	310	0.005	0.014	0.003	0.007	0.896	0.092	0.018	0.062	0.82
1-46_1-38	1-46	1-38	8	401	0.004	0.049	0.008	0.023	1.228	0.171	0.064	0.114	0.765
1-47_1-46	1-47	1-46	8	126	0.004	0.046	0.005	0.023	1.217	0.166	0.06	0.111	0.772
1-49_1-47	1-49	1-47	8	212	0.004	0.044	0.003	0.023	1.19	0.162	0.057	0.108	0.766
1-4_1-2	1-4	1-2	8	276	0.006	0.066	0.015	0.029	1.592	0.176	0.067	0.117	0.976
1-5_1-4	1-5	1-4	8	379	0.006	0.052	0.013	0.023	1.431	0.162	0.057	0.108	0.923
1-6_1-5	1-6	1-5	8	379	0.006	0.01	0.01	0	0.874	0.074	0.011	0.049	0.923
1-7_1-6	1-7	1-6	8	354	0.004	0.008	0.008	0	0.704	0.07	0.01	0.047	0.767
1-8_1-7	1-8	1-7	8	290	0.004	0.005	0.005	0	0.624	0.058	0.007	0.039	0.77
1-9_1-8	1-9	1-8	8	152	0.004	0.003	0.003	0	0.504	0.042	0.003	0.028	0.768
11	INT-2	10	27	300	0.004	7.308	1.372	3.369	4.576	0.422	0.372	0.95	19.64
2-10-2-9	2-10	2-9	18	383	0.001	2.075	0.345	0.982	2.131	0.54	0.569	0.81	3.65
2-11_2-10	2-11	2-10	18	380	0.001	2.058	0.342	0.974	2.127	0.537	0.564	0.806	3.648
2-12_2-11	2-12	2-11	18	379	0.001	2.047	0.34	0.969	2.104	0.54	0.568	0.81	3.605
2-13_2-12	2-13	2-12	15	22	0.003	1.084	0.18	0.513	2.453	0.389	0.32	0.486	3.382
2-14_2-13	2-14	2-13	15	369	0.003	1.075	0.178	0.509	2.486	0.383	0.311	0.479	3.455
2-14_C2-13	C2-14	C2-13	12	364	0.003	0.473	0.14	0.189	1.951	0.347	0.259	0.347	1.825
2-15_2-14	2-15	2-14	10	408	0.005	0.13	0.023	0.061	1.763	0.193	0.081	0.16	1.599
2-16_2-15	2-16	2-15	10	409	0.005	0.119	0.02	0.056	1.721	0.185	0.075	0.154	1.599
2-17_2-16	2-17	2-16	10	400	0.005	0.11	0.018	0.052	1.679	0.178	0.069	0.148	1.599
2-18_2-17	2-18	2-17	8	179	0.01	0.027	0.008	0.011	1.443	0.103	0.022	0.068	1.235
2-19_2-18	2-19	2-18	8	407	0.006	0.016	0.005	0.006	0.992	0.093	0.018	0.062	0.907
2-20_2-19	2-20	2-19	8	400	0.006	0.003	0.003	0	0.566	0.039	0.003	0.026	0.907
2-21_2-17	2-21	2-17	8	400	0.004	0.08	0.008	0.041	1.36	0.225	0.111	0.15	0.719
2-22_2-21	2-22	2-21	8	400	0.005	0.072	0.005	0.038	1.449	0.2	0.088	0.134	0.822
2-23_2-22	2-23	2-22	8	400	0.005	0.003	0.003	0	0.529	0.041	0.003	0.027	0.822
2-25_2-12	2-25	2-12	12	370	0.002	0.694	0.109	0.332	2.1	0.438	0.397	0.438	1.75
2-27_2-25	2-27	2-25	10	433	0.017	0.092	0.01	0.046	2.4	0.122	0.032	0.102	2.873
2-28_2-27	2-28	2-27	8	373	0.004	0.043	0.008	0.02	1.185	0.161	0.056	0.107	0.766
2-29_2-28	2-29	2-28	8	403	0.004	0.038	0.005	0.019	1.143	0.152	0.05	0.101	0.766
2-30_2-29	2-30	2-29	8	361	0.004	0.022	0.003	0.011	0.974	0.117	0.029	0.078	0.766
2-32_2-25	2-32	2-25	12	261	0.002	0.596	0.097	0.283	2.015	0.402	0.341	0.402	1.749
2-33_2-32	2-33	2-32	12	356	0.002	0.593	0.094	0.283	2.014	0.401	0.339	0.401	1.751
2-34_2-33	2-34	2-33	12	300	0.002	0.529	0.091	0.248	1.891	0.386	0.316	0.386	1.676
2-35_2-34	2-35	2-34	12	377	0.002	0.514	0.089	0.241	1.876	0.38	0.307	0.38	1.675
2-35_2-36	2-36	2-35	8	400	0.004	0.27	0.048	0.126	2.004	0.41	0.352	0.273	0.766
2-37_2-36	2-37	2-36	8	61	0.004	0.243	0.046	0.112	1.948	0.387	0.317	0.258	0.766

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2-38A_2-38	2-38A	2-38	8	253	0.004	0.018	0.01	0.004	0.909	0.105	0.023	0.07	0.766
2-38A_2-60	2-60	2-38A	8	277	0.004	0.003	0.003	0	0.504	0.042	0.003	0.028	0.766
2-38_2-37	2-38	2-37	8	382	0.004	0.041	0.013	0.016	1.164	0.156	0.053	0.104	0.766
2-39_2-38A	2-39	2-38A	8	23	0.004	0.013	0.005	0.004	0.821	0.09	0.017	0.06	0.766
2-40_2-39	2-40	2-39	8	272	0.004	0.003	0.003	0	0.504	0.042	0.003	0.028	0.766
2-41_2-37	2-41	2-37	8	350	0.004	0.187	0.03	0.089	1.813	0.336	0.244	0.224	0.766
2-42_2-41	2-42	2-41	8	368	0.004	0.005	0.005	0	0.622	0.058	0.007	0.039	0.766
2-43_2-42	2-43	2-42	8	252	0.004	0.003	0.003	0	0.504	0.042	0.003	0.028	0.766
2-44_2-35	2-44	2-35	8	183	0.005	0.24	0.038	0.115	2.175	0.354	0.268	0.236	0.896
2-45_2-44	2-45	2-44	8	400	0.006	0.227	0.036	0.108	2.232	0.333	0.239	0.222	0.949
2-46_2-45	2-46	2-45	8	394	0.006	0.196	0.033	0.093	2.143	0.308	0.207	0.206	0.949
2-47_2-46	2-47	2-46	8	88	0.006	0.194	0.03	0.093	2.135	0.306	0.204	0.204	0.949
2-48_2-47	2-48	2-47	8	400	0.006	0.172	0.028	0.081	2.063	0.288	0.181	0.192	0.949
2-49_2-48	2-49	2-48	8	361	0.006	0.147	0.025	0.069	1.976	0.266	0.155	0.178	0.949
2-50_2-49	2-50	2-49	8	139	0.006	0.145	0.023	0.069	1.965	0.264	0.153	0.176	0.949
2-51_2-50	2-51	2-50	8	381	0.006	0.132	0.02	0.064	1.916	0.252	0.139	0.168	0.95
2-52_2-51	2-52	2-51	8	384	0.006	0.13	0.018	0.064	1.904	0.25	0.137	0.167	0.949
2-53_2-52	2-53	2-52	8	373	0.006	0.075	0.015	0.034	1.625	0.191	0.079	0.127	0.95
2-54_2-53	2-54	2-53	8	53	0.006	0.073	0.013	0.034	1.608	0.187	0.077	0.125	0.949
2-55_2-54	2-55	2-54	8	203	0.01	0.004	0.003	0.001	0.808	0.043	0.004	0.029	1.206
2-57_2-54	2-57	2-54	8	185	0.005	0.064	0.008	0.032	1.442	0.185	0.075	0.124	0.857
2-58_2-57	2-58	2-57	8	230	0.005	0.025	0.003	0.013	1.091	0.118	0.029	0.078	0.857
2-59_2-57	2-59	2-57	8	390	0.013	0.026	0.003	0.013	1.523	0.095	0.019	0.064	1.365
2-61_2-41	2-61	2-41	8	214	0.024	0.179	0.023	0.089	3.393	0.209	0.096	0.139	1.877
2-62_2-61	2-62	2-61	8	569	0.004	0.139	0.02	0.067	1.668	0.289	0.182	0.192	0.766
2-63_2-62	2-63	2-62	8	58	0.004	0.033	0.008	0.015	1.098	0.142	0.044	0.095	0.766
2-64_2-63	2-64	2-63	8	375	0.004	0.022	0.005	0.01	0.972	0.117	0.029	0.078	0.766
2-65_2-64	2-65	2-64	8	556	0.004	0.006	0.003	0.002	0.653	0.063	0.008	0.042	0.766
2-66_2-62	2-66	2-62	8	218	0.004	0.103	0.01	0.053	1.531	0.248	0.135	0.165	0.766
2-67_2-66	2-67	2-66	8	369	0.004	0.047	0.008	0.022	1.216	0.168	0.061	0.112	0.766
2-68_2-67	2-68	2-67	8	369	0.004	0.022	0.005	0.01	0.972	0.117	0.029	0.078	0.766
2-69_2-68	2-69	2-68	8	253	0.004	0.008	0.003	0.003	0.706	0.071	0.01	0.047	0.766
2-7_1-7	2-7	1-7	18	445	0.003	2.132	0.352	1.01	3.019	0.421	0.37	0.631	5.769
2-8_2-7	2-8	2-7	18	400	0.001	2.101	0.35	0.994	2.137	0.544	0.576	0.817	3.648
2-9_2-8	2-9	2-8	18	215	0.001	2.094	0.347	0.992	2.136	0.543	0.574	0.815	3.648
3-10_3-9	3-10	3-9	8	406	0.008	0.273	0.053	0.125	2.579	0.343	0.253	0.229	1.08
3-13_3-10	3-13	3-10	8	315	0.008	0.253	0.051	0.115	2.526	0.33	0.235	0.22	1.08
3-14_3-13	3-14	3-13	8	160	0.016	0.251	0.048	0.115	3.243	0.273	0.163	0.182	1.536

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3-15_3-14	3-15	3-14	8	357	0.004	0.24	0.046	0.11	1.912	0.388	0.319	0.259	0.751
3-19_3-15	3-19	3-15	8	406	0.004	0.217	0.043	0.098	1.865	0.367	0.287	0.245	0.753
3-1_2-14	3-1	2-14	12	370	0.002	0.925	0.152	0.439	2.259	0.517	0.529	0.517	1.75
3-20_3-19	3-20	3-19	8	407	0.004	0.214	0.041	0.098	1.853	0.366	0.285	0.244	0.75
3-21_3-20	3-21	3-20	8	296	0.006	0.051	0.01	0.023	1.44	0.159	0.055	0.106	0.94
3-22_3-21	3-22	3-21	8	403	0.006	0.035	0.008	0.016	1.285	0.132	0.037	0.088	0.939
3-23_3-22	3-23	3-22	8	416	0.006	0.019	0.005	0.008	1.064	0.098	0.02	0.065	0.937
3-24_3-23	3-24	3-23	8	201	0.006	0.008	0.003	0.003	0.813	0.064	0.008	0.043	0.94
3-25_3-20	3-25	3-20	8	330	0.008	0.158	0.028	0.074	2.246	0.256	0.143	0.171	1.104
3-26_3-25	3-26	3-25	8	347	0.005	0.06	0.01	0.028	1.434	0.177	0.068	0.118	0.875
3-27_3-26	3-27	3-26	8	289	0.005	0.045	0.008	0.021	1.318	0.155	0.052	0.103	0.873
3-28_3-27	3-28	3-27	8	365	0.005	0.029	0.005	0.014	1.156	0.125	0.033	0.083	0.874
3-29_3-28	3-29	3-28	8	336	0.006	0.009	0.003	0.004	0.861	0.071	0.01	0.047	0.935
3-2_3-1	3-2	3-1	8	415	0.008	0.431	0.074	0.203	2.919	0.439	0.399	0.293	1.08
3-31_3-25	3-31HI	3-25	8	309	0.01	0.082	0.015	0.038	1.959	0.178	0.069	0.118	1.194
3-32_3-31	3-32	3-31HI	8	282	0.006	0.071	0.013	0.033	1.603	0.185	0.074	0.123	0.954
3-33_3-32	3-33	3-32	8	277	0.006	0.056	0.01	0.026	1.498	0.165	0.059	0.11	0.955
3-34_3-33	3-34	3-33	8	291	0.006	0.042	0.008	0.019	1.37	0.143	0.044	0.095	0.953
3-35_3-34	3-35	3-34	8	249	0.006	0.024	0.005	0.011	1.158	0.109	0.025	0.073	0.953
3-36_3-35	3-36	3-35	8	224	0.004	0.011	0.003	0.005	0.82	0.082	0.014	0.055	0.81
3-37_3-1	3-37	3-1	10	376	0.017	0.46	0.076	0.218	3.878	0.269	0.159	0.225	2.893
3-38_3-37	3-38	3-37	8	437	0.007	0.235	0.036	0.113	2.405	0.323	0.226	0.215	1.039
3-39_3-38	3-39	3-38	8	349	0.007	0.215	0.033	0.103	2.346	0.309	0.207	0.206	1.039
3-3_3-2	3-3	3-2	8	410	0.008	0.42	0.071	0.198	2.901	0.433	0.389	0.289	1.08
3-40_3-39	3-40	3-39	8	424	0.007	0.197	0.03	0.094	2.288	0.295	0.189	0.196	1.039
3-41_3-40	3-41	3-40	8	380	0.007	0.178	0.028	0.085	2.223	0.28	0.171	0.187	1.039
3-42_3-41	3-42	3-41	8	402	0.007	0.158	0.025	0.075	2.15	0.264	0.152	0.176	1.039
3-43_3-42	3-43	3-42	8	32	0.007	0.156	0.023	0.075	2.139	0.262	0.15	0.174	1.038
3-44_3-43	3-44	3-43	8	360	0.007	0.136	0.02	0.065	2.056	0.244	0.131	0.163	1.039
3-45_3-44	3-45	3-44	8	435	0.007	0.113	0.018	0.054	1.952	0.223	0.109	0.149	1.039
3-46_3-45	3-46	3-45	8	368	0.007	0.093	0.015	0.044	1.844	0.202	0.09	0.135	1.039
3-47_3-46	3-47	3-46	8	362	0.007	0.074	0.013	0.035	1.72	0.18	0.071	0.12	1.039
3-49_3-47	3-49	3-47	8	272	0.003	0.066	0.01	0.032	1.158	0.22	0.106	0.147	0.622
3-4_3-3	3-4	3-3	8	386	0.008	0.403	0.069	0.19	2.869	0.423	0.374	0.282	1.08
3-50_3-49	3-50	3-49	8	178	0.004	0.06	0.008	0.03	1.306	0.189	0.078	0.126	0.766
3-51_3-50	3-51	3-50	8	352	0.004	0.042	0.005	0.021	1.175	0.159	0.055	0.106	0.766
3-52_3-51	3-52	3-51	8	300	0.004	0.003	0.003	0	0.504	0.042	0.003	0.028	0.766
3-55_3-37	3-55	3-37	10	390	0.003	0.197	0.038	0.09	1.698	0.265	0.154	0.221	1.278

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3-56_3-55	3-56	3-55	8	412	0.007	0.168	0.036	0.075	2.172	0.273	0.163	0.182	1.029
3-57_3-56	3-57	3-56	8	409	0.007	0.156	0.033	0.07	2.126	0.263	0.151	0.175	1.029
3-58_3-57	3-58	3-57	8	430	0.007	0.144	0.03	0.065	2.08	0.253	0.14	0.169	1.029
3-59_3-58	3-59	3-58	8	165	0.007	0.119	0.028	0.052	1.965	0.229	0.115	0.153	1.029
3-5_3-4	3-5	3-4	8	422	0.008	0.36	0.066	0.167	2.784	0.398	0.334	0.265	1.08
3-60_3-59	3-60	3-59	8	148	0.007	0.116	0.025	0.052	1.953	0.227	0.113	0.151	1.029
3-61_3-60	3-61	3-60	8	163	0.007	0.114	0.023	0.052	1.941	0.224	0.11	0.15	1.029
3-62_3-61	3-62	3-61	8	230	0.007	0.111	0.02	0.052	1.928	0.222	0.108	0.148	1.029
3-63_3-62	3-63	3-62	8	401	0.007	0.095	0.018	0.044	1.841	0.205	0.092	0.137	1.029
3-64_3-63	3-64	3-63	8	397	0.007	0.072	0.015	0.032	1.696	0.179	0.07	0.119	1.029
3-65_3-64	3-65	3-64	8	23	0.007	0.069	0.013	0.032	1.678	0.176	0.067	0.117	1.029
3-66_3-65	3-66	3-65	8	411	0.007	0.048	0.01	0.021	1.503	0.147	0.046	0.098	1.029
3-67_3-66	3-67	3-66	8	395	0.007	0.032	0.008	0.014	1.327	0.12	0.031	0.08	1.029
3-68_3-67	3-68	3-67	8	286	0.007	0.015	0.005	0.006	1.067	0.085	0.015	0.057	1.029
3-69_3-68	3-69	3-68	8	90	0.007	0.013	0.003	0.006	1.009	0.078	0.012	0.052	1.029
3-6_3-5	3-6	3-5	8	399	0.008	0.342	0.064	0.158	2.744	0.387	0.316	0.258	1.08
3-7_3-6	3-7	3-6	8	17	0.008	0.339	0.061	0.158	2.738	0.385	0.314	0.257	1.08
3-8_3-7	3-8	3-7	8	396	0.008	0.32	0.058	0.149	2.695	0.373	0.297	0.249	1.08
3-9_3-8	3-9	3-8	8	402	0.008	0.295	0.056	0.136	2.636	0.357	0.273	0.238	1.08
4-10_-49	4-10	4-9	12	400	0.006	1.393	0.368	0.581	3.438	0.512	0.521	0.512	2.673
4-11_4-10	4-11	4-10	12	400	0.006	1.382	0.366	0.577	3.432	0.51	0.517	0.51	2.673
4-12_4-11	4-12	4-11	12	40	0.009	1.38	0.363	0.577	4.135	0.441	0.402	0.441	3.436
4-13_4-12	4-13	4-12	12	335	0.009	1.377	0.361	0.577	4.124	0.441	0.402	0.441	3.425
4-14_4-13	4-14	4-13	12	40	0.009	1.375	0.358	0.577	4.131	0.44	0.4	0.44	3.436
4-15_4-14	4-15	4-14	12	399	0.007	1.326	0.356	0.551	3.651	0.471	0.451	0.471	2.944
4-16_4-15	4-16	4-15	12	400	0.008	1.305	0.353	0.54	3.79	0.452	0.419	0.452	3.114
4-17_4-16	4-17	4-16	12	400	0.008	1.282	0.351	0.529	3.773	0.447	0.412	0.447	3.114
4-18_4-17	4-18	4-17	12	400	0.008	1.262	0.348	0.519	3.757	0.443	0.405	0.443	3.114
4-19_4-18	4-19	4-18	12	202	0.008	1.246	0.346	0.511	3.748	0.439	0.399	0.439	3.119
4-1_2-12	4-1	2-12	12	376	0.009	0.266	0.047	0.124	2.572	0.189	0.078	0.189	3.392
4-1_4-3	4-3	4-1	12	373	0.012	0.237	0.045	0.109	2.747	0.167	0.061	0.167	3.911
4-20A_4-20HI	4-20A	4-20HI	12	185	0.003	1.135	0.318	0.464	2.592	0.545	0.578	0.545	1.965
4-20B_4-20A	4-20B	4-20A	12	379	0.003	1.133	0.315	0.464	2.584	0.546	0.578	0.546	1.959
4-20C_4-20B	4-20C	4-20B	12	379	0.003	1.13	0.312	0.464	2.583	0.545	0.577	0.545	1.959
4-20D_4-20C	4-20D	4-20C	12	379	0.003	1.128	0.31	0.464	2.582	0.544	0.576	0.544	1.959
4-20E_4-20D	4-20E	4-20D	12	132	0.003	1.12	0.307	0.461	2.56	0.545	0.577	0.545	1.942
4-20F_4-20E	4-20F	4-20E	12	399	0.006	1.112	0.305	0.458	3.272	0.447	0.412	0.447	2.7
4-20G_4-20F	4-20G	4-20F	12	399	0.006	1.089	0.302	0.447	3.275	0.44	0.4	0.44	2.724

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4-20HI_4-19	4-20HI	4-19	12	215	0.008	1.243	0.343	0.511	3.739	0.44	0.4	0.44	3.11
4-20H_4-20G	4-20H	4-20G	12	400	0.006	1.071	0.3	0.438	3.257	0.436	0.394	0.436	2.721
4-21_4-20HI	4-21	4-20HI	8	380	0.004	0.092	0.023	0.039	1.515	0.229	0.115	0.153	0.794
4-22_4-21	4-22	4-21	8	402	0.004	0.072	0.02	0.029	1.413	0.203	0.09	0.135	0.795
4-23_4-22	4-23	4-22	8	346	0.004	0.056	0.018	0.021	1.311	0.179	0.07	0.119	0.795
4-24_4-23	4-24	4-23	8	432	0.005	0.048	0.015	0.019	1.349	0.158	0.054	0.105	0.882
4-25_4-24	4-25	4-24	8	232	0.005	0.038	0.013	0.015	1.264	0.142	0.044	0.095	0.882
4-26_4-25	4-26	4-25	8	230	0.005	0.029	0.01	0.011	1.163	0.124	0.033	0.083	0.882
4-27_4-26	4-27	4-26	8	193	0.005	0.021	0.008	0.008	1.051	0.108	0.024	0.072	0.872
4-28_4-27	4-28	4-27	8	377	0.005	0.012	0.005	0.004	0.89	0.081	0.014	0.054	0.882
4-29_4-28	4-29	4-28	8	393	0.005	0.003	0.003	0	0.555	0.039	0.003	0.026	0.881
4-30_4-9	4-30	4-9	10	372	0.007	0.555	0.071	0.274	2.981	0.374	0.297	0.312	1.865
4-31_4-30	4-31	4-30	8	38	0.017	0.218	0.03	0.107	3.203	0.25	0.137	0.166	1.597
4-32_4-31	4-32	4-31	8	420	0.007	0.209	0.028	0.103	2.252	0.311	0.21	0.207	0.993
4-33_4-32	4-33	4-32	8	401	0.007	0.188	0.025	0.092	2.187	0.295	0.19	0.197	0.992
4-34_4-33	4-34	4-33	8	389	0.007	0.168	0.023	0.083	2.118	0.279	0.17	0.186	0.992
4-35_4-34	4-35	4-34	8	400	0.007	0.145	0.02	0.071	2.029	0.259	0.146	0.172	0.992
4-36_4-35	4-36	4-35	8	400	0.007	0.124	0.018	0.06	1.937	0.239	0.125	0.159	0.992
4-37_4-36	4-37	4-36	8	398	0.007	0.11	0.015	0.054	1.875	0.225	0.111	0.15	0.992
4-38_4-37	4-38	4-37	8	401	0.007	0.087	0.013	0.042	1.749	0.2	0.088	0.133	0.992
4-39_4-38	4-39	4-38	8	400	0.007	0.069	0.01	0.033	1.633	0.179	0.07	0.119	0.992
4-40_4-39	4-40	4-39	8	400	0.007	0.053	0.008	0.026	1.51	0.157	0.053	0.104	0.994
4-41_4-40	4-41	4-40	8	373	0.007	0.035	0.005	0.017	1.332	0.128	0.035	0.085	0.992
4-42_4-41	4-42	4-41	8	374	0.007	0.018	0.003	0.009	1.102	0.095	0.019	0.063	0.993
4-43_4-30	4-43HI	4-30	8	374	0.004	0.322	0.038	0.161	2.102	0.452	0.419	0.301	0.767
4-43_5-28	4-43HI	5-28	8	394	0.004	0	0	0	0	0	0	0	0.766
4-44_4-43	4-44	4-43HI	8	39	0.007	0.319	0.036	0.161	2.63	0.379	0.306	0.253	1.045
4-45_4-44	4-45	4-44	8	418	0.007	0.292	0.033	0.147	2.564	0.362	0.28	0.241	1.043
4-46_4-45	4-46	4-45	8	400	0.007	0.282	0.03	0.143	2.539	0.355	0.27	0.237	1.044
4-47_4-46	4-47	4-46	8	395	0.007	0.266	0.028	0.135	2.498	0.344	0.255	0.229	1.043
4-48_4-47	4-48	4-47	8	400	0.007	0.239	0.025	0.121	2.426	0.325	0.229	0.217	1.044
4-49_4-48	4-49	4-48	8	400	0.007	0.216	0.023	0.11	2.358	0.309	0.207	0.206	1.044
4-50_4-49	4-50	4-49	8	394	0.007	0.19	0.02	0.096	2.272	0.289	0.182	0.193	1.043
4-51_4-50	4-51	4-50	8	395	0.007	0.166	0.018	0.084	2.187	0.27	0.159	0.18	1.043
4-52_4-51	4-52	4-51	8	346	0.007	0.136	0.015	0.069	2.067	0.244	0.13	0.163	1.044
4-53_4-52	4-53	4-52	8	386	0.007	0.125	0.013	0.064	2.015	0.234	0.12	0.156	1.043
4-54_4-53	4-54	4-53	8	386	0.007	0.109	0.01	0.056	1.937	0.218	0.104	0.145	1.045
4-55_4-54	4-55	4-54	8	398	0.007	0.086	0.008	0.044	1.803	0.194	0.082	0.129	1.043

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4-56_4-55	4-56	4-55	8	320	0.004	0.059	0.005	0.03	1.298	0.187	0.077	0.125	0.766
4-57_4-56	4-57	4-56	8	330	0.004	0.017	0.003	0.008	0.892	0.102	0.022	0.068	0.766
4-5_4-3	4-5	4-3	12	408	0.008	0.209	0.042	0.095	2.336	0.171	0.064	0.171	3.275
4-7_4-5	4-7	4-5	12	369	0.001	0.188	0.04	0.084	1.204	0.253	0.14	0.253	1.341
4-7_l-17-2	4-7	l-17-2	12	394	0.01	1.925	0.407	0.861	4.633	0.523	0.539	0.523	3.572
4-8_4-7	4-8	4-7	12	400	0.008	1.974	0.445	0.868	4.197	0.578	0.634	0.578	3.114
4-9_4-8	4-9	4-8	12	398	0.009	1.961	0.442	0.862	4.475	0.545	0.578	0.545	3.393
5-18_i-20	5-18	l-20	15	36	0.066	2.355	0.399	1.11	9.596	0.254	0.141	0.318	16.654
5-19A_5-19	5-19A	5-19	15	169	0.024	2.323	0.386	1.099	6.692	0.326	0.23	0.407	10.118
5-19_5-18	5-19	5-18	15	141	0.024	2.353	0.396	1.11	6.715	0.328	0.233	0.41	10.117
5-20_5-19	5-20	5-19	8	163	0.004	0.027	0.008	0.011	1.033	0.129	0.036	0.086	0.766
5-21_5-20	5-21	5-20	8	200	0.006	0.023	0.005	0.01	1.101	0.111	0.026	0.074	0.899
5-22_5-21	5-22	5-21	8	200	0.014	0.01	0.003	0.004	1.2	0.06	0.007	0.04	1.441
5-23A_5-23	5-23A	5-23	15	84	0.003	2.268	0.371	1.077	3.144	0.569	0.619	0.712	3.665
5-23_5-19A	5-23	5-19A	15	210	0.024	2.271	0.373	1.077	6.649	0.322	0.224	0.403	10.117
5-24_5-23A	5-24	5-23A	15	313	0.003	2.248	0.361	1.071	3.136	0.566	0.614	0.708	3.663
5-25_5-22	5-25	5-22	8	416	0.007	0	0	0	0	0	0	0	0.993
5-25_5-24	5-25	5-24	8	166	0.004	0.268	0.048	0.125	2.033	0.403	0.342	0.269	0.783
5-26_5-25	5-26	5-25	8	196	0.004	0.025	0.008	0.01	1.011	0.125	0.033	0.083	0.766
5-27_5-26	5-27	5-26	8	401	0.004	0.016	0.005	0.006	0.879	0.1	0.021	0.067	0.766
5-28_5-27	5-28	5-27	8	172	0.004	0.013	0.003	0.006	0.835	0.092	0.017	0.061	0.766
5-29_5-25	5-29	5-25	8	398	0.004	0.225	0.038	0.106	1.907	0.371	0.293	0.247	0.766
5-30_5-29	5-30	5-29	8	403	0.004	0.203	0.036	0.095	1.855	0.352	0.265	0.235	0.766
5-31_5-30	5-31	5-30	8	34	0.004	0.201	0.033	0.095	1.849	0.349	0.262	0.233	0.766
5-32_5-31	5-32	5-31	8	423	0.007	0.186	0.03	0.088	2.156	0.296	0.191	0.197	0.977
5-33_5-32	5-33	5-32	8	400	0.007	0.163	0.028	0.077	2.077	0.277	0.167	0.185	0.977
5-34_5-33	5-34	5-33	8	400	0.007	0.152	0.025	0.072	2.033	0.266	0.155	0.178	0.977
5-35_5-34	5-35	5-34	8	400	0.007	0.139	0.023	0.066	1.982	0.255	0.142	0.17	0.977
5-36_5-35	5-36	5-35	8	397	0.006	0.121	0.02	0.057	1.904	0.238	0.124	0.158	0.977
5-37_5-36	5-37	5-36	8	398	0.007	0.103	0.018	0.048	1.819	0.22	0.106	0.146	0.977
5-38_5-37	5-38	5-37	8	400	0.007	0.084	0.015	0.039	1.714	0.199	0.086	0.132	0.977
5-39_5-38	5-39	5-38	8	245	0.007	0.077	0.013	0.037	1.669	0.19	0.079	0.127	0.977
5-40_5-39	5-40	5-39	8	37	0.004	0.075	0.01	0.037	1.392	0.211	0.097	0.14	0.766
5-41_5-40	5-41	5-40	8	406	0.004	0.059	0.008	0.029	1.302	0.188	0.077	0.126	0.766
5-42_5-41	5-42	5-41	8	397	0.004	0.007	0.005	0.001	0.696	0.069	0.01	0.046	0.766
5-43_5-42	5-43	5-42	8	143	0.004	0.003	0.003	0	0.504	0.042	0.003	0.028	0.766
5-44_l-14	5-44	l-14	8	395	0.004	0.012	0.003	0.006	0.813	0.088	0.016	0.059	0.766
5-45_i-15	5-45	l-15	8	372	0.009	0.038	0.008	0.017	1.531	0.123	0.032	0.082	1.17

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5-46_5-45	5-46	5-45	8	375	0.032	0.029	0.005	0.013	2.18	0.08	0.013	0.053	2.184
5-47_5-46	5-47	5-46	8	165	0.006	0.003	0.003	0	0.578	0.038	0.003	0.026	0.934
5-48_i-18	5-48	l-18	8	302	0.004	0.014	0.005	0.005	0.849	0.094	0.018	0.063	0.766
5-49_5-48	5-49	5-48	8	296	0.004	0.01	0.003	0.004	0.762	0.08	0.013	0.053	0.766
5-50_5-19A	5-50	5-19A	8	153	0.005	0.031	0.01	0.012	1.159	0.13	0.036	0.086	0.857
5-51_5-50	5-51	5-50	8	432	0.008	0.028	0.008	0.012	1.331	0.111	0.026	0.074	1.084
5-52_5-51	5-52	5-51	8	207	0.008	0.026	0.005	0.012	1.293	0.106	0.024	0.071	1.082
5-53_5-52	5-53	5-52	8	82	0.005	0.016	0.003	0.008	0.955	0.096	0.019	0.064	0.855
5-54_5-23A	5-54	5-23A	8	153	0.005	0.008	0.008	0	0.761	0.067	0.009	0.045	0.857
5-55_5-54	5-55	5-54	8	81	0.005	0.005	0.005	0	0.672	0.055	0.006	0.037	0.857
5-56_5-55	5-56	5-55	8	179	0.005	0.003	0.003	0	0.544	0.04	0.003	0.027	0.857
5-5_5-4	5-5	5-4	8	397	0.004	0.032	0.01	0.013	1.077	0.141	0.043	0.094	0.757
5-6_5-5	5-6	5-5	8	390	0.004	0.03	0.008	0.013	1.078	0.133	0.038	0.089	0.785
5-7_5-6	5-7	5-6	8	356	0.004	0.005	0.005	0	0.637	0.057	0.006	0.038	0.792
5-8_5-7	5-8	5-7	8	185	0.006	0.003	0.003	0	0.567	0.039	0.003	0.026	0.908
6-10_6-9	6-10	6-9	12	359	0.004	0.581	0.051	0.301	2.41	0.346	0.257	0.346	2.259
6-11_6-10	6-11	6-10	12	349	0.003	0.553	0.048	0.286	2.193	0.357	0.273	0.357	2.021
6-12A_6-12	6-12A	6-12	12	140	0.006	0.512	0.043	0.266	2.609	0.298	0.193	0.298	2.649
6-12_6-11	6-12	6-11	12	182	0.003	0.55	0.046	0.286	2.189	0.357	0.272	0.357	2.02
6-13A_6-13	6-13A	6-13	12	349	0.006	0.448	0.033	0.236	2.511	0.278	0.169	0.278	2.65
6-13A_6-14	6-14	6-13A	12	48	0.006	0.446	0.03	0.236	2.507	0.277	0.168	0.277	2.649
6-13B_6-13A	6-13B	6-13A	8	220	0.002	0	0	0	0	0	0	0	0.49
6-13C_6-13B	6-13C	6-13B	8	280	0.003	0	0	0	0	0	0	0	0.648
6-13_6-12A	6-13	6-12A	12	176	0.006	0.451	0.036	0.236	2.515	0.279	0.17	0.279	2.649
6-15_6-14	6-15	6-14	10	412	0.004	0.151	0.028	0.07	1.697	0.22	0.106	0.183	1.424
6-16_6-15	6-16	6-15	10	386	0.004	0.145	0.025	0.068	1.678	0.215	0.102	0.179	1.424
6-17_6-16	6-17	6-16	10	371	0.004	0.128	0.023	0.059	1.617	0.202	0.09	0.169	1.424
6-18_6-17	6-18	6-17	8	208	0.004	0.122	0.02	0.058	1.633	0.266	0.155	0.177	0.785
6-19_6-18	6-19	6-18	8	125	0.005	0.117	0.018	0.056	1.719	0.25	0.137	0.167	0.857
6-1_5-24	6-1	5-24	15	206	0.003	1.977	0.31	0.946	2.883	0.546	0.579	0.683	3.413
6-20_6-19	6-20	6-19	8	109	0.005	0.115	0.015	0.056	1.708	0.247	0.134	0.165	0.857
6-21_6-20	6-21	6-20	8	166	0.005	0.112	0.013	0.056	1.697	0.244	0.131	0.163	0.857
6-22A_6-22	6-22A	6-22	10	206	0.008	0.068	0.008	0.034	1.641	0.129	0.035	0.107	1.902
6-22_6-21	6-22	6-21	10	399	0.008	0.089	0.01	0.045	1.78	0.147	0.047	0.122	1.903
6-23_6-22A	6-23	6-22A	10	194	0.008	0.065	0.005	0.034	1.622	0.127	0.034	0.105	1.902
6-2_6-1	6-2	6-1	15	361	0.002	0.754	0.091	0.376	1.831	0.369	0.291	0.462	2.592
6-3_6-2	6-3	6-2	15	369	0.002	0.751	0.089	0.376	1.828	0.369	0.29	0.461	2.59
6-45_6-23	6-45	6-23	10	344	0.008	0.004	0.003	0.001	0.675	0.032	0.002	0.027	1.902

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6-4_6-3	6-4	6-3	15	367	0.002	0.749	0.086	0.376	1.827	0.368	0.289	0.46	2.59
6-5_6-4	6-5	6-4	15	374	0.002	0.594	0.064	0.301	1.713	0.325	0.229	0.407	2.592
6-65_6-12A	6-65	6-12A	8	358	0.004	0.059	0.005	0.031	1.301	0.188	0.077	0.125	0.766
6-66_6-65	6-66	6-65	8	245	0.004	0.057	0.003	0.031	1.284	0.184	0.074	0.123	0.766
6-6_6-5	6-6	6-5	15	193	0.002	0.591	0.061	0.301	1.709	0.325	0.228	0.406	2.587
6-7_6-6	6-7	6-6	15	335	0.002	0.589	0.058	0.301	1.709	0.324	0.227	0.405	2.591
6-8_6-7	6-8	6-7	15	372	0.002	0.586	0.056	0.301	1.707	0.323	0.226	0.404	2.593
6-9_6-8	6-9	6-8	15	401	0.002	0.584	0.053	0.301	1.704	0.323	0.225	0.403	2.59
7-10_7-9	7-10	7-9	8	413	0.003	0.117	0.015	0.058	1.431	0.284	0.176	0.189	0.664
7-11_7-10	7-11	7-10	8	362	0.003	0.056	0.013	0.024	1.155	0.196	0.084	0.131	0.664
7-12_7-11	7-12	7-11	8	451	0.004	0.053	0.01	0.024	1.25	0.18	0.07	0.12	0.757
7-13_7-12	7-13	7-12	8	452	0.004	0.051	0.008	0.024	1.232	0.175	0.067	0.117	0.757
7-14_7-13	7-14	7-13	8	315	0.004	0.011	0.005	0.004	0.792	0.085	0.015	0.056	0.766
7-15_7-14	7-15	7-14	8	330	0.004	0.009	0.003	0.004	0.733	0.075	0.011	0.05	0.766
7-17_7-1	7-17	7-1	12	396	0.005	1.115	0.198	0.52	3.069	0.471	0.45	0.471	2.475
7-18_7-17	7-18	7-17	8	367	0.006	0.193	0.023	0.097	2.095	0.31	0.209	0.207	0.925
7-19_7-18	7-19	7-18	8	397	0.004	0.175	0.02	0.088	1.828	0.319	0.221	0.213	0.794
7-1_6-1	7-1	6-1	8	40	0.005	1.22	0.216	0.57	3.496	1	1.462	0.667	0.835
7-20_7-19	7-20	7-19	8	414	0.004	0.148	0.018	0.074	1.737	0.293	0.188	0.196	0.791
7-21_7-20	7-21	7-20	8	370	0.006	0.136	0.015	0.069	1.928	0.257	0.144	0.171	0.946
7-22_7-21	7-22	7-21	8	370	0.001	0.086	0.013	0.041	0.936	0.308	0.207	0.206	0.414
7-23_7-22	7-23	7-22	8	406	0.006	0.055	0.01	0.026	1.426	0.168	0.061	0.112	0.899
7-24_7-23	7-24	7-23	8	183	0.011	0.023	0.008	0.009	1.408	0.093	0.018	0.062	1.288
7-25_7-24	7-25	7-24	8	206	0.003	0.02	0.005	0.009	0.855	0.12	0.031	0.08	0.664
7-26_7-25	7-26	7-25	8	293	0.003	0.003	0.003	0	0.456	0.045	0.004	0.03	0.664
7-27-7-17	7-27	7-17	12	379	0.008	0.903	0.173	0.414	3.56	0.359	0.276	0.359	3.274
7-28_7-27	7-28	7-27	12	15	0.004	0.9	0.17	0.414	2.713	0.439	0.398	0.439	2.259
7-29_7-28	7-29	7-28	12	419	0.006	0.879	0.168	0.404	3.031	0.397	0.332	0.397	2.65
7-2_7-1	7-2	7-1	8	369	0.003	0.088	0.015	0.041	1.298	0.248	0.135	0.165	0.649
7-30_7-29	7-30	7-29	12	404	0.006	0.863	0.165	0.396	3.015	0.393	0.326	0.393	2.649
7-31_7-30	7-31	7-30	8	395	0.008	0.361	0.058	0.172	2.737	0.404	0.343	0.269	1.054
7-32_7-31	7-32	7-31	8	397	0.008	0.346	0.056	0.164	2.705	0.394	0.328	0.263	1.054
7-33_7-32	7-33	7-32	8	400	0.008	0.329	0.053	0.156	2.668	0.383	0.312	0.256	1.054
7-34_7-33	7-34	7-33	8	334	0.009	0.31	0.051	0.147	2.796	0.355	0.27	0.237	1.149
7-35_7-34	7-35	7-34	8	394	0.008	0.276	0.048	0.129	2.541	0.349	0.261	0.233	1.054
7-36_7-30	7-36	7-30	10	370	0.003	0.483	0.104	0.215	2.05	0.447	0.411	0.372	1.176
7-37_7-36	7-37	7-36	8	86	0.008	0.114	0.018	0.054	2.003	0.219	0.105	0.146	1.077
7-38_7-37	7-38	7-37	8	170	0.008	0.111	0.015	0.054	1.99	0.217	0.103	0.145	1.077

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7-39_7-38	7-39	7-38	8	170	0.008	0.108	0.013	0.054	1.977	0.214	0.101	0.143	1.077
7-3_7-2	7-3	7-2	8	369	0.006	0.003	0.003	0	0.595	0.038	0.003	0.025	0.973
7-40_7-39	7-40	7-39	8	393	0.008	0.096	0.01	0.049	1.905	0.201	0.089	0.134	1.077
7-41_7-40	7-41	7-40	8	395	0.008	0.053	0.008	0.026	1.604	0.151	0.05	0.101	1.077
7-42_7-41	7-42	7-41	8	400	0.008	0.029	0.005	0.013	1.333	0.113	0.027	0.075	1.077
7-43_7-42	7-43	7-42	8	389	0.008	0.012	0.003	0.006	1.031	0.075	0.011	0.05	1.077
7-44_7-36	7-44	7-36	10	367	0.004	0.354	0.084	0.153	2.176	0.339	0.247	0.282	1.432
7-45_7-44	7-45	7-44	8	395	0.008	0.32	0.081	0.135	2.652	0.378	0.303	0.252	1.056
7-46_7-45	7-46	7-45	8	398	0.008	0.296	0.079	0.123	2.596	0.362	0.28	0.241	1.056
7-47_7-46	7-47	7-46	8	399	0.008	0.273	0.076	0.112	2.539	0.347	0.259	0.231	1.056
7-48_7-47	7-48	7-47	8	406	0.008	0.252	0.074	0.101	2.482	0.332	0.238	0.222	1.056
7-49_7-48	7-49	7-48	8	398	0.008	0.231	0.071	0.091	2.422	0.317	0.218	0.212	1.056
7-4_7-2	7-4	7-2	8	367	0.003	0.074	0.01	0.036	1.294	0.221	0.107	0.147	0.693
7-50_7-49	7-50	7-49	8	226	0.004	0.228	0.069	0.091	1.915	0.374	0.298	0.249	0.766
7-51_7-50	7-51	7-50	8	175	0.006	0.226	0.066	0.091	2.26	0.328	0.233	0.219	0.968
7-52_7-51	7-52	7-51	8	329	0.005	0.163	0.064	0.057	1.821	0.304	0.201	0.203	0.813
7-53_7-52	7-53	7-52	8	131	0.021	0.161	0.061	0.057	3.16	0.203	0.091	0.136	1.776
7-54_7-53	7-54	7-53	8	106	0.005	0.158	0.058	0.057	1.807	0.299	0.194	0.199	0.814
7-55_7-54	7-55	7-54	8	80	0.004	0.111	0.041	0.04	1.578	0.256	0.143	0.171	0.776
7-56_7-55	7-56	7-55	8	99	0.005	0.109	0.038	0.04	1.644	0.245	0.131	0.163	0.829
7-57_7-56	7-57	7-56	8	401	0.005	0.106	0.036	0.04	1.659	0.239	0.125	0.159	0.848
7-58_7-57	7-58	7-57	8	225	0.004	0.104	0.033	0.04	1.533	0.248	0.135	0.166	0.766
7-59_7-58	7-59	7-58	8	54	0.011	0.101	0.03	0.04	2.173	0.191	0.08	0.127	1.268
7-5_7-4	7-5	7-4	8	393	0.007	0.059	0.008	0.029	1.595	0.164	0.058	0.109	1.021
7-60_7-59	7-60	7-59	8	53	0.01	0.054	0.013	0.023	1.747	0.144	0.044	0.096	1.212
7-61_7-60	7-61	7-60	8	27	0.007	0.05	0.01	0.022	1.504	0.151	0.049	0.1	1.014
7-62_7-61	7-62	7-61	8	304	0.005	0.009	0.003	0.004	0.811	0.074	0.011	0.049	0.857
7-63_7-61	7-63	7-61	8	174	0.005	0.024	0.005	0.011	1.074	0.115	0.028	0.077	0.855
7-64_7-63	7-64	7-63	8	304	0.01	0.009	0.003	0.004	1.032	0.063	0.008	0.042	1.212
7-65A_7-65	7-65A	7-65	8	91	0.004	0.042	0.013	0.017	1.176	0.159	0.055	0.106	0.765
7-65_7-59	7-65	7-59	8	246	0.011	0.045	0.015	0.017	1.708	0.128	0.035	0.085	1.271
7-66_765A	7-66	7-65A	6	94	0.041	0.035	0.008	0.016	2.623	0.12	0.031	0.06	1.144
7-67_7-66	7-67	7-66	8	225	0.018	0.011	0.003	0.005	1.338	0.059	0.007	0.039	1.636
7-68_7-66	7-68	7-66	8	201	0.004	0.011	0.003	0.005	0.821	0.082	0.014	0.055	0.811
7-69_7-65A	7-69	7-65A	8	319	0.004	0.005	0.003	0.001	0.6	0.055	0.006	0.037	0.767
7-6_7-5	7-6	7-5	8	398	0.007	0.038	0.005	0.019	1.396	0.132	0.037	0.088	1.021
7-70_7-54	7-70	7-54	8	142	0.005	0.044	0.015	0.017	1.293	0.155	0.052	0.103	0.857
7-71_7-70	7-71	7-70	8	198	0.005	0.037	0.013	0.014	1.222	0.141	0.043	0.094	0.857

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7-72_7-71	7-72	7-71	8	105	0.005	0.022	0.01	0.007	1.05	0.111	0.026	0.074	0.857
7-73_7-72	7-73	7-72	8	220	0.005	0.02	0.008	0.007	1.013	0.105	0.023	0.07	0.857
7-74_7-73	7-74	7-73	8	62	0.005	0.01	0.005	0.003	0.832	0.077	0.012	0.051	0.857
7-75_7-74	7-75	7-74	8	168	0.005	0.008	0.003	0.003	0.763	0.067	0.009	0.045	0.857
7-77_7-35	7-77	7-35	8	246	0.013	0.267	0.046	0.126	3.097	0.295	0.19	0.197	1.405
7-78_7-77	7-78	7-77	8	225	0.005	0.233	0.043	0.108	2.089	0.356	0.272	0.238	0.857
7-79_7-78	7-79	7-78	8	405	0.005	0.204	0.041	0.093	2.012	0.332	0.238	0.221	0.857
7-7_7-6	7-7	7-6	8	300	0.007	0.003	0.003	0	0.615	0.037	0.002	0.025	1.021
7-80_7-79	7-80	7-79	8	161	0.005	0.167	0.038	0.073	1.903	0.3	0.195	0.2	0.857
7-81_7-80	7-81	7-80	8	360	0.005	0.156	0.036	0.068	1.866	0.289	0.182	0.193	0.857
7-82_7-81	7-82	7-81	8	35	0.005	0.154	0.033	0.068	1.858	0.287	0.179	0.191	0.857
7-83_7-82	7-83	7-82	8	263	0.005	0.144	0.03	0.065	1.824	0.278	0.168	0.185	0.857
7-84_7-83	7-84	7-83	8	283	0.005	0.115	0.028	0.049	1.708	0.247	0.134	0.165	0.857
7-85_7-84	7-85	7-84	8	239	0.009	0.084	0.023	0.035	1.922	0.183	0.073	0.122	1.149
7-86_7-85	7-86	7-85	8	277	0.009	0.082	0.02	0.035	1.904	0.181	0.071	0.12	1.148
7-87_7-86	7-87	7-86	8	215	0.004	0.031	0.003	0.016	1.075	0.137	0.041	0.092	0.767
7-88_7-86	7-88	7-86	8	403	0.008	0.048	0.015	0.019	1.568	0.143	0.044	0.095	1.09
7-89_7-88	7-89	7-88	8	322	0.004	0.003	0.003	0	0.504	0.042	0.003	0.028	0.766
7-8_6-4	7-8	6-4	8	50	0.046	0.153	0.02	0.075	4.07	0.164	0.059	0.11	2.599
7-8_7-4	7-8	7-4	8	372	0.002	0	0	0	0	0	0	0	0.603
7-90_7-88	7-90	7-88	8	93	0.004	0.043	0.01	0.019	1.184	0.161	0.056	0.107	0.766
7-91_7-90	7-91	7-90	8	281	0.005	0.003	0.003	0	0.544	0.04	0.003	0.027	0.857
7-92_7-90	7-92	7-90	8	279	0.005	0.017	0.005	0.007	0.975	0.099	0.02	0.066	0.857
7-93_7-92	7-93	7-92	8	281	0.001	0.006	0.003	0.002	0.464	0.081	0.014	0.054	0.46
7-94_7-84	7-94	7-84	8	194	0.004	0.028	0.003	0.014	1.04	0.13	0.036	0.087	0.766
7-9_7-8	7-9	7-8	8	380	0.003	0.135	0.018	0.066	1.491	0.306	0.203	0.204	0.664
C1-10_C1-9	C1-10	C1-9	12	150	0.006	0.477	0.104	0.212	2.709	0.276	0.166	0.276	2.873
C1-13_C1-10	C1-13	C1-10	12	120	0.006	0.434	0.102	0.188	2.566	0.268	0.157	0.268	2.767
C1-14_C1-13	C1-14	C1-13	12	380	0.006	0.428	0.099	0.186	2.595	0.263	0.151	0.263	2.827
C1-15_C1-14	C1-15	C1-14	12	397	0.006	0.42	0.097	0.184	2.542	0.263	0.152	0.263	2.766
C1-16_C1-15	C1-16	C1-15	12	222	0.006	0.417	0.094	0.184	2.537	0.263	0.151	0.263	2.765
C1-1_MM	C1-1	MM	12	28	0.003	1.051	0.295	0.429	2.489	0.529	0.55	0.529	1.909
C1-20_C1-16	C1-20	C1-16	12	422	0.003	0.379	0.091	0.163	1.93	0.298	0.193	0.298	1.96
C1-21_C1-20	C1-21	C1-20	12	393	0.003	0.373	0.089	0.161	1.919	0.296	0.191	0.296	1.957
C1-22_C1-21	C1-22	C1-21	12	392	0.003	0.358	0.086	0.154	1.899	0.289	0.183	0.289	1.96
C1-23_C1-22	C1-23	C1-22	12	250	0.003	0.339	0.084	0.145	1.867	0.282	0.173	0.282	1.957
C1-24_C1-23	C1-24	C1-23	12	325	0.003	0.336	0.081	0.145	1.86	0.281	0.172	0.281	1.952
C1-25_C1-24	C1-25	C1-24	12	355	0.003	0.334	0.079	0.145	1.862	0.279	0.17	0.279	1.961

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C1-26_C1-25	C1-26	C1-25	12	468	0.003	0.297	0.076	0.125	1.796	0.263	0.152	0.263	1.954
C1-27_C1-26	C1-27	C1-26	12	484	0.003	0.279	0.074	0.117	1.765	0.255	0.143	0.255	1.955
C1-28_C1-27	C1-28	C1-27	12	484	0.003	0.275	0.071	0.116	1.757	0.253	0.141	0.253	1.955
C1-29_C1-28	C1-29	C1-28	12	310	0.003	0.271	0.069	0.115	1.75	0.251	0.138	0.251	1.957
C1-2_C1-1	C1-2	C1-1	12	309	0.003	0.516	0.119	0.225	2.046	0.358	0.274	0.358	1.885
C1-32_C1-29	C1-32	C1-29	12	175	0.003	0.266	0.066	0.114	1.748	0.249	0.135	0.249	1.966
C1-33_C1-32	C1-33	C1-32	12	129	0.003	0.241	0.064	0.101	1.697	0.236	0.123	0.236	1.964
C1-34_C1-33	C1-34	C1-33	12	445	0.003	0.238	0.061	0.101	1.685	0.236	0.122	0.236	1.953
C1-35_C1-34	C1-35	C1-34	12	550	0.003	0.236	0.058	0.101	1.682	0.234	0.12	0.234	1.957
C1-36_C1-35	C1-36	C1-35	12	175	0.003	0.233	0.056	0.101	1.682	0.233	0.119	0.233	1.966
C1-37_C1-36	C1-37	C1-36	12	475	0.003	0.18	0.053	0.072	1.552	0.205	0.092	0.205	1.953
C1-38_C1-37	C1-38	C1-37	8	277	0.005	0.161	0.051	0.062	1.885	0.293	0.187	0.196	0.858
C1-39_C1-38	C1-39	C1-38	8	440	0.005	0.158	0.048	0.062	1.874	0.291	0.185	0.194	0.857
C1-3_C1-2	C1-3	C1-2	12	308	0.003	0.507	0.117	0.221	1.994	0.36	0.277	0.36	1.832
C1-40_C1-39	C1-40	C1-39	8	161	0.005	0.126	0.046	0.046	1.753	0.26	0.148	0.173	0.854
C1-41_C1-40	C1-41	C1-40	8	340	0.005	0.115	0.043	0.041	1.711	0.248	0.135	0.165	0.857
C1-42_C1-41	C1-42	C1-41	8	135	0.005	0.113	0.041	0.041	1.704	0.245	0.131	0.163	0.86
C1-43_C1-42	C1-43	C1-42	8	250	0.005	0.108	0.038	0.04	1.681	0.24	0.127	0.16	0.857
C1-44_C1-43	C1-44	C1-43	8	262	0.005	0.099	0.036	0.036	1.637	0.23	0.116	0.153	0.857
C1-45_C1-44	C1-45	C1-44	8	214	0.005	0.086	0.033	0.03	1.572	0.214	0.101	0.143	0.857
C1-46_C1-45	C1-46	C1-45	8	75	0.005	0.08	0.03	0.028	1.532	0.207	0.094	0.138	0.851
C1-47_C1-46	C1-47	C1-46	8	284	0.004	0.054	0.028	0.015	1.266	0.179	0.07	0.119	0.768
C1-48_C1-47	C1-48	C1-47	8	119	0.004	0.041	0.025	0.009	1.161	0.157	0.054	0.105	0.761
C1-49_C1-48	C1-49	C1-48	8	253	0.004	0.035	0.023	0.007	1.116	0.145	0.045	0.097	0.769
C1-50_C1-49	C1-50	C1-49	8	347	0.004	0.032	0.02	0.007	1.085	0.14	0.042	0.094	0.764
C1-51_C1-50	C1-51	C1-50	8	254	0.006	0.026	0.018	0.005	1.213	0.113	0.027	0.075	0.977
C1-52_C1-51	C1-52	C1-51	8	230	0.004	0.024	0.015	0.005	0.993	0.121	0.031	0.081	0.766
C1-53_C1-52	C1-53	C1-52	8	88	0.005	0.021	0.013	0.005	1.037	0.109	0.025	0.072	0.857
C1-54_C1-53	C1-54	C1-53	8	136	0.005	0.015	0.01	0.003	0.939	0.093	0.018	0.062	0.857
C1-55_C1-54	C1-55	C1-54	8	258	0.005	0.013	0.008	0.003	0.889	0.085	0.015	0.057	0.857
C1-56_C1-55	C1-56	C1-55	8	210	0.002	0.009	0.005	0.002	0.536	0.091	0.017	0.061	0.495
C1-57_C1-56	C1-57	C1-56	8	185	0.005	0.004	0.003	0.001	0.638	0.051	0.005	0.034	0.859
C1-5_C1-3	C1-5	C1-3	12	215	0.003	0.491	0.114	0.214	2.067	0.342	0.252	0.342	1.949
C1-5_C1-5	C1-6	C1-5	12	350	0.003	0.487	0.112	0.213	2.068	0.34	0.249	0.34	1.957
C1-8_C1-6	C1-8	C1-6	12	370	0.002	0.482	0.109	0.212	1.841	0.368	0.289	0.368	1.671
C1-9_C1-8	C1-9	C1-8	12	265	0.003	0.48	0.107	0.212	2.065	0.337	0.245	0.337	1.963
C2-10_C2-9	C2-10	C2-9	12	350	0.003	0.487	0.15	0.191	1.963	0.353	0.267	0.353	1.821
C2-11_C2-10	C2-11	C2-10	12	227	0.003	0.482	0.147	0.19	1.959	0.351	0.265	0.351	1.821

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C2-12_C2-11	C2-12	C2-11	12	579	0.003	0.48	0.145	0.19	1.958	0.35	0.263	0.35	1.824
C2-13_C2-12	C2-13	C2-12	12	152	0.003	0.477	0.142	0.19	1.944	0.351	0.264	0.351	1.809
C2-15_C2-14	C2-15	C2-14	12	168	0.003	0.47	0.137	0.189	1.934	0.348	0.26	0.348	1.807
C2-16_C2-15	C2-16	C2-15	12	141	0.003	0.468	0.135	0.189	1.949	0.345	0.256	0.345	1.83
C2-17_C2-16	C2-17	C2-16	12	128	0.003	0.455	0.132	0.183	1.921	0.341	0.251	0.341	1.814
C2-18_C2-17	C2-18	C2-17	12	182	0.003	0.453	0.13	0.183	1.934	0.338	0.247	0.338	1.835
C2-19_C2-18	C2-19	C2-18	12	139	0.003	0.45	0.127	0.183	1.919	0.339	0.248	0.339	1.818
C2-1_C1-1	C2-1	C1-1	12	238	0.003	0.53	0.173	0.203	2.012	0.369	0.291	0.369	1.823
C2-1_C2-2	C2-2	C2-1	12	539	0.003	0.522	0.17	0.2	2.002	0.367	0.287	0.367	1.821
C2-20_C2-19	C2-20	C2-19	12	150	0.003	0.447	0.124	0.183	1.918	0.338	0.246	0.338	1.821
C2-21_C2-20	C2-21	C2-20	12	136	0.003	0.445	0.122	0.183	1.908	0.338	0.246	0.338	1.812
C2-22_C2-21	C2-22	C2-21	12	106	0.003	0.442	0.119	0.183	1.923	0.334	0.241	0.334	1.836
C2-23_C2-22	C2-23	C2-22	12	199	0.003	0.438	0.117	0.182	1.897	0.335	0.242	0.335	1.808
C2-24_C2-23	C2-24	C2-23	12	157	0.003	0.434	0.114	0.181	1.905	0.332	0.238	0.332	1.825
C2-25_C2-24	C2-25	C2-24	12	132	0.003	0.43	0.112	0.18	1.91	0.329	0.234	0.329	1.839
C2-25_C2-26	C2-26	C2-25	12	182	0.003	0.386	0.109	0.157	1.836	0.313	0.213	0.313	1.815
C2-27_C2-26	C2-27	C2-26	12	180	0.003	0.383	0.107	0.157	1.84	0.311	0.21	0.311	1.825
C2-29_C2-27	C2-29	C2-27	12	278	0.003	0.375	0.104	0.154	1.823	0.308	0.206	0.308	1.818
C2-30_C2-29	C2-30	C2-29	12	350	0.003	0.234	0.051	0.104	1.595	0.242	0.128	0.242	1.821
C2-31_C2-30	C2-31	C2-30	10	330	0.004	0.228	0.048	0.102	1.875	0.274	0.165	0.229	1.384
C2-32_C2-31	C2-32	C2-31	10	397	0.004	0.219	0.046	0.098	1.858	0.268	0.157	0.223	1.39
C2-33_C2-32	C2-33	C2-32	10	397	0.004	0.211	0.043	0.095	1.839	0.263	0.152	0.219	1.39
C2-34_C2-33	C2-34	C2-33	10	225	0.004	0.207	0.041	0.094	1.827	0.261	0.149	0.217	1.389
C2-35_C2-34	C2-35	C2-34	10	560	0.004	0.195	0.038	0.089	1.715	0.262	0.15	0.218	1.3
C2-36_C2-35	C2-36	C2-35	10	380	0.004	0.193	0.036	0.089	1.709	0.26	0.148	0.217	1.3
C2-37_C2-36	C2-37	C2-36	10	250	0.003	0.19	0.033	0.089	1.699	0.259	0.147	0.216	1.296
C2-38_C2-37	C2-38	C2-37	10	410	0.03	0.188	0.03	0.089	3.622	0.151	0.049	0.126	3.805
C2-39_C2-38	C2-39	C2-38	10	300	0.017	0.185	0.028	0.089	2.954	0.172	0.065	0.144	2.864
C2-3_C2-2	C2-3	C2-2	12	538	0.003	0.515	0.168	0.197	1.995	0.364	0.282	0.364	1.822
C2-40_C2-39	C2-40	C2-39	10	289	0.003	0.183	0.025	0.089	1.594	0.263	0.152	0.219	1.205
C2-43_C2-40	C2-43	C2-40	10	379	0.004	0.151	0.023	0.073	1.667	0.223	0.109	0.186	1.387
C2-44_C2-43	C2-44	C2-43	10	351	0.004	0.14	0.02	0.068	1.635	0.214	0.1	0.178	1.392
C2-46_C2-44	C2-46	C2-44	10	309	0.004	0.137	0.018	0.068	1.621	0.213	0.099	0.177	1.386
C2-47_C2-46	C2-47	C2-46	10	535	0.007	0.126	0.015	0.063	1.93	0.177	0.069	0.148	1.839
C2-48_C2-47	C2-48	C2-47	8	485	0.006	0.115	0.013	0.058	1.866	0.233	0.119	0.155	0.969
C2-49_C2-48	C2-49	C2-48	8	42	0.007	0.111	0.01	0.057	1.92	0.222	0.108	0.148	1.024
C2-4_C2-3	C2-4	C2-3	12	538	0.003	0.512	0.165	0.197	1.992	0.363	0.281	0.363	1.822
C2-50_C2-49	C2-50	C2-49	8	176	0.007	0.108	0.008	0.057	1.887	0.221	0.107	0.148	1.009

ID	From ID	To ID	Diameter (in)	Length (ft)	Slope	Total Flow (cfs)	Unpeakable Flow (cfs)	Peakable Flow (cfs)	Velocity (ft/s)	d/D	q/Q	Water Depth (ft)	Full Flow (cfs)
C2-50_C2-51	C2-51	C2-50	8	40	0.007	0.106	0.005	0.057	1.88	0.218	0.104	0.145	1.014
C2-52_C2-51	C2-52	C2-51	8	10	0.007	0.103	0.003	0.057	1.867	0.216	0.102	0.144	1.014
C2-5_C2-4	C2-5	C2-4	12	538	0.003	0.503	0.163	0.193	1.982	0.359	0.276	0.359	1.822
C2-6_C2-5	C2-6	C2-5	12	538	0.003	0.498	0.16	0.192	1.972	0.358	0.275	0.358	1.816
C2-7_C2-6	C2-7	C2-6	12	538	0.003	0.494	0.158	0.191	1.973	0.356	0.271	0.356	1.822
C2-8_C2-7	C2-8	C2-7	12	476	0.003	0.492	0.155	0.191	1.97	0.355	0.27	0.355	1.823
C2-9_C2-8	C2-9	C2-8	12	397	0.003	0.489	0.152	0.191	1.965	0.354	0.269	0.354	1.82
C3-10_C3-9	C3-10	C3-9	8	170	0.005	0.027	0.01	0.01	1.118	0.122	0.032	0.082	0.857
C3-11_C3-10	C3-11	C3-10	8	162	0.005	0.025	0.008	0.01	1.086	0.117	0.029	0.078	0.857
C3-13_C3-11	C3-13	C3-11	8	280	0.005	0.019	0.005	0.008	1.002	0.102	0.022	0.068	0.86
C3-14_C3-13	C3-14	C3-13	8	222	0.005	0.015	0.003	0.007	0.925	0.091	0.017	0.06	0.857
C3-15_C3-7	C3-15	C3-7	8	326	0.005	0.061	0.018	0.025	1.421	0.181	0.071	0.121	0.857
C3-16_C3-15	C3-16	C3-15	8	415	0.005	0.052	0.015	0.021	1.354	0.167	0.06	0.111	0.858
C3-17_C3-16	C3-17	C3-16	8	150	0.005	0.047	0.013	0.02	1.319	0.16	0.055	0.107	0.857
C3-18_C3-17	C3-18	C3-17	8	339	0.005	0.045	0.01	0.02	1.299	0.156	0.052	0.104	0.858
C3-19_C3-18	C3-19	C3-18	8	379	0.005	0.036	0.008	0.016	1.211	0.139	0.041	0.093	0.858
C3-1_C2-29	C3-1	C2-29	8	70	0.005	0.134	0.051	0.047	1.785	0.267	0.156	0.178	0.857
C3-20_C3-19	C3-20	C3-19	8	110	0.005	0.033	0.005	0.016	1.183	0.134	0.039	0.089	0.857
C3-21_C3-20	C3-21	C3-20	8	392	0.005	0.017	0.003	0.008	0.966	0.097	0.019	0.064	0.859
C3-2_C3-1	C3-2	C3-1	8	165	0.005	0.131	0.048	0.047	1.779	0.264	0.153	0.176	0.859
C3-3_C3-2	C3-3	C3-2	8	358	0.005	0.118	0.046	0.041	1.727	0.251	0.138	0.167	0.859
C3-4_C3-3	C3-4	C3-3	8	350	0.005	0.112	0.043	0.039	1.698	0.244	0.131	0.163	0.857
C3-5_C3-4	C3-5	C3-4	8	215	0.005	0.108	0.041	0.038	1.676	0.24	0.126	0.16	0.855
C3-6_C3-5	C3-6	C3-5	8	150	0.005	0.104	0.038	0.037	1.659	0.235	0.121	0.157	0.857
C3-7_C3-6	C3-7	C3-6	8	264	0.005	0.1	0.036	0.036	1.644	0.23	0.116	0.153	0.86
C3-8_C3-7	C3-8	C3-7	8	95	0.005	0.036	0.015	0.012	1.217	0.139	0.042	0.093	0.861
C3-9_C3-8	C3-9	C3-8	8	75	0.005	0.032	0.013	0.011	1.162	0.132	0.037	0.088	0.851
I-10_I-9	I-10	I-9	24	327	0.002	4.457	0.867	2.037	3.374	0.437	0.396	0.875	11.254
I-11_5-4	5-4	I-11	8	225	0.004	0.042	0.013	0.017	1.195	0.157	0.053	0.105	0.785
I-11_I-10	I-11	I-10	24	287	0.002	4.454	0.865	2.037	3.369	0.438	0.396	0.875	11.234
I-12_I-11	I-12	I-11	24	202	0.002	4.41	0.849	2.02	3.364	0.435	0.392	0.87	11.251
I-13_I-12	I-13	I-12	24	216	0.002	4.407	0.847	2.02	3.365	0.435	0.391	0.869	11.257
I-14_I-13	I-14	I-13	24	174	0.002	4.405	0.844	2.02	3.363	0.435	0.392	0.869	11.25
I-15_I-14	I-15	I-14	24	417	0.002	4.38	0.839	2.009	3.358	0.433	0.389	0.866	11.251
I-16_I-15	I-16	I-15	24	187	0.002	4.337	0.829	1.991	3.349	0.431	0.385	0.862	11.25
I-17-1_I-17	I-17-1	I-17	12	370	0.01	1.93	0.412	0.861	4.636	0.524	0.54	0.524	3.572
I-17-2_I-17-1	I-17-2	I-17-1	12	370	0.01	1.928	0.41	0.861	4.635	0.523	0.54	0.523	3.572
I-17_I-16	I-17	I-16	24	184	0.002	4.334	0.827	1.991	3.347	0.431	0.386	0.862	11.242

ID	From ID	To ID	Diameter (in)	Length (ft)	Slope	Total Flow (cfs)	Unpeakable Flow (cfs)	Peakable Flow (cfs)	Velocity (ft/s)	d/D	q/Q	Water Depth (ft)	Full Flow (cfs)
I-18_I-17	I-18	I-17	24	551	0.001	2.383	0.412	1.119	2.154	0.383	0.311	0.765	7.67
I-19_I-18	I-19	I-18	24	362	0.001	2.36	0.404	1.11	2.149	0.381	0.308	0.761	7.671
I-20_I-19	I-20	I-19	24	376	0.001	2.358	0.401	1.11	2.149	0.38	0.307	0.761	7.671
I-2_I-1	I-2	I-1	27	345	0.002	6.68	1.24	3.087	3.457	0.489	0.481	1.1	13.877
I-3_I-2	I-3	I-2	27	345	0.002	6.648	1.237	3.071	3.453	0.488	0.479	1.097	13.877
I-4_I-3	I-4	I-3	27	343	0.002	6.646	1.235	3.071	3.453	0.487	0.479	1.097	13.877
I-5_I-4	I-5	I-4	27	99	0.002	6.643	1.232	3.071	3.454	0.487	0.478	1.096	13.887
I-6_I-5	I-6	I-5	27	250	0.002	6.64	1.23	3.071	3.448	0.488	0.479	1.097	13.86
I-6_I-7	I-7	I-6	27	169	0.002	6.614	1.227	3.057	3.446	0.486	0.477	1.094	13.867
I-8_I-7	I-8	I-7	24	223	0.002	4.479	0.872	2.047	3.376	0.439	0.398	0.878	11.244
I-9_I-8	I-9	I-8	24	165	0.002	4.459	0.87	2.037	3.368	0.438	0.397	0.876	11.224
II-1_INT-1	I-1	INT-1	27	364	0.002	6.69	1.242	3.091	3.458	0.489	0.482	1.101	13.878
INT-1_INT-2	INT-1	INT-2	27	509	0.003	6.697	1.245	3.094	4.026	0.436	0.393	0.98	17.025
MM_4-20H	MM	4-20H	12	136	0.003	1.053	0.297	0.429	2.47	0.534	0.558	0.534	1.888

APPENDIX E – PIPE HYDRAULIC MODEL OUTPUTS, FUTURE FLOWS WITH INFILL DEVELOPMENT

ID	From ID	To ID	Diameter (in)	Length (ft)	Slope	Total Flow (cfs)	Unpeakable Flow (cfs)	Peakable Flow (cfs)	Velocity (ft/s)	d/D	q/Q	Water Depth (ft)	Full Flow (cfs)
1-10_1-2	1-10	1-2	10	210	0.005	1.762	0.099	0.944	3.23	1	1.145	0.833	1.538
1-11_1-10	1-11	1-10	10	400	0.005	1.727	0.097	0.925	3.166	1	1.123	0.833	1.538
1-12_1-11	1-12	1-11	10	343	0.005	1.59	0.094	0.849	2.916	1	1.034	0.833	1.537
1-13_1-12	1-13	1-12	10	101	0.005	1.511	0.091	0.806	3.198	0.809	0.988	0.674	1.53
1-14_1-13	1-14	1-13	10	360	0.005	1.508	0.089	0.806	3.219	0.802	0.979	0.668	1.54
1-15_1-14	1-15	1-14	10	305	0.008	1.506	0.086	0.806	4.029	0.648	0.753	0.54	2.001
1-16_1-15	1-16	1-15	10	305	0.009	1.503	0.084	0.806	4.072	0.641	0.741	0.534	2.028
1-17_1-16	1-17	1-16	10	310	0.005	1.113	0.081	0.585	3.097	0.626	0.716	0.522	1.553
1-18_1-17	1-18	1-17	10	383	0.003	1.11	0.079	0.585	2.642	0.72	0.867	0.6	1.28
1-19A_1-19	1-19A	1-19	8	205	0.004	0.519	0.02	0.283	2.369	0.601	0.673	0.4	0.771
1-19_1-18	1-19	1-18	8	377	0.004	0.537	0.023	0.292	2.461	0.599	0.67	0.399	0.802
1-1A_INT-2	1-1A	INT-2	21	114	0.007	1.966	0.124	1.045	4.031	0.257	0.144	0.449	13.638
1-1_1-1A	1-1	1-1A	10	143	0.029	1.963	0.122	1.045	6.931	0.515	0.526	0.429	3.733
1-20_1-19A	1-20	1-19A	8	185	0.004	0.317	0.018	0.17	2.092	0.449	0.414	0.299	0.766
1-21_1-20	1-21	1-20	8	20	0.003	0.301	0.015	0.162	1.855	0.473	0.454	0.315	0.664
1-22_1-21	1-22	1-21	8	299	0.004	0.169	0.005	0.093	1.763	0.319	0.22	0.212	0.768
1-23_1-22	1-23	1-22	8	381	0.004	0.123	0.003	0.068	1.609	0.271	0.161	0.181	0.765
1-24_1-21	1-24	1-21	8	370	0.003	0.092	0.008	0.048	1.388	0.246	0.132	0.164	0.699
1-25_1-24	1-25	1-24	8	358	0.004	0.053	0.005	0.027	1.256	0.178	0.069	0.118	0.766
1-26_1-25	1-26	1-25	8	321	0.004	0.028	0.003	0.015	1.047	0.131	0.037	0.087	0.768
1-27_1-18	1-27	1-18	10	42	0.002	0.571	0.053	0.294	1.834	0.555	0.595	0.463	0.959
1-28_1-27	1-28	1-27	10	310	0.002	0.568	0.051	0.294	1.831	0.554	0.593	0.462	0.958
1-29_1-28	1-29	1-28	10	204	0.002	0.562	0.048	0.292	1.83	0.55	0.585	0.458	0.961
1-2_1-1	1-2	1-1	10	190	0.003	1.954	0.119	1.041	3.583	1	1.624	0.833	1.203
1-30_1-29	1-30	1-29	10	309	0.002	0.412	0.046	0.208	1.724	0.451	0.419	0.376	0.984
1-31A_1-31	1-31A	1-31	10	254	0.003	0.114	0.013	0.057	1.387	0.208	0.095	0.173	1.202
1-31_1-30	1-31	1-30	10	375	0.004	0.123	0.015	0.061	1.573	0.201	0.089	0.168	1.389
1-33_1-31A	1-33	1-31A	8	291	0.004	0.096	0.01	0.049	1.497	0.239	0.125	0.159	0.765
1-34_1-33	1-34	1-33	8	275	0.004	0.083	0.008	0.043	1.437	0.222	0.108	0.148	0.766
1-34_1-35	1-35	1-34	8	107	0.004	0.079	0.005	0.042	1.418	0.216	0.103	0.144	0.768
1-36_1-35	1-36	1-35	8	240	0.004	0.069	0.003	0.038	1.364	0.203	0.091	0.136	0.766
1-37_1-42	1-37	1-42	8	90	0.004	0.006	0.003	0.002	0.653	0.063	0.008	0.042	0.766
1-38_1-30	1-38	1-30	8	55	0.006	0.279	0.028	0.143	2.318	0.377	0.302	0.251	0.924
1-39_1-38	1-39	1-38	8	419	0.004	0.201	0.018	0.104	1.928	0.339	0.248	0.226	0.812
1-3_1-2	1-3	1-2	8	231	0.004	0.034	0.003	0.018	1.106	0.143	0.044	0.095	0.769
1-40_1-39	1-40	1-39	8	173	0.004	0.04	0.01	0.017	1.162	0.155	0.052	0.103	0.771
1-41_1-40	1-41	1-40	8	200	0.004	0.026	0.008	0.011	1.025	0.127	0.035	0.085	0.766
1-42_1-41	1-42	1-41	8	116	0.004	0.021	0.005	0.009	0.946	0.113	0.027	0.075	0.763

ID	From ID	To ID	Diameter (in)	Length (ft)	Slope	Total Flow (cfs)	Unpeakable Flow (cfs)	Peakable Flow (cfs)	Velocity (ft/s)	d/D	q/Q	Water Depth (ft)	Full Flow (cfs)
1-44_1-39	1-44	1-39	8	259	0.004	0.153	0.005	0.084	1.784	0.294	0.189	0.196	0.811
1-45_1-44	1-45	1-44	8	310	0.005	0.149	0.003	0.083	1.784	0.288	0.181	0.192	0.82
1-46_1-38	1-46	1-38	8	401	0.004	0.049	0.008	0.023	1.228	0.171	0.064	0.114	0.765
1-47_1-46	1-47	1-46	8	126	0.004	0.046	0.005	0.023	1.217	0.166	0.06	0.111	0.772
1-49_1-47	1-49	1-47	8	212	0.004	0.044	0.003	0.023	1.19	0.162	0.057	0.108	0.766
1-4_1-2	1-4	1-2	8	276	0.006	0.111	0.015	0.054	1.857	0.228	0.114	0.152	0.976
1-5_1-4	1-5	1-4	8	379	0.006	0.098	0.013	0.048	1.719	0.22	0.106	0.147	0.923
1-6_1-5	1-6	1-5	8	379	0.006	0.01	0.01	0	0.874	0.074	0.011	0.049	0.923
1-7_1-6	1-7	1-6	8	354	0.004	0.008	0.008	0	0.704	0.07	0.01	0.047	0.767
1-8_1-7	1-8	1-7	8	290	0.004	0.005	0.005	0	0.624	0.058	0.007	0.039	0.77
1-9_1-8	1-9	1-8	8	152	0.004	0.003	0.003	0	0.504	0.042	0.003	0.028	0.768
11	INT-2	10	27	300	0.004	10.193	1.372	5.006	4.985	0.511	0.519	1.15	19.64
2-10-2-9	2-10	2-9	18	383	0.001	2.655	0.362	1.302	2.253	0.633	0.727	0.949	3.65
2-11_2-10	2-11	2-10	18	380	0.001	2.635	0.359	1.291	2.248	0.63	0.722	0.944	3.648
2-12_2-11	2-12	2-11	18	379	0.001	2.623	0.357	1.286	2.225	0.633	0.728	0.949	3.605
2-13_2-12	2-13	2-12	15	22	0.003	1.195	0.18	0.576	2.519	0.411	0.353	0.513	3.382
2-14_2-13	2-14	2-13	15	369	0.003	1.183	0.178	0.57	2.551	0.404	0.342	0.504	3.455
2-14_C2-13	C2-14	C2-13	12	364	0.003	0.772	0.14	0.359	2.226	0.454	0.423	0.454	1.825
2-15_2-14	2-15	2-14	10	408	0.005	0.14	0.023	0.066	1.802	0.2	0.087	0.166	1.599
2-16_2-15	2-16	2-15	10	409	0.005	0.126	0.02	0.06	1.75	0.19	0.079	0.158	1.599
2-17_2-16	2-17	2-16	10	400	0.005	0.117	0.018	0.056	1.711	0.183	0.073	0.153	1.599
2-18_2-17	2-18	2-17	8	179	0.01	0.033	0.008	0.015	1.534	0.113	0.027	0.075	1.235
2-19_2-18	2-19	2-18	8	407	0.006	0.022	0.005	0.01	1.094	0.108	0.025	0.072	0.907
2-20_2-19	2-20	2-19	8	400	0.006	0.003	0.003	0	0.566	0.039	0.003	0.026	0.907
2-21_2-17	2-21	2-17	8	400	0.004	0.081	0.008	0.042	1.365	0.227	0.113	0.151	0.719
2-22_2-21	2-22	2-21	8	400	0.005	0.072	0.005	0.038	1.449	0.2	0.088	0.134	0.822
2-23_2-22	2-23	2-22	8	400	0.005	0.003	0.003	0	0.529	0.041	0.003	0.027	0.822
2-25_2-12	2-25	2-12	12	370	0.002	0.894	0.109	0.446	2.24	0.506	0.511	0.506	1.75
2-27_2-25	2-27	2-25	10	433	0.017	0.093	0.01	0.047	2.407	0.123	0.032	0.103	2.873
2-28_2-27	2-28	2-27	8	373	0.004	0.044	0.008	0.021	1.193	0.163	0.058	0.109	0.766
2-29_2-28	2-29	2-28	8	403	0.004	0.039	0.005	0.019	1.151	0.154	0.051	0.102	0.766
2-30_2-29	2-30	2-29	8	361	0.004	0.023	0.003	0.012	0.987	0.12	0.031	0.08	0.766
2-32_2-25	2-32	2-25	12	261	0.002	0.788	0.097	0.392	2.169	0.471	0.451	0.471	1.749
2-33_2-32	2-33	2-32	12	356	0.002	0.786	0.094	0.392	2.169	0.47	0.449	0.47	1.751
2-34_2-33	2-34	2-33	12	300	0.002	0.721	0.091	0.357	2.053	0.458	0.43	0.458	1.676
2-35_2-34	2-35	2-34	12	377	0.002	0.703	0.089	0.349	2.04	0.452	0.42	0.452	1.675
2-35_2-36	2-36	2-35	8	400	0.004	0.373	0.048	0.184	2.18	0.492	0.487	0.328	0.766
2-37_2-36	2-37	2-36	8	61	0.004	0.341	0.046	0.168	2.131	0.467	0.445	0.311	0.766

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2-38A_2-38	2-38A	2-38	8	253	0.004	0.054	0.01	0.025	1.267	0.18	0.071	0.12	0.766
2-38A_2-60	2-60	2-38A	8	277	0.004	0.003	0.003	0	0.504	0.042	0.003	0.028	0.766
2-38_2-37	2-38	2-37	8	382	0.004	0.079	0.013	0.038	1.416	0.217	0.103	0.144	0.766
2-39_2-38A	2-39	2-38A	8	23	0.004	0.049	0.005	0.025	1.23	0.171	0.064	0.114	0.766
2-40_2-39	2-40	2-39	8	272	0.004	0.003	0.003	0	0.504	0.042	0.003	0.028	0.766
2-41_2-37	2-41	2-37	8	350	0.004	0.247	0.03	0.123	1.956	0.39	0.322	0.26	0.766
2-42_2-41	2-42	2-41	8	368	0.004	0.005	0.005	0	0.622	0.058	0.007	0.039	0.766
2-43_2-42	2-43	2-42	8	252	0.004	0.003	0.003	0	0.504	0.042	0.003	0.028	0.766
2-44_2-35	2-44	2-35	8	183	0.005	0.326	0.038	0.163	2.363	0.417	0.364	0.278	0.896
2-45_2-44	2-45	2-44	8	400	0.006	0.309	0.036	0.155	2.43	0.392	0.325	0.262	0.949
2-46_2-45	2-46	2-45	8	394	0.006	0.278	0.033	0.139	2.362	0.371	0.293	0.247	0.949
2-47_2-46	2-47	2-46	8	88	0.006	0.276	0.03	0.139	2.356	0.369	0.291	0.246	0.949
2-48_2-47	2-48	2-47	8	400	0.006	0.254	0.028	0.128	2.303	0.353	0.267	0.235	0.949
2-49_2-48	2-49	2-48	8	361	0.006	0.218	0.025	0.109	2.207	0.326	0.229	0.217	0.949
2-50_2-49	2-50	2-49	8	139	0.006	0.215	0.023	0.109	2.199	0.324	0.227	0.216	0.949
2-51_2-50	2-51	2-50	8	381	0.006	0.203	0.02	0.103	2.163	0.314	0.213	0.209	0.95
2-52_2-51	2-52	2-51	8	384	0.006	0.2	0.018	0.103	2.155	0.312	0.211	0.208	0.949
2-53_2-52	2-53	2-52	8	373	0.006	0.13	0.015	0.065	1.906	0.25	0.137	0.167	0.95
2-54_2-53	2-54	2-53	8	53	0.006	0.127	0.013	0.065	1.894	0.248	0.134	0.165	0.949
2-55_2-54	2-55	2-54	8	203	0.01	0.026	0.003	0.013	1.392	0.101	0.021	0.067	1.206
2-57_2-54	2-57	2-54	8	185	0.005	0.076	0.008	0.039	1.516	0.201	0.089	0.134	0.857
2-58_2-57	2-58	2-57	8	230	0.005	0.025	0.003	0.013	1.091	0.118	0.029	0.078	0.857
2-59_2-57	2-59	2-57	8	390	0.013	0.038	0.003	0.02	1.705	0.114	0.028	0.076	1.365
2-61_2-41	2-61	2-41	8	214	0.024	0.239	0.023	0.123	3.689	0.241	0.127	0.161	1.877
2-62_2-61	2-62	2-61	8	569	0.004	0.149	0.02	0.073	1.7	0.299	0.194	0.199	0.766
2-63_2-62	2-63	2-62	8	58	0.004	0.033	0.008	0.015	1.098	0.142	0.044	0.095	0.766
2-64_2-63	2-64	2-63	8	375	0.004	0.022	0.005	0.01	0.972	0.117	0.029	0.078	0.766
2-65_2-64	2-65	2-64	8	556	0.004	0.006	0.003	0.002	0.653	0.063	0.008	0.042	0.766
2-66_2-62	2-66	2-62	8	218	0.004	0.113	0.01	0.058	1.572	0.26	0.148	0.173	0.766
2-67_2-66	2-67	2-66	8	369	0.004	0.051	0.008	0.024	1.242	0.174	0.066	0.116	0.766
2-68_2-67	2-68	2-67	8	369	0.004	0.026	0.005	0.012	1.015	0.125	0.034	0.084	0.766
2-69_2-68	2-69	2-68	8	253	0.004	0.011	0.003	0.005	0.789	0.084	0.015	0.056	0.766
2-7_1-7	2-7	1-7	18	445	0.003	2.726	0.369	1.337	3.218	0.484	0.473	0.726	5.769
2-8_2-7	2-8	2-7	18	400	0.001	2.694	0.367	1.321	2.259	0.639	0.738	0.959	3.648
2-9_2-8	2-9	2-8	18	215	0.001	2.679	0.364	1.314	2.256	0.637	0.734	0.955	3.648
3-10_3-9	3-10	3-9	8	406	0.008	0.275	0.053	0.126	2.584	0.344	0.254	0.229	1.08
3-13_3-10	3-13	3-10	8	315	0.008	0.255	0.051	0.116	2.531	0.331	0.236	0.22	1.08
3-14_3-13	3-14	3-13	8	160	0.016	0.252	0.048	0.116	3.249	0.274	0.164	0.183	1.536

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3-15_3-14	3-15	3-14	8	357	0.004	0.241	0.046	0.111	1.915	0.39	0.322	0.26	0.751
3-19_3-15	3-19	3-15	8	406	0.004	0.217	0.043	0.098	1.865	0.367	0.287	0.245	0.753
3-1_2-14	3-1	2-14	12	370	0.002	0.998	0.152	0.48	2.301	0.541	0.571	0.541	1.75
3-20_3-19	3-20	3-19	8	407	0.004	0.214	0.041	0.098	1.853	0.366	0.285	0.244	0.75
3-21_3-20	3-21	3-20	8	296	0.006	0.051	0.01	0.023	1.44	0.159	0.055	0.106	0.94
3-22_3-21	3-22	3-21	8	403	0.006	0.035	0.008	0.016	1.285	0.132	0.037	0.088	0.939
3-23_3-22	3-23	3-22	8	416	0.006	0.019	0.005	0.008	1.064	0.098	0.02	0.065	0.937
3-24_3-23	3-24	3-23	8	201	0.006	0.008	0.003	0.003	0.813	0.064	0.008	0.043	0.94
3-25_3-20	3-25	3-20	8	330	0.008	0.158	0.028	0.074	2.246	0.256	0.143	0.171	1.104
3-26_3-25	3-26	3-25	8	347	0.005	0.06	0.01	0.028	1.434	0.177	0.068	0.118	0.875
3-27_3-26	3-27	3-26	8	289	0.005	0.045	0.008	0.021	1.318	0.155	0.052	0.103	0.873
3-28_3-27	3-28	3-27	8	365	0.005	0.029	0.005	0.014	1.156	0.125	0.033	0.083	0.874
3-29_3-28	3-29	3-28	8	336	0.006	0.009	0.003	0.004	0.861	0.071	0.01	0.047	0.935
3-2_3-1	3-2	3-1	8	415	0.008	0.437	0.074	0.206	2.93	0.443	0.405	0.295	1.08
3-31_3-25	3-31HI	3-25	8	309	0.01	0.082	0.015	0.038	1.959	0.178	0.069	0.118	1.194
3-32_3-31	3-32	3-31HI	8	282	0.006	0.071	0.013	0.033	1.603	0.185	0.074	0.123	0.954
3-33_3-32	3-33	3-32	8	277	0.006	0.056	0.01	0.026	1.498	0.165	0.059	0.11	0.955
3-34_3-33	3-34	3-33	8	291	0.006	0.042	0.008	0.019	1.37	0.143	0.044	0.095	0.953
3-35_3-34	3-35	3-34	8	249	0.006	0.024	0.005	0.011	1.158	0.109	0.025	0.073	0.953
3-36_3-35	3-36	3-35	8	224	0.004	0.011	0.003	0.005	0.82	0.082	0.014	0.055	0.81
3-37_3-1	3-37	3-1	10	376	0.017	0.527	0.076	0.256	4.032	0.289	0.182	0.241	2.893
3-38_3-37	3-38	3-37	8	437	0.007	0.237	0.036	0.114	2.412	0.325	0.228	0.217	1.039
3-39_3-38	3-39	3-38	8	349	0.007	0.216	0.033	0.104	2.349	0.309	0.208	0.206	1.039
3-3_3-2	3-3	3-2	8	410	0.008	0.426	0.071	0.201	2.911	0.436	0.395	0.291	1.08
3-40_3-39	3-40	3-39	8	424	0.007	0.198	0.03	0.095	2.291	0.295	0.19	0.197	1.039
3-41_3-40	3-41	3-40	8	380	0.007	0.179	0.028	0.086	2.226	0.281	0.172	0.187	1.039
3-42_3-41	3-42	3-41	8	402	0.007	0.159	0.025	0.076	2.154	0.264	0.153	0.176	1.039
3-43_3-42	3-43	3-42	8	32	0.007	0.157	0.023	0.076	2.143	0.262	0.151	0.175	1.038
3-44_3-43	3-44	3-43	8	360	0.007	0.137	0.02	0.066	2.061	0.245	0.131	0.163	1.039
3-45_3-44	3-45	3-44	8	435	0.007	0.114	0.018	0.055	1.957	0.224	0.11	0.149	1.039
3-46_3-45	3-46	3-45	8	368	0.007	0.093	0.015	0.044	1.844	0.202	0.09	0.135	1.039
3-47_3-46	3-47	3-46	8	362	0.007	0.074	0.013	0.035	1.72	0.18	0.071	0.12	1.039
3-49_3-47	3-49	3-47	8	272	0.003	0.066	0.01	0.032	1.158	0.22	0.106	0.147	0.622
3-4_3-3	3-4	3-3	8	386	0.008	0.409	0.069	0.193	2.879	0.427	0.379	0.284	1.08
3-50_3-49	3-50	3-49	8	178	0.004	0.06	0.008	0.03	1.306	0.189	0.078	0.126	0.766
3-51_3-50	3-51	3-50	8	352	0.004	0.042	0.005	0.021	1.175	0.159	0.055	0.106	0.766
3-52_3-51	3-52	3-51	8	300	0.004	0.003	0.003	0	0.504	0.042	0.003	0.028	0.766
3-55_3-37	3-55	3-37	10	390	0.003	0.251	0.038	0.121	1.821	0.301	0.197	0.251	1.278

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3-56_3-55	3-56	3-55	8	412	0.007	0.206	0.036	0.096	2.301	0.303	0.2	0.202	1.029
3-57_3-56	3-57	3-56	8	409	0.007	0.192	0.033	0.09	2.258	0.293	0.187	0.195	1.029
3-58_3-57	3-58	3-57	8	430	0.007	0.181	0.03	0.085	2.218	0.284	0.176	0.189	1.029
3-59_3-58	3-59	3-58	8	165	0.007	0.122	0.028	0.054	1.983	0.233	0.119	0.155	1.029
3-5_3-4	3-5	3-4	8	422	0.008	0.366	0.066	0.17	2.795	0.401	0.339	0.268	1.08
3-60_3-59	3-60	3-59	8	148	0.007	0.12	0.025	0.054	1.971	0.23	0.117	0.154	1.029
3-61_3-60	3-61	3-60	8	163	0.007	0.117	0.023	0.054	1.959	0.228	0.114	0.152	1.029
3-62_3-61	3-62	3-61	8	230	0.007	0.115	0.02	0.054	1.946	0.226	0.112	0.15	1.029
3-63_3-62	3-63	3-62	8	401	0.007	0.097	0.018	0.045	1.851	0.207	0.094	0.138	1.029
3-64_3-63	3-64	3-63	8	397	0.007	0.073	0.015	0.033	1.707	0.181	0.071	0.121	1.029
3-65_3-64	3-65	3-64	8	23	0.007	0.071	0.013	0.033	1.69	0.178	0.069	0.119	1.029
3-66_3-65	3-66	3-65	8	411	0.007	0.048	0.01	0.021	1.503	0.147	0.046	0.098	1.029
3-67_3-66	3-67	3-66	8	395	0.007	0.032	0.008	0.014	1.327	0.12	0.031	0.08	1.029
3-68_3-67	3-68	3-67	8	286	0.007	0.015	0.005	0.006	1.067	0.085	0.015	0.057	1.029
3-69_3-68	3-69	3-68	8	90	0.007	0.013	0.003	0.006	1.009	0.078	0.012	0.052	1.029
3-6_3-5	3-6	3-5	8	399	0.008	0.343	0.064	0.159	2.747	0.388	0.318	0.258	1.08
3-7_3-6	3-7	3-6	8	17	0.008	0.341	0.061	0.159	2.742	0.386	0.316	0.257	1.08
3-8_3-7	3-8	3-7	8	396	0.008	0.322	0.058	0.15	2.699	0.374	0.298	0.25	1.08
3-9_3-8	3-9	3-8	8	402	0.008	0.297	0.056	0.137	2.64	0.358	0.275	0.239	1.08
4-10_-49	4-10	4-9	12	400	0.006	2.147	0.368	1.009	3.784	0.678	0.803	0.678	2.673
4-11_4-10	4-11	4-10	12	400	0.006	2.137	0.366	1.005	3.781	0.676	0.799	0.676	2.673
4-12_4-11	4-12	4-11	12	40	0.009	2.134	0.363	1.005	4.609	0.571	0.621	0.571	3.436
4-13_4-12	4-13	4-12	12	335	0.009	2.132	0.361	1.005	4.597	0.571	0.622	0.571	3.425
4-14_4-13	4-14	4-13	12	40	0.009	2.129	0.358	1.005	4.607	0.57	0.62	0.57	3.436
4-15_4-14	4-15	4-14	12	399	0.007	2.069	0.356	0.972	4.059	0.618	0.703	0.618	2.944
4-16_4-15	4-16	4-15	12	400	0.008	2.047	0.353	0.961	4.232	0.592	0.657	0.592	3.114
4-17_4-16	4-17	4-16	12	400	0.008	2.025	0.351	0.95	4.221	0.587	0.65	0.587	3.114
4-18_4-17	4-18	4-17	12	400	0.008	2.004	0.348	0.94	4.212	0.583	0.644	0.583	3.114
4-19_4-18	4-19	4-18	12	202	0.008	1.988	0.346	0.932	4.209	0.58	0.637	0.58	3.119
4-1_2-12	4-1	2-12	12	376	0.009	0.531	0.065	0.265	3.144	0.267	0.156	0.267	3.392
4-1_4-3	4-3	4-1	12	373	0.012	0.481	0.062	0.238	3.382	0.237	0.123	0.237	3.911
4-20A_4-20HI	4-20A	4-20HI	12	185	0.003	1.878	0.318	0.885	2.849	0.782	0.955	0.782	1.965
4-20B_4-20A	4-20B	4-20A	12	379	0.003	1.875	0.315	0.885	2.84	0.783	0.957	0.783	1.959
4-20C_4-20B	4-20C	4-20B	12	379	0.003	1.872	0.312	0.885	2.84	0.782	0.956	0.782	1.959
4-20D_4-20C	4-20D	4-20C	12	379	0.003	1.87	0.31	0.885	2.84	0.781	0.954	0.781	1.959
4-20E_4-20D	4-20E	4-20D	12	132	0.003	1.862	0.307	0.882	2.815	0.785	0.959	0.785	1.942
4-20F_4-20E	4-20F	4-20E	12	399	0.006	1.853	0.305	0.878	3.704	0.608	0.686	0.608	2.7
4-20G_4-20F	4-20G	4-20F	12	399	0.006	1.828	0.302	0.866	3.719	0.6	0.671	0.6	2.724

ID	From ID	To ID	Diameter (in)	Length (ft)	Slope	Total Flow (cfs)	Unpeakable Flow (cfs)	Peakable Flow (cfs)	Velocity (ft/s)	d/D	q/Q	Water Depth (ft)	Full Flow (cfs)
4-20HI_4-19	4-20HI	4-19	12	215	0.008	1.985	0.343	0.932	4.199	0.58	0.638	0.58	3.11
4-20H_4-20G	4-20H	4-20G	12	400	0.006	1.807	0.3	0.855	3.705	0.595	0.664	0.595	2.721
4-21_4-20HI	4-21	4-20HI	8	380	0.004	0.092	0.023	0.039	1.515	0.229	0.115	0.153	0.794
4-22_4-21	4-22	4-21	8	402	0.004	0.072	0.02	0.029	1.413	0.203	0.09	0.135	0.795
4-23_4-22	4-23	4-22	8	346	0.004	0.056	0.018	0.021	1.311	0.179	0.07	0.119	0.795
4-24_4-23	4-24	4-23	8	432	0.005	0.048	0.015	0.019	1.349	0.158	0.054	0.105	0.882
4-25_4-24	4-25	4-24	8	232	0.005	0.038	0.013	0.015	1.264	0.142	0.044	0.095	0.882
4-26_4-25	4-26	4-25	8	230	0.005	0.029	0.01	0.011	1.163	0.124	0.033	0.083	0.882
4-27_4-26	4-27	4-26	8	193	0.005	0.021	0.008	0.008	1.051	0.108	0.024	0.072	0.872
4-28_4-27	4-28	4-27	8	377	0.005	0.012	0.005	0.004	0.89	0.081	0.014	0.054	0.882
4-29_4-28	4-29	4-28	8	393	0.005	0.003	0.003	0	0.555	0.039	0.003	0.026	0.881
4-30_4-9	4-30	4-9	10	372	0.007	0.66	0.071	0.334	3.125	0.411	0.354	0.342	1.865
4-31_4-30	4-31	4-30	8	38	0.017	0.223	0.03	0.109	3.225	0.253	0.14	0.168	1.597
4-32_4-31	4-32	4-31	8	420	0.007	0.213	0.028	0.105	2.264	0.314	0.214	0.209	0.993
4-33_4-32	4-33	4-32	8	401	0.007	0.192	0.025	0.095	2.199	0.298	0.194	0.199	0.992
4-34_4-33	4-34	4-33	8	389	0.007	0.172	0.023	0.085	2.132	0.282	0.174	0.188	0.992
4-35_4-34	4-35	4-34	8	400	0.007	0.149	0.02	0.073	2.045	0.262	0.15	0.175	0.992
4-36_4-35	4-36	4-35	8	400	0.007	0.128	0.018	0.062	1.955	0.242	0.129	0.162	0.992
4-37_4-36	4-37	4-36	8	398	0.007	0.114	0.015	0.056	1.894	0.229	0.115	0.153	0.992
4-38_4-37	4-38	4-37	8	401	0.007	0.091	0.013	0.044	1.772	0.204	0.092	0.136	0.992
4-39_4-38	4-39	4-38	8	400	0.007	0.073	0.01	0.036	1.66	0.184	0.074	0.122	0.992
4-40_4-39	4-40	4-39	8	400	0.007	0.057	0.008	0.028	1.542	0.162	0.057	0.108	0.994
4-41_4-40	4-41	4-40	8	373	0.007	0.039	0.005	0.019	1.375	0.135	0.039	0.09	0.992
4-42_4-41	4-42	4-41	8	374	0.007	0.022	0.003	0.011	1.168	0.104	0.023	0.069	0.993
4-43_4-30	4-43HI	4-30	8	374	0.004	0.422	0.038	0.218	2.25	0.529	0.549	0.353	0.767
4-43_5-28	4-43HI	5-28	8	394	0.004	0	0	0	0	0	0	0	0.766
4-44_4-43	4-44	4-43HI	8	39	0.007	0.419	0.036	0.218	2.828	0.44	0.401	0.294	1.045
4-45_4-44	4-45	4-44	8	418	0.007	0.39	0.033	0.203	2.773	0.424	0.374	0.282	1.043
4-46_4-45	4-46	4-45	8	400	0.007	0.38	0.03	0.198	2.754	0.417	0.364	0.278	1.044
4-47_4-46	4-47	4-46	8	395	0.007	0.364	0.028	0.191	2.722	0.408	0.349	0.272	1.043
4-48_4-47	4-48	4-47	8	400	0.007	0.337	0.025	0.177	2.667	0.391	0.323	0.261	1.044
4-49_4-48	4-49	4-48	8	400	0.007	0.314	0.023	0.165	2.617	0.376	0.301	0.251	1.044
4-50_4-49	4-50	4-49	8	394	0.007	0.288	0.02	0.152	2.554	0.359	0.276	0.24	1.043
4-51_4-50	4-51	4-50	8	395	0.007	0.262	0.018	0.139	2.489	0.342	0.251	0.228	1.043
4-52_4-51	4-52	4-51	8	346	0.007	0.233	0.015	0.123	2.408	0.321	0.223	0.214	1.044
4-53_4-52	4-53	4-52	8	386	0.007	0.212	0.013	0.113	2.343	0.306	0.203	0.204	1.043
4-54_4-53	4-54	4-53	8	386	0.007	0.196	0.01	0.105	2.294	0.293	0.187	0.195	1.045
4-55_4-54	4-55	4-54	8	398	0.007	0.172	0.008	0.094	2.21	0.275	0.165	0.183	1.043

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4-56_4-55	4-56	4-55	8	320	0.004	0.145	0.005	0.08	1.689	0.295	0.19	0.197	0.766
4-57_4-56	4-57	4-56	8	330	0.004	0.042	0.003	0.022	1.174	0.159	0.054	0.106	0.766
4-5_4-3	4-5	4-3	12	408	0.008	0.451	0.059	0.222	2.927	0.251	0.138	0.251	3.275
4-7_4-5	4-7	4-5	12	369	0.001	0.381	0.057	0.184	1.47	0.365	0.284	0.365	1.341
4-7_l-17-2	4-7	l-17-2	12	394	0.01	2.61	0.39	1.26	4.966	0.635	0.731	0.635	3.572
4-8_4-7	4-8	4-7	12	400	0.008	2.835	0.445	1.356	4.493	0.749	0.91	0.749	3.114
4-9_4-8	4-9	4-8	12	398	0.009	2.821	0.442	1.35	4.832	0.696	0.832	0.696	3.393
5-18_i-20	5-18	l-20	15	36	0.066	2.538	0.399	1.214	9.805	0.264	0.152	0.33	16.654
5-19A_5-19	5-19A	5-19	15	169	0.024	2.49	0.386	1.194	6.824	0.338	0.246	0.422	10.118
5-19_5-18	5-19	5-18	15	141	0.024	2.535	0.396	1.214	6.857	0.341	0.251	0.427	10.117
5-20_5-19	5-20	5-19	8	163	0.004	0.043	0.008	0.02	1.184	0.161	0.056	0.107	0.766
5-21_5-20	5-21	5-20	8	200	0.006	0.039	0.005	0.019	1.286	0.142	0.043	0.095	0.899
5-22_5-21	5-22	5-21	8	200	0.014	0.026	0.003	0.013	1.587	0.093	0.018	0.062	1.441
5-23A_5-23	5-23A	5-23	15	84	0.003	2.428	0.371	1.168	3.193	0.595	0.663	0.743	3.665
5-23_5-19A	5-23	5-19A	15	210	0.024	2.431	0.373	1.168	6.777	0.334	0.24	0.417	10.117
5-24_5-23A	5-24	5-23A	15	313	0.003	2.399	0.361	1.157	3.183	0.59	0.655	0.738	3.663
5-25_5-22	5-25	5-22	8	416	0.007	0	0	0	0	0	0	0	0.993
5-25_5-24	5-25	5-24	8	166	0.004	0.268	0.048	0.125	2.033	0.403	0.342	0.269	0.783
5-26_5-25	5-26	5-25	8	196	0.004	0.025	0.008	0.01	1.011	0.125	0.033	0.083	0.766
5-27_5-26	5-27	5-26	8	401	0.004	0.016	0.005	0.006	0.879	0.1	0.021	0.067	0.766
5-28_5-27	5-28	5-27	8	172	0.004	0.013	0.003	0.006	0.835	0.092	0.017	0.061	0.766
5-29_5-25	5-29	5-25	8	398	0.004	0.225	0.038	0.106	1.907	0.371	0.293	0.247	0.766
5-30_5-29	5-30	5-29	8	403	0.004	0.203	0.036	0.095	1.855	0.352	0.265	0.235	0.766
5-31_5-30	5-31	5-30	8	34	0.004	0.201	0.033	0.095	1.849	0.349	0.262	0.233	0.766
5-32_5-31	5-32	5-31	8	423	0.007	0.186	0.03	0.088	2.156	0.296	0.191	0.197	0.977
5-33_5-32	5-33	5-32	8	400	0.007	0.163	0.028	0.077	2.077	0.277	0.167	0.185	0.977
5-34_5-33	5-34	5-33	8	400	0.007	0.152	0.025	0.072	2.033	0.266	0.155	0.178	0.977
5-35_5-34	5-35	5-34	8	400	0.007	0.139	0.023	0.066	1.982	0.255	0.142	0.17	0.977
5-36_5-35	5-36	5-35	8	397	0.006	0.121	0.02	0.057	1.904	0.238	0.124	0.158	0.977
5-37_5-36	5-37	5-36	8	398	0.007	0.103	0.018	0.048	1.819	0.22	0.106	0.146	0.977
5-38_5-37	5-38	5-37	8	400	0.007	0.084	0.015	0.039	1.714	0.199	0.086	0.132	0.977
5-39_5-38	5-39	5-38	8	245	0.007	0.077	0.013	0.037	1.669	0.19	0.079	0.127	0.977
5-40_5-39	5-40	5-39	8	37	0.004	0.075	0.01	0.037	1.392	0.211	0.097	0.14	0.766
5-41_5-40	5-41	5-40	8	406	0.004	0.059	0.008	0.029	1.302	0.188	0.077	0.126	0.766
5-42_5-41	5-42	5-41	8	397	0.004	0.007	0.005	0.001	0.696	0.069	0.01	0.046	0.766
5-43_5-42	5-43	5-42	8	143	0.004	0.003	0.003	0	0.504	0.042	0.003	0.028	0.766
5-44_l-14	5-44	l-14	8	395	0.004	0.018	0.003	0.009	0.907	0.105	0.023	0.07	0.766
5-45_i-15	5-45	l-15	8	372	0.009	0.047	0.008	0.022	1.636	0.137	0.04	0.091	1.17

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5-46_5-45	5-46	5-45	8	375	0.032	0.038	0.005	0.019	2.374	0.092	0.017	0.061	2.184
5-47_5-46	5-47	5-46	8	165	0.006	0.003	0.003	0	0.578	0.038	0.003	0.026	0.934
5-48_i-18	5-48	1-18	8	302	0.004	0.016	0.005	0.006	0.882	0.1	0.021	0.067	0.766
5-49_5-48	5-49	5-48	8	296	0.004	0.012	0.003	0.005	0.804	0.087	0.015	0.058	0.766
5-50_5-19A	5-50	5-19A	8	153	0.005	0.034	0.01	0.014	1.196	0.136	0.04	0.091	0.857
5-51_5-50	5-51	5-50	8	432	0.008	0.032	0.008	0.014	1.378	0.117	0.029	0.078	1.084
5-52_5-51	5-52	5-51	8	207	0.008	0.029	0.005	0.014	1.342	0.113	0.027	0.075	1.082
5-53_5-52	5-53	5-52	8	82	0.005	0.02	0.003	0.01	1.012	0.105	0.023	0.07	0.855
5-54_5-23A	5-54	5-23A	8	153	0.005	0.008	0.008	0	0.761	0.067	0.009	0.045	0.857
5-55_5-54	5-55	5-54	8	81	0.005	0.005	0.005	0	0.672	0.055	0.006	0.037	0.857
5-56_5-55	5-56	5-55	8	179	0.005	0.003	0.003	0	0.544	0.04	0.003	0.027	0.857
5-5_5-4	5-5	5-4	8	397	0.004	0.038	0.01	0.016	1.132	0.153	0.05	0.102	0.757
5-6_5-5	5-6	5-5	8	390	0.004	0.036	0.008	0.016	1.138	0.145	0.045	0.097	0.785
5-7_5-6	5-7	5-6	8	356	0.004	0.005	0.005	0	0.637	0.057	0.006	0.038	0.792
5-8_5-7	5-8	5-7	8	185	0.006	0.003	0.003	0	0.567	0.039	0.003	0.026	0.908
6-10_6-9	6-10	6-9	12	359	0.004	0.647	0.051	0.338	2.482	0.366	0.286	0.366	2.259
6-11_6-10	6-11	6-10	12	349	0.003	0.618	0.048	0.323	2.261	0.38	0.306	0.38	2.021
6-12A_6-12	6-12A	6-12	12	140	0.006	0.568	0.043	0.298	2.686	0.314	0.214	0.314	2.649
6-12_6-11	6-12	6-11	12	182	0.003	0.616	0.046	0.323	2.258	0.379	0.305	0.379	2.02
6-13A_6-13	6-13A	6-13	12	349	0.006	0.448	0.033	0.236	2.511	0.278	0.169	0.278	2.65
6-13A_6-14	6-14	6-13A	12	48	0.006	0.446	0.03	0.236	2.507	0.277	0.168	0.277	2.649
6-13B_6-13A	6-13B	6-13A	8	220	0.002	0	0	0	0	0	0	0	0.49
6-13C_6-13B	6-13C	6-13B	8	280	0.003	0	0	0	0	0	0	0	0.648
6-13_6-12A	6-13	6-12A	12	176	0.006	0.451	0.036	0.236	2.515	0.279	0.17	0.279	2.649
6-15_6-14	6-15	6-14	10	412	0.004	0.151	0.028	0.07	1.697	0.22	0.106	0.183	1.424
6-16_6-15	6-16	6-15	10	386	0.004	0.145	0.025	0.068	1.678	0.215	0.102	0.179	1.424
6-17_6-16	6-17	6-16	10	371	0.004	0.128	0.023	0.059	1.617	0.202	0.09	0.169	1.424
6-18_6-17	6-18	6-17	8	208	0.004	0.122	0.02	0.058	1.633	0.266	0.155	0.177	0.785
6-19_6-18	6-19	6-18	8	125	0.005	0.117	0.018	0.056	1.719	0.25	0.137	0.167	0.857
6-1_5-24	6-1	5-24	15	206	0.003	2.129	0.31	1.032	2.933	0.572	0.624	0.715	3.413
6-20_6-19	6-20	6-19	8	109	0.005	0.115	0.015	0.056	1.708	0.247	0.134	0.165	0.857
6-21_6-20	6-21	6-20	8	166	0.005	0.112	0.013	0.056	1.697	0.244	0.131	0.163	0.857
6-22A_6-22	6-22A	6-22	10	206	0.008	0.068	0.008	0.034	1.641	0.129	0.035	0.107	1.902
6-22_6-21	6-22	6-21	10	399	0.008	0.089	0.01	0.045	1.78	0.147	0.047	0.122	1.903
6-23_6-22A	6-23	6-22A	10	194	0.008	0.065	0.005	0.034	1.622	0.127	0.034	0.105	1.902
6-2_6-1	6-2	6-1	15	361	0.002	0.828	0.091	0.418	1.878	0.389	0.32	0.486	2.592
6-3_6-2	6-3	6-2	15	369	0.002	0.826	0.089	0.418	1.876	0.388	0.319	0.485	2.59
6-45_6-23	6-45	6-23	10	344	0.008	0.004	0.003	0.001	0.675	0.032	0.002	0.027	1.902

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6-4_6-3	6-4	6-3	15	367	0.002	0.823	0.086	0.418	1.874	0.387	0.318	0.484	2.59
6-5_6-4	6-5	6-4	15	374	0.002	0.659	0.064	0.338	1.764	0.344	0.254	0.43	2.592
6-65_6-12A	6-65	6-12A	8	358	0.004	0.115	0.005	0.062	1.578	0.261	0.15	0.174	0.766
6-66_6-65	6-66	6-65	8	245	0.004	0.088	0.003	0.049	1.463	0.229	0.115	0.153	0.766
6-6_6-5	6-6	6-5	15	193	0.002	0.657	0.061	0.338	1.76	0.344	0.254	0.429	2.587
6-7_6-6	6-7	6-6	15	335	0.002	0.654	0.058	0.338	1.76	0.343	0.253	0.428	2.591
6-8_6-7	6-8	6-7	15	372	0.002	0.652	0.056	0.338	1.759	0.342	0.251	0.427	2.593
6-9_6-8	6-9	6-8	15	401	0.002	0.649	0.053	0.338	1.755	0.341	0.251	0.427	2.59
7-10_7-9	7-10	7-9	8	413	0.003	0.125	0.015	0.062	1.46	0.294	0.189	0.196	0.664
7-11_7-10	7-11	7-10	8	362	0.003	0.064	0.013	0.029	1.205	0.21	0.097	0.14	0.664
7-12_7-11	7-12	7-11	8	451	0.004	0.062	0.01	0.029	1.306	0.193	0.082	0.129	0.757
7-13_7-12	7-13	7-12	8	452	0.004	0.059	0.008	0.029	1.29	0.189	0.078	0.126	0.757
7-14_7-13	7-14	7-13	8	315	0.004	0.011	0.005	0.004	0.792	0.085	0.015	0.056	0.766
7-15_7-14	7-15	7-14	8	330	0.004	0.009	0.003	0.004	0.733	0.075	0.011	0.05	0.766
7-17_7-1	7-17	7-1	12	396	0.005	1.192	0.198	0.564	3.122	0.489	0.482	0.489	2.475
7-18_7-17	7-18	7-17	8	367	0.006	0.201	0.023	0.101	2.117	0.316	0.217	0.211	0.925
7-19_7-18	7-19	7-18	8	397	0.004	0.183	0.02	0.092	1.848	0.326	0.23	0.217	0.794
7-1_6-1	7-1	6-1	8	40	0.005	1.298	0.216	0.614	3.718	1	1.554	0.667	0.835
7-20_7-19	7-20	7-19	8	414	0.004	0.155	0.018	0.078	1.76	0.301	0.197	0.2	0.791
7-21_7-20	7-21	7-20	8	370	0.006	0.144	0.015	0.073	1.956	0.263	0.152	0.175	0.946
7-22_7-21	7-22	7-21	8	370	0.001	0.093	0.013	0.045	0.957	0.321	0.224	0.214	0.414
7-23_7-22	7-23	7-22	8	406	0.006	0.062	0.01	0.03	1.478	0.178	0.069	0.119	0.899
7-24_7-23	7-24	7-23	8	183	0.011	0.03	0.008	0.013	1.528	0.105	0.023	0.07	1.288
7-25_7-24	7-25	7-24	8	206	0.003	0.027	0.005	0.013	0.936	0.139	0.041	0.092	0.664
7-26_7-25	7-26	7-25	8	293	0.003	0.003	0.003	0	0.456	0.045	0.004	0.03	0.664
7-27_7-17	7-27	7-17	12	379	0.008	0.973	0.173	0.454	3.634	0.374	0.297	0.374	3.274
7-28_7-27	7-28	7-27	12	15	0.004	0.97	0.17	0.454	2.767	0.458	0.429	0.458	2.259
7-29_7-28	7-29	7-28	12	419	0.006	0.95	0.168	0.444	3.094	0.414	0.358	0.414	2.65
7-2_7-1	7-2	7-1	8	369	0.003	0.088	0.015	0.041	1.298	0.248	0.135	0.165	0.649
7-30_7-29	7-30	7-29	12	404	0.006	0.934	0.165	0.436	3.08	0.41	0.352	0.41	2.649
7-31_7-30	7-31	7-30	8	395	0.008	0.392	0.058	0.189	2.797	0.422	0.372	0.281	1.054
7-32_7-31	7-32	7-31	8	397	0.008	0.376	0.056	0.182	2.767	0.413	0.357	0.275	1.054
7-33_7-32	7-33	7-32	8	400	0.008	0.359	0.053	0.174	2.733	0.402	0.341	0.268	1.054
7-34_7-33	7-34	7-33	8	334	0.009	0.341	0.051	0.165	2.869	0.373	0.296	0.249	1.149
7-35_7-34	7-35	7-34	8	394	0.008	0.306	0.048	0.146	2.616	0.369	0.29	0.246	1.054
7-36_7-30	7-36	7-30	10	370	0.003	0.523	0.104	0.238	2.093	0.467	0.445	0.389	1.176
7-37_7-36	7-37	7-36	8	86	0.008	0.114	0.018	0.054	2.003	0.219	0.105	0.146	1.077
7-38_7-37	7-38	7-37	8	170	0.008	0.111	0.015	0.054	1.99	0.217	0.103	0.145	1.077

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7-39_7-38	7-39	7-38	8	170	0.008	0.108	0.013	0.054	1.977	0.214	0.101	0.143	1.077
7-3_7-2	7-3	7-2	8	369	0.006	0.003	0.003	0	0.595	0.038	0.003	0.025	0.973
7-40_7-39	7-40	7-39	8	393	0.008	0.096	0.01	0.049	1.905	0.201	0.089	0.134	1.077
7-41_7-40	7-41	7-40	8	395	0.008	0.053	0.008	0.026	1.604	0.151	0.05	0.101	1.077
7-42_7-41	7-42	7-41	8	400	0.008	0.029	0.005	0.013	1.333	0.113	0.027	0.075	1.077
7-43_7-42	7-43	7-42	8	389	0.008	0.012	0.003	0.006	1.031	0.075	0.011	0.05	1.077
7-44_7-36	7-44	7-36	10	367	0.004	0.394	0.084	0.176	2.241	0.358	0.275	0.299	1.432
7-45_7-44	7-45	7-44	8	395	0.008	0.36	0.081	0.158	2.738	0.402	0.341	0.268	1.056
7-46_7-45	7-46	7-45	8	398	0.008	0.336	0.079	0.146	2.687	0.387	0.318	0.258	1.056
7-47_7-46	7-47	7-46	8	399	0.008	0.313	0.076	0.134	2.636	0.373	0.296	0.249	1.056
7-48_7-47	7-48	7-47	8	406	0.008	0.292	0.074	0.124	2.585	0.359	0.276	0.239	1.056
7-49_7-48	7-49	7-48	8	398	0.008	0.27	0.071	0.113	2.532	0.345	0.256	0.23	1.056
7-4_7-2	7-4	7-2	8	367	0.003	0.074	0.01	0.036	1.294	0.221	0.107	0.147	0.693
7-50_7-49	7-50	7-49	8	226	0.004	0.268	0.069	0.113	2	0.408	0.35	0.272	0.766
7-51_7-50	7-51	7-50	8	175	0.006	0.265	0.066	0.113	2.365	0.358	0.274	0.239	0.968
7-52_7-51	7-52	7-51	8	329	0.005	0.203	0.064	0.079	1.935	0.341	0.25	0.227	0.813
7-53_7-52	7-53	7-52	8	131	0.021	0.2	0.061	0.079	3.37	0.227	0.113	0.151	1.776
7-54_7-53	7-54	7-53	8	106	0.005	0.198	0.058	0.079	1.924	0.336	0.243	0.224	0.814
7-55_7-54	7-55	7-54	8	80	0.004	0.115	0.041	0.042	1.592	0.26	0.148	0.173	0.776
7-56_7-55	7-56	7-55	8	99	0.005	0.112	0.038	0.042	1.659	0.248	0.135	0.166	0.829
7-57_7-56	7-57	7-56	8	401	0.005	0.11	0.036	0.042	1.674	0.243	0.129	0.162	0.848
7-58_7-57	7-58	7-57	8	225	0.004	0.107	0.033	0.042	1.547	0.253	0.14	0.168	0.766
7-59_7-58	7-59	7-58	8	54	0.011	0.105	0.03	0.042	2.194	0.194	0.082	0.129	1.268
7-5_7-4	7-5	7-4	8	393	0.007	0.059	0.008	0.029	1.595	0.164	0.058	0.109	1.021
7-60_7-59	7-60	7-59	8	53	0.01	0.057	0.013	0.025	1.779	0.148	0.047	0.099	1.212
7-61_7-60	7-61	7-60	8	27	0.007	0.053	0.01	0.024	1.534	0.155	0.052	0.104	1.014
7-62_7-61	7-62	7-61	8	304	0.005	0.009	0.003	0.004	0.811	0.074	0.011	0.049	0.857
7-63_7-61	7-63	7-61	8	174	0.005	0.027	0.005	0.013	1.118	0.123	0.032	0.082	0.855
7-64_7-63	7-64	7-63	8	304	0.01	0.011	0.003	0.005	1.086	0.068	0.009	0.045	1.212
7-65A_7-65	7-65A	7-65	8	91	0.004	0.042	0.013	0.017	1.176	0.159	0.055	0.106	0.765
7-65_7-59	7-65	7-59	8	246	0.011	0.045	0.015	0.017	1.708	0.128	0.035	0.085	1.271
7-66_765A	7-66	7-65A	6	94	0.041	0.035	0.008	0.016	2.623	0.12	0.031	0.06	1.144
7-67_7-66	7-67	7-66	8	225	0.018	0.011	0.003	0.005	1.338	0.059	0.007	0.039	1.636
7-68_7-66	7-68	7-66	8	201	0.004	0.011	0.003	0.005	0.821	0.082	0.014	0.055	0.811
7-69_7-65A	7-69	7-65A	8	319	0.004	0.005	0.003	0.001	0.6	0.055	0.006	0.037	0.767
7-6_7-5	7-6	7-5	8	398	0.007	0.038	0.005	0.019	1.396	0.132	0.037	0.088	1.021
7-70_7-54	7-70	7-54	8	142	0.005	0.044	0.015	0.017	1.293	0.155	0.052	0.103	0.857
7-71_7-70	7-71	7-70	8	198	0.005	0.037	0.013	0.014	1.222	0.141	0.043	0.094	0.857

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7-72_7-71	7-72	7-71	8	105	0.005	0.022	0.01	0.007	1.05	0.111	0.026	0.074	0.857
7-73_7-72	7-73	7-72	8	220	0.005	0.02	0.008	0.007	1.013	0.105	0.023	0.07	0.857
7-74_7-73	7-74	7-73	8	62	0.005	0.01	0.005	0.003	0.832	0.077	0.012	0.051	0.857
7-75_7-74	7-75	7-74	8	168	0.005	0.008	0.003	0.003	0.763	0.067	0.009	0.045	0.857
7-77_7-35	7-77	7-35	8	246	0.013	0.298	0.046	0.143	3.194	0.312	0.212	0.208	1.405
7-78_7-77	7-78	7-77	8	225	0.005	0.264	0.043	0.125	2.161	0.381	0.308	0.254	0.857
7-79_7-78	7-79	7-78	8	405	0.005	0.234	0.041	0.11	2.091	0.357	0.273	0.238	0.857
7-7_7-6	7-7	7-6	8	300	0.007	0.003	0.003	0	0.615	0.037	0.002	0.025	1.021
7-80_7-79	7-80	7-79	8	161	0.005	0.198	0.038	0.091	1.995	0.327	0.231	0.218	0.857
7-81_7-80	7-81	7-80	8	360	0.005	0.187	0.036	0.086	1.963	0.317	0.218	0.211	0.857
7-82_7-81	7-82	7-81	8	35	0.005	0.184	0.033	0.086	1.956	0.315	0.215	0.21	0.857
7-83_7-82	7-83	7-82	8	263	0.005	0.175	0.03	0.082	1.927	0.306	0.204	0.204	0.857
7-84_7-83	7-84	7-83	8	283	0.005	0.145	0.028	0.067	1.828	0.279	0.169	0.186	0.857
7-85_7-84	7-85	7-84	8	239	0.009	0.115	0.023	0.052	2.105	0.214	0.1	0.142	1.149
7-86_7-85	7-86	7-85	8	277	0.009	0.112	0.02	0.052	2.09	0.211	0.098	0.141	1.148
7-87_7-86	7-87	7-86	8	215	0.004	0.043	0.003	0.023	1.183	0.161	0.056	0.107	0.767
7-88_7-86	7-88	7-86	8	403	0.008	0.067	0.015	0.029	1.73	0.168	0.061	0.112	1.09
7-89_7-88	7-89	7-88	8	322	0.004	0.021	0.003	0.011	0.961	0.115	0.028	0.077	0.766
7-8_6-4	7-8	6-4	8	50	0.046	0.161	0.02	0.08	4.136	0.169	0.062	0.113	2.599
7-8_7-4	7-8	7-4	8	372	0.002	0	0	0	0	0	0	0	0.603
7-90_7-88	7-90	7-88	8	93	0.004	0.043	0.01	0.019	1.184	0.161	0.056	0.107	0.766
7-91_7-90	7-91	7-90	8	281	0.005	0.003	0.003	0	0.544	0.04	0.003	0.027	0.857
7-92_7-90	7-92	7-90	8	279	0.005	0.017	0.005	0.007	0.975	0.099	0.02	0.066	0.857
7-93_7-92	7-93	7-92	8	281	0.001	0.006	0.003	0.002	0.464	0.081	0.014	0.054	0.46
7-94_7-84	7-94	7-84	8	194	0.004	0.028	0.003	0.014	1.04	0.13	0.036	0.087	0.766
7-9_7-8	7-9	7-8	8	380	0.003	0.143	0.018	0.071	1.517	0.316	0.216	0.21	0.664
C1-10_C1-9	C1-10	C1-9	12	150	0.006	0.711	0.104	0.344	3.032	0.339	0.247	0.339	2.873
C1-13_C1-10	C1-13	C1-10	12	120	0.006	0.653	0.102	0.313	2.882	0.331	0.236	0.331	2.767
C1-14_C1-13	C1-14	C1-13	12	380	0.006	0.647	0.099	0.311	2.919	0.325	0.229	0.325	2.827
C1-15_C1-14	C1-15	C1-14	12	397	0.006	0.639	0.097	0.308	2.864	0.327	0.231	0.327	2.766
C1-16_C1-15	C1-16	C1-15	12	222	0.006	0.635	0.094	0.307	2.858	0.326	0.23	0.326	2.765
C1-1_MM	C1-1	MM	12	28	0.003	1.776	0.295	0.841	2.762	0.763	0.93	0.763	1.909
C1-20_C1-16	C1-20	C1-16	12	422	0.003	0.553	0.091	0.262	2.145	0.364	0.282	0.364	1.96
C1-21_C1-20	C1-21	C1-20	12	393	0.003	0.525	0.089	0.248	2.113	0.354	0.268	0.354	1.957
C1-22_C1-21	C1-22	C1-21	12	392	0.003	0.493	0.086	0.231	2.078	0.342	0.252	0.342	1.96
C1-23_C1-22	C1-23	C1-22	12	250	0.003	0.472	0.084	0.22	2.051	0.334	0.241	0.334	1.957
C1-24_C1-23	C1-24	C1-23	12	325	0.003	0.47	0.081	0.22	2.044	0.334	0.241	0.334	1.952
C1-25_C1-24	C1-25	C1-24	12	355	0.003	0.467	0.079	0.22	2.048	0.332	0.238	0.332	1.961

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C1-26_C1-25	C1-26	C1-25	12	468	0.003	0.421	0.076	0.196	1.984	0.315	0.216	0.315	1.954
C1-27_C1-26	C1-27	C1-26	12	484	0.003	0.352	0.074	0.158	1.887	0.287	0.18	0.287	1.955
C1-28_C1-27	C1-28	C1-27	12	484	0.003	0.343	0.071	0.155	1.873	0.284	0.176	0.284	1.955
C1-29_C1-28	C1-29	C1-28	12	310	0.003	0.339	0.069	0.154	1.868	0.282	0.173	0.282	1.957
C1-2_C1-1	C1-2	C1-1	12	309	0.003	0.806	0.119	0.39	2.306	0.457	0.428	0.457	1.885
C1-32_C1-29	C1-32	C1-29	12	175	0.003	0.335	0.066	0.153	1.867	0.279	0.17	0.279	1.966
C1-33_C1-32	C1-33	C1-32	12	129	0.003	0.261	0.064	0.112	1.738	0.246	0.133	0.246	1.964
C1-34_C1-33	C1-34	C1-33	12	445	0.003	0.259	0.061	0.112	1.726	0.246	0.133	0.246	1.953
C1-35_C1-34	C1-35	C1-34	12	550	0.003	0.256	0.058	0.112	1.723	0.244	0.131	0.244	1.957
C1-36_C1-35	C1-36	C1-35	12	175	0.003	0.254	0.056	0.112	1.724	0.243	0.129	0.243	1.966
C1-37_C1-36	C1-37	C1-36	12	475	0.003	0.2	0.053	0.083	1.602	0.216	0.103	0.216	1.953
C1-38_C1-37	C1-38	C1-37	8	277	0.005	0.181	0.051	0.074	1.95	0.312	0.211	0.208	0.858
C1-39_C1-38	C1-39	C1-38	8	440	0.005	0.179	0.048	0.074	1.94	0.31	0.209	0.207	0.857
C1-3_C1-2	C1-3	C1-2	12	308	0.003	0.797	0.117	0.386	2.251	0.461	0.435	0.461	1.832
C1-40_C1-39	C1-40	C1-39	8	161	0.005	0.147	0.046	0.057	1.83	0.281	0.172	0.187	0.854
C1-41_C1-40	C1-41	C1-40	8	340	0.005	0.136	0.043	0.053	1.794	0.269	0.159	0.18	0.857
C1-42_C1-41	C1-42	C1-41	8	135	0.005	0.133	0.041	0.053	1.789	0.266	0.155	0.177	0.86
C1-43_C1-42	C1-43	C1-42	8	250	0.005	0.129	0.038	0.052	1.767	0.262	0.151	0.175	0.857
C1-44_C1-43	C1-44	C1-43	8	262	0.005	0.113	0.036	0.044	1.7	0.245	0.132	0.163	0.857
C1-45_C1-44	C1-45	C1-44	8	214	0.005	0.1	0.033	0.038	1.642	0.231	0.117	0.154	0.857
C1-46_C1-45	C1-46	C1-45	8	75	0.005	0.094	0.03	0.036	1.605	0.224	0.11	0.15	0.851
C1-47_C1-46	C1-47	C1-46	8	284	0.004	0.064	0.028	0.02	1.333	0.195	0.083	0.13	0.768
C1-48_C1-47	C1-48	C1-47	8	119	0.004	0.051	0.025	0.015	1.241	0.176	0.067	0.117	0.761
C1-49_C1-48	C1-49	C1-48	8	253	0.004	0.042	0.023	0.011	1.177	0.158	0.054	0.105	0.769
C1-50_C1-49	C1-50	C1-49	8	347	0.004	0.034	0.02	0.008	1.102	0.144	0.045	0.096	0.764
C1-51_C1-50	C1-51	C1-50	8	254	0.006	0.028	0.018	0.006	1.236	0.117	0.029	0.078	0.977
C1-52_C1-51	C1-52	C1-51	8	230	0.004	0.024	0.015	0.005	0.993	0.121	0.031	0.081	0.766
C1-53_C1-52	C1-53	C1-52	8	88	0.005	0.021	0.013	0.005	1.037	0.109	0.025	0.072	0.857
C1-54_C1-53	C1-54	C1-53	8	136	0.005	0.015	0.01	0.003	0.939	0.093	0.018	0.062	0.857
C1-55_C1-54	C1-55	C1-54	8	258	0.005	0.013	0.008	0.003	0.889	0.085	0.015	0.057	0.857
C1-56_C1-55	C1-56	C1-55	8	210	0.002	0.009	0.005	0.002	0.536	0.091	0.017	0.061	0.495
C1-57_C1-56	C1-57	C1-56	8	185	0.005	0.004	0.003	0.001	0.638	0.051	0.005	0.034	0.859
C1-5_C1-3	C1-5	C1-3	12	215	0.003	0.75	0.114	0.361	2.32	0.43	0.385	0.43	1.949
C1-5_C1-5	C1-6	C1-5	12	350	0.003	0.746	0.112	0.36	2.323	0.428	0.381	0.428	1.957
C1-8_C1-6	C1-8	C1-6	12	370	0.002	0.742	0.109	0.359	2.065	0.466	0.444	0.466	1.671
C1-9_C1-8	C1-9	C1-8	12	265	0.003	0.713	0.107	0.344	2.301	0.417	0.363	0.417	1.963
C2-10_C2-9	C2-10	C2-9	12	350	0.003	0.811	0.15	0.375	2.252	0.467	0.445	0.467	1.821
C2-11_C2-10	C2-11	C2-10	12	227	0.003	0.781	0.147	0.36	2.23	0.457	0.429	0.457	1.821

ID	From ID	To ID	Diameter (in)	Length (ft)	Slope	Total Flow (cfs)	Unpeakable Flow (cfs)	Peakable Flow (cfs)	Velocity (ft/s)	d/D	q/Q	Water Depth (ft)	Full Flow (cfs)
C2-12_C2-11	C2-12	C2-11	12	579	0.003	0.778	0.145	0.36	2.231	0.456	0.427	0.456	1.824
C2-13_C2-12	C2-13	C2-12	12	152	0.003	0.776	0.142	0.36	2.215	0.457	0.429	0.457	1.809
C2-15_C2-14	C2-15	C2-14	12	168	0.003	0.769	0.137	0.359	2.208	0.455	0.425	0.455	1.807
C2-16_C2-15	C2-16	C2-15	12	141	0.003	0.766	0.135	0.359	2.227	0.451	0.419	0.451	1.83
C2-17_C2-16	C2-17	C2-16	12	128	0.003	0.687	0.132	0.315	2.149	0.427	0.379	0.427	1.814
C2-18_C2-17	C2-18	C2-17	12	182	0.003	0.684	0.13	0.315	2.165	0.423	0.373	0.423	1.835
C2-19_C2-18	C2-19	C2-18	12	139	0.003	0.68	0.127	0.314	2.147	0.424	0.374	0.424	1.818
C2-1_C1-1	C2-1	C1-1	12	238	0.003	0.966	0.173	0.45	2.355	0.517	0.53	0.517	1.823
C2-1_C2-2	C2-2	C2-1	12	539	0.003	0.958	0.17	0.447	2.348	0.515	0.526	0.515	1.821
C2-20_C2-19	C2-20	C2-19	12	150	0.003	0.676	0.124	0.313	2.147	0.422	0.371	0.422	1.821
C2-21_C2-20	C2-21	C2-20	12	136	0.003	0.673	0.122	0.313	2.137	0.422	0.371	0.422	1.812
C2-22_C2-21	C2-22	C2-21	12	106	0.003	0.669	0.119	0.312	2.154	0.417	0.364	0.417	1.836
C2-23_C2-22	C2-23	C2-22	12	199	0.003	0.659	0.117	0.308	2.122	0.418	0.365	0.418	1.808
C2-24_C2-23	C2-24	C2-23	12	157	0.003	0.655	0.114	0.307	2.133	0.414	0.359	0.414	1.825
C2-25_C2-24	C2-25	C2-24	12	132	0.003	0.651	0.112	0.306	2.141	0.411	0.354	0.411	1.839
C2-25_C2-26	C2-26	C2-25	12	182	0.003	0.602	0.109	0.28	2.076	0.397	0.332	0.397	1.815
C2-27_C2-26	C2-27	C2-26	12	180	0.003	0.599	0.107	0.28	2.082	0.394	0.328	0.394	1.825
C2-29_C2-27	C2-29	C2-27	12	278	0.003	0.59	0.104	0.276	2.067	0.392	0.324	0.392	1.818
C2-30_C2-29	C2-30	C2-29	12	350	0.003	0.34	0.051	0.164	1.776	0.293	0.187	0.293	1.821
C2-31_C2-30	C2-31	C2-30	10	330	0.004	0.333	0.048	0.161	2.086	0.334	0.24	0.278	1.384
C2-32_C2-31	C2-32	C2-31	10	397	0.004	0.323	0.046	0.157	2.076	0.328	0.232	0.273	1.39
C2-33_C2-32	C2-33	C2-32	10	397	0.004	0.314	0.043	0.154	2.059	0.323	0.226	0.269	1.39
C2-34_C2-33	C2-34	C2-33	10	225	0.004	0.309	0.041	0.153	2.05	0.321	0.223	0.267	1.389
C2-35_C2-34	C2-35	C2-34	10	560	0.004	0.298	0.038	0.148	1.934	0.326	0.23	0.272	1.3
C2-36_C2-35	C2-36	C2-35	10	380	0.004	0.296	0.036	0.148	1.929	0.324	0.228	0.27	1.3
C2-37_C2-36	C2-37	C2-36	10	250	0.003	0.259	0.033	0.128	1.855	0.303	0.2	0.253	1.296
C2-38_C2-37	C2-38	C2-37	10	410	0.03	0.256	0.03	0.128	3.972	0.176	0.067	0.147	3.805
C2-39_C2-38	C2-39	C2-38	10	300	0.017	0.254	0.028	0.128	3.241	0.201	0.089	0.168	2.864
C2-3_C2-2	C2-3	C2-2	12	538	0.003	0.949	0.168	0.443	2.344	0.512	0.521	0.512	1.822
C2-40_C2-39	C2-40	C2-39	10	289	0.003	0.251	0.025	0.128	1.746	0.31	0.209	0.258	1.205
C2-43_C2-40	C2-43	C2-40	10	379	0.004	0.214	0.023	0.109	1.845	0.266	0.155	0.222	1.387
C2-44_C2-43	C2-44	C2-43	10	351	0.004	0.195	0.02	0.099	1.8	0.253	0.14	0.211	1.392
C2-46_C2-44	C2-46	C2-44	10	309	0.004	0.191	0.018	0.098	1.782	0.25	0.137	0.209	1.386
C2-47_C2-46	C2-47	C2-46	10	535	0.007	0.174	0.015	0.09	2.122	0.208	0.095	0.173	1.839
C2-48_C2-47	C2-48	C2-47	8	485	0.006	0.134	0.013	0.069	1.95	0.251	0.138	0.167	0.969
C2-49_C2-48	C2-49	C2-48	8	42	0.007	0.125	0.01	0.065	1.986	0.236	0.122	0.157	1.024
C2-4_C2-3	C2-4	C2-3	12	538	0.003	0.927	0.165	0.433	2.33	0.505	0.509	0.505	1.822
C2-50_C2-49	C2-50	C2-49	8	176	0.007	0.122	0.008	0.065	1.953	0.235	0.121	0.157	1.009

ID	From ID	To ID	Diameter (in)	Length (ft)	Slope	Total Flow (cfs)	Unpeakable Flow (cfs)	Peakable Flow (cfs)	Velocity (ft/s)	d/D	q/Q	Water Depth (ft)	Full Flow (cfs)
C2-50_C2-51	C2-51	C2-50	8	40	0.007	0.12	0.005	0.065	1.948	0.232	0.118	0.155	1.014
C2-52_C2-51	C2-52	C2-51	8	10	0.007	0.117	0.003	0.065	1.936	0.229	0.115	0.153	1.014
C2-5_C2-4	C2-5	C2-4	12	538	0.003	0.906	0.163	0.422	2.317	0.498	0.497	0.498	1.822
C2-6_C2-5	C2-6	C2-5	12	538	0.003	0.902	0.16	0.421	2.308	0.498	0.497	0.498	1.816
C2-7_C2-6	C2-7	C2-6	12	538	0.003	0.848	0.158	0.392	2.278	0.479	0.465	0.479	1.822
C2-8_C2-7	C2-8	C2-7	12	476	0.003	0.845	0.155	0.392	2.277	0.478	0.464	0.478	1.823
C2-9_C2-8	C2-9	C2-8	12	397	0.003	0.813	0.152	0.375	2.252	0.469	0.447	0.469	1.82
C3-10_C3-9	C3-10	C3-9	8	170	0.005	0.031	0.01	0.012	1.159	0.13	0.036	0.086	0.857
C3-11_C3-10	C3-11	C3-10	8	162	0.005	0.028	0.008	0.012	1.129	0.124	0.033	0.083	0.857
C3-13_C3-11	C3-13	C3-11	8	280	0.005	0.022	0.005	0.01	1.054	0.111	0.026	0.074	0.86
C3-14_C3-13	C3-14	C3-13	8	222	0.005	0.018	0.003	0.009	0.986	0.1	0.021	0.067	0.857
C3-15_C3-7	C3-15	C3-7	8	326	0.005	0.166	0.018	0.084	1.898	0.298	0.194	0.199	0.857
C3-16_C3-15	C3-16	C3-15	8	415	0.005	0.155	0.015	0.079	1.863	0.288	0.18	0.192	0.858
C3-17_C3-16	C3-17	C3-16	8	150	0.005	0.15	0.013	0.078	1.847	0.284	0.176	0.189	0.857
C3-18_C3-17	C3-18	C3-17	8	339	0.005	0.146	0.01	0.077	1.834	0.279	0.17	0.186	0.858
C3-19_C3-18	C3-19	C3-18	8	379	0.005	0.137	0.008	0.073	1.799	0.27	0.159	0.18	0.858
C3-1_C2-29	C3-1	C2-29	8	70	0.005	0.242	0.051	0.108	2.11	0.363	0.282	0.242	0.857
C3-20_C3-19	C3-20	C3-19	8	110	0.005	0.134	0.005	0.073	1.787	0.268	0.157	0.178	0.857
C3-21_C3-20	C3-21	C3-20	8	392	0.005	0.017	0.003	0.008	0.966	0.097	0.019	0.064	0.859
C3-2_C3-1	C3-2	C3-1	8	165	0.005	0.239	0.048	0.108	2.108	0.361	0.278	0.241	0.859
C3-3_C3-2	C3-3	C3-2	8	358	0.005	0.226	0.046	0.103	2.076	0.35	0.263	0.234	0.859
C3-4_C3-3	C3-4	C3-3	8	350	0.005	0.22	0.043	0.101	2.057	0.346	0.257	0.231	0.857
C3-5_C3-4	C3-5	C3-4	8	215	0.005	0.216	0.041	0.1	2.042	0.343	0.253	0.229	0.855
C3-6_C3-5	C3-6	C3-5	8	150	0.005	0.212	0.038	0.099	2.034	0.339	0.247	0.226	0.857
C3-7_C3-6	C3-7	C3-6	8	264	0.005	0.208	0.036	0.098	2.028	0.335	0.241	0.223	0.86
C3-8_C3-7	C3-8	C3-7	8	95	0.005	0.039	0.015	0.014	1.251	0.145	0.046	0.097	0.861
C3-9_C3-8	C3-9	C3-8	8	75	0.005	0.035	0.013	0.013	1.199	0.138	0.041	0.092	0.851
I-10_I-9	I-10	I-9	24	327	0.002	5.389	0.85	2.576	3.544	0.487	0.479	0.975	11.254
I-11_5-4	5-4	I-11	8	225	0.004	0.051	0.013	0.022	1.266	0.173	0.065	0.115	0.785
I-11_I-10	I-11	I-10	24	287	0.002	5.387	0.848	2.576	3.539	0.488	0.479	0.976	11.234
I-12_I-11	I-12	I-11	24	202	0.002	5.333	0.832	2.554	3.534	0.485	0.474	0.969	11.251
I-13_I-12	I-13	I-12	24	216	0.002	5.331	0.83	2.554	3.535	0.484	0.474	0.969	11.257
I-14_I-13	I-14	I-13	24	174	0.002	5.328	0.827	2.554	3.532	0.484	0.474	0.969	11.25
I-15_I-14	I-15	I-14	24	417	0.002	5.295	0.822	2.538	3.527	0.483	0.471	0.965	11.251
I-16_I-15	I-16	I-15	24	187	0.002	5.235	0.812	2.51	3.516	0.479	0.465	0.959	11.25
I-17-1_I-17	I-17-1	I-17	12	370	0.01	2.615	0.395	1.26	4.968	0.635	0.732	0.635	3.572
I-17-2_I-17-1	I-17-2	I-17-1	12	370	0.01	2.612	0.393	1.26	4.966	0.635	0.731	0.635	3.572
I-17_I-16	I-17	I-16	24	184	0.002	5.233	0.809	2.51	3.514	0.48	0.465	0.959	11.242

ID	From ID	To ID	Diameter (in)	Length (ft)	Slope	Total Flow (cfs)	Unpeakable Flow (cfs)	Peakable Flow (cfs)	Velocity (ft/s)	d/D	q/Q	Water Depth (ft)	Full Flow (cfs)
I-18_I-17	I-18	I-17	24	551	0.001	2.581	0.412	1.231	2.202	0.4	0.337	0.799	7.67
I-19_I-18	I-19	I-18	24	362	0.001	2.555	0.404	1.221	2.196	0.397	0.333	0.795	7.671
I-20_I-19	I-20	I-19	24	376	0.001	2.552	0.401	1.221	2.195	0.397	0.333	0.794	7.671
I-2_I-1	I-2	I-1	27	345	0.002	8.207	1.24	3.954	3.635	0.553	0.591	1.245	13.877
I-3_I-2	I-3	I-2	27	345	0.002	8.176	1.237	3.937	3.632	0.552	0.589	1.242	13.877
I-4_I-3	I-4	I-3	27	343	0.002	8.173	1.235	3.937	3.632	0.552	0.589	1.242	13.877
I-5_I-4	I-5	I-4	27	99	0.002	8.171	1.232	3.937	3.634	0.552	0.588	1.241	13.887
I-6_I-5	I-6	I-5	27	250	0.002	8.168	1.23	3.937	3.628	0.552	0.589	1.242	13.86
I-6_I-7	I-7	I-6	27	169	0.002	8.141	1.227	3.924	3.627	0.551	0.587	1.239	13.867
I-8_I-7	I-8	I-7	24	223	0.002	5.413	0.855	2.586	3.545	0.489	0.481	0.978	11.244
I-9_I-8	I-9	I-8	24	165	0.002	5.392	0.853	2.576	3.537	0.488	0.48	0.977	11.224
II-1_INT-1	I-1	INT-1	27	364	0.002	8.217	1.242	3.958	3.637	0.554	0.592	1.246	13.878
INT-1_INT-2	INT-1	INT-2	27	509	0.003	8.225	1.245	3.961	4.245	0.49	0.483	1.102	17.025
MM_4-20H	MM	4-20H	12	136	0.003	1.779	0.297	0.841	2.734	0.772	0.942	0.772	1.888

APPENDIX F – PIPE HYDRAULIC MODEL OUTPUTS,
GUNNISON RISING ALTERNATIVE C, ROCK CREEK SCENARIO 2

ID	From ID	To ID	Diameter (in)	Length (ft)	Slope	Total Flow (cfs)	Unpeakable Flow (cfs)	Peakable Flow (cfs)	Velocity (ft/s)	d/D	q/Q	Water Depth (ft)	Full Flow (cfs)
1-10_1-2	1-10	1-2	10	210	0.005	1.762	0.099	0.944	3.23	1	1.145	0.833	1.538
1-11_1-10	1-11	1-10	10	400	0.005	1.727	0.097	0.925	3.166	1	1.123	0.833	1.538
1-12_1-11	1-12	1-11	10	343	0.005	1.59	0.094	0.849	2.916	1	1.034	0.833	1.537
1-13_1-12	1-13	1-12	10	101	0.005	1.511	0.091	0.806	3.198	0.809	0.988	0.674	1.53
1-14_1-13	1-14	1-13	10	360	0.005	1.508	0.089	0.806	3.219	0.802	0.979	0.668	1.54
1-15_1-14	1-15	1-14	10	305	0.008	1.506	0.086	0.806	4.029	0.648	0.753	0.54	2.001
1-16_1-15	1-16	1-15	10	305	0.009	1.503	0.084	0.806	4.072	0.641	0.741	0.534	2.028
1-17_1-16	1-17	1-16	10	310	0.005	1.113	0.081	0.585	3.097	0.626	0.716	0.522	1.553
1-18_1-17	1-18	1-17	10	383	0.003	1.11	0.079	0.585	2.642	0.72	0.867	0.6	1.28
1-19A_1-19	1-19A	1-19	8	205	0.004	0.519	0.02	0.283	2.369	0.601	0.673	0.4	0.771
1-19_1-18	1-19	1-18	8	377	0.004	0.537	0.023	0.292	2.461	0.599	0.67	0.399	0.802
1-1A_INT-2	1-1A	INT-2	21	114	0.007	1.966	0.124	1.045	4.031	0.257	0.144	0.449	13.638
1-1_1-1A	1-1	1-1A	10	143	0.029	1.963	0.122	1.045	6.931	0.515	0.526	0.429	3.733
1-20_1-19A	1-20	1-19A	8	185	0.004	0.317	0.018	0.17	2.092	0.449	0.414	0.299	0.766
1-21_1-20	1-21	1-20	8	20	0.003	0.301	0.015	0.162	1.855	0.473	0.454	0.315	0.664
1-22_1-21	1-22	1-21	8	299	0.004	0.169	0.005	0.093	1.763	0.319	0.22	0.212	0.768
1-23_1-22	1-23	1-22	8	381	0.004	0.123	0.003	0.068	1.609	0.271	0.161	0.181	0.765
1-24_1-21	1-24	1-21	8	370	0.003	0.092	0.008	0.048	1.388	0.246	0.132	0.164	0.699
1-25_1-24	1-25	1-24	8	358	0.004	0.053	0.005	0.027	1.256	0.178	0.069	0.118	0.766
1-26_1-25	1-26	1-25	8	321	0.004	0.028	0.003	0.015	1.047	0.131	0.037	0.087	0.768
1-27_1-18	1-27	1-18	10	42	0.002	0.571	0.053	0.294	1.834	0.555	0.595	0.463	0.959
1-28_1-27	1-28	1-27	10	310	0.002	0.568	0.051	0.294	1.831	0.554	0.593	0.462	0.958
1-29_1-28	1-29	1-28	10	204	0.002	0.562	0.048	0.292	1.83	0.55	0.585	0.458	0.961
1-2_1-1	1-2	1-1	10	190	0.003	1.954	0.119	1.041	3.583	1	1.624	0.833	1.203
1-30_1-29	1-30	1-29	10	309	0.002	0.412	0.046	0.208	1.724	0.451	0.419	0.376	0.984
1-31A_1-31	1-31A	1-31	10	254	0.003	0.114	0.013	0.057	1.387	0.208	0.095	0.173	1.202
1-31_1-30	1-31	1-30	10	375	0.004	0.123	0.015	0.061	1.573	0.201	0.089	0.168	1.389
1-33_1-31A	1-33	1-31A	8	291	0.004	0.096	0.01	0.049	1.497	0.239	0.125	0.159	0.765
1-34_1-33	1-34	1-33	8	275	0.004	0.083	0.008	0.043	1.437	0.222	0.108	0.148	0.766
1-34_1-35	1-35	1-34	8	107	0.004	0.079	0.005	0.042	1.418	0.216	0.103	0.144	0.768
1-36_1-35	1-36	1-35	8	240	0.004	0.069	0.003	0.038	1.364	0.203	0.091	0.136	0.766
1-37_1-42	1-37	1-42	8	90	0.004	0.006	0.003	0.002	0.653	0.063	0.008	0.042	0.766
1-38_1-30	1-38	1-30	8	55	0.006	0.279	0.028	0.143	2.318	0.377	0.302	0.251	0.924
1-39_1-38	1-39	1-38	8	419	0.004	0.201	0.018	0.104	1.928	0.339	0.248	0.226	0.812
1-3_1-2	1-3	1-2	8	231	0.004	0.034	0.003	0.018	1.106	0.143	0.044	0.095	0.769
1-40_1-39	1-40	1-39	8	173	0.004	0.04	0.01	0.017	1.162	0.155	0.052	0.103	0.771
1-41_1-40	1-41	1-40	8	200	0.004	0.026	0.008	0.011	1.025	0.127	0.035	0.085	0.766
1-42_1-41	1-42	1-41	8	116	0.004	0.021	0.005	0.009	0.946	0.113	0.027	0.075	0.763

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1-44_1-39	1-44	1-39	8	259	0.004	0.153	0.005	0.084	1.784	0.294	0.189	0.196	0.811
1-45_1-44	1-45	1-44	8	310	0.005	0.149	0.003	0.083	1.784	0.288	0.181	0.192	0.82
1-46_1-38	1-46	1-38	8	401	0.004	0.049	0.008	0.023	1.228	0.171	0.064	0.114	0.765
1-47_1-46	1-47	1-46	8	126	0.004	0.046	0.005	0.023	1.217	0.166	0.06	0.111	0.772
1-49_1-47	1-49	1-47	8	212	0.004	0.044	0.003	0.023	1.19	0.162	0.057	0.108	0.766
1-4_1-2	1-4	1-2	8	276	0.006	0.111	0.015	0.054	1.857	0.228	0.114	0.152	0.976
1-5_1-4	1-5	1-4	8	379	0.006	0.098	0.013	0.048	1.719	0.22	0.106	0.147	0.923
1-6_1-5	1-6	1-5	8	379	0.006	0.01	0.01	0	0.874	0.074	0.011	0.049	0.923
1-7_1-6	1-7	1-6	8	354	0.004	0.008	0.008	0	0.704	0.07	0.01	0.047	0.767
1-8_1-7	1-8	1-7	8	290	0.004	0.005	0.005	0	0.624	0.058	0.007	0.039	0.77
1-9_1-8	1-9	1-8	8	152	0.004	0.003	0.003	0	0.504	0.042	0.003	0.028	0.768
11	INT-2	10	27	300	0.004	10.676	1.372	5.28	5.043	0.526	0.544	1.182	19.64
2-10-2-9	2-10	2-9	18	383	0.001	2.655	0.362	1.302	2.253	0.633	0.727	0.949	3.65
2-11_2-10	2-11	2-10	18	380	0.001	2.635	0.359	1.291	2.248	0.63	0.722	0.944	3.648
2-12_2-11	2-12	2-11	18	379	0.001	2.623	0.357	1.286	2.225	0.633	0.728	0.949	3.605
2-13_2-12	2-13	2-12	15	22	0.003	1.195	0.18	0.576	2.519	0.411	0.353	0.513	3.382
2-14_2-13	2-14	2-13	15	369	0.003	1.183	0.178	0.57	2.551	0.404	0.342	0.504	3.455
2-14_C2-13	C2-14	C2-13	12	364	0.003	0.772	0.14	0.359	2.226	0.454	0.423	0.454	1.825
2-15_2-14	2-15	2-14	10	408	0.005	0.14	0.023	0.066	1.802	0.2	0.087	0.166	1.599
2-16_2-15	2-16	2-15	10	409	0.005	0.126	0.02	0.06	1.75	0.19	0.079	0.158	1.599
2-17_2-16	2-17	2-16	10	400	0.005	0.117	0.018	0.056	1.711	0.183	0.073	0.153	1.599
2-18_2-17	2-18	2-17	8	179	0.01	0.033	0.008	0.015	1.534	0.113	0.027	0.075	1.235
2-19_2-18	2-19	2-18	8	407	0.006	0.022	0.005	0.01	1.094	0.108	0.025	0.072	0.907
2-20_2-19	2-20	2-19	8	400	0.006	0.003	0.003	0	0.566	0.039	0.003	0.026	0.907
2-21_2-17	2-21	2-17	8	400	0.004	0.081	0.008	0.042	1.365	0.227	0.113	0.151	0.719
2-22_2-21	2-22	2-21	8	400	0.005	0.072	0.005	0.038	1.449	0.2	0.088	0.134	0.822
2-23_2-22	2-23	2-22	8	400	0.005	0.003	0.003	0	0.529	0.041	0.003	0.027	0.822
2-25_2-12	2-25	2-12	12	370	0.002	0.894	0.109	0.446	2.24	0.506	0.511	0.506	1.75
2-27_2-25	2-27	2-25	10	433	0.017	0.093	0.01	0.047	2.407	0.123	0.032	0.103	2.873
2-28_2-27	2-28	2-27	8	373	0.004	0.044	0.008	0.021	1.193	0.163	0.058	0.109	0.766
2-29_2-28	2-29	2-28	8	403	0.004	0.039	0.005	0.019	1.151	0.154	0.051	0.102	0.766
2-30_2-29	2-30	2-29	8	361	0.004	0.023	0.003	0.012	0.987	0.12	0.031	0.08	0.766
2-32_2-25	2-32	2-25	12	261	0.002	0.788	0.097	0.392	2.169	0.471	0.451	0.471	1.749
2-33_2-32	2-33	2-32	12	356	0.002	0.786	0.094	0.392	2.169	0.47	0.449	0.47	1.751
2-34_2-33	2-34	2-33	12	300	0.002	0.721	0.091	0.357	2.053	0.458	0.43	0.458	1.676
2-35_2-34	2-35	2-34	12	377	0.002	0.703	0.089	0.349	2.04	0.452	0.42	0.452	1.675
2-35_2-36	2-36	2-35	8	400	0.004	0.373	0.048	0.184	2.18	0.492	0.487	0.328	0.766
2-37_2-36	2-37	2-36	8	61	0.004	0.341	0.046	0.168	2.131	0.467	0.445	0.311	0.766

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2-38A_2-38	2-38A	2-38	8	253	0.004	0.054	0.01	0.025	1.267	0.18	0.071	0.12	0.766
2-38A_2-60	2-60	2-38A	8	277	0.004	0.003	0.003	0	0.504	0.042	0.003	0.028	0.766
2-38_2-37	2-38	2-37	8	382	0.004	0.079	0.013	0.038	1.416	0.217	0.103	0.144	0.766
2-39_2-38A	2-39	2-38A	8	23	0.004	0.049	0.005	0.025	1.23	0.171	0.064	0.114	0.766
2-40_2-39	2-40	2-39	8	272	0.004	0.003	0.003	0	0.504	0.042	0.003	0.028	0.766
2-41_2-37	2-41	2-37	8	350	0.004	0.247	0.03	0.123	1.956	0.39	0.322	0.26	0.766
2-42_2-41	2-42	2-41	8	368	0.004	0.005	0.005	0	0.622	0.058	0.007	0.039	0.766
2-43_2-42	2-43	2-42	8	252	0.004	0.003	0.003	0	0.504	0.042	0.003	0.028	0.766
2-44_2-35	2-44	2-35	8	183	0.005	0.326	0.038	0.163	2.363	0.417	0.364	0.278	0.896
2-45_2-44	2-45	2-44	8	400	0.006	0.309	0.036	0.155	2.43	0.392	0.325	0.262	0.949
2-46_2-45	2-46	2-45	8	394	0.006	0.278	0.033	0.139	2.362	0.371	0.293	0.247	0.949
2-47_2-46	2-47	2-46	8	88	0.006	0.276	0.03	0.139	2.356	0.369	0.291	0.246	0.949
2-48_2-47	2-48	2-47	8	400	0.006	0.254	0.028	0.128	2.303	0.353	0.267	0.235	0.949
2-49_2-48	2-49	2-48	8	361	0.006	0.218	0.025	0.109	2.207	0.326	0.229	0.217	0.949
2-50_2-49	2-50	2-49	8	139	0.006	0.215	0.023	0.109	2.199	0.324	0.227	0.216	0.949
2-51_2-50	2-51	2-50	8	381	0.006	0.203	0.02	0.103	2.163	0.314	0.213	0.209	0.95
2-52_2-51	2-52	2-51	8	384	0.006	0.2	0.018	0.103	2.155	0.312	0.211	0.208	0.949
2-53_2-52	2-53	2-52	8	373	0.006	0.13	0.015	0.065	1.906	0.25	0.137	0.167	0.95
2-54_2-53	2-54	2-53	8	53	0.006	0.127	0.013	0.065	1.894	0.248	0.134	0.165	0.949
2-55_2-54	2-55	2-54	8	203	0.01	0.026	0.003	0.013	1.392	0.101	0.021	0.067	1.206
2-57_2-54	2-57	2-54	8	185	0.005	0.076	0.008	0.039	1.516	0.201	0.089	0.134	0.857
2-58_2-57	2-58	2-57	8	230	0.005	0.025	0.003	0.013	1.091	0.118	0.029	0.078	0.857
2-59_2-57	2-59	2-57	8	390	0.013	0.038	0.003	0.02	1.705	0.114	0.028	0.076	1.365
2-61_2-41	2-61	2-41	8	214	0.024	0.239	0.023	0.123	3.689	0.241	0.127	0.161	1.877
2-62_2-61	2-62	2-61	8	569	0.004	0.149	0.02	0.073	1.7	0.299	0.194	0.199	0.766
2-63_2-62	2-63	2-62	8	58	0.004	0.033	0.008	0.015	1.098	0.142	0.044	0.095	0.766
2-64_2-63	2-64	2-63	8	375	0.004	0.022	0.005	0.01	0.972	0.117	0.029	0.078	0.766
2-65_2-64	2-65	2-64	8	556	0.004	0.006	0.003	0.002	0.653	0.063	0.008	0.042	0.766
2-66_2-62	2-66	2-62	8	218	0.004	0.113	0.01	0.058	1.572	0.26	0.148	0.173	0.766
2-67_2-66	2-67	2-66	8	369	0.004	0.051	0.008	0.024	1.242	0.174	0.066	0.116	0.766
2-68_2-67	2-68	2-67	8	369	0.004	0.026	0.005	0.012	1.015	0.125	0.034	0.084	0.766
2-69_2-68	2-69	2-68	8	253	0.004	0.011	0.003	0.005	0.789	0.084	0.015	0.056	0.766
2-7_1-7	2-7	1-7	18	445	0.003	2.726	0.369	1.337	3.218	0.484	0.473	0.726	5.769
2-8_2-7	2-8	2-7	18	400	0.001	2.694	0.367	1.321	2.259	0.639	0.738	0.959	3.648
2-9_2-8	2-9	2-8	18	215	0.001	2.679	0.364	1.314	2.256	0.637	0.734	0.955	3.648
3-10_3-9	3-10	3-9	8	406	0.008	0.275	0.053	0.126	2.584	0.344	0.254	0.229	1.08
3-13_3-10	3-13	3-10	8	315	0.008	0.255	0.051	0.116	2.531	0.331	0.236	0.22	1.08
3-14_3-13	3-14	3-13	8	160	0.016	0.252	0.048	0.116	3.249	0.274	0.164	0.183	1.536

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3-15_3-14	3-15	3-14	8	357	0.004	0.241	0.046	0.111	1.915	0.39	0.322	0.26	0.751
3-19_3-15	3-19	3-15	8	406	0.004	0.217	0.043	0.098	1.865	0.367	0.287	0.245	0.753
3-1_2-14	3-1	2-14	12	370	0.002	0.998	0.152	0.48	2.301	0.541	0.571	0.541	1.75
3-20_3-19	3-20	3-19	8	407	0.004	0.214	0.041	0.098	1.853	0.366	0.285	0.244	0.75
3-21_3-20	3-21	3-20	8	296	0.006	0.051	0.01	0.023	1.44	0.159	0.055	0.106	0.94
3-22_3-21	3-22	3-21	8	403	0.006	0.035	0.008	0.016	1.285	0.132	0.037	0.088	0.939
3-23_3-22	3-23	3-22	8	416	0.006	0.019	0.005	0.008	1.064	0.098	0.02	0.065	0.937
3-24_3-23	3-24	3-23	8	201	0.006	0.008	0.003	0.003	0.813	0.064	0.008	0.043	0.94
3-25_3-20	3-25	3-20	8	330	0.008	0.158	0.028	0.074	2.246	0.256	0.143	0.171	1.104
3-26_3-25	3-26	3-25	8	347	0.005	0.06	0.01	0.028	1.434	0.177	0.068	0.118	0.875
3-27_3-26	3-27	3-26	8	289	0.005	0.045	0.008	0.021	1.318	0.155	0.052	0.103	0.873
3-28_3-27	3-28	3-27	8	365	0.005	0.029	0.005	0.014	1.156	0.125	0.033	0.083	0.874
3-29_3-28	3-29	3-28	8	336	0.006	0.009	0.003	0.004	0.861	0.071	0.01	0.047	0.935
3-2_3-1	3-2	3-1	8	415	0.008	0.437	0.074	0.206	2.93	0.443	0.405	0.295	1.08
3-31_3-25	3-31HI	3-25	8	309	0.01	0.082	0.015	0.038	1.959	0.178	0.069	0.118	1.194
3-32_3-31	3-32	3-31HI	8	282	0.006	0.071	0.013	0.033	1.603	0.185	0.074	0.123	0.954
3-33_3-32	3-33	3-32	8	277	0.006	0.056	0.01	0.026	1.498	0.165	0.059	0.11	0.955
3-34_3-33	3-34	3-33	8	291	0.006	0.042	0.008	0.019	1.37	0.143	0.044	0.095	0.953
3-35_3-34	3-35	3-34	8	249	0.006	0.024	0.005	0.011	1.158	0.109	0.025	0.073	0.953
3-36_3-35	3-36	3-35	8	224	0.004	0.011	0.003	0.005	0.82	0.082	0.014	0.055	0.81
3-37_3-1	3-37	3-1	10	376	0.017	0.527	0.076	0.256	4.032	0.289	0.182	0.241	2.893
3-38_3-37	3-38	3-37	8	437	0.007	0.237	0.036	0.114	2.412	0.325	0.228	0.217	1.039
3-39_3-38	3-39	3-38	8	349	0.007	0.216	0.033	0.104	2.349	0.309	0.208	0.206	1.039
3-3_3-2	3-3	3-2	8	410	0.008	0.426	0.071	0.201	2.911	0.436	0.395	0.291	1.08
3-40_3-39	3-40	3-39	8	424	0.007	0.198	0.03	0.095	2.291	0.295	0.19	0.197	1.039
3-41_3-40	3-41	3-40	8	380	0.007	0.179	0.028	0.086	2.226	0.281	0.172	0.187	1.039
3-42_3-41	3-42	3-41	8	402	0.007	0.159	0.025	0.076	2.154	0.264	0.153	0.176	1.039
3-43_3-42	3-43	3-42	8	32	0.007	0.157	0.023	0.076	2.143	0.262	0.151	0.175	1.038
3-44_3-43	3-44	3-43	8	360	0.007	0.137	0.02	0.066	2.061	0.245	0.131	0.163	1.039
3-45_3-44	3-45	3-44	8	435	0.007	0.114	0.018	0.055	1.957	0.224	0.11	0.149	1.039
3-46_3-45	3-46	3-45	8	368	0.007	0.093	0.015	0.044	1.844	0.202	0.09	0.135	1.039
3-47_3-46	3-47	3-46	8	362	0.007	0.074	0.013	0.035	1.72	0.18	0.071	0.12	1.039
3-49_3-47	3-49	3-47	8	272	0.003	0.066	0.01	0.032	1.158	0.22	0.106	0.147	0.622
3-4_3-3	3-4	3-3	8	386	0.008	0.409	0.069	0.193	2.879	0.427	0.379	0.284	1.08
3-50_3-49	3-50	3-49	8	178	0.004	0.06	0.008	0.03	1.306	0.189	0.078	0.126	0.766
3-51_3-50	3-51	3-50	8	352	0.004	0.042	0.005	0.021	1.175	0.159	0.055	0.106	0.766
3-52_3-51	3-52	3-51	8	300	0.004	0.003	0.003	0	0.504	0.042	0.003	0.028	0.766
3-55_3-37	3-55	3-37	10	390	0.003	0.251	0.038	0.121	1.821	0.301	0.197	0.251	1.278

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3-56_3-55	3-56	3-55	8	412	0.007	0.206	0.036	0.096	2.301	0.303	0.2	0.202	1.029
3-57_3-56	3-57	3-56	8	409	0.007	0.192	0.033	0.09	2.258	0.293	0.187	0.195	1.029
3-58_3-57	3-58	3-57	8	430	0.007	0.181	0.03	0.085	2.218	0.284	0.176	0.189	1.029
3-59_3-58	3-59	3-58	8	165	0.007	0.122	0.028	0.054	1.983	0.233	0.119	0.155	1.029
3-5_3-4	3-5	3-4	8	422	0.008	0.366	0.066	0.17	2.795	0.401	0.339	0.268	1.08
3-60_3-59	3-60	3-59	8	148	0.007	0.12	0.025	0.054	1.971	0.23	0.117	0.154	1.029
3-61_3-60	3-61	3-60	8	163	0.007	0.117	0.023	0.054	1.959	0.228	0.114	0.152	1.029
3-62_3-61	3-62	3-61	8	230	0.007	0.115	0.02	0.054	1.946	0.226	0.112	0.15	1.029
3-63_3-62	3-63	3-62	8	401	0.007	0.097	0.018	0.045	1.851	0.207	0.094	0.138	1.029
3-64_3-63	3-64	3-63	8	397	0.007	0.073	0.015	0.033	1.707	0.181	0.071	0.121	1.029
3-65_3-64	3-65	3-64	8	23	0.007	0.071	0.013	0.033	1.69	0.178	0.069	0.119	1.029
3-66_3-65	3-66	3-65	8	411	0.007	0.048	0.01	0.021	1.503	0.147	0.046	0.098	1.029
3-67_3-66	3-67	3-66	8	395	0.007	0.032	0.008	0.014	1.327	0.12	0.031	0.08	1.029
3-68_3-67	3-68	3-67	8	286	0.007	0.015	0.005	0.006	1.067	0.085	0.015	0.057	1.029
3-69_3-68	3-69	3-68	8	90	0.007	0.013	0.003	0.006	1.009	0.078	0.012	0.052	1.029
3-6_3-5	3-6	3-5	8	399	0.008	0.343	0.064	0.159	2.747	0.388	0.318	0.258	1.08
3-7_3-6	3-7	3-6	8	17	0.008	0.341	0.061	0.159	2.742	0.386	0.316	0.257	1.08
3-8_3-7	3-8	3-7	8	396	0.008	0.322	0.058	0.15	2.699	0.374	0.298	0.25	1.08
3-9_3-8	3-9	3-8	8	402	0.008	0.297	0.056	0.137	2.64	0.358	0.275	0.239	1.08
4-10_-49	4-10	4-9	12	400	0.006	2.147	0.368	1.009	3.784	0.678	0.803	0.678	2.673
4-11_4-10	4-11	4-10	12	400	0.006	2.137	0.366	1.005	3.781	0.676	0.799	0.676	2.673
4-12_4-11	4-12	4-11	12	40	0.009	2.134	0.363	1.005	4.609	0.571	0.621	0.571	3.436
4-13_4-12	4-13	4-12	12	335	0.009	2.132	0.361	1.005	4.597	0.571	0.622	0.571	3.425
4-14_4-13	4-14	4-13	12	40	0.009	2.129	0.358	1.005	4.607	0.57	0.62	0.57	3.436
4-15_4-14	4-15	4-14	12	399	0.007	2.069	0.356	0.972	4.059	0.618	0.703	0.618	2.944
4-16_4-15	4-16	4-15	12	400	0.008	2.047	0.353	0.961	4.232	0.592	0.657	0.592	3.114
4-17_4-16	4-17	4-16	12	400	0.008	2.025	0.351	0.95	4.221	0.587	0.65	0.587	3.114
4-18_4-17	4-18	4-17	12	400	0.008	2.004	0.348	0.94	4.212	0.583	0.644	0.583	3.114
4-19_4-18	4-19	4-18	12	202	0.008	1.988	0.346	0.932	4.209	0.58	0.637	0.58	3.119
4-1_2-12	4-1	2-12	12	376	0.009	0.531	0.065	0.265	3.144	0.267	0.156	0.267	3.392
4-1_4-3	4-3	4-1	12	373	0.012	0.481	0.062	0.238	3.382	0.237	0.123	0.237	3.911
4-20A_4-20HI	4-20A	4-20HI	12	185	0.003	1.878	0.318	0.885	2.849	0.782	0.955	0.782	1.965
4-20B_4-20A	4-20B	4-20A	12	379	0.003	1.875	0.315	0.885	2.84	0.783	0.957	0.783	1.959
4-20C_4-20B	4-20C	4-20B	12	379	0.003	1.872	0.312	0.885	2.84	0.782	0.956	0.782	1.959
4-20D_4-20C	4-20D	4-20C	12	379	0.003	1.87	0.31	0.885	2.84	0.781	0.954	0.781	1.959
4-20E_4-20D	4-20E	4-20D	12	132	0.003	1.862	0.307	0.882	2.815	0.785	0.959	0.785	1.942
4-20F_4-20E	4-20F	4-20E	12	399	0.006	1.853	0.305	0.878	3.704	0.608	0.686	0.608	2.7
4-20G_4-20F	4-20G	4-20F	12	399	0.006	1.828	0.302	0.866	3.719	0.6	0.671	0.6	2.724

ID	From ID	To ID	Diameter (in)	Length (ft)	Slope	Total Flow (cfs)	Unpeakable Flow (cfs)	Peakable Flow (cfs)	Velocity (ft/s)	d/D	q/Q	Water Depth (ft)	Full Flow (cfs)
4-20HI_4-19	4-20HI	4-19	12	215	0.008	1.985	0.343	0.932	4.199	0.58	0.638	0.58	3.11
4-20H_4-20G	4-20H	4-20G	12	400	0.006	1.807	0.3	0.855	3.705	0.595	0.664	0.595	2.721
4-21_4-20HI	4-21	4-20HI	8	380	0.004	0.092	0.023	0.039	1.515	0.229	0.115	0.153	0.794
4-22_4-21	4-22	4-21	8	402	0.004	0.072	0.02	0.029	1.413	0.203	0.09	0.135	0.795
4-23_4-22	4-23	4-22	8	346	0.004	0.056	0.018	0.021	1.311	0.179	0.07	0.119	0.795
4-24_4-23	4-24	4-23	8	432	0.005	0.048	0.015	0.019	1.349	0.158	0.054	0.105	0.882
4-25_4-24	4-25	4-24	8	232	0.005	0.038	0.013	0.015	1.264	0.142	0.044	0.095	0.882
4-26_4-25	4-26	4-25	8	230	0.005	0.029	0.01	0.011	1.163	0.124	0.033	0.083	0.882
4-27_4-26	4-27	4-26	8	193	0.005	0.021	0.008	0.008	1.051	0.108	0.024	0.072	0.872
4-28_4-27	4-28	4-27	8	377	0.005	0.012	0.005	0.004	0.89	0.081	0.014	0.054	0.882
4-29_4-28	4-29	4-28	8	393	0.005	0.003	0.003	0	0.555	0.039	0.003	0.026	0.881
4-30_4-9	4-30	4-9	10	372	0.007	0.66	0.071	0.334	3.125	0.411	0.354	0.342	1.865
4-31_4-30	4-31	4-30	8	38	0.017	0.223	0.03	0.109	3.225	0.253	0.14	0.168	1.597
4-32_4-31	4-32	4-31	8	420	0.007	0.213	0.028	0.105	2.264	0.314	0.214	0.209	0.993
4-33_4-32	4-33	4-32	8	401	0.007	0.192	0.025	0.095	2.199	0.298	0.194	0.199	0.992
4-34_4-33	4-34	4-33	8	389	0.007	0.172	0.023	0.085	2.132	0.282	0.174	0.188	0.992
4-35_4-34	4-35	4-34	8	400	0.007	0.149	0.02	0.073	2.045	0.262	0.15	0.175	0.992
4-36_4-35	4-36	4-35	8	400	0.007	0.128	0.018	0.062	1.955	0.242	0.129	0.162	0.992
4-37_4-36	4-37	4-36	8	398	0.007	0.114	0.015	0.056	1.894	0.229	0.115	0.153	0.992
4-38_4-37	4-38	4-37	8	401	0.007	0.091	0.013	0.044	1.772	0.204	0.092	0.136	0.992
4-39_4-38	4-39	4-38	8	400	0.007	0.073	0.01	0.036	1.66	0.184	0.074	0.122	0.992
4-40_4-39	4-40	4-39	8	400	0.007	0.057	0.008	0.028	1.542	0.162	0.057	0.108	0.994
4-41_4-40	4-41	4-40	8	373	0.007	0.039	0.005	0.019	1.375	0.135	0.039	0.09	0.992
4-42_4-41	4-42	4-41	8	374	0.007	0.022	0.003	0.011	1.168	0.104	0.023	0.069	0.993
4-43_4-30	4-43HI	4-30	8	374	0.004	0.422	0.038	0.218	2.25	0.529	0.549	0.353	0.767
4-43_5-28	4-43HI	5-28	8	394	0.004	0	0	0	0	0	0	0	0.766
4-44_4-43	4-44	4-43HI	8	39	0.007	0.419	0.036	0.218	2.828	0.44	0.401	0.294	1.045
4-45_4-44	4-45	4-44	8	418	0.007	0.39	0.033	0.203	2.773	0.424	0.374	0.282	1.043
4-46_4-45	4-46	4-45	8	400	0.007	0.38	0.03	0.198	2.754	0.417	0.364	0.278	1.044
4-47_4-46	4-47	4-46	8	395	0.007	0.364	0.028	0.191	2.722	0.408	0.349	0.272	1.043
4-48_4-47	4-48	4-47	8	400	0.007	0.337	0.025	0.177	2.667	0.391	0.323	0.261	1.044
4-49_4-48	4-49	4-48	8	400	0.007	0.314	0.023	0.165	2.617	0.376	0.301	0.251	1.044
4-50_4-49	4-50	4-49	8	394	0.007	0.288	0.02	0.152	2.554	0.359	0.276	0.24	1.043
4-51_4-50	4-51	4-50	8	395	0.007	0.262	0.018	0.139	2.489	0.342	0.251	0.228	1.043
4-52_4-51	4-52	4-51	8	346	0.007	0.233	0.015	0.123	2.408	0.321	0.223	0.214	1.044
4-53_4-52	4-53	4-52	8	386	0.007	0.212	0.013	0.113	2.343	0.306	0.203	0.204	1.043
4-54_4-53	4-54	4-53	8	386	0.007	0.196	0.01	0.105	2.294	0.293	0.187	0.195	1.045
4-55_4-54	4-55	4-54	8	398	0.007	0.172	0.008	0.094	2.21	0.275	0.165	0.183	1.043

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4-56_4-55	4-56	4-55	8	320	0.004	0.145	0.005	0.08	1.689	0.295	0.19	0.197	0.766
4-57_4-56	4-57	4-56	8	330	0.004	0.042	0.003	0.022	1.174	0.159	0.054	0.106	0.766
4-5_4-3	4-5	4-3	12	408	0.008	0.451	0.059	0.222	2.927	0.251	0.138	0.251	3.275
4-7_4-5	4-7	4-5	12	369	0.001	0.381	0.057	0.184	1.47	0.365	0.284	0.365	1.341
4-7_l-17-2	4-7	l-17-2	12	394	0.01	2.61	0.39	1.26	4.966	0.635	0.731	0.635	3.572
4-8_4-7	4-8	4-7	12	400	0.008	2.835	0.445	1.356	4.493	0.749	0.91	0.749	3.114
4-9_4-8	4-9	4-8	12	398	0.009	2.821	0.442	1.35	4.832	0.696	0.832	0.696	3.393
5-18_i-20	5-18	l-20	15	36	0.066	3.021	0.399	1.488	10.306	0.288	0.181	0.36	16.654
5-19A_5-19	5-19A	5-19	15	169	0.024	2.973	0.386	1.468	7.166	0.371	0.294	0.464	10.118
5-19_5-18	5-19	5-18	15	141	0.024	3.018	0.396	1.488	7.195	0.374	0.298	0.468	10.117
5-20_5-19	5-20	5-19	8	163	0.004	0.043	0.008	0.02	1.184	0.161	0.056	0.107	0.766
5-21_5-20	5-21	5-20	8	200	0.006	0.039	0.005	0.019	1.286	0.142	0.043	0.095	0.899
5-22_5-21	5-22	5-21	8	200	0.014	0.026	0.003	0.013	1.587	0.093	0.018	0.062	1.441
5-23A_5-23	5-23A	5-23	15	84	0.003	2.911	0.371	1.442	3.314	0.673	0.794	0.841	3.665
5-23_5-19A	5-23	5-19A	15	210	0.024	2.914	0.373	1.442	7.126	0.367	0.288	0.459	10.117
5-24_5-23A	5-24	5-23A	15	313	0.003	2.882	0.361	1.431	3.306	0.668	0.787	0.836	3.663
5-25_5-22	5-25	5-22	8	416	0.007	0	0	0	0	0	0	0	0.993
5-25_5-24	5-25	5-24	8	166	0.004	0.268	0.048	0.125	2.033	0.403	0.342	0.269	0.783
5-26_5-25	5-26	5-25	8	196	0.004	0.025	0.008	0.01	1.011	0.125	0.033	0.083	0.766
5-27_5-26	5-27	5-26	8	401	0.004	0.016	0.005	0.006	0.879	0.1	0.021	0.067	0.766
5-28_5-27	5-28	5-27	8	172	0.004	0.013	0.003	0.006	0.835	0.092	0.017	0.061	0.766
5-29_5-25	5-29	5-25	8	398	0.004	0.225	0.038	0.106	1.907	0.371	0.293	0.247	0.766
5-30_5-29	5-30	5-29	8	403	0.004	0.203	0.036	0.095	1.855	0.352	0.265	0.235	0.766
5-31_5-30	5-31	5-30	8	34	0.004	0.201	0.033	0.095	1.849	0.349	0.262	0.233	0.766
5-32_5-31	5-32	5-31	8	423	0.007	0.186	0.03	0.088	2.156	0.296	0.191	0.197	0.977
5-33_5-32	5-33	5-32	8	400	0.007	0.163	0.028	0.077	2.077	0.277	0.167	0.185	0.977
5-34_5-33	5-34	5-33	8	400	0.007	0.152	0.025	0.072	2.033	0.266	0.155	0.178	0.977
5-35_5-34	5-35	5-34	8	400	0.007	0.139	0.023	0.066	1.982	0.255	0.142	0.17	0.977
5-36_5-35	5-36	5-35	8	397	0.006	0.121	0.02	0.057	1.904	0.238	0.124	0.158	0.977
5-37_5-36	5-37	5-36	8	398	0.007	0.103	0.018	0.048	1.819	0.22	0.106	0.146	0.977
5-38_5-37	5-38	5-37	8	400	0.007	0.084	0.015	0.039	1.714	0.199	0.086	0.132	0.977
5-39_5-38	5-39	5-38	8	245	0.007	0.077	0.013	0.037	1.669	0.19	0.079	0.127	0.977
5-40_5-39	5-40	5-39	8	37	0.004	0.075	0.01	0.037	1.392	0.211	0.097	0.14	0.766
5-41_5-40	5-41	5-40	8	406	0.004	0.059	0.008	0.029	1.302	0.188	0.077	0.126	0.766
5-42_5-41	5-42	5-41	8	397	0.004	0.007	0.005	0.001	0.696	0.069	0.01	0.046	0.766
5-43_5-42	5-43	5-42	8	143	0.004	0.003	0.003	0	0.504	0.042	0.003	0.028	0.766
5-44_l-14	5-44	l-14	8	395	0.004	0.018	0.003	0.009	0.907	0.105	0.023	0.07	0.766
5-45_i-15	5-45	l-15	8	372	0.009	0.047	0.008	0.022	1.636	0.137	0.04	0.091	1.17

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5-46_5-45	5-46	5-45	8	375	0.032	0.038	0.005	0.019	2.374	0.092	0.017	0.061	2.184
5-47_5-46	5-47	5-46	8	165	0.006	0.003	0.003	0	0.578	0.038	0.003	0.026	0.934
5-48_i-18	5-48	1-18	8	302	0.004	0.016	0.005	0.006	0.882	0.1	0.021	0.067	0.766
5-49_5-48	5-49	5-48	8	296	0.004	0.012	0.003	0.005	0.804	0.087	0.015	0.058	0.766
5-50_5-19A	5-50	5-19A	8	153	0.005	0.034	0.01	0.014	1.196	0.136	0.04	0.091	0.857
5-51_5-50	5-51	5-50	8	432	0.008	0.032	0.008	0.014	1.378	0.117	0.029	0.078	1.084
5-52_5-51	5-52	5-51	8	207	0.008	0.029	0.005	0.014	1.342	0.113	0.027	0.075	1.082
5-53_5-52	5-53	5-52	8	82	0.005	0.02	0.003	0.01	1.012	0.105	0.023	0.07	0.855
5-54_5-23A	5-54	5-23A	8	153	0.005	0.008	0.008	0	0.761	0.067	0.009	0.045	0.857
5-55_5-54	5-55	5-54	8	81	0.005	0.005	0.005	0	0.672	0.055	0.006	0.037	0.857
5-56_5-55	5-56	5-55	8	179	0.005	0.003	0.003	0	0.544	0.04	0.003	0.027	0.857
5-5_5-4	5-5	5-4	8	397	0.004	0.038	0.01	0.016	1.132	0.153	0.05	0.102	0.757
5-6_5-5	5-6	5-5	8	390	0.004	0.036	0.008	0.016	1.138	0.145	0.045	0.097	0.785
5-7_5-6	5-7	5-6	8	356	0.004	0.005	0.005	0	0.637	0.057	0.006	0.038	0.792
5-8_5-7	5-8	5-7	8	185	0.006	0.003	0.003	0	0.567	0.039	0.003	0.026	0.908
6-10_6-9	6-10	6-9	12	359	0.004	0.943	0.051	0.506	2.747	0.45	0.417	0.45	2.259
6-11_6-10	6-11	6-10	12	349	0.003	0.914	0.048	0.491	2.509	0.472	0.452	0.472	2.021
6-12A_6-12	6-12A	6-12	12	140	0.006	0.864	0.043	0.466	3.016	0.393	0.326	0.393	2.649
6-12_6-11	6-12	6-11	12	182	0.003	0.912	0.046	0.491	2.506	0.471	0.451	0.471	2.02
6-13A_6-13	6-13A	6-13	12	349	0.006	0.744	0.033	0.404	2.896	0.363	0.281	0.363	2.65
6-13A_6-14	6-14	6-13A	12	48	0.006	0.446	0.03	0.236	2.507	0.277	0.168	0.277	2.649
6-13B_6-13A	6-13B	6-13A	8	220	0.002	0.296	0	0.168	1.47	0.561	0.604	0.374	0.49
6-13C_6-13B	6-13C	6-13B	8	280	0.003	0.296	0	0.168	1.814	0.475	0.457	0.316	0.648
6-13_6-12A	6-13	6-12A	12	176	0.006	0.747	0.036	0.404	2.899	0.363	0.282	0.363	2.649
6-15_6-14	6-15	6-14	10	412	0.004	0.151	0.028	0.07	1.697	0.22	0.106	0.183	1.424
6-16_6-15	6-16	6-15	10	386	0.004	0.145	0.025	0.068	1.678	0.215	0.102	0.179	1.424
6-17_6-16	6-17	6-16	10	371	0.004	0.128	0.023	0.059	1.617	0.202	0.09	0.169	1.424
6-18_6-17	6-18	6-17	8	208	0.004	0.122	0.02	0.058	1.633	0.266	0.155	0.177	0.785
6-19_6-18	6-19	6-18	8	125	0.005	0.117	0.018	0.056	1.719	0.25	0.137	0.167	0.857
6-1_5-24	6-1	5-24	15	206	0.003	2.611	0.31	1.306	3.064	0.655	0.765	0.819	3.413
6-20_6-19	6-20	6-19	8	109	0.005	0.115	0.015	0.056	1.708	0.247	0.134	0.165	0.857
6-21_6-20	6-21	6-20	8	166	0.005	0.112	0.013	0.056	1.697	0.244	0.131	0.163	0.857
6-22A_6-22	6-22A	6-22	10	206	0.008	0.068	0.008	0.034	1.641	0.129	0.035	0.107	1.902
6-22_6-21	6-22	6-21	10	399	0.008	0.089	0.01	0.045	1.78	0.147	0.047	0.122	1.903
6-23_6-22A	6-23	6-22A	10	194	0.008	0.065	0.005	0.034	1.622	0.127	0.034	0.105	1.902
6-2_6-1	6-2	6-1	15	361	0.002	1.124	0.091	0.586	2.037	0.461	0.434	0.576	2.592
6-3_6-2	6-3	6-2	15	369	0.002	1.122	0.089	0.586	2.035	0.46	0.433	0.575	2.59
6-45_6-23	6-45	6-23	10	344	0.008	0.004	0.003	0.001	0.675	0.032	0.002	0.027	1.902

ID	From ID	To ID	Diameter (in)	Length (ft)	Slope	Total Flow (cfs)	Unpeakable Flow (cfs)	Peakable Flow (cfs)	Velocity (ft/s)	d/D	q/Q	Water Depth (ft)	Full Flow (cfs)
6-4_6-3	6-4	6-3	15	367	0.002	1.119	0.086	0.586	2.034	0.459	0.432	0.574	2.59
6-5_6-4	6-5	6-4	15	374	0.002	0.955	0.064	0.506	1.952	0.42	0.369	0.525	2.592
6-65_6-12A	6-65	6-12A	8	358	0.004	0.115	0.005	0.062	1.578	0.261	0.15	0.174	0.766
6-66_6-65	6-66	6-65	8	245	0.004	0.088	0.003	0.049	1.463	0.229	0.115	0.153	0.766
6-6_6-5	6-6	6-5	15	193	0.002	0.953	0.061	0.506	1.948	0.42	0.368	0.525	2.587
6-7_6-6	6-7	6-6	15	335	0.002	0.95	0.058	0.506	1.948	0.419	0.367	0.524	2.591
6-8_6-7	6-8	6-7	15	372	0.002	0.948	0.056	0.506	1.948	0.418	0.366	0.523	2.593
6-9_6-8	6-9	6-8	15	401	0.002	0.945	0.053	0.506	1.945	0.418	0.365	0.522	2.59
7-10_7-9	7-10	7-9	8	413	0.003	0.125	0.015	0.062	1.46	0.294	0.189	0.196	0.664
7-11_7-10	7-11	7-10	8	362	0.003	0.064	0.013	0.029	1.205	0.21	0.097	0.14	0.664
7-12_7-11	7-12	7-11	8	451	0.004	0.062	0.01	0.029	1.306	0.193	0.082	0.129	0.757
7-13_7-12	7-13	7-12	8	452	0.004	0.059	0.008	0.029	1.29	0.189	0.078	0.126	0.757
7-14_7-13	7-14	7-13	8	315	0.004	0.011	0.005	0.004	0.792	0.085	0.015	0.056	0.766
7-15_7-14	7-15	7-14	8	330	0.004	0.009	0.003	0.004	0.733	0.075	0.011	0.05	0.766
7-17_7-1	7-17	7-1	12	396	0.005	1.379	0.198	0.67	3.236	0.533	0.557	0.533	2.475
7-18_7-17	7-18	7-17	8	367	0.006	0.201	0.023	0.101	2.117	0.316	0.217	0.211	0.925
7-19_7-18	7-19	7-18	8	397	0.004	0.183	0.02	0.092	1.848	0.326	0.23	0.217	0.794
7-1_6-1	7-1	6-1	8	40	0.005	1.485	0.216	0.72	4.253	1	1.778	0.667	0.835
7-20_7-19	7-20	7-19	8	414	0.004	0.155	0.018	0.078	1.76	0.301	0.197	0.2	0.791
7-21_7-20	7-21	7-20	8	370	0.006	0.144	0.015	0.073	1.956	0.263	0.152	0.175	0.946
7-22_7-21	7-22	7-21	8	370	0.001	0.093	0.013	0.045	0.957	0.321	0.224	0.214	0.414
7-23_7-22	7-23	7-22	8	406	0.006	0.062	0.01	0.03	1.478	0.178	0.069	0.119	0.899
7-24_7-23	7-24	7-23	8	183	0.011	0.03	0.008	0.013	1.528	0.105	0.023	0.07	1.288
7-25_7-24	7-25	7-24	8	206	0.003	0.027	0.005	0.013	0.936	0.139	0.041	0.092	0.664
7-26_7-25	7-26	7-25	8	293	0.003	0.003	0.003	0	0.456	0.045	0.004	0.03	0.664
7-27-7-17	7-27	7-17	12	379	0.008	1.16	0.173	0.56	3.811	0.411	0.354	0.411	3.274
7-28_7-27	7-28	7-27	12	15	0.004	1.157	0.17	0.56	2.894	0.507	0.512	0.507	2.259
7-29_7-28	7-29	7-28	12	419	0.006	1.136	0.168	0.55	3.244	0.458	0.429	0.458	2.65
7-2_7-1	7-2	7-1	8	369	0.003	0.088	0.015	0.041	1.298	0.248	0.135	0.165	0.649
7-30_7-29	7-30	7-29	12	404	0.006	1.12	0.165	0.542	3.232	0.454	0.423	0.454	2.649
7-31_7-30	7-31	7-30	8	395	0.008	0.485	0.058	0.242	2.957	0.476	0.46	0.318	1.054
7-32_7-31	7-32	7-31	8	397	0.008	0.47	0.056	0.235	2.933	0.468	0.446	0.312	1.054
7-33_7-32	7-33	7-32	8	400	0.008	0.453	0.053	0.227	2.905	0.458	0.429	0.305	1.054
7-34_7-33	7-34	7-33	8	334	0.009	0.434	0.051	0.218	3.063	0.426	0.378	0.284	1.149
7-35_7-34	7-35	7-34	8	394	0.008	0.399	0.048	0.199	2.811	0.427	0.379	0.285	1.054
7-36_7-30	7-36	7-30	10	370	0.003	0.616	0.104	0.291	2.181	0.514	0.524	0.429	1.176
7-37_7-36	7-37	7-36	8	86	0.008	0.114	0.018	0.054	2.003	0.219	0.105	0.146	1.077
7-38_7-37	7-38	7-37	8	170	0.008	0.111	0.015	0.054	1.99	0.217	0.103	0.145	1.077

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7-39_7-38	7-39	7-38	8	170	0.008	0.108	0.013	0.054	1.977	0.214	0.101	0.143	1.077
7-3_7-2	7-3	7-2	8	369	0.006	0.003	0.003	0	0.595	0.038	0.003	0.025	0.973
7-40_7-39	7-40	7-39	8	393	0.008	0.096	0.01	0.049	1.905	0.201	0.089	0.134	1.077
7-41_7-40	7-41	7-40	8	395	0.008	0.053	0.008	0.026	1.604	0.151	0.05	0.101	1.077
7-42_7-41	7-42	7-41	8	400	0.008	0.029	0.005	0.013	1.333	0.113	0.027	0.075	1.077
7-43_7-42	7-43	7-42	8	389	0.008	0.012	0.003	0.006	1.031	0.075	0.011	0.05	1.077
7-44_7-36	7-44	7-36	10	367	0.004	0.487	0.084	0.229	2.375	0.402	0.34	0.335	1.432
7-45_7-44	7-45	7-44	8	395	0.008	0.453	0.081	0.211	2.91	0.458	0.429	0.305	1.056
7-46_7-45	7-46	7-45	8	398	0.008	0.429	0.079	0.199	2.869	0.444	0.406	0.296	1.056
7-47_7-46	7-47	7-46	8	399	0.008	0.406	0.076	0.187	2.828	0.43	0.385	0.287	1.056
7-48_7-47	7-48	7-47	8	406	0.008	0.385	0.074	0.177	2.788	0.418	0.364	0.278	1.056
7-49_7-48	7-49	7-48	8	398	0.008	0.364	0.071	0.166	2.746	0.405	0.344	0.27	1.056
7-4_7-2	7-4	7-2	8	367	0.003	0.074	0.01	0.036	1.294	0.221	0.107	0.147	0.693
7-50_7-49	7-50	7-49	8	226	0.004	0.361	0.069	0.166	2.163	0.483	0.471	0.322	0.766
7-51_7-50	7-51	7-50	8	175	0.006	0.359	0.066	0.166	2.566	0.421	0.371	0.281	0.968
7-52_7-51	7-52	7-51	8	329	0.005	0.296	0.064	0.132	2.146	0.418	0.365	0.278	0.813
7-53_7-52	7-53	7-52	8	131	0.021	0.294	0.061	0.132	3.764	0.275	0.165	0.183	1.776
7-54_7-53	7-54	7-53	8	106	0.005	0.291	0.058	0.132	2.139	0.413	0.358	0.276	0.814
7-55_7-54	7-55	7-54	8	80	0.004	0.208	0.041	0.095	1.884	0.354	0.268	0.236	0.776
7-56_7-55	7-56	7-55	8	99	0.005	0.206	0.038	0.095	1.97	0.339	0.248	0.226	0.829
7-57_7-56	7-57	7-56	8	401	0.005	0.203	0.036	0.095	1.995	0.333	0.239	0.222	0.848
7-58_7-57	7-58	7-57	8	225	0.004	0.2	0.033	0.095	1.848	0.349	0.262	0.233	0.766
7-59_7-58	7-59	7-58	8	54	0.011	0.198	0.03	0.095	2.642	0.267	0.156	0.178	1.268
7-5_7-4	7-5	7-4	8	393	0.007	0.059	0.008	0.029	1.595	0.164	0.058	0.109	1.021
7-60_7-59	7-60	7-59	8	53	0.01	0.057	0.013	0.025	1.779	0.148	0.047	0.099	1.212
7-61_7-60	7-61	7-60	8	27	0.007	0.053	0.01	0.024	1.534	0.155	0.052	0.104	1.014
7-62_7-61	7-62	7-61	8	304	0.005	0.009	0.003	0.004	0.811	0.074	0.011	0.049	0.857
7-63_7-61	7-63	7-61	8	174	0.005	0.027	0.005	0.013	1.118	0.123	0.032	0.082	0.855
7-64_7-63	7-64	7-63	8	304	0.01	0.011	0.003	0.005	1.086	0.068	0.009	0.045	1.212
7-65A_7-65	7-65A	7-65	8	91	0.004	0.136	0.013	0.07	1.653	0.285	0.177	0.19	0.765
7-65_7-59	7-65	7-59	8	246	0.011	0.138	0.015	0.07	2.386	0.223	0.109	0.148	1.271
7-66_765A	7-66	7-65A	6	94	0.041	0.035	0.008	0.016	2.623	0.12	0.031	0.06	1.144
7-67_7-66	7-67	7-66	8	225	0.018	0.011	0.003	0.005	1.338	0.059	0.007	0.039	1.636
7-68_7-66	7-68	7-66	8	201	0.004	0.011	0.003	0.005	0.821	0.082	0.014	0.055	0.811
7-69_7-65A	7-69	7-65A	8	319	0.004	0.098	0.003	0.054	1.508	0.241	0.128	0.161	0.767
7-6_7-5	7-6	7-5	8	398	0.007	0.038	0.005	0.019	1.396	0.132	0.037	0.088	1.021
7-70_7-54	7-70	7-54	8	142	0.005	0.044	0.015	0.017	1.293	0.155	0.052	0.103	0.857
7-71_7-70	7-71	7-70	8	198	0.005	0.037	0.013	0.014	1.222	0.141	0.043	0.094	0.857

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7-72_7-71	7-72	7-71	8	105	0.005	0.022	0.01	0.007	1.05	0.111	0.026	0.074	0.857
7-73_7-72	7-73	7-72	8	220	0.005	0.02	0.008	0.007	1.013	0.105	0.023	0.07	0.857
7-74_7-73	7-74	7-73	8	62	0.005	0.01	0.005	0.003	0.832	0.077	0.012	0.051	0.857
7-75_7-74	7-75	7-74	8	168	0.005	0.008	0.003	0.003	0.763	0.067	0.009	0.045	0.857
7-77_7-35	7-77	7-35	8	246	0.013	0.391	0.046	0.196	3.447	0.361	0.278	0.24	1.405
7-78_7-77	7-78	7-77	8	225	0.005	0.357	0.043	0.178	2.343	0.45	0.417	0.3	0.857
7-79_7-78	7-79	7-78	8	405	0.005	0.328	0.041	0.163	2.29	0.429	0.382	0.286	0.857
7-7_7-6	7-7	7-6	8	300	0.007	0.003	0.003	0	0.615	0.037	0.002	0.025	1.021
7-80_7-79	7-80	7-79	8	161	0.005	0.291	0.038	0.144	2.219	0.402	0.34	0.268	0.857
7-81_7-80	7-81	7-80	8	360	0.005	0.28	0.036	0.139	2.196	0.393	0.327	0.262	0.857
7-82_7-81	7-82	7-81	8	35	0.005	0.278	0.033	0.139	2.191	0.392	0.324	0.261	0.857
7-83_7-82	7-83	7-82	8	263	0.005	0.268	0.03	0.135	2.17	0.384	0.313	0.256	0.857
7-84_7-83	7-84	7-83	8	283	0.005	0.239	0.028	0.12	2.102	0.361	0.278	0.241	0.857
7-85_7-84	7-85	7-84	8	239	0.009	0.208	0.023	0.105	2.5	0.288	0.181	0.192	1.149
7-86_7-85	7-86	7-85	8	277	0.009	0.206	0.02	0.105	2.49	0.287	0.179	0.191	1.148
7-87_7-86	7-87	7-86	8	215	0.004	0.043	0.003	0.023	1.183	0.161	0.056	0.107	0.767
7-88_7-86	7-88	7-86	8	403	0.008	0.16	0.015	0.082	2.233	0.259	0.147	0.173	1.09
7-89_7-88	7-89	7-88	8	322	0.004	0.021	0.003	0.011	0.961	0.115	0.028	0.077	0.766
7-8_6-4	7-8	6-4	8	50	0.046	0.161	0.02	0.08	4.136	0.169	0.062	0.113	2.599
7-8_7-4	7-8	7-4	8	372	0.002	0	0	0	0	0	0	0	0.603
7-90_7-88	7-90	7-88	8	93	0.004	0.136	0.01	0.072	1.658	0.286	0.178	0.19	0.766
7-91_7-90	7-91	7-90	8	281	0.005	0.003	0.003	0	0.544	0.04	0.003	0.027	0.857
7-92_7-90	7-92	7-90	8	279	0.005	0.111	0.005	0.06	1.691	0.243	0.129	0.162	0.857
7-93_7-92	7-93	7-92	8	281	0.001	0.006	0.003	0.002	0.464	0.081	0.014	0.054	0.46
7-94_7-84	7-94	7-84	8	194	0.004	0.028	0.003	0.014	1.04	0.13	0.036	0.087	0.766
7-9_7-8	7-9	7-8	8	380	0.003	0.143	0.018	0.071	1.517	0.316	0.216	0.21	0.664
C1-10_C1-9	C1-10	C1-9	12	150	0.006	0.711	0.104	0.344	3.032	0.339	0.247	0.339	2.873
C1-13_C1-10	C1-13	C1-10	12	120	0.006	0.653	0.102	0.313	2.882	0.331	0.236	0.331	2.767
C1-14_C1-13	C1-14	C1-13	12	380	0.006	0.647	0.099	0.311	2.919	0.325	0.229	0.325	2.827
C1-15_C1-14	C1-15	C1-14	12	397	0.006	0.639	0.097	0.308	2.864	0.327	0.231	0.327	2.766
C1-16_C1-15	C1-16	C1-15	12	222	0.006	0.635	0.094	0.307	2.858	0.326	0.23	0.326	2.765
C1-1_MM	C1-1	MM	12	28	0.003	1.776	0.295	0.841	2.762	0.763	0.93	0.763	1.909
C1-20_C1-16	C1-20	C1-16	12	422	0.003	0.553	0.091	0.262	2.145	0.364	0.282	0.364	1.96
C1-21_C1-20	C1-21	C1-20	12	393	0.003	0.525	0.089	0.248	2.113	0.354	0.268	0.354	1.957
C1-22_C1-21	C1-22	C1-21	12	392	0.003	0.493	0.086	0.231	2.078	0.342	0.252	0.342	1.96
C1-23_C1-22	C1-23	C1-22	12	250	0.003	0.472	0.084	0.22	2.051	0.334	0.241	0.334	1.957
C1-24_C1-23	C1-24	C1-23	12	325	0.003	0.47	0.081	0.22	2.044	0.334	0.241	0.334	1.952
C1-25_C1-24	C1-25	C1-24	12	355	0.003	0.467	0.079	0.22	2.048	0.332	0.238	0.332	1.961

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C1-26_C1-25	C1-26	C1-25	12	468	0.003	0.421	0.076	0.196	1.984	0.315	0.216	0.315	1.954
C1-27_C1-26	C1-27	C1-26	12	484	0.003	0.352	0.074	0.158	1.887	0.287	0.18	0.287	1.955
C1-28_C1-27	C1-28	C1-27	12	484	0.003	0.343	0.071	0.155	1.873	0.284	0.176	0.284	1.955
C1-29_C1-28	C1-29	C1-28	12	310	0.003	0.339	0.069	0.154	1.868	0.282	0.173	0.282	1.957
C1-2_C1-1	C1-2	C1-1	12	309	0.003	0.806	0.119	0.39	2.306	0.457	0.428	0.457	1.885
C1-32_C1-29	C1-32	C1-29	12	175	0.003	0.335	0.066	0.153	1.867	0.279	0.17	0.279	1.966
C1-33_C1-32	C1-33	C1-32	12	129	0.003	0.261	0.064	0.112	1.738	0.246	0.133	0.246	1.964
C1-34_C1-33	C1-34	C1-33	12	445	0.003	0.259	0.061	0.112	1.726	0.246	0.133	0.246	1.953
C1-35_C1-34	C1-35	C1-34	12	550	0.003	0.256	0.058	0.112	1.723	0.244	0.131	0.244	1.957
C1-36_C1-35	C1-36	C1-35	12	175	0.003	0.254	0.056	0.112	1.724	0.243	0.129	0.243	1.966
C1-37_C1-36	C1-37	C1-36	12	475	0.003	0.2	0.053	0.083	1.602	0.216	0.103	0.216	1.953
C1-38_C1-37	C1-38	C1-37	8	277	0.005	0.181	0.051	0.074	1.95	0.312	0.211	0.208	0.858
C1-39_C1-38	C1-39	C1-38	8	440	0.005	0.179	0.048	0.074	1.94	0.31	0.209	0.207	0.857
C1-3_C1-2	C1-3	C1-2	12	308	0.003	0.797	0.117	0.386	2.251	0.461	0.435	0.461	1.832
C1-40_C1-39	C1-40	C1-39	8	161	0.005	0.147	0.046	0.057	1.83	0.281	0.172	0.187	0.854
C1-41_C1-40	C1-41	C1-40	8	340	0.005	0.136	0.043	0.053	1.794	0.269	0.159	0.18	0.857
C1-42_C1-41	C1-42	C1-41	8	135	0.005	0.133	0.041	0.053	1.789	0.266	0.155	0.177	0.86
C1-43_C1-42	C1-43	C1-42	8	250	0.005	0.129	0.038	0.052	1.767	0.262	0.151	0.175	0.857
C1-44_C1-43	C1-44	C1-43	8	262	0.005	0.113	0.036	0.044	1.7	0.245	0.132	0.163	0.857
C1-45_C1-44	C1-45	C1-44	8	214	0.005	0.1	0.033	0.038	1.642	0.231	0.117	0.154	0.857
C1-46_C1-45	C1-46	C1-45	8	75	0.005	0.094	0.03	0.036	1.605	0.224	0.11	0.15	0.851
C1-47_C1-46	C1-47	C1-46	8	284	0.004	0.064	0.028	0.02	1.333	0.195	0.083	0.13	0.768
C1-48_C1-47	C1-48	C1-47	8	119	0.004	0.051	0.025	0.015	1.241	0.176	0.067	0.117	0.761
C1-49_C1-48	C1-49	C1-48	8	253	0.004	0.042	0.023	0.011	1.177	0.158	0.054	0.105	0.769
C1-50_C1-49	C1-50	C1-49	8	347	0.004	0.034	0.02	0.008	1.102	0.144	0.045	0.096	0.764
C1-51_C1-50	C1-51	C1-50	8	254	0.006	0.028	0.018	0.006	1.236	0.117	0.029	0.078	0.977
C1-52_C1-51	C1-52	C1-51	8	230	0.004	0.024	0.015	0.005	0.993	0.121	0.031	0.081	0.766
C1-53_C1-52	C1-53	C1-52	8	88	0.005	0.021	0.013	0.005	1.037	0.109	0.025	0.072	0.857
C1-54_C1-53	C1-54	C1-53	8	136	0.005	0.015	0.01	0.003	0.939	0.093	0.018	0.062	0.857
C1-55_C1-54	C1-55	C1-54	8	258	0.005	0.013	0.008	0.003	0.889	0.085	0.015	0.057	0.857
C1-56_C1-55	C1-56	C1-55	8	210	0.002	0.009	0.005	0.002	0.536	0.091	0.017	0.061	0.495
C1-57_C1-56	C1-57	C1-56	8	185	0.005	0.004	0.003	0.001	0.638	0.051	0.005	0.034	0.859
C1-5_C1-3	C1-5	C1-3	12	215	0.003	0.75	0.114	0.361	2.32	0.43	0.385	0.43	1.949
C1-5_C1-5	C1-6	C1-5	12	350	0.003	0.746	0.112	0.36	2.323	0.428	0.381	0.428	1.957
C1-8_C1-6	C1-8	C1-6	12	370	0.002	0.742	0.109	0.359	2.065	0.466	0.444	0.466	1.671
C1-9_C1-8	C1-9	C1-8	12	265	0.003	0.713	0.107	0.344	2.301	0.417	0.363	0.417	1.963
C2-10_C2-9	C2-10	C2-9	12	350	0.003	0.811	0.15	0.375	2.252	0.467	0.445	0.467	1.821
C2-11_C2-10	C2-11	C2-10	12	227	0.003	0.781	0.147	0.36	2.23	0.457	0.429	0.457	1.821

ID	From ID	To ID	Diameter (in)	Length (ft)	Slope	Total Flow (cfs)	Unpeakable Flow (cfs)	Peakable Flow (cfs)	Velocity (ft/s)	d/D	q/Q	Water Depth (ft)	Full Flow (cfs)
C2-12_C2-11	C2-12	C2-11	12	579	0.003	0.778	0.145	0.36	2.231	0.456	0.427	0.456	1.824
C2-13_C2-12	C2-13	C2-12	12	152	0.003	0.776	0.142	0.36	2.215	0.457	0.429	0.457	1.809
C2-15_C2-14	C2-15	C2-14	12	168	0.003	0.769	0.137	0.359	2.208	0.455	0.425	0.455	1.807
C2-16_C2-15	C2-16	C2-15	12	141	0.003	0.766	0.135	0.359	2.227	0.451	0.419	0.451	1.83
C2-17_C2-16	C2-17	C2-16	12	128	0.003	0.687	0.132	0.315	2.149	0.427	0.379	0.427	1.814
C2-18_C2-17	C2-18	C2-17	12	182	0.003	0.684	0.13	0.315	2.165	0.423	0.373	0.423	1.835
C2-19_C2-18	C2-19	C2-18	12	139	0.003	0.68	0.127	0.314	2.147	0.424	0.374	0.424	1.818
C2-1_C1-1	C2-1	C1-1	12	238	0.003	0.966	0.173	0.45	2.355	0.517	0.53	0.517	1.823
C2-1_C2-2	C2-2	C2-1	12	539	0.003	0.958	0.17	0.447	2.348	0.515	0.526	0.515	1.821
C2-20_C2-19	C2-20	C2-19	12	150	0.003	0.676	0.124	0.313	2.147	0.422	0.371	0.422	1.821
C2-21_C2-20	C2-21	C2-20	12	136	0.003	0.673	0.122	0.313	2.137	0.422	0.371	0.422	1.812
C2-22_C2-21	C2-22	C2-21	12	106	0.003	0.669	0.119	0.312	2.154	0.417	0.364	0.417	1.836
C2-23_C2-22	C2-23	C2-22	12	199	0.003	0.659	0.117	0.308	2.122	0.418	0.365	0.418	1.808
C2-24_C2-23	C2-24	C2-23	12	157	0.003	0.655	0.114	0.307	2.133	0.414	0.359	0.414	1.825
C2-25_C2-24	C2-25	C2-24	12	132	0.003	0.651	0.112	0.306	2.141	0.411	0.354	0.411	1.839
C2-25_C2-26	C2-26	C2-25	12	182	0.003	0.602	0.109	0.28	2.076	0.397	0.332	0.397	1.815
C2-27_C2-26	C2-27	C2-26	12	180	0.003	0.599	0.107	0.28	2.082	0.394	0.328	0.394	1.825
C2-29_C2-27	C2-29	C2-27	12	278	0.003	0.59	0.104	0.276	2.067	0.392	0.324	0.392	1.818
C2-30_C2-29	C2-30	C2-29	12	350	0.003	0.34	0.051	0.164	1.776	0.293	0.187	0.293	1.821
C2-31_C2-30	C2-31	C2-30	10	330	0.004	0.333	0.048	0.161	2.086	0.334	0.24	0.278	1.384
C2-32_C2-31	C2-32	C2-31	10	397	0.004	0.323	0.046	0.157	2.076	0.328	0.232	0.273	1.39
C2-33_C2-32	C2-33	C2-32	10	397	0.004	0.314	0.043	0.154	2.059	0.323	0.226	0.269	1.39
C2-34_C2-33	C2-34	C2-33	10	225	0.004	0.309	0.041	0.153	2.05	0.321	0.223	0.267	1.389
C2-35_C2-34	C2-35	C2-34	10	560	0.004	0.298	0.038	0.148	1.934	0.326	0.23	0.272	1.3
C2-36_C2-35	C2-36	C2-35	10	380	0.004	0.296	0.036	0.148	1.929	0.324	0.228	0.27	1.3
C2-37_C2-36	C2-37	C2-36	10	250	0.003	0.259	0.033	0.128	1.855	0.303	0.2	0.253	1.296
C2-38_C2-37	C2-38	C2-37	10	410	0.03	0.256	0.03	0.128	3.972	0.176	0.067	0.147	3.805
C2-39_C2-38	C2-39	C2-38	10	300	0.017	0.254	0.028	0.128	3.241	0.201	0.089	0.168	2.864
C2-3_C2-2	C2-3	C2-2	12	538	0.003	0.949	0.168	0.443	2.344	0.512	0.521	0.512	1.822
C2-40_C2-39	C2-40	C2-39	10	289	0.003	0.251	0.025	0.128	1.746	0.31	0.209	0.258	1.205
C2-43_C2-40	C2-43	C2-40	10	379	0.004	0.214	0.023	0.109	1.845	0.266	0.155	0.222	1.387
C2-44_C2-43	C2-44	C2-43	10	351	0.004	0.195	0.02	0.099	1.8	0.253	0.14	0.211	1.392
C2-46_C2-44	C2-46	C2-44	10	309	0.004	0.191	0.018	0.098	1.782	0.25	0.137	0.209	1.386
C2-47_C2-46	C2-47	C2-46	10	535	0.007	0.174	0.015	0.09	2.122	0.208	0.095	0.173	1.839
C2-48_C2-47	C2-48	C2-47	8	485	0.006	0.134	0.013	0.069	1.95	0.251	0.138	0.167	0.969
C2-49_C2-48	C2-49	C2-48	8	42	0.007	0.125	0.01	0.065	1.986	0.236	0.122	0.157	1.024
C2-4_C2-3	C2-4	C2-3	12	538	0.003	0.927	0.165	0.433	2.33	0.505	0.509	0.505	1.822
C2-50_C2-49	C2-50	C2-49	8	176	0.007	0.122	0.008	0.065	1.953	0.235	0.121	0.157	1.009

ID	From ID	To ID	Diameter (in)	Length (ft)	Slope	Total Flow (cfs)	Unpeakable Flow (cfs)	Peakable Flow (cfs)	Velocity (ft/s)	d/D	q/Q	Water Depth (ft)	Full Flow (cfs)
C2-50_C2-51	C2-51	C2-50	8	40	0.007	0.12	0.005	0.065	1.948	0.232	0.118	0.155	1.014
C2-52_C2-51	C2-52	C2-51	8	10	0.007	0.117	0.003	0.065	1.936	0.229	0.115	0.153	1.014
C2-5_C2-4	C2-5	C2-4	12	538	0.003	0.906	0.163	0.422	2.317	0.498	0.497	0.498	1.822
C2-6_C2-5	C2-6	C2-5	12	538	0.003	0.902	0.16	0.421	2.308	0.498	0.497	0.498	1.816
C2-7_C2-6	C2-7	C2-6	12	538	0.003	0.848	0.158	0.392	2.278	0.479	0.465	0.479	1.822
C2-8_C2-7	C2-8	C2-7	12	476	0.003	0.845	0.155	0.392	2.277	0.478	0.464	0.478	1.823
C2-9_C2-8	C2-9	C2-8	12	397	0.003	0.813	0.152	0.375	2.252	0.469	0.447	0.469	1.82
C3-10_C3-9	C3-10	C3-9	8	170	0.005	0.031	0.01	0.012	1.159	0.13	0.036	0.086	0.857
C3-11_C3-10	C3-11	C3-10	8	162	0.005	0.028	0.008	0.012	1.129	0.124	0.033	0.083	0.857
C3-13_C3-11	C3-13	C3-11	8	280	0.005	0.022	0.005	0.01	1.054	0.111	0.026	0.074	0.86
C3-14_C3-13	C3-14	C3-13	8	222	0.005	0.018	0.003	0.009	0.986	0.1	0.021	0.067	0.857
C3-15_C3-7	C3-15	C3-7	8	326	0.005	0.166	0.018	0.084	1.898	0.298	0.194	0.199	0.857
C3-16_C3-15	C3-16	C3-15	8	415	0.005	0.155	0.015	0.079	1.863	0.288	0.18	0.192	0.858
C3-17_C3-16	C3-17	C3-16	8	150	0.005	0.15	0.013	0.078	1.847	0.284	0.176	0.189	0.857
C3-18_C3-17	C3-18	C3-17	8	339	0.005	0.146	0.01	0.077	1.834	0.279	0.17	0.186	0.858
C3-19_C3-18	C3-19	C3-18	8	379	0.005	0.137	0.008	0.073	1.799	0.27	0.159	0.18	0.858
C3-1_C2-29	C3-1	C2-29	8	70	0.005	0.242	0.051	0.108	2.11	0.363	0.282	0.242	0.857
C3-20_C3-19	C3-20	C3-19	8	110	0.005	0.134	0.005	0.073	1.787	0.268	0.157	0.178	0.857
C3-21_C3-20	C3-21	C3-20	8	392	0.005	0.017	0.003	0.008	0.966	0.097	0.019	0.064	0.859
C3-2_C3-1	C3-2	C3-1	8	165	0.005	0.239	0.048	0.108	2.108	0.361	0.278	0.241	0.859
C3-3_C3-2	C3-3	C3-2	8	358	0.005	0.226	0.046	0.103	2.076	0.35	0.263	0.234	0.859
C3-4_C3-3	C3-4	C3-3	8	350	0.005	0.22	0.043	0.101	2.057	0.346	0.257	0.231	0.857
C3-5_C3-4	C3-5	C3-4	8	215	0.005	0.216	0.041	0.1	2.042	0.343	0.253	0.229	0.855
C3-6_C3-5	C3-6	C3-5	8	150	0.005	0.212	0.038	0.099	2.034	0.339	0.247	0.226	0.857
C3-7_C3-6	C3-7	C3-6	8	264	0.005	0.208	0.036	0.098	2.028	0.335	0.241	0.223	0.86
C3-8_C3-7	C3-8	C3-7	8	95	0.005	0.039	0.015	0.014	1.251	0.145	0.046	0.097	0.861
C3-9_C3-8	C3-9	C3-8	8	75	0.005	0.035	0.013	0.013	1.199	0.138	0.041	0.092	0.851
I-10_I-9	I-10	I-9	24	327	0.002	5.872	0.85	2.85	3.621	0.513	0.522	1.026	11.254
I-11_5-4	5-4	I-11	8	225	0.004	0.051	0.013	0.022	1.266	0.173	0.065	0.115	0.785
I-11_I-10	I-11	I-10	24	287	0.002	5.869	0.848	2.85	3.615	0.513	0.522	1.026	11.234
I-12_I-11	I-12	I-11	24	202	0.002	5.816	0.832	2.828	3.611	0.51	0.517	1.02	11.251
I-13_I-12	I-13	I-12	24	216	0.002	5.813	0.83	2.828	3.612	0.51	0.516	1.019	11.257
I-14_I-13	I-14	I-13	24	174	0.002	5.811	0.827	2.828	3.61	0.51	0.517	1.019	11.25
I-15_I-14	I-15	I-14	24	417	0.002	5.778	0.822	2.812	3.605	0.508	0.514	1.016	11.251
I-16_I-15	I-16	I-15	24	187	0.002	5.718	0.812	2.784	3.596	0.505	0.508	1.01	11.25
I-17-1_I-17	I-17-1	I-17	12	370	0.01	2.615	0.395	1.26	4.968	0.635	0.732	0.635	3.572
I-17-2_I-17-1	I-17-2	I-17-1	12	370	0.01	2.612	0.393	1.26	4.966	0.635	0.731	0.635	3.572
I-17_I-16	I-17	I-16	24	184	0.002	5.716	0.809	2.784	3.593	0.505	0.508	1.01	11.242

ID	From ID	To ID	Diameter (in)	Length (ft)	Slope	Total Flow (cfs)	Unpeakable Flow (cfs)	Peakable Flow (cfs)	Velocity (ft/s)	d/D	q/Q	Water Depth (ft)	Full Flow (cfs)
I-18_I-17	I-18	I-17	24	551	0.001	3.064	0.412	1.505	2.305	0.44	0.399	0.879	7.67
I-19_I-18	I-19	I-18	24	362	0.001	3.038	0.404	1.495	2.3	0.437	0.396	0.875	7.671
I-20_I-19	I-20	I-19	24	376	0.001	3.035	0.401	1.495	2.299	0.437	0.396	0.874	7.671
I-2_I-1	I-2	I-1	27	345	0.002	8.69	1.24	4.228	3.684	0.573	0.626	1.29	13.877
I-3_I-2	I-3	I-2	27	345	0.002	8.659	1.237	4.212	3.681	0.572	0.624	1.287	13.877
I-4_I-3	I-4	I-3	27	343	0.002	8.656	1.235	4.212	3.681	0.572	0.624	1.287	13.877
I-5_I-4	I-5	I-4	27	99	0.002	8.653	1.232	4.212	3.683	0.572	0.623	1.286	13.887
I-6_I-5	I-6	I-5	27	250	0.002	8.651	1.23	4.212	3.677	0.572	0.624	1.288	13.86
I-6_I-7	I-7	I-6	27	169	0.002	8.624	1.227	4.198	3.676	0.571	0.622	1.285	13.867
I-8_I-7	I-8	I-7	24	223	0.002	5.896	0.855	2.861	3.622	0.514	0.524	1.029	11.244
I-9_I-8	I-9	I-8	24	165	0.002	5.875	0.853	2.85	3.613	0.514	0.523	1.027	11.224
II-1_INT-1	I-1	INT-1	27	364	0.002	8.7	1.242	4.232	3.686	0.574	0.627	1.291	13.878
INT-1_INT-2	INT-1	INT-2	27	509	0.003	8.708	1.245	4.235	4.306	0.507	0.511	1.14	17.025
MM_4-20H	MM	4-20H	12	136	0.003	1.779	0.297	0.841	2.734	0.772	0.942	0.772	1.888

APPENDIX G – PIPE HYDRAULIC MODEL OUTPUTS, GUNNISON RISING ALTERNATIVE C,
ROCK CREEK SCENARIO 1

ID	From ID	To ID	Diameter (in)	Length (ft)	Slope	Total Flow (cfs)	Unpeakable Flow (cfs)	Peakable Flow (cfs)	Velocity (ft/s)	d/D	q/Q	Water Depth (ft)	Full Flow (cfs)
1-10_1-2	1-10	1-2	10	210	0.005	1.762	0.099	0.944	3.23	1	1.145	0.833	1.538
1-11_1-10	1-11	1-10	10	400	0.005	1.727	0.097	0.925	3.166	1	1.123	0.833	1.538
1-12_1-11	1-12	1-11	10	343	0.005	1.59	0.094	0.849	2.916	1	1.034	0.833	1.537
1-13_1-12	1-13	1-12	10	101	0.005	1.511	0.091	0.806	3.198	0.809	0.988	0.674	1.53
1-14_1-13	1-14	1-13	10	360	0.005	1.508	0.089	0.806	3.219	0.802	0.979	0.668	1.54
1-15_1-14	1-15	1-14	10	305	0.008	1.506	0.086	0.806	4.029	0.648	0.753	0.54	2.001
1-16_1-15	1-16	1-15	10	305	0.009	1.503	0.084	0.806	4.072	0.641	0.741	0.534	2.028
1-17_1-16	1-17	1-16	10	310	0.005	1.113	0.081	0.585	3.097	0.626	0.716	0.522	1.553
1-18_1-17	1-18	1-17	10	383	0.003	1.11	0.079	0.585	2.642	0.72	0.867	0.6	1.28
1-19A_1-19	1-19A	1-19	8	205	0.004	0.519	0.02	0.283	2.369	0.601	0.673	0.4	0.771
1-19_1-18	1-19	1-18	8	377	0.004	0.537	0.023	0.292	2.461	0.599	0.67	0.399	0.802
1-1A_INT-2	1-1A	INT-2	21	114	0.007	1.966	0.124	1.045	4.031	0.257	0.144	0.449	13.638
1-1_1-1A	1-1	1-1A	10	143	0.029	1.963	0.122	1.045	6.931	0.515	0.526	0.429	3.733
1-20_1-19A	1-20	1-19A	8	185	0.004	0.317	0.018	0.17	2.092	0.449	0.414	0.299	0.766
1-21_1-20	1-21	1-20	8	20	0.003	0.301	0.015	0.162	1.855	0.473	0.454	0.315	0.664
1-22_1-21	1-22	1-21	8	299	0.004	0.169	0.005	0.093	1.763	0.319	0.22	0.212	0.768
1-23_1-22	1-23	1-22	8	381	0.004	0.123	0.003	0.068	1.609	0.271	0.161	0.181	0.765
1-24_1-21	1-24	1-21	8	370	0.003	0.092	0.008	0.048	1.388	0.246	0.132	0.164	0.699
1-25_1-24	1-25	1-24	8	358	0.004	0.053	0.005	0.027	1.256	0.178	0.069	0.118	0.766
1-26_1-25	1-26	1-25	8	321	0.004	0.028	0.003	0.015	1.047	0.131	0.037	0.087	0.768
1-27_1-18	1-27	1-18	10	42	0.002	0.571	0.053	0.294	1.834	0.555	0.595	0.463	0.959
1-28_1-27	1-28	1-27	10	310	0.002	0.568	0.051	0.294	1.831	0.554	0.593	0.462	0.958
1-29_1-28	1-29	1-28	10	204	0.002	0.562	0.048	0.292	1.83	0.55	0.585	0.458	0.961
1-2_1-1	1-2	1-1	10	190	0.003	1.954	0.119	1.041	3.583	1	1.624	0.833	1.203
1-30_1-29	1-30	1-29	10	309	0.002	0.412	0.046	0.208	1.724	0.451	0.419	0.376	0.984
1-31A_1-31	1-31A	1-31	10	254	0.003	0.114	0.013	0.057	1.387	0.208	0.095	0.173	1.202
1-31_1-30	1-31	1-30	10	375	0.004	0.123	0.015	0.061	1.573	0.201	0.089	0.168	1.389
1-33_1-31A	1-33	1-31A	8	291	0.004	0.096	0.01	0.049	1.497	0.239	0.125	0.159	0.765
1-34_1-33	1-34	1-33	8	275	0.004	0.083	0.008	0.043	1.437	0.222	0.108	0.148	0.766
1-34_1-35	1-35	1-34	8	107	0.004	0.079	0.005	0.042	1.418	0.216	0.103	0.144	0.768
1-36_1-35	1-36	1-35	8	240	0.004	0.069	0.003	0.038	1.364	0.203	0.091	0.136	0.766
1-37_1-42	1-37	1-42	8	90	0.004	0.006	0.003	0.002	0.653	0.063	0.008	0.042	0.766
1-38_1-30	1-38	1-30	8	55	0.006	0.279	0.028	0.143	2.318	0.377	0.302	0.251	0.924
1-39_1-38	1-39	1-38	8	419	0.004	0.201	0.018	0.104	1.928	0.339	0.248	0.226	0.812
1-3_1-2	1-3	1-2	8	231	0.004	0.034	0.003	0.018	1.106	0.143	0.044	0.095	0.769
1-40_1-39	1-40	1-39	8	173	0.004	0.04	0.01	0.017	1.162	0.155	0.052	0.103	0.771
1-41_1-40	1-41	1-40	8	200	0.004	0.026	0.008	0.011	1.025	0.127	0.035	0.085	0.766
1-42_1-41	1-42	1-41	8	116	0.004	0.021	0.005	0.009	0.946	0.113	0.027	0.075	0.763

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1-44_1-39	1-44	1-39	8	259	0.004	0.153	0.005	0.084	1.784	0.294	0.189	0.196	0.811
1-45_1-44	1-45	1-44	8	310	0.005	0.149	0.003	0.083	1.784	0.288	0.181	0.192	0.82
1-46_1-38	1-46	1-38	8	401	0.004	0.049	0.008	0.023	1.228	0.171	0.064	0.114	0.765
1-47_1-46	1-47	1-46	8	126	0.004	0.046	0.005	0.023	1.217	0.166	0.06	0.111	0.772
1-49_1-47	1-49	1-47	8	212	0.004	0.044	0.003	0.023	1.19	0.162	0.057	0.108	0.766
1-4_1-2	1-4	1-2	8	276	0.006	0.111	0.015	0.054	1.857	0.228	0.114	0.152	0.976
1-5_1-4	1-5	1-4	8	379	0.006	0.098	0.013	0.048	1.719	0.22	0.106	0.147	0.923
1-6_1-5	1-6	1-5	8	379	0.006	0.01	0.01	0	0.874	0.074	0.011	0.049	0.923
1-7_1-6	1-7	1-6	8	354	0.004	0.008	0.008	0	0.704	0.07	0.01	0.047	0.767
1-8_1-7	1-8	1-7	8	290	0.004	0.005	0.005	0	0.624	0.058	0.007	0.039	0.77
1-9_1-8	1-9	1-8	8	152	0.004	0.003	0.003	0	0.504	0.042	0.003	0.028	0.768
11	INT-2	10	27	300	0.004	10.584	1.372	5.228	5.032	0.523	0.539	1.176	19.64
2-10-2-9	2-10	2-9	18	383	0.001	2.655	0.362	1.302	2.253	0.633	0.727	0.949	3.65
2-11_2-10	2-11	2-10	18	380	0.001	2.635	0.359	1.291	2.248	0.63	0.722	0.944	3.648
2-12_2-11	2-12	2-11	18	379	0.001	2.623	0.357	1.286	2.225	0.633	0.728	0.949	3.605
2-13_2-12	2-13	2-12	15	22	0.003	1.195	0.18	0.576	2.519	0.411	0.353	0.513	3.382
2-14_2-13	2-14	2-13	15	369	0.003	1.183	0.178	0.57	2.551	0.404	0.342	0.504	3.455
2-14_C2-13	C2-14	C2-13	12	364	0.003	0.772	0.14	0.359	2.226	0.454	0.423	0.454	1.825
2-15_2-14	2-15	2-14	10	408	0.005	0.14	0.023	0.066	1.802	0.2	0.087	0.166	1.599
2-16_2-15	2-16	2-15	10	409	0.005	0.126	0.02	0.06	1.75	0.19	0.079	0.158	1.599
2-17_2-16	2-17	2-16	10	400	0.005	0.117	0.018	0.056	1.711	0.183	0.073	0.153	1.599
2-18_2-17	2-18	2-17	8	179	0.01	0.033	0.008	0.015	1.534	0.113	0.027	0.075	1.235
2-19_2-18	2-19	2-18	8	407	0.006	0.022	0.005	0.01	1.094	0.108	0.025	0.072	0.907
2-20_2-19	2-20	2-19	8	400	0.006	0.003	0.003	0	0.566	0.039	0.003	0.026	0.907
2-21_2-17	2-21	2-17	8	400	0.004	0.081	0.008	0.042	1.365	0.227	0.113	0.151	0.719
2-22_2-21	2-22	2-21	8	400	0.005	0.072	0.005	0.038	1.449	0.2	0.088	0.134	0.822
2-23_2-22	2-23	2-22	8	400	0.005	0.003	0.003	0	0.529	0.041	0.003	0.027	0.822
2-25_2-12	2-25	2-12	12	370	0.002	0.894	0.109	0.446	2.24	0.506	0.511	0.506	1.75
2-27_2-25	2-27	2-25	10	433	0.017	0.093	0.01	0.047	2.407	0.123	0.032	0.103	2.873
2-28_2-27	2-28	2-27	8	373	0.004	0.044	0.008	0.021	1.193	0.163	0.058	0.109	0.766
2-29_2-28	2-29	2-28	8	403	0.004	0.039	0.005	0.019	1.151	0.154	0.051	0.102	0.766
2-30_2-29	2-30	2-29	8	361	0.004	0.023	0.003	0.012	0.987	0.12	0.031	0.08	0.766
2-32_2-25	2-32	2-25	12	261	0.002	0.788	0.097	0.392	2.169	0.471	0.451	0.471	1.749
2-33_2-32	2-33	2-32	12	356	0.002	0.786	0.094	0.392	2.169	0.47	0.449	0.47	1.751
2-34_2-33	2-34	2-33	12	300	0.002	0.721	0.091	0.357	2.053	0.458	0.43	0.458	1.676
2-35_2-34	2-35	2-34	12	377	0.002	0.703	0.089	0.349	2.04	0.452	0.42	0.452	1.675
2-35_2-36	2-36	2-35	8	400	0.004	0.373	0.048	0.184	2.18	0.492	0.487	0.328	0.766
2-37_2-36	2-37	2-36	8	61	0.004	0.341	0.046	0.168	2.131	0.467	0.445	0.311	0.766

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2-38A_2-38	2-38A	2-38	8	253	0.004	0.054	0.01	0.025	1.267	0.18	0.071	0.12	0.766
2-38A_2-60	2-60	2-38A	8	277	0.004	0.003	0.003	0	0.504	0.042	0.003	0.028	0.766
2-38_2-37	2-38	2-37	8	382	0.004	0.079	0.013	0.038	1.416	0.217	0.103	0.144	0.766
2-39_2-38A	2-39	2-38A	8	23	0.004	0.049	0.005	0.025	1.23	0.171	0.064	0.114	0.766
2-40_2-39	2-40	2-39	8	272	0.004	0.003	0.003	0	0.504	0.042	0.003	0.028	0.766
2-41_2-37	2-41	2-37	8	350	0.004	0.247	0.03	0.123	1.956	0.39	0.322	0.26	0.766
2-42_2-41	2-42	2-41	8	368	0.004	0.005	0.005	0	0.622	0.058	0.007	0.039	0.766
2-43_2-42	2-43	2-42	8	252	0.004	0.003	0.003	0	0.504	0.042	0.003	0.028	0.766
2-44_2-35	2-44	2-35	8	183	0.005	0.326	0.038	0.163	2.363	0.417	0.364	0.278	0.896
2-45_2-44	2-45	2-44	8	400	0.006	0.309	0.036	0.155	2.43	0.392	0.325	0.262	0.949
2-46_2-45	2-46	2-45	8	394	0.006	0.278	0.033	0.139	2.362	0.371	0.293	0.247	0.949
2-47_2-46	2-47	2-46	8	88	0.006	0.276	0.03	0.139	2.356	0.369	0.291	0.246	0.949
2-48_2-47	2-48	2-47	8	400	0.006	0.254	0.028	0.128	2.303	0.353	0.267	0.235	0.949
2-49_2-48	2-49	2-48	8	361	0.006	0.218	0.025	0.109	2.207	0.326	0.229	0.217	0.949
2-50_2-49	2-50	2-49	8	139	0.006	0.215	0.023	0.109	2.199	0.324	0.227	0.216	0.949
2-51_2-50	2-51	2-50	8	381	0.006	0.203	0.02	0.103	2.163	0.314	0.213	0.209	0.95
2-52_2-51	2-52	2-51	8	384	0.006	0.2	0.018	0.103	2.155	0.312	0.211	0.208	0.949
2-53_2-52	2-53	2-52	8	373	0.006	0.13	0.015	0.065	1.906	0.25	0.137	0.167	0.95
2-54_2-53	2-54	2-53	8	53	0.006	0.127	0.013	0.065	1.894	0.248	0.134	0.165	0.949
2-55_2-54	2-55	2-54	8	203	0.01	0.026	0.003	0.013	1.392	0.101	0.021	0.067	1.206
2-57_2-54	2-57	2-54	8	185	0.005	0.076	0.008	0.039	1.516	0.201	0.089	0.134	0.857
2-58_2-57	2-58	2-57	8	230	0.005	0.025	0.003	0.013	1.091	0.118	0.029	0.078	0.857
2-59_2-57	2-59	2-57	8	390	0.013	0.038	0.003	0.02	1.705	0.114	0.028	0.076	1.365
2-61_2-41	2-61	2-41	8	214	0.024	0.239	0.023	0.123	3.689	0.241	0.127	0.161	1.877
2-62_2-61	2-62	2-61	8	569	0.004	0.149	0.02	0.073	1.7	0.299	0.194	0.199	0.766
2-63_2-62	2-63	2-62	8	58	0.004	0.033	0.008	0.015	1.098	0.142	0.044	0.095	0.766
2-64_2-63	2-64	2-63	8	375	0.004	0.022	0.005	0.01	0.972	0.117	0.029	0.078	0.766
2-65_2-64	2-65	2-64	8	556	0.004	0.006	0.003	0.002	0.653	0.063	0.008	0.042	0.766
2-66_2-62	2-66	2-62	8	218	0.004	0.113	0.01	0.058	1.572	0.26	0.148	0.173	0.766
2-67_2-66	2-67	2-66	8	369	0.004	0.051	0.008	0.024	1.242	0.174	0.066	0.116	0.766
2-68_2-67	2-68	2-67	8	369	0.004	0.026	0.005	0.012	1.015	0.125	0.034	0.084	0.766
2-69_2-68	2-69	2-68	8	253	0.004	0.011	0.003	0.005	0.789	0.084	0.015	0.056	0.766
2-7_1-7	2-7	1-7	18	445	0.003	2.726	0.369	1.337	3.218	0.484	0.473	0.726	5.769
2-8_2-7	2-8	2-7	18	400	0.001	2.694	0.367	1.321	2.259	0.639	0.738	0.959	3.648
2-9_2-8	2-9	2-8	18	215	0.001	2.679	0.364	1.314	2.256	0.637	0.734	0.955	3.648
3-10_3-9	3-10	3-9	8	406	0.008	0.275	0.053	0.126	2.584	0.344	0.254	0.229	1.08
3-13_3-10	3-13	3-10	8	315	0.008	0.255	0.051	0.116	2.531	0.331	0.236	0.22	1.08
3-14_3-13	3-14	3-13	8	160	0.016	0.252	0.048	0.116	3.249	0.274	0.164	0.183	1.536

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3-15_3-14	3-15	3-14	8	357	0.004	0.241	0.046	0.111	1.915	0.39	0.322	0.26	0.751
3-19_3-15	3-19	3-15	8	406	0.004	0.217	0.043	0.098	1.865	0.367	0.287	0.245	0.753
3-1_2-14	3-1	2-14	12	370	0.002	0.998	0.152	0.48	2.301	0.541	0.571	0.541	1.75
3-20_3-19	3-20	3-19	8	407	0.004	0.214	0.041	0.098	1.853	0.366	0.285	0.244	0.75
3-21_3-20	3-21	3-20	8	296	0.006	0.051	0.01	0.023	1.44	0.159	0.055	0.106	0.94
3-22_3-21	3-22	3-21	8	403	0.006	0.035	0.008	0.016	1.285	0.132	0.037	0.088	0.939
3-23_3-22	3-23	3-22	8	416	0.006	0.019	0.005	0.008	1.064	0.098	0.02	0.065	0.937
3-24_3-23	3-24	3-23	8	201	0.006	0.008	0.003	0.003	0.813	0.064	0.008	0.043	0.94
3-25_3-20	3-25	3-20	8	330	0.008	0.158	0.028	0.074	2.246	0.256	0.143	0.171	1.104
3-26_3-25	3-26	3-25	8	347	0.005	0.06	0.01	0.028	1.434	0.177	0.068	0.118	0.875
3-27_3-26	3-27	3-26	8	289	0.005	0.045	0.008	0.021	1.318	0.155	0.052	0.103	0.873
3-28_3-27	3-28	3-27	8	365	0.005	0.029	0.005	0.014	1.156	0.125	0.033	0.083	0.874
3-29_3-28	3-29	3-28	8	336	0.006	0.009	0.003	0.004	0.861	0.071	0.01	0.047	0.935
3-2_3-1	3-2	3-1	8	415	0.008	0.437	0.074	0.206	2.93	0.443	0.405	0.295	1.08
3-31_3-25	3-31HI	3-25	8	309	0.01	0.082	0.015	0.038	1.959	0.178	0.069	0.118	1.194
3-32_3-31	3-32	3-31HI	8	282	0.006	0.071	0.013	0.033	1.603	0.185	0.074	0.123	0.954
3-33_3-32	3-33	3-32	8	277	0.006	0.056	0.01	0.026	1.498	0.165	0.059	0.11	0.955
3-34_3-33	3-34	3-33	8	291	0.006	0.042	0.008	0.019	1.37	0.143	0.044	0.095	0.953
3-35_3-34	3-35	3-34	8	249	0.006	0.024	0.005	0.011	1.158	0.109	0.025	0.073	0.953
3-36_3-35	3-36	3-35	8	224	0.004	0.011	0.003	0.005	0.82	0.082	0.014	0.055	0.81
3-37_3-1	3-37	3-1	10	376	0.017	0.527	0.076	0.256	4.032	0.289	0.182	0.241	2.893
3-38_3-37	3-38	3-37	8	437	0.007	0.237	0.036	0.114	2.412	0.325	0.228	0.217	1.039
3-39_3-38	3-39	3-38	8	349	0.007	0.216	0.033	0.104	2.349	0.309	0.208	0.206	1.039
3-3_3-2	3-3	3-2	8	410	0.008	0.426	0.071	0.201	2.911	0.436	0.395	0.291	1.08
3-40_3-39	3-40	3-39	8	424	0.007	0.198	0.03	0.095	2.291	0.295	0.19	0.197	1.039
3-41_3-40	3-41	3-40	8	380	0.007	0.179	0.028	0.086	2.226	0.281	0.172	0.187	1.039
3-42_3-41	3-42	3-41	8	402	0.007	0.159	0.025	0.076	2.154	0.264	0.153	0.176	1.039
3-43_3-42	3-43	3-42	8	32	0.007	0.157	0.023	0.076	2.143	0.262	0.151	0.175	1.038
3-44_3-43	3-44	3-43	8	360	0.007	0.137	0.02	0.066	2.061	0.245	0.131	0.163	1.039
3-45_3-44	3-45	3-44	8	435	0.007	0.114	0.018	0.055	1.957	0.224	0.11	0.149	1.039
3-46_3-45	3-46	3-45	8	368	0.007	0.093	0.015	0.044	1.844	0.202	0.09	0.135	1.039
3-47_3-46	3-47	3-46	8	362	0.007	0.074	0.013	0.035	1.72	0.18	0.071	0.12	1.039
3-49_3-47	3-49	3-47	8	272	0.003	0.066	0.01	0.032	1.158	0.22	0.106	0.147	0.622
3-4_3-3	3-4	3-3	8	386	0.008	0.409	0.069	0.193	2.879	0.427	0.379	0.284	1.08
3-50_3-49	3-50	3-49	8	178	0.004	0.06	0.008	0.03	1.306	0.189	0.078	0.126	0.766
3-51_3-50	3-51	3-50	8	352	0.004	0.042	0.005	0.021	1.175	0.159	0.055	0.106	0.766
3-52_3-51	3-52	3-51	8	300	0.004	0.003	0.003	0	0.504	0.042	0.003	0.028	0.766
3-55_3-37	3-55	3-37	10	390	0.003	0.251	0.038	0.121	1.821	0.301	0.197	0.251	1.278

ID	From ID	To ID	Diameter (in)	Length (ft)	Slope	Total Flow (cfs)	Unpeakable Flow (cfs)	Peakable Flow (cfs)	Velocity (ft/s)	d/D	q/Q	Water Depth (ft)	Full Flow (cfs)
3-56_3-55	3-56	3-55	8	412	0.007	0.206	0.036	0.096	2.301	0.303	0.2	0.202	1.029
3-57_3-56	3-57	3-56	8	409	0.007	0.192	0.033	0.09	2.258	0.293	0.187	0.195	1.029
3-58_3-57	3-58	3-57	8	430	0.007	0.181	0.03	0.085	2.218	0.284	0.176	0.189	1.029
3-59_3-58	3-59	3-58	8	165	0.007	0.122	0.028	0.054	1.983	0.233	0.119	0.155	1.029
3-5_3-4	3-5	3-4	8	422	0.008	0.366	0.066	0.17	2.795	0.401	0.339	0.268	1.08
3-60_3-59	3-60	3-59	8	148	0.007	0.12	0.025	0.054	1.971	0.23	0.117	0.154	1.029
3-61_3-60	3-61	3-60	8	163	0.007	0.117	0.023	0.054	1.959	0.228	0.114	0.152	1.029
3-62_3-61	3-62	3-61	8	230	0.007	0.115	0.02	0.054	1.946	0.226	0.112	0.15	1.029
3-63_3-62	3-63	3-62	8	401	0.007	0.097	0.018	0.045	1.851	0.207	0.094	0.138	1.029
3-64_3-63	3-64	3-63	8	397	0.007	0.073	0.015	0.033	1.707	0.181	0.071	0.121	1.029
3-65_3-64	3-65	3-64	8	23	0.007	0.071	0.013	0.033	1.69	0.178	0.069	0.119	1.029
3-66_3-65	3-66	3-65	8	411	0.007	0.048	0.01	0.021	1.503	0.147	0.046	0.098	1.029
3-67_3-66	3-67	3-66	8	395	0.007	0.032	0.008	0.014	1.327	0.12	0.031	0.08	1.029
3-68_3-67	3-68	3-67	8	286	0.007	0.015	0.005	0.006	1.067	0.085	0.015	0.057	1.029
3-69_3-68	3-69	3-68	8	90	0.007	0.013	0.003	0.006	1.009	0.078	0.012	0.052	1.029
3-6_3-5	3-6	3-5	8	399	0.008	0.343	0.064	0.159	2.747	0.388	0.318	0.258	1.08
3-7_3-6	3-7	3-6	8	17	0.008	0.341	0.061	0.159	2.742	0.386	0.316	0.257	1.08
3-8_3-7	3-8	3-7	8	396	0.008	0.322	0.058	0.15	2.699	0.374	0.298	0.25	1.08
3-9_3-8	3-9	3-8	8	402	0.008	0.297	0.056	0.137	2.64	0.358	0.275	0.239	1.08
4-10_-49	4-10	4-9	12	400	0.006	2.147	0.368	1.009	3.784	0.678	0.803	0.678	2.673
4-11_4-10	4-11	4-10	12	400	0.006	2.137	0.366	1.005	3.781	0.676	0.799	0.676	2.673
4-12_4-11	4-12	4-11	12	40	0.009	2.134	0.363	1.005	4.609	0.571	0.621	0.571	3.436
4-13_4-12	4-13	4-12	12	335	0.009	2.132	0.361	1.005	4.597	0.571	0.622	0.571	3.425
4-14_4-13	4-14	4-13	12	40	0.009	2.129	0.358	1.005	4.607	0.57	0.62	0.57	3.436
4-15_4-14	4-15	4-14	12	399	0.007	2.069	0.356	0.972	4.059	0.618	0.703	0.618	2.944
4-16_4-15	4-16	4-15	12	400	0.008	2.047	0.353	0.961	4.232	0.592	0.657	0.592	3.114
4-17_4-16	4-17	4-16	12	400	0.008	2.025	0.351	0.95	4.221	0.587	0.65	0.587	3.114
4-18_4-17	4-18	4-17	12	400	0.008	2.004	0.348	0.94	4.212	0.583	0.644	0.583	3.114
4-19_4-18	4-19	4-18	12	202	0.008	1.988	0.346	0.932	4.209	0.58	0.637	0.58	3.119
4-1_2-12	4-1	2-12	12	376	0.009	0.531	0.065	0.265	3.144	0.267	0.156	0.267	3.392
4-1_4-3	4-3	4-1	12	373	0.012	0.481	0.062	0.238	3.382	0.237	0.123	0.237	3.911
4-20A_4-20HI	4-20A	4-20HI	12	185	0.003	1.878	0.318	0.885	2.849	0.782	0.955	0.782	1.965
4-20B_4-20A	4-20B	4-20A	12	379	0.003	1.875	0.315	0.885	2.84	0.783	0.957	0.783	1.959
4-20C_4-20B	4-20C	4-20B	12	379	0.003	1.872	0.312	0.885	2.84	0.782	0.956	0.782	1.959
4-20D_4-20C	4-20D	4-20C	12	379	0.003	1.87	0.31	0.885	2.84	0.781	0.954	0.781	1.959
4-20E_4-20D	4-20E	4-20D	12	132	0.003	1.862	0.307	0.882	2.815	0.785	0.959	0.785	1.942
4-20F_4-20E	4-20F	4-20E	12	399	0.006	1.853	0.305	0.878	3.704	0.608	0.686	0.608	2.7
4-20G_4-20F	4-20G	4-20F	12	399	0.006	1.828	0.302	0.866	3.719	0.6	0.671	0.6	2.724

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4-20HI_4-19	4-20HI	4-19	12	215	0.008	1.985	0.343	0.932	4.199	0.58	0.638	0.58	3.11
4-20H_4-20G	4-20H	4-20G	12	400	0.006	1.807	0.3	0.855	3.705	0.595	0.664	0.595	2.721
4-21_4-20HI	4-21	4-20HI	8	380	0.004	0.092	0.023	0.039	1.515	0.229	0.115	0.153	0.794
4-22_4-21	4-22	4-21	8	402	0.004	0.072	0.02	0.029	1.413	0.203	0.09	0.135	0.795
4-23_4-22	4-23	4-22	8	346	0.004	0.056	0.018	0.021	1.311	0.179	0.07	0.119	0.795
4-24_4-23	4-24	4-23	8	432	0.005	0.048	0.015	0.019	1.349	0.158	0.054	0.105	0.882
4-25_4-24	4-25	4-24	8	232	0.005	0.038	0.013	0.015	1.264	0.142	0.044	0.095	0.882
4-26_4-25	4-26	4-25	8	230	0.005	0.029	0.01	0.011	1.163	0.124	0.033	0.083	0.882
4-27_4-26	4-27	4-26	8	193	0.005	0.021	0.008	0.008	1.051	0.108	0.024	0.072	0.872
4-28_4-27	4-28	4-27	8	377	0.005	0.012	0.005	0.004	0.89	0.081	0.014	0.054	0.882
4-29_4-28	4-29	4-28	8	393	0.005	0.003	0.003	0	0.555	0.039	0.003	0.026	0.881
4-30_4-9	4-30	4-9	10	372	0.007	0.66	0.071	0.334	3.125	0.411	0.354	0.342	1.865
4-31_4-30	4-31	4-30	8	38	0.017	0.223	0.03	0.109	3.225	0.253	0.14	0.168	1.597
4-32_4-31	4-32	4-31	8	420	0.007	0.213	0.028	0.105	2.264	0.314	0.214	0.209	0.993
4-33_4-32	4-33	4-32	8	401	0.007	0.192	0.025	0.095	2.199	0.298	0.194	0.199	0.992
4-34_4-33	4-34	4-33	8	389	0.007	0.172	0.023	0.085	2.132	0.282	0.174	0.188	0.992
4-35_4-34	4-35	4-34	8	400	0.007	0.149	0.02	0.073	2.045	0.262	0.15	0.175	0.992
4-36_4-35	4-36	4-35	8	400	0.007	0.128	0.018	0.062	1.955	0.242	0.129	0.162	0.992
4-37_4-36	4-37	4-36	8	398	0.007	0.114	0.015	0.056	1.894	0.229	0.115	0.153	0.992
4-38_4-37	4-38	4-37	8	401	0.007	0.091	0.013	0.044	1.772	0.204	0.092	0.136	0.992
4-39_4-38	4-39	4-38	8	400	0.007	0.073	0.01	0.036	1.66	0.184	0.074	0.122	0.992
4-40_4-39	4-40	4-39	8	400	0.007	0.057	0.008	0.028	1.542	0.162	0.057	0.108	0.994
4-41_4-40	4-41	4-40	8	373	0.007	0.039	0.005	0.019	1.375	0.135	0.039	0.09	0.992
4-42_4-41	4-42	4-41	8	374	0.007	0.022	0.003	0.011	1.168	0.104	0.023	0.069	0.993
4-43_4-30	4-43HI	4-30	8	374	0.004	0.422	0.038	0.218	2.25	0.529	0.549	0.353	0.767
4-43_5-28	4-43HI	5-28	8	394	0.004	0	0	0	0	0	0	0	0.766
4-44_4-43	4-44	4-43HI	8	39	0.007	0.419	0.036	0.218	2.828	0.44	0.401	0.294	1.045
4-45_4-44	4-45	4-44	8	418	0.007	0.39	0.033	0.203	2.773	0.424	0.374	0.282	1.043
4-46_4-45	4-46	4-45	8	400	0.007	0.38	0.03	0.198	2.754	0.417	0.364	0.278	1.044
4-47_4-46	4-47	4-46	8	395	0.007	0.364	0.028	0.191	2.722	0.408	0.349	0.272	1.043
4-48_4-47	4-48	4-47	8	400	0.007	0.337	0.025	0.177	2.667	0.391	0.323	0.261	1.044
4-49_4-48	4-49	4-48	8	400	0.007	0.314	0.023	0.165	2.617	0.376	0.301	0.251	1.044
4-50_4-49	4-50	4-49	8	394	0.007	0.288	0.02	0.152	2.554	0.359	0.276	0.24	1.043
4-51_4-50	4-51	4-50	8	395	0.007	0.262	0.018	0.139	2.489	0.342	0.251	0.228	1.043
4-52_4-51	4-52	4-51	8	346	0.007	0.233	0.015	0.123	2.408	0.321	0.223	0.214	1.044
4-53_4-52	4-53	4-52	8	386	0.007	0.212	0.013	0.113	2.343	0.306	0.203	0.204	1.043
4-54_4-53	4-54	4-53	8	386	0.007	0.196	0.01	0.105	2.294	0.293	0.187	0.195	1.045
4-55_4-54	4-55	4-54	8	398	0.007	0.172	0.008	0.094	2.21	0.275	0.165	0.183	1.043

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4-56_4-55	4-56	4-55	8	320	0.004	0.145	0.005	0.08	1.689	0.295	0.19	0.197	0.766
4-57_4-56	4-57	4-56	8	330	0.004	0.042	0.003	0.022	1.174	0.159	0.054	0.106	0.766
4-5_4-3	4-5	4-3	12	408	0.008	0.451	0.059	0.222	2.927	0.251	0.138	0.251	3.275
4-7_4-5	4-7	4-5	12	369	0.001	0.381	0.057	0.184	1.47	0.365	0.284	0.365	1.341
4-7_l-17-2	4-7	l-17-2	12	394	0.01	2.61	0.39	1.26	4.966	0.635	0.731	0.635	3.572
4-8_4-7	4-8	4-7	12	400	0.008	2.835	0.445	1.356	4.493	0.749	0.91	0.749	3.114
4-9_4-8	4-9	4-8	12	398	0.009	2.821	0.442	1.35	4.832	0.696	0.832	0.696	3.393
5-18_i-20	5-18	l-20	15	36	0.066	2.929	0.399	1.436	10.216	0.284	0.176	0.355	16.654
5-19A_5-19	5-19A	5-19	15	169	0.024	2.881	0.386	1.416	7.105	0.365	0.285	0.456	10.118
5-19_5-18	5-19	5-18	15	141	0.024	2.927	0.396	1.436	7.135	0.368	0.289	0.46	10.117
5-20_5-19	5-20	5-19	8	163	0.004	0.043	0.008	0.02	1.184	0.161	0.056	0.107	0.766
5-21_5-20	5-21	5-20	8	200	0.006	0.039	0.005	0.019	1.286	0.142	0.043	0.095	0.899
5-22_5-21	5-22	5-21	8	200	0.014	0.026	0.003	0.013	1.587	0.093	0.018	0.062	1.441
5-23A_5-23	5-23A	5-23	15	84	0.003	2.82	0.371	1.39	3.294	0.658	0.769	0.822	3.665
5-23_5-19A	5-23	5-19A	15	210	0.024	2.822	0.373	1.39	7.064	0.361	0.279	0.451	10.117
5-24_5-23A	5-24	5-23A	15	313	0.003	2.791	0.361	1.379	3.285	0.653	0.762	0.817	3.663
5-25_5-22	5-25	5-22	8	416	0.007	0	0	0	0	0	0	0	0.993
5-25_5-24	5-25	5-24	8	166	0.004	0.268	0.048	0.125	2.033	0.403	0.342	0.269	0.783
5-26_5-25	5-26	5-25	8	196	0.004	0.025	0.008	0.01	1.011	0.125	0.033	0.083	0.766
5-27_5-26	5-27	5-26	8	401	0.004	0.016	0.005	0.006	0.879	0.1	0.021	0.067	0.766
5-28_5-27	5-28	5-27	8	172	0.004	0.013	0.003	0.006	0.835	0.092	0.017	0.061	0.766
5-29_5-25	5-29	5-25	8	398	0.004	0.225	0.038	0.106	1.907	0.371	0.293	0.247	0.766
5-30_5-29	5-30	5-29	8	403	0.004	0.203	0.036	0.095	1.855	0.352	0.265	0.235	0.766
5-31_5-30	5-31	5-30	8	34	0.004	0.201	0.033	0.095	1.849	0.349	0.262	0.233	0.766
5-32_5-31	5-32	5-31	8	423	0.007	0.186	0.03	0.088	2.156	0.296	0.191	0.197	0.977
5-33_5-32	5-33	5-32	8	400	0.007	0.163	0.028	0.077	2.077	0.277	0.167	0.185	0.977
5-34_5-33	5-34	5-33	8	400	0.007	0.152	0.025	0.072	2.033	0.266	0.155	0.178	0.977
5-35_5-34	5-35	5-34	8	400	0.007	0.139	0.023	0.066	1.982	0.255	0.142	0.17	0.977
5-36_5-35	5-36	5-35	8	397	0.006	0.121	0.02	0.057	1.904	0.238	0.124	0.158	0.977
5-37_5-36	5-37	5-36	8	398	0.007	0.103	0.018	0.048	1.819	0.22	0.106	0.146	0.977
5-38_5-37	5-38	5-37	8	400	0.007	0.084	0.015	0.039	1.714	0.199	0.086	0.132	0.977
5-39_5-38	5-39	5-38	8	245	0.007	0.077	0.013	0.037	1.669	0.19	0.079	0.127	0.977
5-40_5-39	5-40	5-39	8	37	0.004	0.075	0.01	0.037	1.392	0.211	0.097	0.14	0.766
5-41_5-40	5-41	5-40	8	406	0.004	0.059	0.008	0.029	1.302	0.188	0.077	0.126	0.766
5-42_5-41	5-42	5-41	8	397	0.004	0.007	0.005	0.001	0.696	0.069	0.01	0.046	0.766
5-43_5-42	5-43	5-42	8	143	0.004	0.003	0.003	0	0.504	0.042	0.003	0.028	0.766
5-44_l-14	5-44	l-14	8	395	0.004	0.018	0.003	0.009	0.907	0.105	0.023	0.07	0.766
5-45_i-15	5-45	l-15	8	372	0.009	0.047	0.008	0.022	1.636	0.137	0.04	0.091	1.17

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5-46_5-45	5-46	5-45	8	375	0.032	0.038	0.005	0.019	2.374	0.092	0.017	0.061	2.184
5-47_5-46	5-47	5-46	8	165	0.006	0.003	0.003	0	0.578	0.038	0.003	0.026	0.934
5-48_i-18	5-48	1-18	8	302	0.004	0.016	0.005	0.006	0.882	0.1	0.021	0.067	0.766
5-49_5-48	5-49	5-48	8	296	0.004	0.012	0.003	0.005	0.804	0.087	0.015	0.058	0.766
5-50_5-19A	5-50	5-19A	8	153	0.005	0.034	0.01	0.014	1.196	0.136	0.04	0.091	0.857
5-51_5-50	5-51	5-50	8	432	0.008	0.032	0.008	0.014	1.378	0.117	0.029	0.078	1.084
5-52_5-51	5-52	5-51	8	207	0.008	0.029	0.005	0.014	1.342	0.113	0.027	0.075	1.082
5-53_5-52	5-53	5-52	8	82	0.005	0.02	0.003	0.01	1.012	0.105	0.023	0.07	0.855
5-54_5-23A	5-54	5-23A	8	153	0.005	0.008	0.008	0	0.761	0.067	0.009	0.045	0.857
5-55_5-54	5-55	5-54	8	81	0.005	0.005	0.005	0	0.672	0.055	0.006	0.037	0.857
5-56_5-55	5-56	5-55	8	179	0.005	0.003	0.003	0	0.544	0.04	0.003	0.027	0.857
5-5_5-4	5-5	5-4	8	397	0.004	0.038	0.01	0.016	1.132	0.153	0.05	0.102	0.757
5-6_5-5	5-6	5-5	8	390	0.004	0.036	0.008	0.016	1.138	0.145	0.045	0.097	0.785
5-7_5-6	5-7	5-6	8	356	0.004	0.005	0.005	0	0.637	0.057	0.006	0.038	0.792
5-8_5-7	5-8	5-7	8	185	0.006	0.003	0.003	0	0.567	0.039	0.003	0.026	0.908
6-10_6-9	6-10	6-9	12	359	0.004	0.943	0.051	0.506	2.747	0.45	0.417	0.45	2.259
6-11_6-10	6-11	6-10	12	349	0.003	0.914	0.048	0.491	2.509	0.472	0.452	0.472	2.021
6-12A_6-12	6-12A	6-12	12	140	0.006	0.864	0.043	0.466	3.016	0.393	0.326	0.393	2.649
6-12_6-11	6-12	6-11	12	182	0.003	0.912	0.046	0.491	2.506	0.471	0.451	0.471	2.02
6-13A_6-13	6-13A	6-13	12	349	0.006	0.744	0.033	0.404	2.896	0.363	0.281	0.363	2.65
6-13A_6-14	6-14	6-13A	12	48	0.006	0.446	0.03	0.236	2.507	0.277	0.168	0.277	2.649
6-13B_6-13A	6-13B	6-13A	8	220	0.002	0.296	0	0.168	1.47	0.561	0.604	0.374	0.49
6-13C_6-13B	6-13C	6-13B	8	280	0.003	0.296	0	0.168	1.814	0.475	0.457	0.316	0.648
6-13_6-12A	6-13	6-12A	12	176	0.006	0.747	0.036	0.404	2.899	0.363	0.282	0.363	2.649
6-15_6-14	6-15	6-14	10	412	0.004	0.151	0.028	0.07	1.697	0.22	0.106	0.183	1.424
6-16_6-15	6-16	6-15	10	386	0.004	0.145	0.025	0.068	1.678	0.215	0.102	0.179	1.424
6-17_6-16	6-17	6-16	10	371	0.004	0.128	0.023	0.059	1.617	0.202	0.09	0.169	1.424
6-18_6-17	6-18	6-17	8	208	0.004	0.122	0.02	0.058	1.633	0.266	0.155	0.177	0.785
6-19_6-18	6-19	6-18	8	125	0.005	0.117	0.018	0.056	1.719	0.25	0.137	0.167	0.857
6-1_5-24	6-1	5-24	15	206	0.003	2.52	0.31	1.254	3.043	0.639	0.738	0.799	3.413
6-20_6-19	6-20	6-19	8	109	0.005	0.115	0.015	0.056	1.708	0.247	0.134	0.165	0.857
6-21_6-20	6-21	6-20	8	166	0.005	0.112	0.013	0.056	1.697	0.244	0.131	0.163	0.857
6-22A_6-22	6-22A	6-22	10	206	0.008	0.068	0.008	0.034	1.641	0.129	0.035	0.107	1.902
6-22_6-21	6-22	6-21	10	399	0.008	0.089	0.01	0.045	1.78	0.147	0.047	0.122	1.903
6-23_6-22A	6-23	6-22A	10	194	0.008	0.065	0.005	0.034	1.622	0.127	0.034	0.105	1.902
6-2_6-1	6-2	6-1	15	361	0.002	1.124	0.091	0.586	2.037	0.461	0.434	0.576	2.592
6-3_6-2	6-3	6-2	15	369	0.002	1.122	0.089	0.586	2.035	0.46	0.433	0.575	2.59
6-45_6-23	6-45	6-23	10	344	0.008	0.004	0.003	0.001	0.675	0.032	0.002	0.027	1.902

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6-4_6-3	6-4	6-3	15	367	0.002	1.119	0.086	0.586	2.034	0.459	0.432	0.574	2.59
6-5_6-4	6-5	6-4	15	374	0.002	0.955	0.064	0.506	1.952	0.42	0.369	0.525	2.592
6-65_6-12A	6-65	6-12A	8	358	0.004	0.115	0.005	0.062	1.578	0.261	0.15	0.174	0.766
6-66_6-65	6-66	6-65	8	245	0.004	0.088	0.003	0.049	1.463	0.229	0.115	0.153	0.766
6-6_6-5	6-6	6-5	15	193	0.002	0.953	0.061	0.506	1.948	0.42	0.368	0.525	2.587
6-7_6-6	6-7	6-6	15	335	0.002	0.95	0.058	0.506	1.948	0.419	0.367	0.524	2.591
6-8_6-7	6-8	6-7	15	372	0.002	0.948	0.056	0.506	1.948	0.418	0.366	0.523	2.593
6-9_6-8	6-9	6-8	15	401	0.002	0.945	0.053	0.506	1.945	0.418	0.365	0.522	2.59
7-10_7-9	7-10	7-9	8	413	0.003	0.125	0.015	0.062	1.46	0.294	0.189	0.196	0.664
7-11_7-10	7-11	7-10	8	362	0.003	0.064	0.013	0.029	1.205	0.21	0.097	0.14	0.664
7-12_7-11	7-12	7-11	8	451	0.004	0.062	0.01	0.029	1.306	0.193	0.082	0.129	0.757
7-13_7-12	7-13	7-12	8	452	0.004	0.059	0.008	0.029	1.29	0.189	0.078	0.126	0.757
7-14_7-13	7-14	7-13	8	315	0.004	0.011	0.005	0.004	0.792	0.085	0.015	0.056	0.766
7-15_7-14	7-15	7-14	8	330	0.004	0.009	0.003	0.004	0.733	0.075	0.011	0.05	0.766
7-17_7-1	7-17	7-1	12	396	0.005	1.287	0.198	0.618	3.182	0.512	0.52	0.512	2.475
7-18_7-17	7-18	7-17	8	367	0.006	0.201	0.023	0.101	2.117	0.316	0.217	0.211	0.925
7-19_7-18	7-19	7-18	8	397	0.004	0.183	0.02	0.092	1.848	0.326	0.23	0.217	0.794
7-1_6-1	7-1	6-1	8	40	0.005	1.393	0.216	0.668	3.991	1	1.668	0.667	0.835
7-20_7-19	7-20	7-19	8	414	0.004	0.155	0.018	0.078	1.76	0.301	0.197	0.2	0.791
7-21_7-20	7-21	7-20	8	370	0.006	0.144	0.015	0.073	1.956	0.263	0.152	0.175	0.946
7-22_7-21	7-22	7-21	8	370	0.001	0.093	0.013	0.045	0.957	0.321	0.224	0.214	0.414
7-23_7-22	7-23	7-22	8	406	0.006	0.062	0.01	0.03	1.478	0.178	0.069	0.119	0.899
7-24_7-23	7-24	7-23	8	183	0.011	0.03	0.008	0.013	1.528	0.105	0.023	0.07	1.288
7-25_7-24	7-25	7-24	8	206	0.003	0.027	0.005	0.013	0.936	0.139	0.041	0.092	0.664
7-26_7-25	7-26	7-25	8	293	0.003	0.003	0.003	0	0.456	0.045	0.004	0.03	0.664
7-27_7-17	7-27	7-17	12	379	0.008	1.068	0.173	0.508	3.728	0.393	0.326	0.393	3.274
7-28_7-27	7-28	7-27	12	15	0.004	1.065	0.17	0.508	2.835	0.483	0.472	0.483	2.259
7-29_7-28	7-29	7-28	12	419	0.006	1.045	0.168	0.498	3.173	0.436	0.394	0.436	2.65
7-2_7-1	7-2	7-1	8	369	0.003	0.088	0.015	0.041	1.298	0.248	0.135	0.165	0.649
7-30_7-29	7-30	7-29	12	404	0.006	1.029	0.165	0.49	3.16	0.433	0.388	0.433	2.649
7-31_7-30	7-31	7-30	8	395	0.008	0.439	0.058	0.216	2.882	0.45	0.417	0.3	1.054
7-32_7-31	7-32	7-31	8	397	0.008	0.424	0.056	0.209	2.856	0.441	0.402	0.294	1.054
7-33_7-32	7-33	7-32	8	400	0.008	0.407	0.053	0.201	2.825	0.431	0.386	0.287	1.054
7-34_7-33	7-34	7-33	8	334	0.009	0.388	0.051	0.192	2.973	0.401	0.338	0.267	1.149
7-35_7-34	7-35	7-34	8	394	0.008	0.354	0.048	0.173	2.721	0.399	0.336	0.266	1.054
7-36_7-30	7-36	7-30	10	370	0.003	0.571	0.104	0.265	2.14	0.491	0.485	0.409	1.176
7-37_7-36	7-37	7-36	8	86	0.008	0.114	0.018	0.054	2.003	0.219	0.105	0.146	1.077
7-38_7-37	7-38	7-37	8	170	0.008	0.111	0.015	0.054	1.99	0.217	0.103	0.145	1.077

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7-39_7-38	7-39	7-38	8	170	0.008	0.108	0.013	0.054	1.977	0.214	0.101	0.143	1.077
7-3_7-2	7-3	7-2	8	369	0.006	0.003	0.003	0	0.595	0.038	0.003	0.025	0.973
7-40_7-39	7-40	7-39	8	393	0.008	0.096	0.01	0.049	1.905	0.201	0.089	0.134	1.077
7-41_7-40	7-41	7-40	8	395	0.008	0.053	0.008	0.026	1.604	0.151	0.05	0.101	1.077
7-42_7-41	7-42	7-41	8	400	0.008	0.029	0.005	0.013	1.333	0.113	0.027	0.075	1.077
7-43_7-42	7-43	7-42	8	389	0.008	0.012	0.003	0.006	1.031	0.075	0.011	0.05	1.077
7-44_7-36	7-44	7-36	10	367	0.004	0.441	0.084	0.203	2.312	0.381	0.308	0.317	1.432
7-45_7-44	7-45	7-44	8	395	0.008	0.407	0.081	0.185	2.83	0.431	0.386	0.287	1.056
7-46_7-45	7-46	7-45	8	398	0.008	0.383	0.079	0.173	2.784	0.417	0.363	0.278	1.056
7-47_7-46	7-47	7-46	8	399	0.008	0.361	0.076	0.161	2.739	0.403	0.341	0.269	1.056
7-48_7-47	7-48	7-47	8	406	0.008	0.339	0.074	0.151	2.694	0.39	0.321	0.26	1.056
7-49_7-48	7-49	7-48	8	398	0.008	0.318	0.071	0.14	2.648	0.376	0.301	0.251	1.056
7-4_7-2	7-4	7-2	8	367	0.003	0.074	0.01	0.036	1.294	0.221	0.107	0.147	0.693
7-50_7-49	7-50	7-49	8	226	0.004	0.315	0.069	0.14	2.089	0.447	0.412	0.298	0.766
7-51_7-50	7-51	7-50	8	175	0.006	0.313	0.066	0.14	2.474	0.391	0.323	0.261	0.968
7-52_7-51	7-52	7-51	8	329	0.005	0.251	0.064	0.106	2.051	0.381	0.308	0.254	0.813
7-53_7-52	7-53	7-52	8	131	0.021	0.248	0.061	0.106	3.585	0.252	0.14	0.168	1.776
7-54_7-53	7-54	7-53	8	106	0.005	0.245	0.058	0.106	2.042	0.376	0.301	0.251	0.814
7-55_7-54	7-55	7-54	8	80	0.004	0.162	0.041	0.069	1.757	0.31	0.209	0.207	0.776
7-56_7-55	7-56	7-55	8	99	0.005	0.16	0.038	0.069	1.835	0.297	0.193	0.198	0.829
7-57_7-56	7-57	7-56	8	401	0.005	0.157	0.036	0.069	1.856	0.292	0.185	0.194	0.848
7-58_7-57	7-58	7-57	8	225	0.004	0.155	0.033	0.069	1.718	0.305	0.202	0.203	0.766
7-59_7-58	7-59	7-58	8	54	0.011	0.152	0.03	0.069	2.448	0.234	0.12	0.156	1.268
7-5_7-4	7-5	7-4	8	393	0.007	0.059	0.008	0.029	1.595	0.164	0.058	0.109	1.021
7-60_7-59	7-60	7-59	8	53	0.01	0.057	0.013	0.025	1.779	0.148	0.047	0.099	1.212
7-61_7-60	7-61	7-60	8	27	0.007	0.053	0.01	0.024	1.534	0.155	0.052	0.104	1.014
7-62_7-61	7-62	7-61	8	304	0.005	0.009	0.003	0.004	0.811	0.074	0.011	0.049	0.857
7-63_7-61	7-63	7-61	8	174	0.005	0.027	0.005	0.013	1.118	0.123	0.032	0.082	0.855
7-64_7-63	7-64	7-63	8	304	0.01	0.011	0.003	0.005	1.086	0.068	0.009	0.045	1.212
7-65A_7-65	7-65A	7-65	8	91	0.004	0.09	0.013	0.044	1.468	0.231	0.117	0.154	0.765
7-65_7-59	7-65	7-59	8	246	0.011	0.092	0.015	0.044	2.119	0.182	0.073	0.122	1.271
7-66_765A	7-66	7-65A	6	94	0.041	0.035	0.008	0.016	2.623	0.12	0.031	0.06	1.144
7-67_7-66	7-67	7-66	8	225	0.018	0.011	0.003	0.005	1.338	0.059	0.007	0.039	1.636
7-68_7-66	7-68	7-66	8	201	0.004	0.011	0.003	0.005	0.821	0.082	0.014	0.055	0.811
7-69_7-65A	7-69	7-65A	8	319	0.004	0.052	0.003	0.028	1.253	0.176	0.068	0.118	0.767
7-6_7-5	7-6	7-5	8	398	0.007	0.038	0.005	0.019	1.396	0.132	0.037	0.088	1.021
7-70_7-54	7-70	7-54	8	142	0.005	0.044	0.015	0.017	1.293	0.155	0.052	0.103	0.857
7-71_7-70	7-71	7-70	8	198	0.005	0.037	0.013	0.014	1.222	0.141	0.043	0.094	0.857

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7-72_7-71	7-72	7-71	8	105	0.005	0.022	0.01	0.007	1.05	0.111	0.026	0.074	0.857
7-73_7-72	7-73	7-72	8	220	0.005	0.02	0.008	0.007	1.013	0.105	0.023	0.07	0.857
7-74_7-73	7-74	7-73	8	62	0.005	0.01	0.005	0.003	0.832	0.077	0.012	0.051	0.857
7-75_7-74	7-75	7-74	8	168	0.005	0.008	0.003	0.003	0.763	0.067	0.009	0.045	0.857
7-77_7-35	7-77	7-35	8	246	0.013	0.345	0.046	0.17	3.33	0.338	0.246	0.225	1.405
7-78_7-77	7-78	7-77	8	225	0.005	0.311	0.043	0.152	2.259	0.417	0.363	0.278	0.857
7-79_7-78	7-79	7-78	8	405	0.005	0.282	0.041	0.137	2.2	0.395	0.329	0.263	0.857
7-7_7-6	7-7	7-6	8	300	0.007	0.003	0.003	0	0.615	0.037	0.002	0.025	1.021
7-80_7-79	7-80	7-79	8	161	0.005	0.245	0.038	0.118	2.118	0.366	0.286	0.244	0.857
7-81_7-80	7-81	7-80	8	360	0.005	0.234	0.036	0.113	2.092	0.357	0.273	0.238	0.857
7-82_7-81	7-82	7-81	8	35	0.005	0.232	0.033	0.113	2.085	0.355	0.27	0.237	0.857
7-83_7-82	7-83	7-82	8	263	0.005	0.222	0.03	0.109	2.061	0.348	0.26	0.232	0.857
7-84_7-83	7-84	7-83	8	283	0.005	0.193	0.028	0.094	1.981	0.322	0.225	0.215	0.857
7-85_7-84	7-85	7-84	8	239	0.009	0.162	0.023	0.079	2.328	0.254	0.141	0.169	1.149
7-86_7-85	7-86	7-85	8	277	0.009	0.16	0.02	0.079	2.316	0.252	0.139	0.168	1.148
7-87_7-86	7-87	7-86	8	215	0.004	0.043	0.003	0.023	1.183	0.161	0.056	0.107	0.767
7-88_7-86	7-88	7-86	8	403	0.008	0.114	0.015	0.056	2.025	0.219	0.105	0.146	1.09
7-89_7-88	7-89	7-88	8	322	0.004	0.021	0.003	0.011	0.961	0.115	0.028	0.077	0.766
7-8_6-4	7-8	6-4	8	50	0.046	0.161	0.02	0.08	4.136	0.169	0.062	0.113	2.599
7-8_7-4	7-8	7-4	8	372	0.002	0	0	0	0	0	0	0	0.603
7-90_7-88	7-90	7-88	8	93	0.004	0.091	0.01	0.046	1.474	0.232	0.118	0.155	0.766
7-91_7-90	7-91	7-90	8	281	0.005	0.003	0.003	0	0.544	0.04	0.003	0.027	0.857
7-92_7-90	7-92	7-90	8	279	0.005	0.065	0.005	0.034	1.446	0.186	0.076	0.124	0.857
7-93_7-92	7-93	7-92	8	281	0.001	0.006	0.003	0.002	0.464	0.081	0.014	0.054	0.46
7-94_7-84	7-94	7-84	8	194	0.004	0.028	0.003	0.014	1.04	0.13	0.036	0.087	0.766
7-9_7-8	7-9	7-8	8	380	0.003	0.143	0.018	0.071	1.517	0.316	0.216	0.21	0.664
C1-10_C1-9	C1-10	C1-9	12	150	0.006	0.711	0.104	0.344	3.032	0.339	0.247	0.339	2.873
C1-13_C1-10	C1-13	C1-10	12	120	0.006	0.653	0.102	0.313	2.882	0.331	0.236	0.331	2.767
C1-14_C1-13	C1-14	C1-13	12	380	0.006	0.647	0.099	0.311	2.919	0.325	0.229	0.325	2.827
C1-15_C1-14	C1-15	C1-14	12	397	0.006	0.639	0.097	0.308	2.864	0.327	0.231	0.327	2.766
C1-16_C1-15	C1-16	C1-15	12	222	0.006	0.635	0.094	0.307	2.858	0.326	0.23	0.326	2.765
C1-1_MM	C1-1	MM	12	28	0.003	1.776	0.295	0.841	2.762	0.763	0.93	0.763	1.909
C1-20_C1-16	C1-20	C1-16	12	422	0.003	0.553	0.091	0.262	2.145	0.364	0.282	0.364	1.96
C1-21_C1-20	C1-21	C1-20	12	393	0.003	0.525	0.089	0.248	2.113	0.354	0.268	0.354	1.957
C1-22_C1-21	C1-22	C1-21	12	392	0.003	0.493	0.086	0.231	2.078	0.342	0.252	0.342	1.96
C1-23_C1-22	C1-23	C1-22	12	250	0.003	0.472	0.084	0.22	2.051	0.334	0.241	0.334	1.957
C1-24_C1-23	C1-24	C1-23	12	325	0.003	0.47	0.081	0.22	2.044	0.334	0.241	0.334	1.952
C1-25_C1-24	C1-25	C1-24	12	355	0.003	0.467	0.079	0.22	2.048	0.332	0.238	0.332	1.961

ID	From ID	To ID	Diameter (in)	Length (ft)	Slope	Total Flow (cfs)	Unpeakable Flow (cfs)	Peakable Flow (cfs)	Velocity (ft/s)	d/D	q/Q	Water Depth (ft)	Full Flow (cfs)
C1-26_C1-25	C1-26	C1-25	12	468	0.003	0.421	0.076	0.196	1.984	0.315	0.216	0.315	1.954
C1-27_C1-26	C1-27	C1-26	12	484	0.003	0.352	0.074	0.158	1.887	0.287	0.18	0.287	1.955
C1-28_C1-27	C1-28	C1-27	12	484	0.003	0.343	0.071	0.155	1.873	0.284	0.176	0.284	1.955
C1-29_C1-28	C1-29	C1-28	12	310	0.003	0.339	0.069	0.154	1.868	0.282	0.173	0.282	1.957
C1-2_C1-1	C1-2	C1-1	12	309	0.003	0.806	0.119	0.39	2.306	0.457	0.428	0.457	1.885
C1-32_C1-29	C1-32	C1-29	12	175	0.003	0.335	0.066	0.153	1.867	0.279	0.17	0.279	1.966
C1-33_C1-32	C1-33	C1-32	12	129	0.003	0.261	0.064	0.112	1.738	0.246	0.133	0.246	1.964
C1-34_C1-33	C1-34	C1-33	12	445	0.003	0.259	0.061	0.112	1.726	0.246	0.133	0.246	1.953
C1-35_C1-34	C1-35	C1-34	12	550	0.003	0.256	0.058	0.112	1.723	0.244	0.131	0.244	1.957
C1-36_C1-35	C1-36	C1-35	12	175	0.003	0.254	0.056	0.112	1.724	0.243	0.129	0.243	1.966
C1-37_C1-36	C1-37	C1-36	12	475	0.003	0.2	0.053	0.083	1.602	0.216	0.103	0.216	1.953
C1-38_C1-37	C1-38	C1-37	8	277	0.005	0.181	0.051	0.074	1.95	0.312	0.211	0.208	0.858
C1-39_C1-38	C1-39	C1-38	8	440	0.005	0.179	0.048	0.074	1.94	0.31	0.209	0.207	0.857
C1-3_C1-2	C1-3	C1-2	12	308	0.003	0.797	0.117	0.386	2.251	0.461	0.435	0.461	1.832
C1-40_C1-39	C1-40	C1-39	8	161	0.005	0.147	0.046	0.057	1.83	0.281	0.172	0.187	0.854
C1-41_C1-40	C1-41	C1-40	8	340	0.005	0.136	0.043	0.053	1.794	0.269	0.159	0.18	0.857
C1-42_C1-41	C1-42	C1-41	8	135	0.005	0.133	0.041	0.053	1.789	0.266	0.155	0.177	0.86
C1-43_C1-42	C1-43	C1-42	8	250	0.005	0.129	0.038	0.052	1.767	0.262	0.151	0.175	0.857
C1-44_C1-43	C1-44	C1-43	8	262	0.005	0.113	0.036	0.044	1.7	0.245	0.132	0.163	0.857
C1-45_C1-44	C1-45	C1-44	8	214	0.005	0.1	0.033	0.038	1.642	0.231	0.117	0.154	0.857
C1-46_C1-45	C1-46	C1-45	8	75	0.005	0.094	0.03	0.036	1.605	0.224	0.11	0.15	0.851
C1-47_C1-46	C1-47	C1-46	8	284	0.004	0.064	0.028	0.02	1.333	0.195	0.083	0.13	0.768
C1-48_C1-47	C1-48	C1-47	8	119	0.004	0.051	0.025	0.015	1.241	0.176	0.067	0.117	0.761
C1-49_C1-48	C1-49	C1-48	8	253	0.004	0.042	0.023	0.011	1.177	0.158	0.054	0.105	0.769
C1-50_C1-49	C1-50	C1-49	8	347	0.004	0.034	0.02	0.008	1.102	0.144	0.045	0.096	0.764
C1-51_C1-50	C1-51	C1-50	8	254	0.006	0.028	0.018	0.006	1.236	0.117	0.029	0.078	0.977
C1-52_C1-51	C1-52	C1-51	8	230	0.004	0.024	0.015	0.005	0.993	0.121	0.031	0.081	0.766
C1-53_C1-52	C1-53	C1-52	8	88	0.005	0.021	0.013	0.005	1.037	0.109	0.025	0.072	0.857
C1-54_C1-53	C1-54	C1-53	8	136	0.005	0.015	0.01	0.003	0.939	0.093	0.018	0.062	0.857
C1-55_C1-54	C1-55	C1-54	8	258	0.005	0.013	0.008	0.003	0.889	0.085	0.015	0.057	0.857
C1-56_C1-55	C1-56	C1-55	8	210	0.002	0.009	0.005	0.002	0.536	0.091	0.017	0.061	0.495
C1-57_C1-56	C1-57	C1-56	8	185	0.005	0.004	0.003	0.001	0.638	0.051	0.005	0.034	0.859
C1-5_C1-3	C1-5	C1-3	12	215	0.003	0.75	0.114	0.361	2.32	0.43	0.385	0.43	1.949
C1-5_C1-5	C1-6	C1-5	12	350	0.003	0.746	0.112	0.36	2.323	0.428	0.381	0.428	1.957
C1-8_C1-6	C1-8	C1-6	12	370	0.002	0.742	0.109	0.359	2.065	0.466	0.444	0.466	1.671
C1-9_C1-8	C1-9	C1-8	12	265	0.003	0.713	0.107	0.344	2.301	0.417	0.363	0.417	1.963
C2-10_C2-9	C2-10	C2-9	12	350	0.003	0.811	0.15	0.375	2.252	0.467	0.445	0.467	1.821
C2-11_C2-10	C2-11	C2-10	12	227	0.003	0.781	0.147	0.36	2.23	0.457	0.429	0.457	1.821

ID	From ID	To ID	Diameter (in)	Length (ft)	Slope	Total Flow (cfs)	Unpeakable Flow (cfs)	Peakable Flow (cfs)	Velocity (ft/s)	d/D	q/Q	Water Depth (ft)	Full Flow (cfs)
C2-12_C2-11	C2-12	C2-11	12	579	0.003	0.778	0.145	0.36	2.231	0.456	0.427	0.456	1.824
C2-13_C2-12	C2-13	C2-12	12	152	0.003	0.776	0.142	0.36	2.215	0.457	0.429	0.457	1.809
C2-15_C2-14	C2-15	C2-14	12	168	0.003	0.769	0.137	0.359	2.208	0.455	0.425	0.455	1.807
C2-16_C2-15	C2-16	C2-15	12	141	0.003	0.766	0.135	0.359	2.227	0.451	0.419	0.451	1.83
C2-17_C2-16	C2-17	C2-16	12	128	0.003	0.687	0.132	0.315	2.149	0.427	0.379	0.427	1.814
C2-18_C2-17	C2-18	C2-17	12	182	0.003	0.684	0.13	0.315	2.165	0.423	0.373	0.423	1.835
C2-19_C2-18	C2-19	C2-18	12	139	0.003	0.68	0.127	0.314	2.147	0.424	0.374	0.424	1.818
C2-1_C1-1	C2-1	C1-1	12	238	0.003	0.966	0.173	0.45	2.355	0.517	0.53	0.517	1.823
C2-1_C2-2	C2-2	C2-1	12	539	0.003	0.958	0.17	0.447	2.348	0.515	0.526	0.515	1.821
C2-20_C2-19	C2-20	C2-19	12	150	0.003	0.676	0.124	0.313	2.147	0.422	0.371	0.422	1.821
C2-21_C2-20	C2-21	C2-20	12	136	0.003	0.673	0.122	0.313	2.137	0.422	0.371	0.422	1.812
C2-22_C2-21	C2-22	C2-21	12	106	0.003	0.669	0.119	0.312	2.154	0.417	0.364	0.417	1.836
C2-23_C2-22	C2-23	C2-22	12	199	0.003	0.659	0.117	0.308	2.122	0.418	0.365	0.418	1.808
C2-24_C2-23	C2-24	C2-23	12	157	0.003	0.655	0.114	0.307	2.133	0.414	0.359	0.414	1.825
C2-25_C2-24	C2-25	C2-24	12	132	0.003	0.651	0.112	0.306	2.141	0.411	0.354	0.411	1.839
C2-25_C2-26	C2-26	C2-25	12	182	0.003	0.602	0.109	0.28	2.076	0.397	0.332	0.397	1.815
C2-27_C2-26	C2-27	C2-26	12	180	0.003	0.599	0.107	0.28	2.082	0.394	0.328	0.394	1.825
C2-29_C2-27	C2-29	C2-27	12	278	0.003	0.59	0.104	0.276	2.067	0.392	0.324	0.392	1.818
C2-30_C2-29	C2-30	C2-29	12	350	0.003	0.34	0.051	0.164	1.776	0.293	0.187	0.293	1.821
C2-31_C2-30	C2-31	C2-30	10	330	0.004	0.333	0.048	0.161	2.086	0.334	0.24	0.278	1.384
C2-32_C2-31	C2-32	C2-31	10	397	0.004	0.323	0.046	0.157	2.076	0.328	0.232	0.273	1.39
C2-33_C2-32	C2-33	C2-32	10	397	0.004	0.314	0.043	0.154	2.059	0.323	0.226	0.269	1.39
C2-34_C2-33	C2-34	C2-33	10	225	0.004	0.309	0.041	0.153	2.05	0.321	0.223	0.267	1.389
C2-35_C2-34	C2-35	C2-34	10	560	0.004	0.298	0.038	0.148	1.934	0.326	0.23	0.272	1.3
C2-36_C2-35	C2-36	C2-35	10	380	0.004	0.296	0.036	0.148	1.929	0.324	0.228	0.27	1.3
C2-37_C2-36	C2-37	C2-36	10	250	0.003	0.259	0.033	0.128	1.855	0.303	0.2	0.253	1.296
C2-38_C2-37	C2-38	C2-37	10	410	0.03	0.256	0.03	0.128	3.972	0.176	0.067	0.147	3.805
C2-39_C2-38	C2-39	C2-38	10	300	0.017	0.254	0.028	0.128	3.241	0.201	0.089	0.168	2.864
C2-3_C2-2	C2-3	C2-2	12	538	0.003	0.949	0.168	0.443	2.344	0.512	0.521	0.512	1.822
C2-40_C2-39	C2-40	C2-39	10	289	0.003	0.251	0.025	0.128	1.746	0.31	0.209	0.258	1.205
C2-43_C2-40	C2-43	C2-40	10	379	0.004	0.214	0.023	0.109	1.845	0.266	0.155	0.222	1.387
C2-44_C2-43	C2-44	C2-43	10	351	0.004	0.195	0.02	0.099	1.8	0.253	0.14	0.211	1.392
C2-46_C2-44	C2-46	C2-44	10	309	0.004	0.191	0.018	0.098	1.782	0.25	0.137	0.209	1.386
C2-47_C2-46	C2-47	C2-46	10	535	0.007	0.174	0.015	0.09	2.122	0.208	0.095	0.173	1.839
C2-48_C2-47	C2-48	C2-47	8	485	0.006	0.134	0.013	0.069	1.95	0.251	0.138	0.167	0.969
C2-49_C2-48	C2-49	C2-48	8	42	0.007	0.125	0.01	0.065	1.986	0.236	0.122	0.157	1.024
C2-4_C2-3	C2-4	C2-3	12	538	0.003	0.927	0.165	0.433	2.33	0.505	0.509	0.505	1.822
C2-50_C2-49	C2-50	C2-49	8	176	0.007	0.122	0.008	0.065	1.953	0.235	0.121	0.157	1.009

ID	From ID	To ID	Diameter (in)	Length (ft)	Slope	Total Flow (cfs)	Unpeakable Flow (cfs)	Peakable Flow (cfs)	Velocity (ft/s)	d/D	q/Q	Water Depth (ft)	Full Flow (cfs)
C2-50_C2-51	C2-51	C2-50	8	40	0.007	0.12	0.005	0.065	1.948	0.232	0.118	0.155	1.014
C2-52_C2-51	C2-52	C2-51	8	10	0.007	0.117	0.003	0.065	1.936	0.229	0.115	0.153	1.014
C2-5_C2-4	C2-5	C2-4	12	538	0.003	0.906	0.163	0.422	2.317	0.498	0.497	0.498	1.822
C2-6_C2-5	C2-6	C2-5	12	538	0.003	0.902	0.16	0.421	2.308	0.498	0.497	0.498	1.816
C2-7_C2-6	C2-7	C2-6	12	538	0.003	0.848	0.158	0.392	2.278	0.479	0.465	0.479	1.822
C2-8_C2-7	C2-8	C2-7	12	476	0.003	0.845	0.155	0.392	2.277	0.478	0.464	0.478	1.823
C2-9_C2-8	C2-9	C2-8	12	397	0.003	0.813	0.152	0.375	2.252	0.469	0.447	0.469	1.82
C3-10_C3-9	C3-10	C3-9	8	170	0.005	0.031	0.01	0.012	1.159	0.13	0.036	0.086	0.857
C3-11_C3-10	C3-11	C3-10	8	162	0.005	0.028	0.008	0.012	1.129	0.124	0.033	0.083	0.857
C3-13_C3-11	C3-13	C3-11	8	280	0.005	0.022	0.005	0.01	1.054	0.111	0.026	0.074	0.86
C3-14_C3-13	C3-14	C3-13	8	222	0.005	0.018	0.003	0.009	0.986	0.1	0.021	0.067	0.857
C3-15_C3-7	C3-15	C3-7	8	326	0.005	0.166	0.018	0.084	1.898	0.298	0.194	0.199	0.857
C3-16_C3-15	C3-16	C3-15	8	415	0.005	0.155	0.015	0.079	1.863	0.288	0.18	0.192	0.858
C3-17_C3-16	C3-17	C3-16	8	150	0.005	0.15	0.013	0.078	1.847	0.284	0.176	0.189	0.857
C3-18_C3-17	C3-18	C3-17	8	339	0.005	0.146	0.01	0.077	1.834	0.279	0.17	0.186	0.858
C3-19_C3-18	C3-19	C3-18	8	379	0.005	0.137	0.008	0.073	1.799	0.27	0.159	0.18	0.858
C3-1_C2-29	C3-1	C2-29	8	70	0.005	0.242	0.051	0.108	2.11	0.363	0.282	0.242	0.857
C3-20_C3-19	C3-20	C3-19	8	110	0.005	0.134	0.005	0.073	1.787	0.268	0.157	0.178	0.857
C3-21_C3-20	C3-21	C3-20	8	392	0.005	0.017	0.003	0.008	0.966	0.097	0.019	0.064	0.859
C3-2_C3-1	C3-2	C3-1	8	165	0.005	0.239	0.048	0.108	2.108	0.361	0.278	0.241	0.859
C3-3_C3-2	C3-3	C3-2	8	358	0.005	0.226	0.046	0.103	2.076	0.35	0.263	0.234	0.859
C3-4_C3-3	C3-4	C3-3	8	350	0.005	0.22	0.043	0.101	2.057	0.346	0.257	0.231	0.857
C3-5_C3-4	C3-5	C3-4	8	215	0.005	0.216	0.041	0.1	2.042	0.343	0.253	0.229	0.855
C3-6_C3-5	C3-6	C3-5	8	150	0.005	0.212	0.038	0.099	2.034	0.339	0.247	0.226	0.857
C3-7_C3-6	C3-7	C3-6	8	264	0.005	0.208	0.036	0.098	2.028	0.335	0.241	0.223	0.86
C3-8_C3-7	C3-8	C3-7	8	95	0.005	0.039	0.015	0.014	1.251	0.145	0.046	0.097	0.861
C3-9_C3-8	C3-9	C3-8	8	75	0.005	0.035	0.013	0.013	1.199	0.138	0.041	0.092	0.851
I-10_I-9	I-10	I-9	24	327	0.002	5.78	0.85	2.798	3.606	0.508	0.514	1.016	11.254
I-11_5-4	5-4	I-11	8	225	0.004	0.051	0.013	0.022	1.266	0.173	0.065	0.115	0.785
I-11_I-10	I-11	I-10	24	287	0.002	5.778	0.848	2.798	3.601	0.508	0.514	1.017	11.234
I-12_I-11	I-12	I-11	24	202	0.002	5.724	0.832	2.776	3.597	0.505	0.509	1.01	11.251
I-13_I-12	I-13	I-12	24	216	0.002	5.722	0.83	2.776	3.598	0.505	0.508	1.01	11.257
I-14_I-13	I-14	I-13	24	174	0.002	5.719	0.827	2.776	3.596	0.505	0.508	1.01	11.25
I-15_I-14	I-15	I-14	24	417	0.002	5.686	0.822	2.76	3.591	0.503	0.505	1.006	11.251
I-16_I-15	I-16	I-15	24	187	0.002	5.627	0.812	2.732	3.581	0.5	0.5	1	11.25
I-17-1_I-17	I-17-1	I-17	12	370	0.01	2.615	0.395	1.26	4.968	0.635	0.732	0.635	3.572
I-17-2_I-17-1	I-17-2	I-17-1	12	370	0.01	2.612	0.393	1.26	4.966	0.635	0.731	0.635	3.572
I-17_I-16	I-17	I-16	24	184	0.002	5.624	0.809	2.732	3.579	0.5	0.5	1	11.242

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I-18_I-17	I-18	I-17	24	551	0.001	2.972	0.412	1.453	2.286	0.432	0.388	0.864	7.67
I-19_I-18	I-19	I-18	24	362	0.001	2.946	0.404	1.443	2.281	0.43	0.384	0.86	7.671
I-20_I-19	I-20	I-19	24	376	0.001	2.943	0.401	1.443	2.28	0.43	0.384	0.859	7.671
I-2_I-1	I-2	I-1	27	345	0.002	8.599	1.24	4.176	3.675	0.57	0.62	1.282	13.877
I-3_I-2	I-3	I-2	27	345	0.002	8.567	1.237	4.159	3.672	0.568	0.617	1.279	13.877
I-4_I-3	I-4	I-3	27	343	0.002	8.564	1.235	4.159	3.672	0.568	0.617	1.279	13.877
I-5_I-4	I-5	I-4	27	99	0.002	8.562	1.232	4.159	3.674	0.568	0.617	1.278	13.887
I-6_I-5	I-6	I-5	27	250	0.002	8.559	1.23	4.159	3.668	0.568	0.618	1.279	13.86
I-6_I-7	I-7	I-6	27	169	0.002	8.532	1.227	4.146	3.667	0.567	0.615	1.276	13.867
I-8_I-7	I-8	I-7	24	223	0.002	5.804	0.855	2.808	3.608	0.51	0.516	1.019	11.244
I-9_I-8	I-9	I-8	24	165	0.002	5.783	0.853	2.798	3.599	0.509	0.515	1.018	11.224
II-1_INT-1	I-1	INT-1	27	364	0.002	8.608	1.242	4.18	3.676	0.57	0.62	1.283	13.878
INT-1_INT-2	INT-1	INT-2	27	509	0.003	8.616	1.245	4.183	4.295	0.504	0.506	1.133	17.025
MM_4-20H	MM	4-20H	12	136	0.003	1.779	0.297	0.841	2.734	0.772	0.942	0.772	1.888



Appendix J

Electric Service Expansion Study

January 2020

Prepared for the City of Gunnison

By Gunnison Valley Properties and Cascadia Partners, LLC

**IMPACT STUDY
FOR
GUNNISON RISING
REV. 3**

Prepared for
City of Gunnison
Gunnison, Colorado

January 2019

Prepared By



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Chk'd	<u>HKM</u>	<u>1/17/19</u>
	Initials	Date
Apprv'd	<u>AKM</u>	<u>1/17/19</u>
	Initials	Date
Apprv'd	<u>GEW</u>	<u>1/18/19</u>
	Initials	Date

January 17, 2019

RE: 418-807

Will Dowis
City of Gunnison
1100 W Virginia Ave
Gunnison, CO 81230

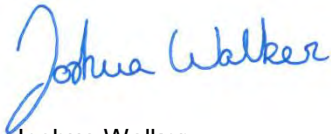
SUBJECT: Gunnison Rising Impact Study, Rev.3

Dear Mr. Dowis:

It was a pleasure working through this particular study. There are so many possible combinations of what could arise within the Gunnison Rising PUD, making this a fun and challenging project. Please review the attached impact study; I will be glad to add in any additional information or details that you may need.

If anything within the attached report is unclear or you have any questions, please do not hesitate to contact me directly (970) 212-1452 or jwalker@thinkESC.com.

Respectfully,
ESC ENGINEERING, INC.



Joshua Walker
Senior Engineer
System Planning and Analysis

JCW/km

Enclosure: Gunnison Rising Impact Study, Rev. 3

**CITY OF GUNNISON
PLAN OF ELECTRIC SERVICE EXPANSION
TO GUNNISON RISING PLANNED UNIT DEVELOPMENT**

Introduction

The City of Gunnison (the City) owns, operates, and maintains an electrical distribution system within the city limits of Gunnison, CO. In November of 2007, a master plan was submitted for a Planned Unit Development (PUD) named Gunnison Rising. The development standards were most recently updated in August 2013. The PUD is located on both sides of Highway 50 and extends from the eastern side of the City. ESC was asked to perform an impact study covering the impact of this PUD on the City's distribution system.

Purpose

The purpose of this study is to develop a plan to provide adequate, reliable, and economical service to the proposed Gunnison Rising PUD. The first phase of this study was to approximate the peak load of the development broken down by zone. Next, the study suggests upgrades in an incremental fashion to support the load growth as it develops, estimates the costs of each suggested upgrade, and approximates the average cost per acre to develop the area within the PUD.

Criteria

Recommendations comply with the following criteria:

1. Single contingency capacity (or the ability to continue to serve the load if a single circuit or transformer is lost) will be maintained for power transformers, circuits, and major switching infrastructure.
2. All new lines will be placed underground.
3. Existing aerial lines may be reconducted.
4. Peak loading of conductors will be limited to approximately 50% of the rated ampacity or 300 amps, whichever is less. These values are reserved for normal operation and do not include emergency loading.
5. Voltage drop will be limited to 5 volts to the western or northern edge of the PUD. The calculations were run assuming 120-volt base with 125 volts at the substation.

Methodology

Figure 1 is the plan map for the PUD. Table 1, "PUD Zoning, Land Use, Dwelling Units and Non-Residential Allocations", is copied from Gunnison Rising PUD Development Standards dated August 2013. Table 1 shows the PUD zone type, number of residential units, the gross floor area of non-residential units, and the number of recreational units. These values were used to create Table 2, "Electrical Load Organized by PUD Zone".

Table 2 displays the calculations that led to estimated load. 4kW per residential unit typically represents a conservative diversified load estimate when some electric heat may be present. Since few details are available about the potential commercial load, two (2) values (6W and 10W) of consumption per square foot were considered. These values were created by varying the amount of lighting and air condition per square foot. Although 10kW per square foot is a very conservative figure, it may not be sufficient for a restaurant.

Once these consumption values were established, they were applied to the City's electrical system using a Milsoft WindMil model. The WindMil model was used to evaluate system characteristics against the study's criteria.

Assumptions

The following assumptions apply to the results within this report:

1. The WindMil model is based on ArcGIS data that was provided to ESC by the City of Gunnison.
2. Load for the PUD will be added to the distribution system incrementally.
3. The system's existing load was based on the 2016-2017 winter peak; the load will not inflate as the PUD grows.
4. There will be no significant changes of load within the distribution system.
5. The system will remain winter peaking, which allows the utilization of the higher rating of all power transformers.
6. All calculations assume station reclosers have been upgraded to equipment with a capacity of 600 amps or greater.

System Expansion

Immediate Needs

The reclosers providing protection for the West Substation and North Substation circuits must be upgraded in order to utilize 477 ACSR's full capacity of 600 amps. The existing equipment does not allow for the flexibility to transfer load within the city during peak conditions. The addition of the Gunnison Rising load will further strain the ability to switch load during outages.

The material cost of new reclosers is approximately \$10,000 each, for a total of \$70,000 (six (6), plus a spare). If the City needs to mobilize a contractor, the labor cost for a simple install of each three-phase set would be approximately \$5,000, for a total of \$10,000. The circuits exiting the substations should also be reviewed at this time to make sure they are rated for 600 amps.

The 1/0 ACSR running along East Virginia Ave between North Taylor Street and Loveland Street must also be upgraded at this time due to the significant spot loading at the eastern end of the circuit. The existing 1/0 ACSR serves critical load, including a hospital, which requires the highest level of power availability. This distance is approximately one-quarter (0.25) of a mile, and the upgrade will cost approximately \$50,000.

Steps Needed When PUD Reaches 400kW

The development of the PUD is expected to be a catalyst for development outside of the PUD. The City would like to leave 1.1MW available to serve undeveloped locations along the West Substation Circuit. Adding 400kW to this 1.1MW accounts for 1.5MW of new load.

At this time, the existing 4/0 URD on the eastern end of the West Substation Circuit must be upgraded to 1,000MCM from the riser at Loveland Street going east to the existing deadend. This distance is approximately one-third (0.3) of a mile, and the upgrade will cost approximately \$120,000. Figure 1 highlights these upgrades. Consideration of system reliability is the root cause for this upgrade. As the PUD's load increases, care must be taken to provide reliable service to the critical loads just outside of the western edge of the PUD.

400 kW of load represents approximately 100 residential units.

Steps Needed When the PUD Load Reaches 0.9MW

0.9MW of added load within the PUD plus the 1.1MW reserved capacity represents 2.0MW of total load growth. At approximately 2MW of increased load, voltage to the western edge of the PUD drops to 119.8 volts or 5.2 volts drop. At this point, a second circuit to the PUD originating from the North Substation will be necessary. The North Substation needs to be upgraded to accommodate a new circuit. The cost of the make-ready-upgrades will be approximately \$100,000. This new line will parallel the existing north-to-south 1/0 ACSR line located to the west of the college, which appears to be very near the boundary of the PUD. 0.9 miles of new 1,000MCM will parallel the existing overhead feeder at an approximate cost of \$360,000. It is estimated that connecting the new 1,000MCM circuit to the circuit from South Substation in the southeast corner of the PUD will require the installation of about 1.25 miles of new 1,000MCM at an

approximate cost of \$500,000. The exact route of the underground would be determined based on the development in this area of the PUD. Figure 2 provides an overview of these upgrades.

An alternate short-term solution is to transfer a portion of the West Substation circuit load to the North Substation to free up some capacity on the West Substation circuit to serve more load in the PUD area. Additional capacity could be created on the West Substation circuit by installing one or more switched capacitor banks to correct the power, which lowers the voltage drop on the main feeder. Capacitor banks typically cost about \$20,000 each so they are a low-cost method of increasing the capacity.

0.9MW of load represents approximately 225 residential units or 90,000-150,000 square feet of non-residential. Likely, this would mainly be residential load. It is reasonable to consider a mix of 75% residential (165 units) and 25% commercial (22,500-37,500 square feet).

Steps Needed When the PUD Load Reaches 5.9MW

5.9MW is greater than the calculated minimum load for the PUD, and it is important to point out that the demand may never reach this level. 5.9MW of added load within the PUD plus the 1.1MW of reserved capacity represents 7MW of total load growth. At approximately 7MW of new load, the single-contingency criteria becomes a problem. If the feed from North Substation is lost and 7MW is added to the West Substation circuit, voltage on the extremities of the system drops below the 110-volt base allowed during emergency conditions. If the feed from West Substation is lost, and 7MW is added to the North Substation circuit, the total load on the power transformer will be 15.5MVA compared to a forced air rating of 14MVA for the transformer.

If there is space at the North Substation, installing a second power transformer would be the most reasonable and economical option. The approximate cost to install a new transformer will be \$500,000 if all bus work and breakers are already in place. A new 1,000MCM circuit from the North Substation to the PUD will also be required to support additional load. A reasonable assumption for this circuit's length is 1.75 miles and would cost approximately \$700,000. Figure 3 outlines these upgrades.

An alternative design is to build a new substation along the 115kV transmission line running east-to-west along the City's northern edge. The northern edge of the subdivision is near the 115kV transmission line. The typical cost for a basic 115/12.47 kV substation is \$900,000. This assumes minimal equipment and protection. A 1,000MCM circuit from the new substation to the PUD would also be required to support additional load. A reasonable assumption for this circuit's length is 0.75 miles and would cost approximately \$300,000. Figure 3 shows the approximate route of the 115kV transmission line with a substation and new 1,000MCM circuit.

A needs assessment must be completed to validate the estimated cost of the two (2) scenarios above. The costs of power transformers and substations vary significantly based on existing conditions, protection requirements, and transmission interconnection standards.

5.9MW represents approximately 1,000 (4MW) northern residential units and 190,000-315,000 (1.9MW) square feet of non-residential.

Cost of Infrastructure

The following table summarizes the cost of building infrastructure to the border of the PUD as defined in the System Expansion section above.

New Load (MW)	New Residential Units	New Non-Residential Space (f ²)	Line Upgrades	New Line	Substation Costs	Line Total	Running Total
0	0	0	\$50,000	\$0	\$80,000	\$130,000	\$130,000
0.4	100	0	\$120,000	\$0	\$0	\$120,000	\$250,000
0.9	165	22,500	\$0	\$860,000	\$100,000	\$960,000	\$1,210,000
(Existing Sub) 5.9	1,000	190,000	\$0	\$700,000	\$500,000	\$1,200,000	\$2,410,000
(New Sub) 5.9	1,000	190,000	\$0	\$300,000	\$900,000	\$1,200,000	\$2,410,000

The cost to develop the residential area (including the recreational area) within the PUD will be between \$7,000 and \$9,000 per acre (\$1,750 - \$2,250 per lot) based on previous experiences. A weighted average of lots per acre for the entire PUD was derived in order to arrive at this figure. Individual zones may be more or less expensive depending on their individual characteristics. The cost of serving the commercial load should be about 75% of the cost to serve residential, equaling about \$6,000 per acre. The following table summarizes the cost of development per acre.

Zone Type	Cost Per Acre
Residential	\$7,000-\$9,000
Commercial	\$6,000

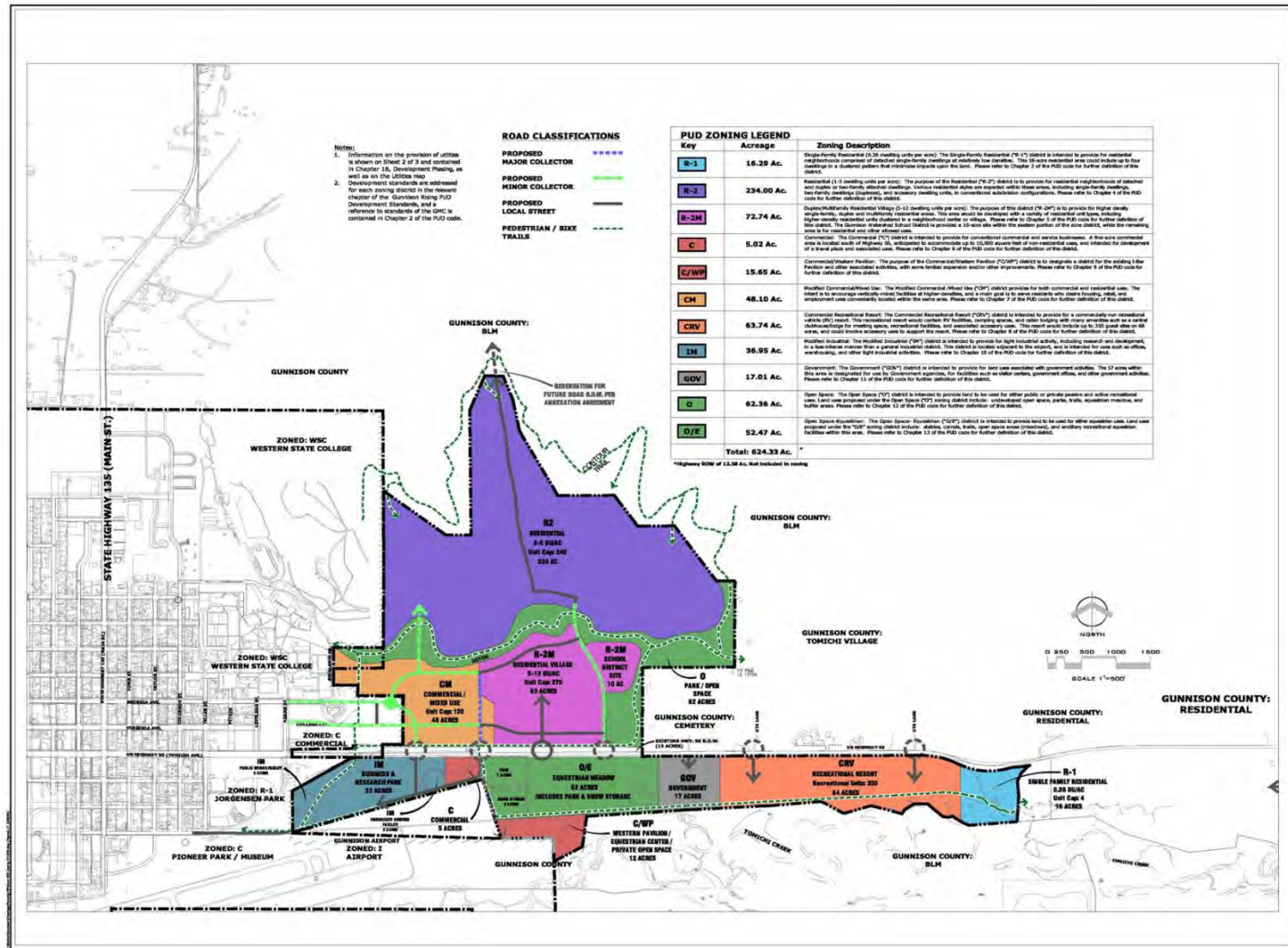


Figure 1. Map of PUD



PUD ZONING PLAN MAP
 BUNNIBEN, COLORADO

 Authentically Colorado

Land Use	PUD Zoning District Designation	Acres	Residential Unit Minimum	Residential Unit Cap	Gross Floor Area Non-Residential	Recreational Units
Single-Family Residential	R-1	16	1	4	Per Conditional Use*	N/A
Residential	R-2	234	235	340	Per Conditional Use*	N/A
School District Site	R-2 M	10	N/A	N/A	N/A	N/A
Residential Village	R-2 M	63	100	270	Per Conditional Use*	N/A
Commercial / Mixed Use	C M	48	0	120	174,000	N/A
Parks/Open Space	O	62	N/A	N/A	N/A	N/A
Highway 50 ROW Dedication	N/A	13	N/A	N/A	N/A	N/A
Recreational Resort	CRV	64	N/A	N/A	10,000	350
Commercial	C	5	N/A	N/A	20,000	N/A
Business & Research Park	I M	37	N/A	N/A	250,000	N/A
Western Pavilion	C/WP	12	N/A	N/A	Existing structures to remain	N/A
Government	GOV	17	N/A	N/A	30,000 70,000 ¹	N/A
Equestrian Meadows	O/E	52	N/A	N/A	N/A	N/A
TOTAL		633		734	484,000	350
<i>*(Note: Non-residential uses which may be allowed through conditional use approval are not reflected in this table.)</i>						

Table 1. PUD Zoning, Land Use, Dwelling Units and Non-Residential Allocations
*From Table 2.1 on Page 7 of "Gunnison Rising PUD Development Standards" August 2013

Zone	Residential Unit Minimum	Residential Unit Cap	kW / Unit	Residential Load Minimum (kW)	Residential Load Maximum (kW)	Commercial Square Footage	Commercial Load at 6 W / Ft ² (kW)	Commercial Load at 10 W / Ft ² (kW)	Total Load Minimum	Total Load Maximum
R2	235	340	4	940	1,360	0	0	0	940	1,360
CM	0	120	4	0	480	174,000	1,044	1,740	1,044	2,220
R-2M Residential Village	100	270	4	400	1,080	0	0	0	400	1,080
R-2M School Site	0	0	0	0	0	0	0	0	0	0
Totals North of Hwy 50	335	730	12	1,340	2,920	174,000	1,044	1,740	2,384	4,660
Zone	Residential Unit Minimum	Residential Unit Cap	kW / Unit	Residential Load Minimum (kW)	Residential Load Maximum (kW)	Commercial Square Footage	Commercial Load at 6 W / Ft ² (kW)	Commercial Load at 10 W / Ft ² (kW)	Total Load Minimum	Total Load Maximum
IM Business and Research Park	0	0	0	0	0	250,000	1,500	2,500	1,500	2,500
IM Emergency Services	0	0	0	0	0	0	0	0	0	0
C Park	0	0	0	0	0	20,000	120	200	120	200
Snow Storage	0	0	0	0	0	0	0	0	0	0
O/E Equestrian Meadow	0	0	0	0	0	0	0	0	0	0
C/WP Western Pavilion	0	0	0	0	0	0	0	0	0	0
GOV	0	0	0	0	0	70,000	420	700	420	700
CRV RV Resort	0	350	4	0	1,400	10,000	60	100	60	1,500
R-1	1	4	4	4	16	0	0	0	4	16
Totals South of Hwy 50	1	354	8	4	1,416	350,000	2,100	3,500	2,104	4,916
Combined Load	336	1,084	20	1,344	4,336	524,000	3,144	5,240	4,488	9,576

Table 2. Electrical Load Organized by PUD Zone

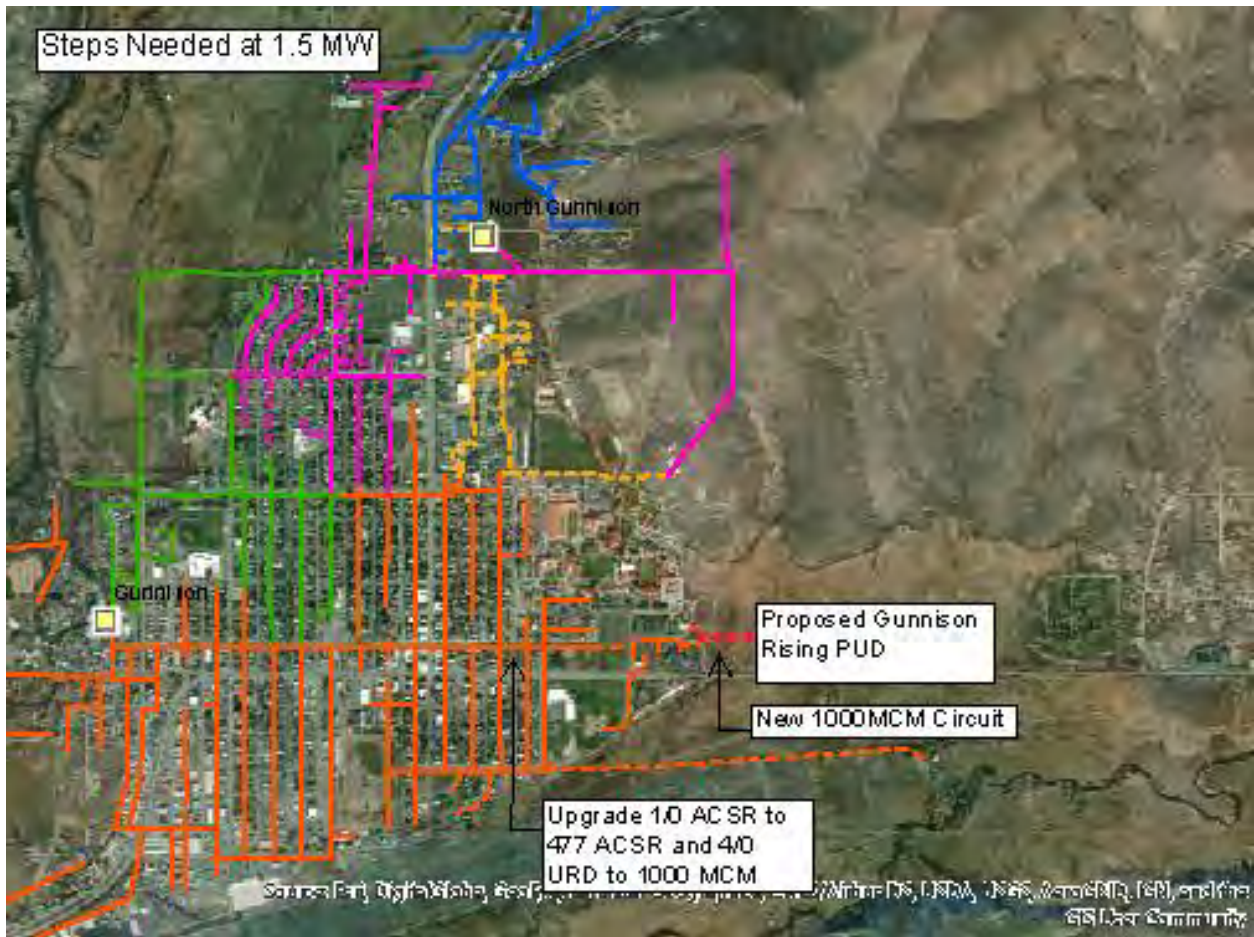


Figure 2. Steps Needed at 1.5MW

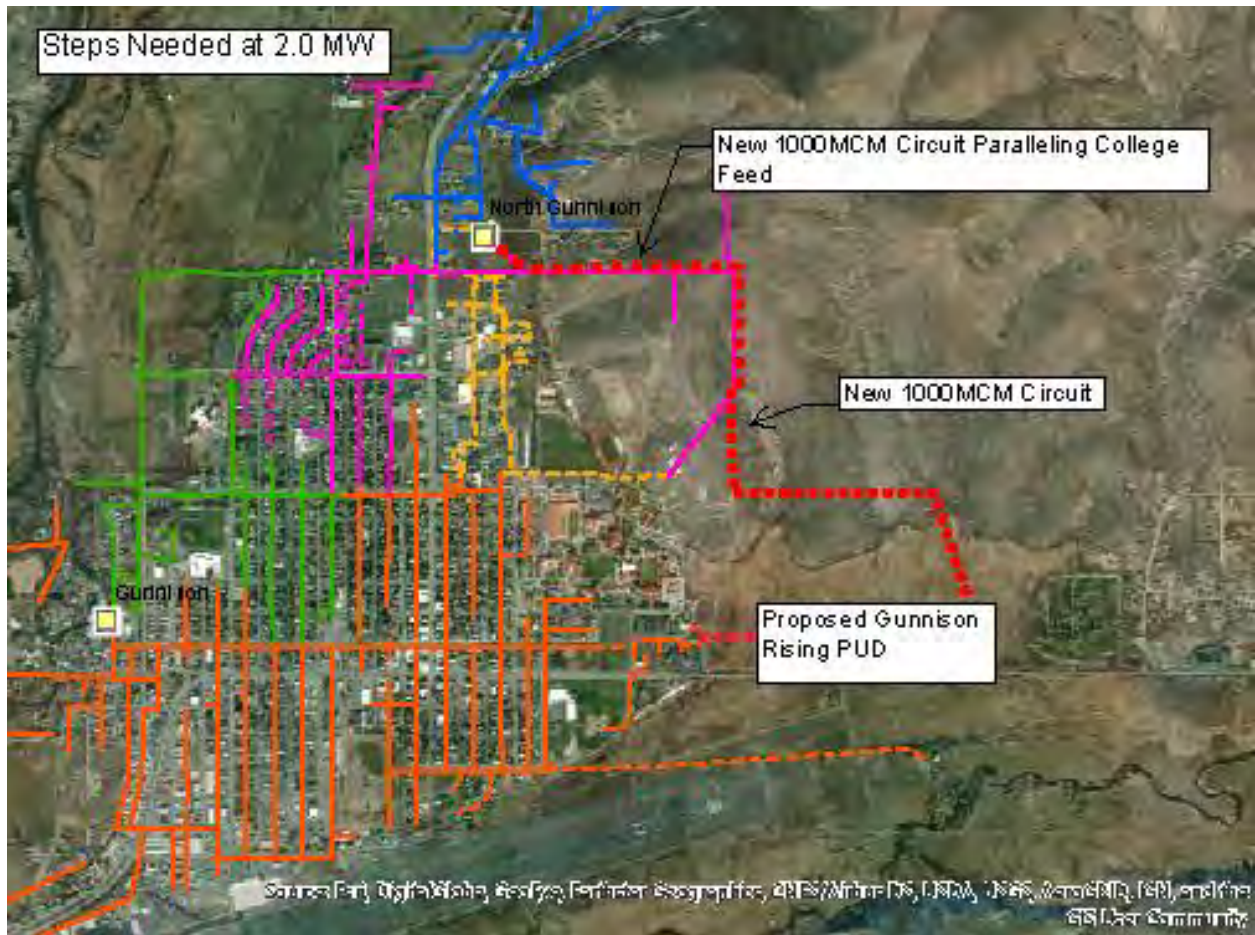


Figure 3. Steps Needed at 2.0MW

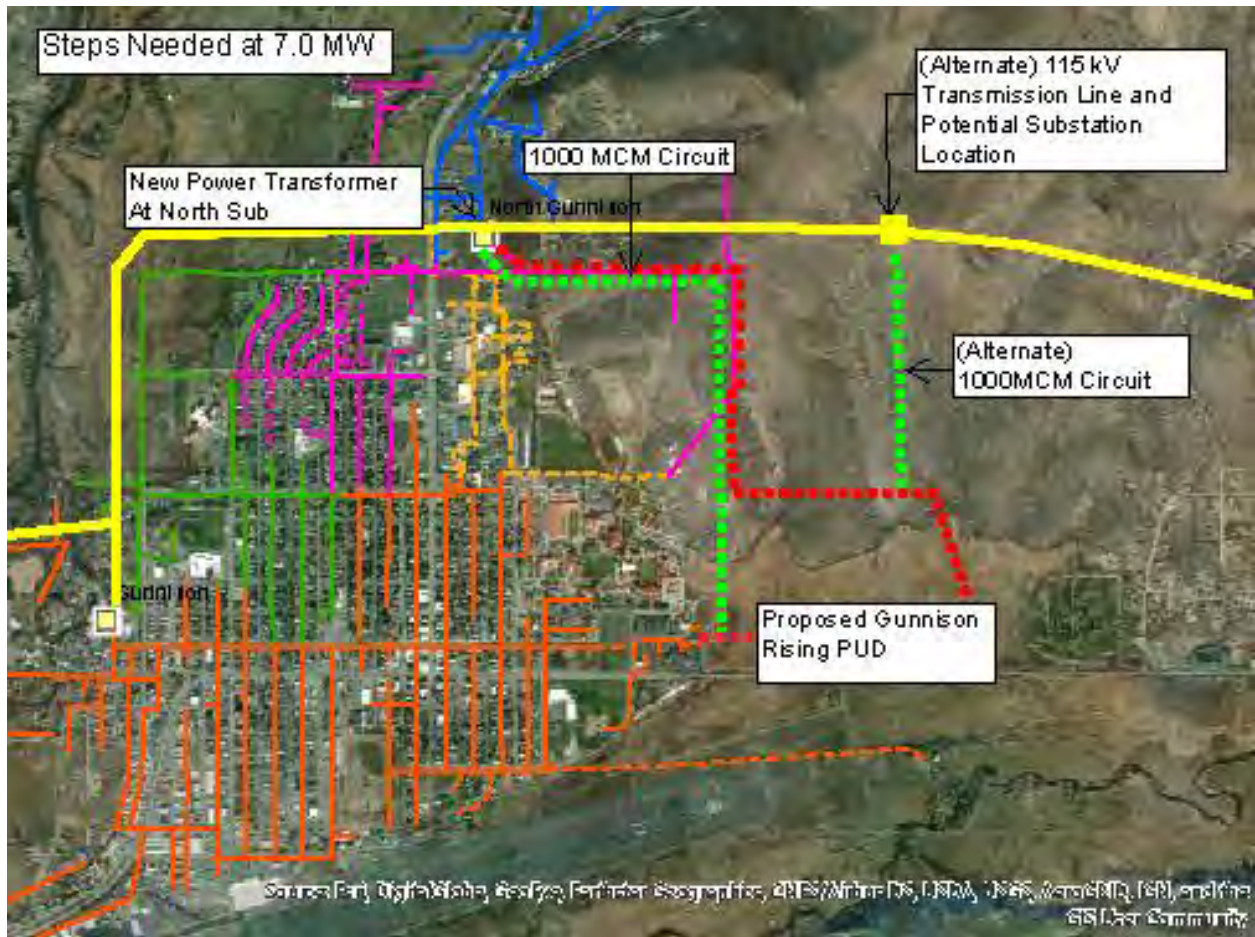


Figure 4. Steps Needed at 7.0MW



Appendix O

Xeriscape Requirements & Plant List

January 2020

Prepared for the City of Gunnison

By Gunnison Valley Properties and Cascadia Partners, LLC

XERISCAPE REQUIREMENTS AND PLANT LIST

1. **Principles.** The concept of xeriscape is based on seven guiding principles: planning & design, limiting turf areas, selecting and zoning plants appropriately, improving the soil, using mulches, irrigating efficiently, and doing appropriate maintenance.
 - a. **Installation.** The above principles are described below in the order a landscape planner or property owner would consider, in order to install the best landscape. Each principle must be considered during the planning and design phase, but the sequence of installation is also very important in assuring a successful Xeriscape.
 - b. **Application.** The seven principles of Xeriscape to be applied to landscaped areas in the Gunnison Rising PUD are:
 - i. **Planning and Design.** Preparing a planting plan that utilizes the spatial and aesthetic qualities of the site are paramount to a successful project. Plans should be developed to respond to the watering needs of the plants within the irrigation zone that encompasses it. A good plan will create a successful landscape.
 - ii. **Soil Improvements.** Colorado soils often fall into one of two categories: sand and clay. Clay soil is dense, slow to absorb and release water. If water is applied to clay soil too quickly, it either pools on the surface or runs off. Over watering heavy clay soil can actually drown plants. On the other hand, sandy soil can't hold water. Unless irrigated frequently, plants in sandy soils tend to dry out. To enable your soil to better absorb water and allow for deeper roots, you may need to add a soil amendment before you plant. For most soils, adding 1 to 2 inches of organic matter such as compost or well-aged manure to your soil can be beneficial. Rototill the organic matter into the soil at least 6 inches deep. (Note: if you are landscaping with native plants, soil amendments may not be necessary, as they prefer soil that is not too rich. For many of these plants, the only soil preparation necessary is to loosen the soil.)
 - iii. **Efficient Irrigation.** A Xeriscape can be irrigated efficiently by hand or with an automatic sprinkler system. If you're installing a sprinkler system, it's a good idea to plan this at the same time you design the landscape. Zone turf areas separately from other plantings and use the irrigation method that waters the plants in each area most efficiently. For grass, low-pressure, low-angle sprinklers irrigate best. Drip, spray or bubbler emitters are most efficient for watering trees, shrubs, flowers and groundcovers. If you water by hand, try to avoid oscillating sprinklers and other sprinklers that throw water high in the air or put out a fine mist. The most efficient sprinklers put out big drops and keep them close to the ground. Water deeply and infrequently to develop deep roots. The best time to water is between 9 p.m. and 9 a.m. to reduce water loss due to evaporation. If you have an automatic sprinkling system, adjust your controller regularly to meet seasonal needs and weather conditions. Also, install a rain shut off device.
 - iv. **Zoning of Plants.** Different areas in a yard get different amounts of light, wind and moisture. To minimize water waste, group together plants with similar light and water requirements, and place them in an area in your yard which matches these requirements. A good rule of thumb is to put high water-use plantings in low-lying drainage areas, near downspouts, or in the shade of other plants. It's

also helpful to put higher water-use plants where it is easy to water. Dry, sunny areas or areas far from a hose are great places for the many low water-use plants that grow well in our climate. Planting a variety of plants with different heights, color and textures creates interest and beauty. By grouping your plants appropriately, you minimize water waste while ensuring that your plants will flourish in the right environment.

- v. **Mulches.** Mulching is essential for gardening. Mulch helps keep plants roots cool, prevents soil from crusting, minimizes evaporation and reduces weed growth. Mulches also give beds a finished look and increase the visual appeal of your garden. Organic mulches, such as bark chips, pole peelings or wood grindings, should be applied at least 4 inches deep. Because they decompose over time, they're an excellent choice for new beds. As plants mature and spread, they'll cover the mulched areas. Inorganic mulches include rocks and gravel, and should be applied at least 2 inches deep. They rarely need replacement and are good in windy spots. However, they should not be placed next to the house on the sunny south or west sides, because they tend to retain and radiate heat. Mulch may be applied directly to the soil surface or placed over a landscape fabric. (Note: Do not use black plastic because it prevents air and water from reaching to the plant roots.)
- vi. **Turf Alternatives.** Bluegrass is lush and hardy, but in Colorado's semi-arid climate it requires a substantial amount of supplemental watering. One way to reduce watering requirements is to reduce the amount of bluegrass turf in your landscape. Native or low water use plantings, patios, decks or mulches can beautify your landscape while saving water. Choosing a lower water using turf also serves the same purpose. Such choices can include buffalo grass, blue gamma grass, turf type tall fescue and fine fescues.
- vii. **Appropriate Maintenance.** Preserve the beauty of your Xeriscape with regular maintenance. The first year or two, your new landscape will probably require a fair amount of weeding, but as plants mature they will crowd out the weeds, significantly reducing your maintenance time. In addition to weeding, your Xeriscape will need proper irrigation, pruning, fertilizing and pest control. Maintenance time for a new garden is similar to a traditional landscape, but it decreases over time. In addition to weeding, proper irrigation, pruning, fertilizing and pest control will keep your landscape beautiful and water thrifty. When your garden is well taken care of, you can sit back and enjoy it.

2. XERISCAPE PLANT LIST

Plants Suggested for Use in Landscaping on Dry Sites In The Gunnison Valley					
CSU Extension of Gunnison County					
Trees					
<u>Botanical Name</u>	<u>Common Name</u>	<u>Native to Gunnison Valley</u>	<u>Native to Colorado</u>	<u>Drought tolerant</u>	<u>Cultivation Notes</u>
<i>Fraxinus pennsylvanica</i>	Green ash			X	tolerates dry soil, but benefits from some moisture
<i>Juniperus scopulorum</i>	Rocky Mountain juniper	X	X	X	dry, well-draining soil, full sun
<i>Malus cv.</i>	crabapple cultivars			X	cold hardy cultivars, i.e. 'Jacki'
<i>Picea pungens</i>	Colorado blue spruce	X	X		slow growing, but ultimately a large tree
<i>Pinus aristata</i>	bristlecone pine	X	X	X	slow growing, needs well-drained soil
<i>Pinus nigra</i>	Austrian pine				well-drained soil, full sun
<i>Pinus ponderosa</i>	ponderosa pine	X	X	X	well-drained soil, full sun
<i>Prunus virginiana</i>	western chokecherry	X	X	X	well-draining soil, some moisture desirable
<i>Pseudotsuga menziesii</i>	Douglas fir	X	X		well-drained soil, some moisture desirable
<i>Robinia neomexicana</i>	New Mexican locust		X	X	shrub or small tree, full sun, adaptable to dry soils
Shrubs					
<u>Botanical Name</u>	<u>Common Name</u>	<u>Native to Gunnison Valley</u>	<u>Native to Colorado</u>	<u>Drought tolerant</u>	<u>Cultivation Notes</u>
<i>Amelanchier alnifolia</i>	serviceberry	X	X	X	beautiful orange-red fall color
<i>Amelanchier utahensis</i>	Utah serviceberry	X	X	X	needs protected area , tolerates shade
<i>Artemisia cana</i>	silver sagebrush		X	X	well draining soil, full sun
<i>Artemisia tridentata</i>	big sagebrush	X	X	X	dry, well-draining soil
<i>Caragana arborescens</i>	Siberian peashrub			X	extremely hardy shrub
<i>Cercocarpus ledifolius</i>	curl-leaf mountain mohogany		X	X	dry, well-draining soil
<i>Cercocarpus montanus</i>	mountain mohogany		X	X	dry, well-draining soil
<i>Chrysothamnus nauseosus</i>	rubber rabbitbrush	X	X	X	dry, well-draining soil
<i>Chrysothamnus viscidiflorus</i>	sticky rabbitbrush	X	X	X	dry, well-draining soil
<i>Cotoneaster lucidus</i>	shiny cotoneaster			X	hedge plant in wind-protected areas
<i>Fallugia paradoxa</i>	Apache plume		X	X	marginally-hardy, plant in protected area
<i>Holodiscus dumosus</i>	rock spiraea	X	X	X	well-draining soil, full-part sun
<i>Juniperus communis</i>	common juniper	X	X	X	well-draining soil, full sun
<i>Juniperus horizontalis</i>	creeping juniper			X	many cold-hardy cultivars available
<i>Lonicera syringantha</i>	bush honeysuckle			X	drought tolerant once established
<i>Philadelphus microphyllus</i>	littleleaf mock orange	X	X	X	full sun, well-draining soil
<i>Physocarpus monogynus</i>	mountain ninebark	X	X	X	well-draining soil, full sun
<i>Physocarpus opulifolius</i>	common ninebark		X	X	well-draining soil, tolerates some moisture
<i>Pinus mugo</i>	mugo pine			X	full sun, well-draining soil
<i>Potentilla fruticosa</i>	shrubby cinquefoil		X		needs some moisture
<i>Prunus besseyi</i>	western sand cherry		X	X	full sun, well-draining soils
<i>Prunus virginiana</i>	western chokecherry	X	X		moist, well-draining soil
<i>Purshia tridentata</i>	Antelope bitterbrush	X	X	X	require dry, coarse soils
<i>Quercus gambelii</i>	Gambel oak	X	X		full sun, requires some moisture
<i>Rhamnus smithii</i>	glossy leaf buckthorn		X	X	full sun, well-draining soil

<i>Rhus trilobata</i>	three-leaf sumac		X	X	dry, well-draining soil
<i>Ribes aureum</i>	golden currant		X	X	well draining soil, full-part sun
<i>Ribes cereum</i>	wax currant	X	X	X	smaller <i>Ribes</i> species
<i>Ribes inerme</i>	whitestem currant	X	X	X	well draining soil, full-part sun
<i>Rosa rugosa</i>	rugosa rose			X	full sun, well-draining soil
<i>Rosa woodsii</i>	Woods' rose	X	X	X	tolerates dry or damp soil
<i>Sheperdia argentea</i>	silver buffaloberry		X	X	well-draining soil, full-part sun
<i>Sheperdia canadensis</i>	russet buffaloberry	X	X	X	well-draining soil, full-part sun
<i>Symphoricarpos albus</i>	common snowberry		X	X	shade tolerant, well-draining soils
<i>Symphoricarpos oreophilus</i>	mountain snowberry	X	X	X	shade tolerant, well-draining soils
<i>Syringa vulgaris</i>	common lilac			X	vigorous shrub, full sun
Grasses					
<u>Botanical Name</u>	<u>Common Name</u>	<u>Native to Gunnison Valley</u>	<u>Native to Colorado</u>	<u>Drought tolerant</u>	<u>Cultivation Notes</u>
<i>Achnatherum hymenoides</i>	indian ricegrass	X	X	X	medium height perennial bunchgrass
<i>Andropogon gerardii</i>	big bluestem		X	X	tall perennial bunchgrass
<i>Bouteloua curtipendula</i>	sideoats gramma		X	X	borderline hardy, plant in protected area
<i>Bouteloua gracilis</i>	blue grama	X	X	X	short bunchgrass, good lawn alternative
<i>Calamagrostis x acutiflora</i>	feather reed grass hybrids			X	try cultivars 'Karl Forester', 'Overdam'
<i>Deschampsia caespitosa</i>	tufted hairgrass	X	X	X	medium height perennial bunchgrass
<i>Elymus elymoides</i>	squirreltail	X	X	X	10-15" perennial bunchgrass
<i>Festuca arizonica</i>	Arizona fescue	X	X	X	12-16" tall perennial bunchgrass
<i>Festuca arvernensis</i>	field fescue cultivars			X	try cultivars 'Elijah Blue', 'Solling'
<i>Festuca idahoensis</i>	Idaho fescue	X	X		requires some moisture
<i>Festuca rubra</i>	red fescue	X	X	X	can be used as native turf alternative
<i>Hesperostipa comata</i>	needle and thread	X	X	X	may spread some by seed
<i>Panicum virgatum</i>	switchgrass		X		borderline hardy, plant in protected area
<i>Poa fendleriana</i>	muttongrass	X	X	X	10-15" tall perennial bunchgrass
<i>Schizachyrium scoparium</i>	little bluestem		X	X	borderline hardy, plant in protected area
<i>Sorghastrum nutans</i>	Indiangrass		X		tall perennial bunchgrass
<i>Sporobolus heterolepis</i>	prairie dropseed		X	X	medium height perennial bunchgrass
Forbs					
<u>Botanical Name</u>	<u>Common Name</u>	<u>Native to Gunnison Valley</u>	<u>Native to Colorado</u>	<u>Drought tolerant</u>	<u>Cultivation Notes</u>
<i>Achillea millefolium</i>	common yarrow	X	X	X	can be aggressive
<i>Allium brangegei</i>	Brandegees onion	X	X	X	Well-draining soil, sun
<i>Allium cernuum</i>	nodding onion	X	X	X	Full sun, will tolerate some moisture
<i>Aquelegia chrysantha</i>	golden columbine		X	X	full sun. Try cultivar 'Denver Gold'
<i>Artemisia frigida</i>	fringed sage	X	X	X	Dry or moist well-draining soil
<i>Artemisia ludoviciana</i>	white sagebrush	X	X	X	Dry or moist well-draining soil
<i>Campanula parryi</i>	Parry's bellflower	X	X	X	well-draining soil, full sun
<i>Campanula rotundifolia</i>	bluebell bellflower	X	X	X	well-draining soil, full sun
<i>Centranthus ruber</i>	red valerian			X	well-draining soil, full sun

<i>Ceratstium tomentosum</i>	snow in summer			X	well-draining soil, full sun
<i>Chamerion angustifolium</i>	Fireweed	X	X	X	Can be an aggressive spreader
<i>Cleome serrulata</i>	Rocky Mountain beeplant		X	X	Full sun, well-draining soil
<i>Dianthus barbatus</i>	sweetwilliam			X	well draining soil, full sun
<i>Eriogonum umbellatum</i>	sulfur buckwheat	X	X	X	well drianing soil, tolerates some moisture
<i>Erythrocoma triflora</i>	prairie smoke		X	X	Prefers well-draining soil
<i>Gaillardia aristata</i>	common gaillardia	X	X	X	well draining soil, full sun
<i>Hemerocallis cultivars</i>	daylily			X	full sun, well-draining, amended soil
<i>Ipomopsis aggregata</i>	scarlet gilia		X	X	full sun, well-draining soil
<i>Krascheninnikovia lanata</i>	winterfat	X	X	X	well-draining soil, full sun
<i>Liatriis punctata</i>	dotted blazingstar		X	X	well-draining soil, full sun
<i>Linum lewisii</i>	Lewis flax	X	X	X	well-draining soil, full sun
<i>Lupinus argenteus</i>	silvery lupine	X	X	X	dry, well draining soil
<i>Lupinus hybrids</i>	hybrid lupine				cold hardy hybrids, i.e. 'Russell'
<i>Lupinus sericeus</i>	silky lupine	X	X	X	dry, well draining soil
<i>Monarda fistulosa</i>	wild bergamot		X	X	full sun, well-draining soil, marginally hardy
<i>Myosotis alpestris</i>	Asian forget-me-not			X	tolerates some shade
<i>Oenothera caespitosa</i>	tufted evening primrose	X	X	X	marginally hardy, plant in protected area
<i>Oenothera elata</i>	Hooker's evening primrose	X	X	X	full sun, requires some moisture
<i>Oenothera flava</i>	yellow evening primrose	X	X	X	full sun, requires some moisture
<i>Oenothera villosa</i>	hairy evening primrose	X	X	X	full sun, requires some moisture
<i>Opuntia polyacantha</i>	plains pricklypear		X	X	full sun, well-draining soil
<i>Papaver nudicale</i>	Icelandic poppy		X	X	lean, well-drained soil, some shade OK
<i>Papvaer orientale</i>	Oriental poppy			X	lean, well-drained soil, some shade OK
<i>Penstemon barbatus</i>	beardlip penstemon		X	X	full sun, some H2O, plant in protected area
<i>Penstemon strictus</i>	Rocky Mountain penstemon	X	X	X	full sun, well draining soil
<i>Penstemon teucrioides</i>	germander beardtongue		X	X	needs some moisture, full sun
<i>Penstemon whippleanus</i>	Whipple's penstemon	X	X		needs some moisture, full sun
<i>Perovskia atriplicifolia</i>	Russian sage			X	Full sun, well-draining soil
<i>Phlox condensata</i>	dwarf phlox	X	X	X	needs some moisture, part sun
<i>Phlox hoodii</i>	Hoods' phlox	X	X	X	Likes drier, well-draining soils
<i>Phlox multiflora</i>	Rocky Mountain phlox	X	X		needs some moisture, part sun
<i>Phlox paniculata</i>	fall phlox				cold hardy cultivars, i.e. 'Ending Blue'
<i>Phlox subulata</i>	creeping phlox				needs some moisture, part sun
<i>Pulsatilla patens</i>	pasqueflower	X	X	X	Full sun, well-draining soil
<i>Ratibida columnifera</i>	prairie coneflower		x	X	Full sun, well-draining soil
<i>Rudbeckia ampla</i>	cutleaf coneflower	X	X		needs some moisture, full sun
<i>Rudbeckia hirta</i>	blackeyed susan		X		needs some moisture, full sun
<i>Rudbeckia montana</i>	montane coneflower	X	X		needs some moisture, full sun
<i>Tetaneuris grandiflora</i>	graylocks four-nerve daisy	X	X	X	sharp draining, lean soil, full sun
<i>Sedum spp. & cultivars</i>	stonecrop			X	Autumn Joy' & other cold hardy varieties
<i>Sempervivum cvs.</i>	hens and chicks			X	sharp draining, lean soil, full sun
<i>Solidago canadensis</i>	Canada goldenrod	X	X	X	full sun, adaptable to varied soils
<i>Solidago missouriensis</i>	Missouri goldenrod		X	X	drought tolerant
<i>Sphaeralcea coccinea</i>	scarlet globemallow		X	X	Full sun, well-draining soil
<i>Symphotrichum eatonii</i>	Eaton's aster	X	X	X	moist soil, full sun
<i>Symphotrichum laevis</i>	Geyer's aster		X	X	moist soil, full sun
<i>Townsendia hookeri</i>	Hooker's Townsend daisy	X	X	X	early spring blooms, white flowers
<i>Townsendia rothrockii</i>	Rothrock's Townsend daisy	X	X	X	sharp-draining lean soil, full sun
<i>Veronica spicata</i>	spiked speedwell			X	full/part sun, moist, well-draining soil
<i>Viola canadensis</i>	Canadian white violet	X	X	X	full/part sun, moist, well-draining soil

<i>Viola nuttallii</i>	Nuttall's violet	X	X	X	full/part sun, well-draining soil
<i>Viola corsica</i>	Corsican violet	X	X	X	full/part sun, well-draining soil
<i>Yucca glauca</i>	soapweed yucca		X	X	Full sun, well-draining soil
<i>Yucca harrimaneae</i>	Spanish bayonet	X	X	X	Full sun, well-draining soil
<i>Zauschneria garrettii</i>	Orange Trumpet'			X	Full sun, well-draining soil
Groundcovers					
<u>Botanical Name</u>	<u>Common Name</u>	<u>Native to Gunnison Valley</u>	<u>Native to Colorado</u>	<u>Drought tolerant</u>	<u>Cultivation Notes</u>
<i>Achillea millefolium</i>	common yarrow	X	X	X	full sun, some moisture, can spread
<i>Alyssum saxatilis</i>	creeping alyssum			X	well-draining soil, full/part sun
<i>Antennaria parviflora</i>	samll-leaf pussytoes	X	X	X	well draining soil, full sun
<i>Antennaria rosea</i>	pussytoes		X	X	Well-drained soil
<i>Arabis caucasica</i>	rock cress			X	well draining soil, full sun
<i>Arctostaphylos uva-ursi</i>	kinnikinnik	X	X	X	well-drained soil, full-part sun
<i>Cerastium tomentosum</i>	snow in summer			X	well draining soil, full sun
<i>Dianthus deltoides</i>	maiden pink			X	well draining soil, full sun
<i>Dianthus plumarius</i>	feathered pink			X	well draining soil, full sun
<i>Geranium 'La Veta Lace'</i>	La Veta Lace' Geranium			x	full sun, tolerates dry or moist soils
<i>Heuchera cultivars</i>	coral bells			X	tolerates shade, dry soils
<i>Juniperus horizontalis</i>	creeping juniper			X	full sun, needs some moisture
<i>Mahonia repens</i>	creeping barberry	X	X	X	shade tolerant, drought tolerant
<i>Nepeta x faassenii</i>	catmint			X	full-sun, well-draining soil
<i>Paxistima canbyi</i>	mountain lover			X	shade tolerant, dry soils
<i>Paxistima myrsinites</i>	mountain lover	X	X	X	shade tolerant
<i>Penstemon caespitosus</i>	mat penstemon	X	X	X	full sun, well draining, moist soil
<i>Petrophyton caespitosum</i>	mat rockspiraea	X	X	X	covers rocks or lean,sharp draining soils
<i>Phlox subulata</i>	moss phlox			X	full sun, well draining, moist soil
<i>Sedum acre</i>	goldmoss stonecrop		X	X	spreading groundcover, full/part sun
<i>Sedum kamtschaticum</i>	Kamschatka stonecrop			X	spreading groundcover, full/part sun
<i>Veronica liwanensis</i>	Turkish veronica			X	well draining soil, full sun
<i>Delosperma cultivars</i>	iceplant			X	well draining soil, full sun



Appendix P

Master Declaration of Covenants, Conditions,
Restrictions, and Reservation of Easements for
Gunnison Rising

January 2020

Prepared for the City of Gunnison

By Gunnison Valley Properties and Cascadia Partners, LLC

**MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND
RESERVATION OF EASEMENTS FOR GUNNISON RISING**

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**MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS,
AND RESERVATION OF EASEMENTS
FOR
GUNNISON RISING**

THIS Master Declaration of Covenants, Conditions, Restrictions, and Reservation of Easements (hereinafter termed the “Master Declaration”) is made this ___ day of _____, 2009, by **GUNNISON VALLEY PARTNERS, LLC**, a Colorado limited liability company (hereinafter sometimes termed “Declarant”), with the consent of the Consenting Owners.

WITNESSETH:

WHEREAS, the Declarant and the Consenting Owners are the owners of approximately six hundred forty (640) acres of land located in the City of Gunnison, Gunnison County, Colorado, commonly known as “Gunnison Rising” and legally described on Exhibit “A” attached hereto and incorporated herein by this reference (hereinafter referred to as the “Covered Property” or “Gunnison Rising”); and

WHEREAS, the Covered Property consists of more than 200 acres on which no less than 500 residential units and no less than 20,000 square feet of commercial use have been approved for development. Therefore, the Covered Property qualifies as a “Large Planned Community” pursuant to C.R.S. 38-33.3 – 116.3, et. seq., and Declarant has or will record a separate Affidavit as required under C.R.S. 38-33.3-116.3(2); and

WHEREAS, as a large planned community under the Act, Declarant is exercising certain exemptions from the provisions of the Act as authorized therein; and

WHEREAS, the Covered Property is zoned PUD pursuant to the approval thereof by the City on _____, 2009 (referred to herein, with amendments approved from time to time, as the “Gunnison Rising PUD”); and

WHEREAS, Declarant and/or one or more of the Consenting Owners own additional real property located generally to the east of the Covered Property and Declarant and the Consenting Owners may, without obligation, annex all or a portion of that certain additional property described on attached Exhibit “B” (hereinafter referred to as the “Additional Property”) to the Covered Property, to become a part thereof and subject to this Master Declaration; and

WHEREAS, Declarant desires to develop, in stages, the Covered Property and those portions of the Additional Property which may from time to time be annexed pursuant to this Master Declaration and become part of the Covered Property, into a planned community consisting of residential, office, commercial, light industrial, business and research park, mixed use, state and local government, recreational resort, equestrian, and other communities and uses; and

WHEREAS, as part of the various stages of development of the aforesaid lands, Declarant intends, without obligation, to Record various subdivision plats; to dedicate portions of the Covered Property to the public for streets, roadways, drainage, flood control, storm water management, schools, parks, open space, trails, and general public use, and to Record various Supplemental Declarations covering portions of the Covered Property, which Supplemental Declarations may designate the purposes for which such portions of the Covered Property may be used and may set forth additional covenants, conditions, restrictions, assessments, charges, servitudes, liens, reservations and easements applicable to such portions of the Covered Property; and

WHEREAS, Declarant has formed a non-profit corporation for the social, recreational and community management purposes of benefiting the Covered Property, the Owners and the Residents (as said terms are defined herein below), which non-profit corporation (hereinafter termed the “Master Association”) may (1) establish, levy, collect and disburse the Assessments and other charges imposed hereunder; and (2) as the agent and representative of the Members of the Master Association and Residents of the Covered Property, administer and enforce all provisions hereof and enforce use and other restrictions imposed on various parts of the Covered Property; and

WHEREAS, Declarant has incorporated and organized the Master Association and may, without obligation, seek approval of this Master Declaration and the Master Association by the Federal Housing Administration (hereinafter termed “FHA”), the Veterans Administration (hereinafter termed “VA”), the Federal National Mortgage Association (hereinafter termed “Fannie Mae”), the Federal Home Loan Mortgage Corporation (hereinafter termed “Freddie Mac”) and by any other governmental agencies or financial institutions whose approval Declarant deems necessary or desirable; and

WHEREAS, the Declarant wishes to subject all of the Covered Property to the covenants, conditions, restrictions, and reservations of easements (hereinafter collectively called the “Master Declaration”) hereinafter set forth; and

WHEREAS, in order to cause the Master Declaration to run with the Covered Property and to be binding upon the Covered Property and the Owners thereof from and after the date of the Recording of this Master Declaration, Declarant hereby makes all conveyances of the Covered Property, whether or not so provided therein, subject to the Master Declaration herein set forth; and by accepting Deeds, leases, easements or other grants or conveyances to any portion of the Covered Property, the Owners and other transferees for themselves and their heirs, executors, administrators, trustees, personal representatives, successors and assigns, agree that they shall be personally bound by all of the Master Declaration (including but not limited to the obligation to pay Assessments) hereinafter set forth except to the extent such persons are specifically excepted here from.

NOW, THEREFORE, Declarant hereby declares, covenants, and agrees as follows:

ARTICLE I - DEFINITIONS

The following words, phrases, or terms used in this Master Declaration shall have the following meanings:

A. “Act” shall mean the Colorado Common Interest Ownership Act codified at Colorado Revised Statutes (“C.R.S.”) §§38-33.3-101, et seq., as amended.

B. “Additional Property” shall mean real property situated in the County of Gunnison, State of Colorado described on attached Exhibit “B”, and the Improvements located thereon. All or part of the Additional Property may be added to the Covered Property in one or more additional phases by Supplemental Declaration or otherwise pursuant to the provisions of Article XIII hereof.

C. “Annual Assessment” shall mean the charge levied and assessed each year against each Unit, Lot, and Parcel pursuant to Article VII, Section 7.2 hereof.

D. “Apartment Development” shall mean a Parcel which is limited by a Supplemental Declaration or designated for residential use, and contains Rental Apartments and surrounding area which are intended, as

shown by the Final Plat therefore approved by the City of Gunnison, or otherwise, as one integrated apartment operation under the same ownership.

E. “Articles” shall mean the Articles of Incorporation of the Master Association as the same may from time to time be amended or supplemented.

F. “Assessable Property” shall mean any Tract, Unit, Lot, or Parcel, except such part or parts thereof may from time to time constitute Exempt Property. When a Unit is constructed on a Tract, Lot, or Parcel, the Assessable Property shall be the Unit and the portion of the Tract, Lot, or Parcel on which the Unit is constructed shall not be treated as an additional Assessable Property.

G. “Assessment” shall mean an Annual Assessment, Special Assessment, Working Capital Fee, Design Review Fee, and/or Transfer Fee.

H. “Assessment Lien” shall mean the lien created and imposed by Article VIII, Section 8.3 hereof.

I. “Assessment Period” shall mean the time period set forth in Article VII.

J. “Association Land” shall mean such part or parts of the Covered Property, together with the buildings, structures and Improvements thereon, and other real property which the Sub-Associations may at any time own in fee or in which the Sub-Associations may, at any time have a leasehold or other interest, for as long as the Sub-Association is the Owner of the fee, leasehold or other interest.

K. “Association Rules” shall mean rules adopted by the Master Association pursuant to this Master Declaration, as amended from time to time.

L. “Board” shall mean the Board of Directors of the Master Association.

M. “Builder” shall mean any Person who purchases one or more Lots for the purpose of constructing improvements for later sale to consumers or who purchases one or more parcels of land within Gunnison Rising for further subdivision, development, or resale in the ordinary course of such Person’s business.

N. “Bylaws” shall mean the Bylaws of the Master Association as the same may from time to time be amended or supplemented.

O. “City” shall mean the City of Gunnison, Colorado.

P. “Commercial Association” shall mean the Gunnison Rising Commercial Association as set forth in the Commercial Declaration. Each Owner who is a Member of the Commercial Association shall also hold Membership in the Master Association.

Q. “Commercial Declaration” shall mean the Commercial Declaration of Covenants, Conditions, Restrictions, and Reservations of Easements for Gunnison Rising, as amended or supplemented from time to

time, to be recorded in the records of the County, relating to a portion of the Covered Property, wherein commercial and mixed-use development may be allowed. Declarant shall cause the Commercial Declaration to be recorded after recording of this Master Declaration, but prior to any sale or use of any portion of the Property for Commercial Development.

R. “Commercial Development” shall mean a Parcel used for various allowable uses such as mixed-use, commercial/retail, lodging, recreational vehicle park, office, food and entertainment, civic, governmental, light industrial, business and research park, and other miscellaneous non-residential uses as permitted under the Gunnison Rising PUD.

S. “Common Area” shall mean the common areas defined in the Residential Declaration and the Commercial Declaration.

T. “Community-Wide Standard” shall mean the global standard of conduct, maintenance, or other activity generally prevailing in Gunnison Rising, or the minimum standards established pursuant to Gunnison Rising PUD, Gunnison Rising Design Guidelines, Association Rules, and Board resolutions, whichever is the higher standard. Declarant may initially establish such standard and it may contain both objective and subjective elements. The Community-Wide Standard may evolve as development progresses and as the needs and desires within the community change.

U. “County” shall mean the County of Gunnison, State of Colorado.

V. “Covered Property” shall mean the real property situated in the City of Gunnison, Gunnison County, Colorado described on Exhibit “A” attached hereto, and the Improvements to be completed thereon, and any part of the Additional Property annexed to this Master Declaration pursuant to Article XIII hereof.

W. “Declarant” shall mean GUNNISON VALLEY PARTNERS, LLC, a Colorado limited liability company, and the successors and assigns of Declarant’s rights and powers hereunder.

X. “Declarant Control Period” shall mean the period of time during which Declarant is entitled to appoint a majority of the members of the Board. The Declarant shall have the right to appoint and remove members of the Board until the first to occur of the following:

(1) Six (6) years after the last conveyance of a Lot or a Parcel within the Gunnison Rising Property by Declarant in the ordinary course of business;

(2) Twenty (20) years after Recording of this Master Declaration; or

(3) When, in its discretion, Declarant so determines.

Notwithstanding the foregoing, if Declarant voluntarily relinquishes its right to appoint and remove officers and directors of the Master Association prior to the termination of the Declarant Control Period, Declarant reserves the right to approve or disapprove specified actions of the Master Association as provided in

the Bylaws or as designated by Declarant in a Recorded instrument relinquishing Declarant's rights to appoint and remove officers and directors of the Master Association.

Within sixty (60) days after termination of the Declarant Control Period, Declarant shall deliver to the Master Association all property and other items required by §38-33.3-303 of the Act.

Y. "Deed" shall mean a deed or other instrument conveying the fee simple title in a "Unit", "Lot" or "Parcel".

Z. "Delegate" shall mean the natural Person selected by Members within a Delegate District to represent such Delegate District and to cast votes on behalf of Members within such Delegate District as provided in this Master Declaration.

AA. "Delegate District" shall mean a geographical area which may constitute any portion or portions of the Covered Property and from which all Members in that geographic area shall elect a single Delegate to represent their collective voting power. Parts of Delegate Districts need not be contiguous.

BB. "Design Review Committee" shall mean the committee of the Master Association to be created and appointed pursuant to Article XI hereof.

CC. "Design Review Fee" shall mean the fees authorized by Article XI, Section 11.4 of this Master Declaration which an Owner or other person is obligated to pay the Master Association over, above and in addition to any other Assessments imposed or payable hereunder.

DD. "Developer" means a person or entity who is engaged in residential, commercial or other real estate development and who purchases one or more Lots or Parcels from the Declarant for the purpose of constructing Improvements thereon for sale, lease, timeshare, fractional ownership or other method of use.

EE. "Development" shall mean and refer to the real property described on Exhibit "A" and any part of the Additional Property added pursuant to Article XIII hereof.

FF. "Development Period" shall mean the period of time during which Declarant is entitled to exercise Development Rights and Special Declarant Rights. The Development Period shall commence upon the Recording of this Master Declaration and shall terminate 50 years later, unless reinstated or extended by agreement between Declarant and the Master Association, subject to such terms as the Board may impose.

GG. "Development Rights" shall mean the rights defined as "development rights" in the Act and reserved by Declarant in Article XIV.

HH. "Dwelling Unit" shall mean any building or portion of a building situated upon a Lot or Parcel designed and intended for use and occupancy as a residence by a Single Family and includes single family homes, row houses or town homes, condominiums, apartments, and duplex units. An accessory dwelling unit and a recreational vehicle guest site shall not be considered to be a "Dwelling Unit."

II. "Exempt Property" shall mean the following parts of the Covered Property:

- thereof;
- (1) All Association Land, for as long as the Association is the Owner, Lessee or licensee thereof;
 - (3) Any well sites as generally depicted or referenced in the Gunnison Rising PUD; and
 - (4) Any utilities facilities, including sub-stations.

JJ. “Governing Documents” shall mean a collective term referring to this Master Declaration, any applicable Supplemental Declaration, the Bylaws, the Articles, the Gunnison Rising Design Guidelines, and the Association Rules, each as they may be amended.

KK. “Gunnison Rising” shall mean the real property situated in the City of Gunnison, Gunnison County, Colorado, described on Exhibit “A” attached hereto, and any part of the Additional Property added pursuant to Article XIII of this Master Declaration.

LL. “Gunnison Rising Design Guidelines” shall mean the architectural and landscape guidelines and standards, together with any supplemental guidelines as promulgated by the Design Review Committee as provided in Article XI hereof.

MM. “Gunnison Rising PUD” shall mean the Gunnison Rising PUD approved by the City of Gunnison. The Gunnison Rising PUD constitutes the zoning for Gunnison Rising.

NN. “Improvement” shall mean buildings, structures, roads, driveways, irrigation and drainage ditches and facilities, stormwater detention basins and facilities, parking areas, trails, walkways, playground equipment, ball fields, sports facilities, fences, walls, rocks, hedges, plantings, planted trees and shrubs, and all other structures or landscaping improvements of every type and kind.

OO. “Land Use Classification” shall mean the zoning categories established by the Gunnison Rising PUD and which may be further defined or limited by the Declarant pursuant to Article IV below, which designates the type of Improvements which may be constructed on a Lot, Parcel or Association Land and the purposes for which such Improvements and surrounding land may be utilized.

PP. “Lessee” shall mean the Lessee under a lease, whether oral or written and regardless of the term thereof, whereby the owner of a residential development leases such residential development to a Lessee, including an assignee of a lease but excluding any person who has assigned all of his interest in a lease.

QQ. “Live/Work Development” and “Live/Work Unit” shall mean Lots or Parcels with Units intended for both Single Family Occupancy and other uses that would typically fall within the definition set forth herein of a “Commercial Development.” Live/Work Units may be condominiums.

RR. “Lot” shall mean any area of real property within the Covered Property designated as a Lot on any Recorded residential subdivision plat and defined as a Lot in the Gunnison Rising PUD.

SS. "Master Association" shall mean the Gunnison Rising Master Association, a non-profit corporation to be organized by Declarant to administer and enforce the Master Declaration and to exercise the rights, powers and duties set forth in this Master Declaration, its successors and assigns.

TT. "Master Declaration" shall mean this Master Declaration of Covenants, Conditions, Restrictions, and Reservations of Easements for Gunnison Rising, as amended or supplemented from time to time.

UU. "Maximum Number of Units" shall mean the maximum number of Dwelling Units which Declarant reserves the right to create and develop within Gunnison Rising in accordance with the Gunnison Rising PUD; provided, nothing in this Master Declaration shall require Declarant to develop the maximum number of Dwelling Units. The Maximum Number of Units under this Master Declaration is defined by the areas where different Land Use Classifications are allowed and the development standards related to each, as set forth in the PUD.

VV. "Member" shall mean any person or entity holding a Membership in the Master Association pursuant to this Master Declaration.

WW. "Membership" shall mean a Membership in the Master Association and the corresponding rights, privileges and responsibilities of the Owners and Declarant pursuant to Article VI hereof.

XX. "Mortgage" shall mean a mortgage, a deed of trust, a deed to secure debt, or any other form of security instrument affecting title to any Unit. "Mortgagee" shall refer to a beneficiary or holder of a Mortgage. A "First Mortgage" shall be a Recorded Mortgage having first priority over all other Mortgages encumbering a Lot or Unit. "First Mortgagee" shall refer to a beneficiary or holder of a First Mortgage.

YY. "Owner" means the record Owner, whether one or more persons, of beneficial or equitable title (and legal title if the same has merged with the beneficial or equitable title) to the fee simple interest of a Tract, Unit, Lot, or Parcel. Owner shall not include (i) persons having an interest in a Tract, Unit, Lot, or Parcel merely as security for the performance of an obligation, or (ii) a Lessee or Tenant. In the case of Units, Lots or Parcels the fee simple title to which is vested in a trustee pursuant to a subdivision trust agreement or similar agreement, the beneficiary of any such trust who is entitled to possession of the trust property shall be deemed to be the Owner.

ZZ. "Parcel" shall mean an area of land within the Covered Property defined as a Parcel or Tract in the Gunnison Rising PUD or in a Plat.

AAA. "Person" shall mean a natural person, a corporation, a partnership, a limited liability company, a trustee, or any other legal entity.

BBB. "Plat" shall mean a final subdivision plat of a part of the Covered Property that has been approved by the City Council of the City.

CCC. “Record”, or “Recording” shall mean placing an instrument of public record in the office of the Clerk and Recorder of Gunnison County, Colorado, and “Recorded” shall mean having been so placed of public record.

DDD. “Rental Apartments” shall mean four (4) or more Dwelling Units within a building using single ownership, each of which is designed and utilized, otherwise than as a hotel or on some other transient basis, for rental or leased residential purposes to non-owners on a non-cooperative basis. This term is intended to include rented or leased apartments in the typically regarded sense as of the date hereof, and it is not intended to include unusual or atypical arrangements or any arrangements whereby the apartment occupant is, directly or indirectly, an owner or beneficiary of ownership in his apartment or whereby he occupies his apartment pursuant to some form of reciprocal use agreement, irrespective of whether any such arrangements may otherwise fall within the aforesaid definition.

EEE. “Resident” shall mean each natural person residing in a Dwelling Unit.

FFF. “Residential Association” shall mean the Gunnison Rising Residential Association as set forth in the Residential Declaration. Each Owner who is a Member of the Residential Association shall also hold Membership in the Master Association.

GGG. “Residential Declaration” shall mean the Residential Declaration of Covenants, Conditions, Restrictions, and Reservations of Easements for Gunnison Rising, as amended or supplemented from time to time, to be recorded in the records of the County, relating to a portion of the Covered Property, wherein residential development may be allowed. Declarant shall cause the Residential Declaration to be recorded after recording of this Master Declaration, but prior to any sale or use of any portion of the Property for Residential Development.

HHH. “Residential Development” shall mean Lots with Dwelling Units intended for Single Family occupancy, including, but not limited to, those residential lot types defined in the Gunnison Rising PUD, and types of residential housing arrangements known as row houses, townhomes, duplexes, cottages, patio homes, condominiums, apartments, and Parcels with Live/Work Units, together with related areas intended for the use and enjoyment of the Owners and Residents of the Lots or Parcels in the Residential Development.

III. “Single Family” shall mean a group of one or more persons living together as a single housekeeping unit, provided that, unless all members are related to the others by blood, marriage, or legal adoption, no such group shall contain more than four (4) persons who maintain a common household in a Dwelling Unit.

JJJ. “Special Assessment” shall mean any assessment levied and assessed pursuant to Article VII, Section 7.4 hereof

KKK. “Special Declarant Rights” shall mean the rights of Declarant defined as “special declarant rights” in the Act and set forth in Article XIV.

LLL. “Special District” shall mean a special district organized as a quasi-municipal corporation and political subdivision organized and acting pursuant to the provisions of Title 32, Colorado Revised Statutes, as amended.

MMM. "Sub-Associations" shall mean the Commercial Association, the Residential Association and any other associations that may be created pursuant to a Supplemental Declaration.

NNN. "Supplemental Declaration" shall mean a declaration Recorded pursuant to Section 4.1 of this Master Declaration or a written instrument Recorded pursuant to Article XIII of this Master Declaration. The term "Supplemental Declaration" includes the Residential Declaration and the Commercial Declaration.

OOO. "Tenant" shall mean any person who occupies property located on Covered Property under any type of rental or letting arrangement but is not included in the definition of a Lessee.

PPP. "Tract" shall mean a parcel of land that is not included within any subdivision plat or condominium map, but is subject to this Master Declaration.

QQQ. "Transfer Fee" shall have the meaning set forth in Section 7.10 hereof and shall be deemed to be a transfer fee authorized by Section 38-33.3-207(4)(a)(iv) of the Act.

RRR. "Units" shall mean any building or portion of a building situated on the Covered Property, including, but not limited to, Single Family homes, row houses or townhouses, condominium units, apartment units, duplexes and other Dwelling Units intended for the use and occupancy of a Single Family, Live/Work Units, and buildings in which a specific Commercial Development occurs. Each condominium unit or duplex unit shall be considered a separate Unit. An accessory dwelling unit shall not be a separate Unit hereunder.

SSS. "Working Capital Fee" shall have the meaning set forth in Article VII, Section 7.10 hereof.

ARTICLE II - PROPERTY SUBJECT TO THE MASTER DECLARATION

Section 2.1 **General Declaration.** Declarant intends to develop and sell Tracts, Lots and Parcels. As portions of Tracts are developed, Declarant may, with respect to particular property, record one (1) or more Supplemental Declarations covering Lots and Parcels and designating Common Areas which will incorporate this Master Declaration and which will establish such additional covenants, conditions, and restrictions as may be appropriate or desirable for that property. Declarant hereby declares that all of the real property within the Covered Property is, and shall be, held, conveyed, hypothecated, encumbered, leased, occupied, built upon or otherwise used, improved or transferred, in whole or in part, subject to this Master Declaration and any Recorded Supplemental Declarations applicable thereto, as amended or modified from time to time. This Master Declaration and the Supplemental Declarations are declared and agreed to be in furtherance of a general plan for the subdivision, improvement and sale of Gunnison Rising and are established for the purpose of enhancing and perfecting the value, desirability and attractiveness of Gunnison Rising and every part thereof. All of this Master Declaration shall run with the Covered Property and with all Lots, Parcels, and Association Land for all purposes and shall be binding upon and inure to the benefit of Declarant, the Master Association, all Owners, Lessees, Tenants and Residents and their successors in interest. Nothing in this Master Declaration shall be construed to prevent the Declarant from modifying the Gunnison Rising PUD as to any portion of Gunnison Rising owned by the Declarant or from dedicating or conveying portions of Gunnison Rising owned by the Declarant, including streets or roadways, for uses other than as a Lot, Parcel or Association Land. Supplemental Declarations may be amended by approval of the Board and Owners of all Lots, Units, and Parcels subject to the Supplemental Declaration comprising at least sixty percent (60%) of the votes entitled to

be cast by the applicable Membership. As long as the Declarant owns any Tract, Unit, Lot, or Parcel, Declarant approval is also required for any amendment to a Supplemental Declaration.

Section 2.2 **Association Bound**. Upon issuance of a Certificate of Incorporation by the applicable agency of the State of Colorado to the Master Association, the Covenants shall be binding upon and shall benefit the Master Association.

Section 2.3 **Supplemental Declarations**. Any Supplemental Declaration may contain such complementary additions and modifications of the covenants, conditions, and restrictions contained in this Master Declaration as may be necessary to reflect the different character, if any, of the Additional Property so annexed and as are not inconsistent with the plan of this Master Declaration. In no event, however, shall any such Supplemental Declaration revoke or modify the covenants established by this Master Declaration within the existing Covered Property without the consent of the Board of the Master Association.

ARTICLE III – INTENTIONALLY OMITTED

ARTICLE IV - LAND USE CLASSIFICATIONS

Section 4.1 **Land Use Classifications**. The Land Use Classifications for Gunnison Rising are established pursuant to the Gunnison Rising PUD. The specific uses permitted within each Land Use Classification are described and defined in the Gunnison Rising PUD. As portions of Gunnison Rising are readied for development, the Land Use Classifications, restrictions, easements, rights-of-way, and other matters, including new or different uses and restrictions therefore and including any number of sub-classifications or combination of classification thereof for any uses, may be further defined and fixed by Declarant in a Supplemental Declaration which may be Recorded for that portion of Gunnison Rising. Any such Supplemental Declaration shall be construed as a supplement to this Master Declaration and fully a part hereof for all purposes to the same extent as if all of the provisions thereof were set forth in this Master Declaration. Land Use Classifications set forth below that are not defined in this Master Declaration are defined in the Gunnison Rising PUD. The Land Use Classifications for Units, Lots, Parcels, Tracts, and Association Land that may be further defined by a Supplemental Declaration shall be consistent with the Gunnison Rising PUD and shall not be changed except by amendment of the Supplemental Declaration in the manner set forth in Article XV, Section 15.2 of this Master Declaration. Contemplated Land Use Classifications include, but are not limited to, the following Land Use Classifications as set forth in the Gunnison Rising PUD:

Symbol	Zone District Names
Residential Zone Districts	
RL	Large Lot Residential
R1-9600	Low Residential
R1-4800	Medium Residential
R2-2400	Traditional Neighborhood
RMU-1200	Missing Middle Residential
R3-6250	Multi-Family Residential
Nonresidential Zone Districts	
CM	Main Street District
M	Maker District
EC	Event and Conference District

Symbol	Zone District Names
RR	Recreational Resort District
O	Open Space

Unless otherwise specifically provided in this Master Declaration or the Gunnison Rising PUD, the definitions and characteristics of such Land Use Classifications, and specific permitted and prohibited uses in such classifications, may be further described and modified in Supplemental Declarations. Agricultural uses may continue in all undeveloped portions of the Property.

ARTICLE V - ORGANIZATION OF MASTER ASSOCIATION, SUB-ASSOCIATIONS

Section 5.1 **Formation of Master Association**. The Master Association shall be a nonprofit Colorado corporation charged with the duties and invested with the powers prescribed by law and set forth in the Articles, Bylaws, and this Master Declaration. Neither the Articles nor Bylaws shall, for any reason, be amended or otherwise changed or interpreted so as to be inconsistent with this Master Declaration.

Section 5.2 **Board of Directors and Officers**. The affairs of the Master Association shall be conducted by the Board and such officers as the Board may elect or appoint in accordance with the Articles and the Bylaws as the same may be amended from time to time. The Board may also appoint various committees and appoint a manager who shall, subject to the direction of the Board, be responsible for the day-to-day operation of the Master Association. The Board shall determine the compensation to be paid to the manager or any other employee of the Master Association. Unless this Master Declaration specifically requires a vote of the Members, approvals or actions to be given or taken by the Master Association shall be valid if given or taken by the Board.

If any contract, decision, or other action taken by or on behalf of the Board would financially benefit any member of the Board or any person who is a parent, grandparent, spouse, child, or sibling of a member of the Board or a parent or spouse of any of those persons, that member of the Board shall declare a conflict of interest for that issue. The member shall declare the conflict in an open meeting, prior to any discussion or action on that issue. After making such declaration, the member may participate in the discussion, but shall not vote on that issue

Section 5.3 **The Association Rules**. The Board may, from time to time, and subject to the provisions of this Master Declaration, adapt, amend and repeal rules and regulations pertaining to: (i) minimum standards for any maintenance of Unit, Lots, and Parcels; or (ii) the health, safety, or welfare of the Owners and Residents. In the event of any conflict or inconsistency between the provisions of this Master Declaration and the Association Rules, the provisions of this Master Declaration shall prevail. The Association Rules shall be enforceable in the same manner and to the same extent as the covenants, conditions and restrictions set forth in this Master Declaration.

Section 5.4 **Personal Liability**. No member of the Board or of any committee of the Master Association, no officer of the Master Association, and no other employee or representative of the Master Association shall be personally liable to any Member, or to any other person, including the Master Association, for any damage, loss, or prejudice suffered or claimed on account of any act, omission, error, or negligence of the Master Association, the Board, any representative or employee of the Master Association, or any committee, committee member or officer of the Master Association; provided, however, the limitations set forth in this Section 5.4 shall not apply to any person who has failed to act in good faith or has engaged in willful or intentional misconduct.

Section 5.5 **Sub-Associations**. The covenants, conditions and restrictions, the articles of incorporation and bylaws or other governing documents for the Sub-Associations shall not be effective unless the contents thereof have been approved by the Board and the governing documents specify that such Sub-Association and the rights of its members are subject and subordinate to the provisions of this Master Declaration, the provisions of the Articles and Bylaws of the Association, the provisions of the Association Rules, and the Gunnison Rising Design Guidelines. Each and every Tract, Unit, Lot, or Parcel of the Covered Property may also be included within the Residential Sub-Association, Commercial Sub-Association or another sub-association created pursuant to a Supplemental Declaration prior to or after any development or construction of Improvements commencing on any such Tract, Unit, Lot, or Parcel.

Section 5.6 **Delegation of Duties by Sub-Associations.** In Section 5.6 of the Residential Declaration and Section 5.6 of the Commercial Declaration, the Residential Association and the Commercial Association have delegated certain of their duties and obligations under the Residential Declaration and the Commercial Declaration to the Master Association. The Master Association shall perform the matters set forth in Section 5.6 of the Residential Declaration and Section 5.6 of the Commercial Declaration on behalf of the Residential Association and Commercial Association, at the cost and expense of the Residential Association and Commercial Association respectively, for the Covered Property as requested by the Residential Association and Commercial Association respectively, unless and until such delegation is revoked by the Residential Association and/or the Commercial Association.

Section 5.7 **Powers of the Master Association Relating to Sub-Associations.** The Master Association shall have the power to veto any action taken or contemplated to be taken by any Sub-Association, which the Board reasonably determines to be adverse to the interests of the Master Association or its Members or inconsistent with the Community-Wide Standard.

The Master Association also shall have the power to require that specific action be taken by any Sub-Association in connection with its obligations and responsibilities. The Sub-Associations shall take appropriate action required by the Master Association in a written notice within the reasonable time frame set by the Master Association in the notice. If any Sub-Association fails to comply, the Master Association shall have the right to effect such action on behalf of the Sub-Association and levy Assessments to cover the costs, as well as an administrative charge and sanctions against the applicable Sub-Association. Further, the Master Association shall have the right to bring an action against any Sub-Association that fails to comply with the requirements of Section 5.6, to cover the costs, as well as administrative charges and sanctions against each Sub-Association.

ARTICLE VI - MEMBERSHIPS AND VOTING

Section 6.1 **Owners of Units, Lots, and Parcels.** Every Owner (including the Declarant) of a Tract, Unit, Lot, or Parcel, which is Assessable Property, shall be a Member of the Master Association. Each such Owner shall have the following number of Memberships:

(a) **Property Not Subject to a Supplemental Declaration** - For each Tract which is not subject to either the Commercial Declaration, the Residential Declaration, or a subsequently recorded Supplemental Declaration, one Membership for each fifty (50) acres or portion thereof owned by the Member. For the purposes hereof, an acre of land shall consist of 43,560 gross square feet;

(b) **Property Subject to a Supplemental Declaration**

(i) For each non-residential Unit, Lot, or Parcel subject to the Commercial Declaration, one Membership for each One Thousand (1,000) square feet of building space as set forth on the Gunnison Rising PUD;

(ii) For each Unit or Lot subject to the Residential Declaration and each Dwelling Unit subject to the Commercial Declaration, one Membership for each Unit (excluding Rental Apartments) or Lot owned by the Member, and one Membership for each Rental Apartment permitted on the Gunnison Rising PUD owned by a Member; and

(iii) For each Unit, Lot, Parcel, or Tract subject to a Supplemental Declaration other than the Commercial Declaration or the Residential Declaration, the number of Memberships shall be set forth in such Supplemental Declaration.

(c) **Determination of Memberships** In determining the number of Memberships under this Section, the square feet of building space for each Tract, Unit, Lot, or Parcel shall be rounded to the next nearest 1,000 square feet. By way of example, 1,499 square feet or less of building space shall be entitled to one Membership and 1,500 square feet of building space or more shall be entitled to two Memberships.

Section 6.2 **Voting.** The Master Association shall have two classes of voting Memberships:

(a) **Class A.** Class A Members shall be every Owner of a Unit, Lot or Parcel, which is Assessable Property and which is subject to a Supplemental Declaration. Each such Owner shall be entitled to one vote for each Membership held by such Owner.

(b) **Class B.** The Class B Member shall be every Owner of a Tract which is Assessable Property and which is not subject to a Supplemental Declaration. Each such Owner shall be entitled to five (5) votes for each acre of land or portion thereof within a Tract owned by such Owner. For the purposes hereof, an acre of land shall consist of 43,560 gross square feet.

The Declarant reserves the right to create any number of Delegate Districts within the Covered Property and to provide that Members will vote for a Delegate who in turn will exercise such Members' voting rights in connection with all votes provided for in this Master Declaration or in connection with the Association. Delegate Districts may be created through an Amendment to this Master Declaration and/or a Supplemental Declaration.

Section 6.3 **Right to Vote.** No change in the ownership of a Membership shall be effective for voting purposes unless and until the Board is given actual written notice of such change and is provided satisfactory proof thereof. The vote for each such Membership must be cast as a unit, and fractional votes shall not be allowed. In the event that a Membership is owned by more than one person or entity and such Owners are unable to agree among themselves as to how their vote or votes shall be cast, they shall lose their right to vote on the matter in question. If any Member casts a vote representing a certain Membership, it will thereafter be conclusively presumed for all purposes that he was acting with the authority and consent of all other Owners of the same Membership unless objection thereto is made at the time the vote is cast. In the event more than one vote is cast for a particular Membership, none of said votes shall be counted and all said votes shall be deemed void.

Section 6.4 **Membership Rights.** Each Member shall have the rights, duties and obligations set forth in this Master Declaration and such other rights, duties and obligations as are set forth in the Articles and Bylaws, Association Rules and Gunnison Rising Design Guidelines as the same may be amended from time to time.

Section 6.5 **Transfer of Membership.** The rights and obligations of the Owner of a Membership in the Master Association shall not be assigned, transferred, pledged, conveyed or alienated in any way except upon transfer of ownership to an Owner's Tract, Unit, Lot, or Parcel, as applicable, and then only to the transferee of ownership to the Tract, Unit, Lot, or Parcel. A transfer of ownership to a Tract, Unit, Lot, or Parcel may be effected by deed, intestate succession, testamentary disposition, foreclosure of a mortgage or deed of trust of record, or such other legal process as now in effect or as may hereafter be established under or pursuant to the laws of the State of Colorado. Any attempt to make a prohibited transfer shall be void. Any transfer of

ownership to a Tract, Unit, Lot, or Parcel shall operate to transfer the Membership(s) appurtenant to said Tract, Unit, Lot, or Parcel to the new Owner thereof.

Section 6.6 **Suspension of Voting Rights**. Any Member who fails to pay an Assessment provided herein within sixty (60) days of the due date thereof, shall have all voting rights as provided herein suspended until such amounts plus any accrued interest, attorney's fees and/or collection costs are paid in full.

Section 6.7 **Delegate Districts**. The Covered Property may be divided into Delegate Districts by Declarant and each Delegate District shall elect one (1) Delegate to the Association to exercise the voting power of all Members within such Delegate District. Delegate Districts may be established in a Notice of Establishment of Delegate District, a Supplemental Declaration, or a Notice of Annexation annexing property to this Master Declaration, each of which shall describe the portion of the Covered Property to be included in each Delegate District created thereby. The Board shall have the authority to reconfigure Delegate Districts after expiration of the Declarant Control Period. If and when Delegate Districts are established, the Members within each Delegate District shall have the right to elect one (1) Delegate at a duly-convened meeting of such Members called for such purpose, at which the Members in attendance in person or by proxy are equal to at least twenty percent (20%) of the total voting power of the Members in the Delegate District, with each Delegate to be elected by the majority vote of the Members in attendance in person or by proxy. Each Delegate shall hold such position for one year or until their successor is duly elected. A Delegate must be a Member or a duly-appointed agent of a Member owning a Tract, Parcel, Unit or Lot within the Delegate District from which the Delegate is elected.

ARTICLE VII - COVENANT FOR ASSESSMENTS

Section 7.1 **Personal Obligation of Assessments**. The Declarant, and every Owner of each Tract, Unit, Lot, and Parcel established within the Covered Property, hereby covenants and agrees, and each Owner by acceptance of a Deed therefore (whether or not it shall be so expressed in such Deed) is deemed to covenant and agree, to pay to the Master Association the following assessments and charges: (1) Annual Assessments established by this Article VII, (2) Special Assessments for extraordinary expenses or costs established by this Article VII, (3) Transfer Fee established pursuant to Section 7.10; (4) Working Capital Fee; and (5) Design Review Fees; all such Assessments to be established and collected and secured by the Assessment Fee as hereinafter provided. The Annual and Special Assessments against each Tract, Unit, Lot, or Parcel shall be based on the number of Memberships appurtenant to the Tract, Unit, Lot, or Parcel (including, without limitation, Memberships attributable to Units or Rental Apartments located on such Lot or Parcel). Each such Annual and Special Assessment, together with interest, costs and reasonable attorney's fees, shall also be the personal obligation of the person who was the Owner of the Tract, Unit, Lot, or Parcel at the time when the Assessment fell due. The Working Capital Fee, Transfer Fee, and Design Review Fee shall be the personal obligation of the Owner responsible thereto. The personal obligation for delinquent Assessments shall not pass to the successors in title of the Owner unless expressly assumed by them. However, such exemption does not apply to the obligation of the successor in title of the Owner to correct any violation of the Master Declaration, the Association Rules, or the Gunnison Rising Design Guidelines by the Owner pursuant to Article XI; however, the transfer of title shall not extinguish any Assessment Lien except a transfer pursuant to foreclosure of a superior lien in which the Assessment Lien has been extinguished by such foreclosure proceeding.

Section 7.2 **Annual Assessments**. In order to provide for the uses and purposes specified in Article IX hereof, the Board in each year, commencing with the year in which the first Supplemental Declaration is Recorded, shall assess against each Tract, Unit, Lot, and Parcel, which is Assessable Property, an Annual Assessment. The amount of the Annual Assessment shall be in the sole discretion of the Board but shall be

determined with the objective of fulfilling the Master Association's obligations under this Master Declaration and providing for the uses and purposes specified in Article IX.

Section 7.3 **Determination of Assessment.** The amount of any Annual or Special Assessment to be levied against each Tract, Unit, Lot and Parcel shall be determined as follows:

(a) Each Tract, Unit, Lot, and Parcel shall be assessed an Annual Assessment or Special Assessment, as the case may be, in an amount equal to the number of Memberships attributable to such Tract, Unit, Lot, or Parcel pursuant to Section 6.1 of this Master Declaration.

(b) Annual Assessments may be collected on a monthly, quarterly or annual basis, and Special Assessments may be collected as specified by the Board unless otherwise determined by the resolution of the Members of the Association approving the Special Assessment.

Section 7.4 **Special Assessments for Extraordinary Expenses.** In addition to the Annual Assessments authorized above, the Master Association may levy, in any Assessment Period, a Special Assessment applicable to that period only for the purpose of defraying, in whole or in part, extraordinary expenses, provided that any such assessment shall have the assent of sixty percent (60%) of the votes of any meeting of the Members who are voting in person or by proxy at such meeting duly called for such purpose. The provisions of this Section are not intended to preclude or limit the assessment, collection or use of Annual Assessments for the aforesaid purposes.

Section 7.5 **Establishment of Annual Assessment Period.** The period for which the Annual Assessment is to be levied (the "Assessment Period") shall be the calendar year, except that the first Assessment Period shall commence upon the issuance of the first certificate of occupancy for a Unit and terminate on December 31 of such year. The Board in its sole discretion from time to time may change the Assessment Period by giving notice thereof to the Members of the Master Association.

Section 7.6 **Rules Regarding Billing and Collection Procedures.** The Board shall have the right to adopt rules and regulations setting forth procedures for the purpose of making the Assessments provided herein and for the billing and collection of the Annual and Special Assessment, Working Capital Fee, Transfer Fees, and Design Review Fees provided that said procedures are not inconsistent with the provisions hereof. The failure of the Master Association to send a bill to a Member shall not relieve any Member of his liability for any Assessment or charge under this Master Declaration, but the Assessment Lien therefore shall not be foreclosed or otherwise enforced until the Member has been given not less than thirty (30) days written notice prior to such foreclosure or enforcement, at the address of the Member on the records of the Master Association, that the Assessment or any installment thereof is or will be due and of the amount owing. Such notice may be given at any time prior to or after delinquency of such payment. The Master Association shall be under no duty to refund any payments received by it even though the ownership of a Membership changes during an Assessment Period; successor Owners of Tracts, Units, Lots, or Parcels shall be given credit for prepayments, on a prorated basis, made by prior Owners. The Master Association shall be entitled to retain any surplus funds of the Master Association remaining at the end of each fiscal year. The amount of the Annual Assessment against Members who became such during an Assessment Period upon the Recording of a Supplemental Declaration shall be prorated and such new Members shall be liable for a proportionate share of any previously levied Special Assessment if such Assessments are paid in installments. Members must notify Master Association in writing of a change of mailing address when applicable.

Section 7.7 **Collection Costs and Interest on Delinquent Assessments.** Any Assessment or installment thereof not paid when due shall be deemed delinquent and shall bear interest from thirty (30) days

after the due date until paid at a rate equal to the greater of (a) twelve percent (12%) per annum or (b) the then prevailing interest rate on loans insured by the Federal Housing Association, plus five percent (5%) or (c) the then prevailing interest rate on loans guaranteed by the Veterans Administration plus five percent (5%), and the Member shall be liable for all taxable and incidental costs, including attorney's fees, which may be incurred by the Master Association in collecting the same. The applicable interest rate on such delinquent amounts shall be determined on a daily basis. Late fees and interest rates may be established by the Board to be adjusted from time to time. The Board may also record a Notice of Delinquent Assessment against any Tract, Unit, Lot, or Parcel as to which any such amount is delinquent and constitutes a lien and may establish a fixed fee to reimburse the Master Association for the Master Association's cost in Recording such Notice, processing the delinquency and Recording a notice of payment, which fixed fee shall be treated as a collection cost of the Master Association secured by the Assessment Lien.

Section 7.8 **Evidence of Payment of Assessments**. Upon receipt of a written request by a Member or any other person, the Master Association, within a reasonable period of time (not to exceed fourteen (14) days) thereafter shall issue to such Member or other person a written certificate stating (a) that all Assessments (including interest, costs and attorney's fees, if any, as provided in Section 7.7 above) have been paid with respect to any specified Tract, Unit, Lot, or Parcel as of the date of such certificate, or (b) if all Assessments have not been paid, the amount of such Assessments (including interest, costs and attorney's fees, if any) due and payable as of such date. The Master Association may make a reasonable charge for the issuance of such certificates, which charges must be paid at the time the request for any such certificate is made. Any such certificate, when duly issued as herein provided, shall be conclusive and binding with respect to any matter therein stated as against any bona fide purchaser of, or lender on, the Tract, Unit, Lot, or Parcel in question.

Section 7.9 **Property Exempted from the Assessment and Assessment Lien**. Exempt Property shall be exempted from the assessment of the Annual and Special Assessments, Working Capital Fee, Transfer Fee, and Affordable/Attainable Housing Fee and from the Assessment Lien; provided, however, that in the event any change of ownership of Exempt Property results in all or any part thereof becoming Assessable Property in any year, the same thereupon shall be subject to the Assessment and, if theretofore exempt therefrom, the Assessment Lien.

Section 7.10 **Working Capital Fund and Transfer Fee**. To ensure that the Master Association shall have adequate funds to meet its expenses, each person or entity who purchases a Unit, Lot or Parcel other than the Declarant or a Developer shall pay to the Master Association immediately upon becoming the Owner of the Unit, Lot or Parcel a sum equal to the current Annual Assessment for the Unit, Lot or Parcel. Funds paid to the Master Association pursuant to this Section may be used by the Master Association for payment of operating expenses or any other purpose permitted under this Master Declaration. Payments made pursuant to this Section shall be nonrefundable and shall not be offset or credited against or considered as an advance payment of any Assessments levied by the Master Association pursuant to this Master Declaration. The foregoing fees shall be called the "Working Capital Fee." Each person or entity who purchases a Tract, Unit, Lot, or Parcel other than the Declarant or a Developer also shall pay to the Master Association immediately upon becoming the Owner of the Tract, Unit, Lot, or Parcel a transfer fee ("Transfer Fee") in such amount as is established from time to time by the Board. A Transfer Fee shall not to exceed 3% of the purchase price of the Tract, Unit, Lot or Parcel.

Section 7.11 **Sub-Association Assessments**. In addition to the Assessments and other charges payable hereunder, each Owner shall pay to the Master Association the Sub-Association Assessments as set forth in the Residential Declaration and/or the Commercial Declaration until such time as such Sub-Association revokes its delegation of authority to the Master Association. The Master Association is hereby authorized to collect and enforce payment of such Sub-Association Assessments in accordance with the provisions of the Residential Declaration and/or the Commercial Declaration, as applicable.

Section 7.12 **Special Use Fee for Telecommunication, Broadband, DSL Services.** The Master Association may enter into an agreement with one or more telecommunication companies for the purpose of providing any such services or any related services, to the Covered Property or any portion thereof as determined by the Board. The cost of the services shall be a Special Use Fee subject to the provisions of Section 9.4 herein. In the case of Lots with a land use classification of Residential Lot Types or Mixed-Use Lot Types that are transferred in title from a Developer to an individual Owner when the Unit is complete, the Special Use Fee shall commence at close of escrow. Terms of the services to Lots and Parcels with land use classification other than Residential Lot Types or Mixed-Use Lot Types shall be determined at the discretion of the Board. The Board shall set the Special Use Fee each year and shall give notice to the Master Association Members in the same manner as for the Annual Assessment. In the event that there are insufficient funds in the Special Use Fee account to cover the costs associated with providing the service for any reason, the Master Association shall advance the necessary funds to cover such costs and will be reimbursed by the Owners receiving such services within a reasonable period of time as determined by the Board.

Section 7.13 **Association Budgets.** Within ninety (90) days after adoption of any proposed budget, the Board shall mail, by ordinary first class mail, or otherwise deliver a summary of the budget to all Owners and shall set a date for a meeting of Owners to consider the budget within a reasonable time after mailing or other delivery of the summary, pursuant to notice and within the time periods set forth in the By-Laws. Unless, at that meeting, at least seventy-five percent (75%) of the voting power of all Owners veto the budget, the budget is deemed approved by the Owners, whether or not a quorum is present. In the event the proposed budget is vetoed, the periodic budget last ratified by the Owners must be continued until a subsequent budget proposed by the Board of Directors is not vetoed by at least seventy-five percent (75%) of the Owners.

ARTICLE VIII - ENFORCEMENT OF PAYMENT OF ASSESSMENTS AND CREATION AND ENFORCEMENT OF ASSESSMENT LIEN

Section 8.1 **Master Association as Enforcing Body.** The Declarant and the Master Association, as the agent and representative of the Members, shall each have the right to enforce the provisions of this Master Declaration.

Section 8.2 **Master Association's Remedies to Enforce Payment of Assessments.** If any Member fails to pay any Assessments or installments when due, the Master Association may enforce the payment of the Assessments by taking either or both of the following actions, concurrently or separately (and, by exercising either of the remedies hereinafter set forth, the Master Association does not prejudice or waive its rights to exercise the other remedy);

(a) Bring an action at law and recover judgment against the Member personally obligated to pay the Assessments;

(b) Foreclose the Assessment Lien against the Tract, Unit, Lot, or Parcel in accordance with the then prevailing Colorado law relating to the foreclosure of realty mortgages (including the right to recover any deficiency) and the Tract, Unit, Lot, or Parcel may be redeemed after foreclosure sale as provided by law. The Master Association shall have the right to bid at any foreclosure sale.

Section 8.3 **Creation of Assessment Lien and Subordination of Assessment Lien: Priority of Lien.** In accordance with §38-33.3-316 of the Act, and subject to the limitations of any other applicable provisions of the Act or Colorado law, the Master Association shall have a statutory lien against each Tract, Unit, Lot, and Parcel to secure payment of delinquent assessments, as well as interest, late charges (subject to

the limitations of Colorado law), and costs of collection (including attorneys' fees). Such lien shall be perfected upon the Recordation of this Master Declaration.

Such lien shall be superior to all other liens, except: (a) the liens of all real estate taxes, and other governmental assessments (as provided in the Act); (b) the lien or charge of any Recorded First Mortgage made in good faith and for value prior to the date that assessments being enforced against the Tract, Unit, Lot, or Parcel became delinquent; provided, the Master Association's assessment lien shall have priority over such security interests to the extent of the assessments based on the annual budget adopted by the Master Association pursuant to Section 7 which would have become due during the six months immediately preceding institution of an action to enforce the lien for assessments; (c) liens and encumbrances Recorded prior to this Master Declaration; and (d) labor or material men's liens, to the extent required by law.

Such lien, when delinquent, may be enforced in the same manner as provided for the foreclosure of Mortgages under the laws of the State of Colorado. All such costs and expenses of any such foreclosure, including reasonable attorneys' fees, shall be secured by the lien being foreclosed.

The Master Association may bid for the Tract, Unit, Lot, or Parcel, as applicable, at the foreclosure sale and acquire, hold, lease, mortgage, and convey the Tract, Unit, Lot, or Parcel. While a Tract, Unit, Lot, or Parcel is owned by the Master Association following foreclosure: (a) no right to vote shall be exercised on its behalf; (b) no assessment shall be levied on it; and (c) each other Tract, Unit, Lot, or Parcel shall be charged, in addition to its usual assessment, its pro rata share of the assessment that would have been charged such Tract, Unit, Lot, or Parcel had it not been acquired by the Master Association. The Master Association may sue for unpaid assessments and other charges authorized hereunder without foreclosing or waiving the lien securing the same.

Sale or transfer of any Tract, Unit, Lot, or Parcel shall not affect the assessment lien or relieve such Tract, Unit, Lot, or Parcel from the lien for any subsequent assessments. However, the sale or transfer of any Tract, Unit, Lot, or Parcel pursuant to foreclosure of the First Mortgage shall extinguish the lien as to any installments of such assessments due prior to the Mortgagee's foreclosure, except as otherwise provided in this Section. The subsequent Owner of the foreclosed Tract, Unit, Lot, or Parcel shall not be personally liable for assessments on such Tract, Unit, Lot, or Parcel due prior to such acquisition of title. Such unpaid assessments shall be deemed to be Assessments collectible from Owners of all Tracts, Units, Lots, or Parcels subject to assessment under Section 7, including such acquirer, its successors and assigns.

Section 8.4 **Costs to be Borne by Member in Connection with Enforcement of Payment of Assessments.** In any action taken pursuant to Section 8.2 of this Article, the Member shall be personally liable for, and the Assessment Lien shall be deemed to secure the amount of, the Assessments together with interest and the Master Association's incidental and taxable costs including collection costs and attorney's fees, including those costs and fees specified in Article VII, Section 7.7. The Assessment Lien shall also secure payment of any other sums which may become payable to the Master Association by an Owner pursuant to this Master Declaration.

Section 8.5 **Provision of Services.** The Master Association may provide, or provide for, services and facilities for the Members, their guests, lessees, and invitees, and shall be authorized to enter into and terminate contracts or agreements with other entities, including Declarant, to provide such services and facilities. The Board may charge use and consumption fees for such services and facilities. By way of example, some services and facilities which might be offered include security, caretaker, transportation, fire protection, utilities, including access to fiber optics and other telecommunication networks and facilities, and similar services and facilities. In the event Declarant enters into any contracts for such services during the Declarant Control Period, such contracts are subject to termination in accordance with Section 305 of the Act. Nothing

herein shall be construed as a representation by Declarant or the Master Association as to what, if any, services shall be provided. In addition, the Board, in its discretion, shall be permitted to modify or cancel existing services provided unless otherwise required by the Governing Documents. No Owner shall be exempt from the obligation to pay for such services, if provided to all Owners, based upon non-use or any other reason.

ARTICLE IX - USE OF FUNDS

Section 9.1 **Purposes For Which Master Association's Funds May Be Used.** The Master Association shall apply any funds and other property collected and received by it (including the Assessments, fees, surplus funds, and all funds and property received by it from any other source) for the common good and benefit of Gunnison Rising and the Members and Residents by devoting said funds and property for the general common interests of Gunnison Rising, the Members and the Residents, subject to the limitations herein. The following are some, but not all, of the areas in which the Master Association may seek to aid, promote and provide for such common benefit: liability insurance, communications, safety and indemnification of officers and directors of the Master Association, hiring of consultants to review plans and specifications, hiring of personnel to assist and coordinate plan and specification reviews, adoption and modification of the Community-Wide Standard and elements thereof, such as the Gunnison Rising Design Guidelines, inspectors, enforcement costs, administrative fees and costs, and fees for banking, accountants, lawyers, architects, and engineers. The Master Association also may expend its funds for any purposes for which any municipality may expend its funds under the laws of the State of Colorado or such municipality's charter.

Section 9.2 **Master Association's Rights in Spending Funds From Year to Year.** The Master Association shall not be obligated to spend in any year all the sums received by it in such year (whether by way of Annual or Special Assessments, fees or otherwise), and may carry forward as surplus any balances remaining. The Master Association shall not be obligated to reduce the amount of the Annual Assessment in the succeeding year if a surplus exists from a prior year and the Master Association may carry forward from year to year such surplus as the Board in its discretion may determine to be desirable for the greater financial security of the Master Association and the accomplishment of its purposes.

Section 9.3 **Master Association Records.** The Master Association shall maintain and provide accounting records in accordance with the following:

(a) The Master Association shall keep its accounting records, using generally accepted accounting principles (GAAP) if required by the Act and shall maintain records of meeting minutes, Board actions, committee actions, notices of meetings, and a record of all voting Owners and their addresses. The Master Association shall keep at its principal office and make available to Owners, First Mortgagees, and insurers or guarantors of any First Mortgage, current copies of the Master Declaration, the Articles of Incorporation, Bylaws, Association Rules, books, records, and financial statements of the Master Association, resolutions adopted by the Board or any committee of the Board, minutes of all Owners' meetings and actions for at least three (3) years, written communications to Owners for at least three (3) years, a list of the names and addresses of current Directors and officers of the Master Association, the most recent annual report, and all audits and financial reviews for at least three (3) years. The Master Association shall make available to prospective purchasers of Lots, Units, Rental Apartments, Single-Family Dwelling Units, Other Units, and any other residential development within the Covered Property, current copies of the Master Declaration, the Articles of Incorporation, Bylaws, Association Rules, and the most recent audited or reviewed annual financial statement of the Master Association, if available. "Available" shall mean available for inspection, upon request that is made in good faith and for a proper purpose and for records that are relevant to such proper purpose, during normal weekday business hours or under other reasonable circumstances. The Master Association may charge a fee for inspection and copying of the Master Association books and records, not to exceed the Master Association's actual costs.

(b) The Master Association shall perform a review of its financial records, using “Statements on Standards for Accounting and Review Services,” or an audit of its financial records using generally accepted auditing standards if required by the Act, by an independent and qualified person selected by the Board of Directors of the Master Association when required under the following provisions. An audit shall be required only if the Master Association has annual revenues or expenditures of at least \$250,000 and the audit is requested by the Owners of at least one-third (1/3) of the Units and Parcels. A review shall be required only when requested by the Owners of at least one-third (1/3) of the Units and Parcels. Copies of an audit or review shall be made available upon request to any Owner, beginning no later than thirty (30) days after its completion. The Master Association shall also provide an audited financial statement for the immediately preceding fiscal year to any First Mortgagee or any insurer or guarantor of such First Mortgage, within a reasonable time after written request therefore is made by any such First Mortgagee, or insurer, or guarantor of any First Mortgage; provided that if the Master Association has not previously received an audit for such fiscal year, the Master Association may require the requesting First Mortgagee, or insurer, or guarantor of a First Mortgage to pay the expense of the audit to the Master Association in advance.

Section 9.4 **Administration of Special Use Fees**. The Master Association is authorized to bill for, sue or, collect, administer and disburse all Special Use Fees and the payment thereof shall be secured by the Assessment Lien; provided, however, that all Special Use Fees collected shall, if imposed in connection with a particular improvement, be separately accounted for as to each separate improvement pertaining to which they are collected and shall be expended on the particular improvement to which they pertain.

ARTICLE X - INTENTIONALLY OMITTED

ARTICLE XI - DESIGN REVIEW COMMITTEE

Section 11.1 **Establishment**. The Declarant hereby establishes a Design Review Committee to perform the functions of the Design Review Committee set forth in this Master Declaration and hereby adopts the procedural rules and regulations for the performance of such duties by the Design Review Committee, including but, not limited to, the regulations established in the Gunnison Rising PUD and the design principles, guidelines, and standards defined in the Gunnison Rising Design Guidelines, including procedures for the preparation, submission and determination of the application for any approvals required by this Master Declaration or any Supplemental Declaration so long as such rules and regulations comply with Section 11.2 below. The Board must approve the initial Gunnison Rising Design Guidelines, standards, and procedures for the preparation, submission and determination of the application for approvals. The Gunnison Rising Design Guidelines may be amended or supplemented by the Design Review Committee at any time, in whole or in part, at its discretion. Amendments shall be initiated through the Design Review Committee.

The Design Review Committee shall hold regular meetings, a quorum for which shall consist of a majority of the regular members which shall be necessary for any decision of the Design Review Committee. An alternate member, approved by the Declarant, may participate at any meeting at which there is not a quorum of regular members present, may constitute a quorum by his (their) presence and shall have all of the authority of a regular member while so participating.

The Design Review Committee may delegate review authority to a sub-committee on which at least one member of the Design Review Committee shall sit. Such delegation shall be in writing and shall specify the matters which such sub-committee may review. If an applicant believes that a member of a sub-committee has a conflict of interest with respect to the applicant or the application, the applicant may notify the Design Review Committee of such alleged conflict of interest, including a description of the basis therefor, and the Design Review Committee shall replace such member if it concludes that a conflict of interest with the application or

the applicant exists. Any decision of such sub-committee shall be deemed to be the decision of the Design Review Committee, unless the Design Review Committee member who sits on such sub-committee refers a decision to the Design Review Committee, in which event the Design Review Committee shall review the matter and make the final decision. An applicant may appeal a decision of a sub-committee to the Design Review Committee, provided such appeal is filed with the Design Review Committee within ten (10) days after the decision of the sub-committee. If an applicant appeals a sub-committee decision to the Design Review Committee, the sixty (60) day time period required under Section 11.2 below for the Design Review Committee to make a decision shall be suspended.

The Gunnison Rising Design Guidelines shall interpret and implement this Master Declaration by setting forth the procedures for Design Review Committee review and the standards for development within Gunnison Rising, including, but not limited to, architectural design, placement and size of buildings, landscaping, massing or form, color schemes, exterior finishes and materials, signage, exterior lighting, wall design, parking, lot and/or neighborhood level block design and similar matters. The Gunnison Rising Design Guidelines may also include provisions requiring the establishment of landscaping on Lots and Parcels pursuant to specific timetables. Subject to the provisions of Section 11.3 of this Article, the decision of the Design Review Committee shall be final on all matters submitted to it pursuant to this Master Declaration. An Applicant has the right to appeal a Design Review Committee decision pursuant to procedures in Section 11.3.

Section 11.2 **Architectural Control**. Any person or entity, including the City and other governmental and quasi-governmental entities or agencies, proposing to engage in building or development activity within Gunnison Rising (including but not limited to residential, civic or commercial building, landscaping, signage, parks, trails, recreational vehicle park facilities, open space improvements, visible utility construction, drainage, detention and storm water facilities and streetscapes) shall be required to submit an application to conduct such activity to the Design Review Committee in accordance with submittal requirements. The Design Review Committee shall have the authority to require the submittal of site plans, landscape plans, architectural design plans, exterior material specifications, color palettes and any other information deemed reasonably necessary for proper review. No excavation, grading, landscaping, construction or any other improvement or work shall be performed on any Lot or Parcel without the prior written approval of the Design Review Committee. No addition, alteration, repair, change or other work which in any way alters the exterior appearance, including but without limitation, the exterior color scheme, of any part of a Tract, Unit, Lot, or Parcel, or any Improvements located thereon, shall be made or done without the prior written approval of the Design Review Committee.

Any Owner desiring approval of the Design Review Committee for the construction, installation, addition, alteration, repair, change, or replacement of any Improvement shall follow the Design Approval Process for Gunnison Rising including: (1) Pre-Application/Design Meeting; (2) Preliminary Design Review Submittal; (3) Final Design Review Submittal; and (4) Construction Document Package. Each step involves the application of specific criteria as defined in the Gunnison Rising Design Guidelines to the application. Any Owner requesting the approval of the Design Review Committee shall also submit to the Design Review Committee any additional information, plans and specifications which the Design Review Committee may request. The Design Review Committee shall approve or disapprove an application for approval within sixty (60) days after its receipt of a properly submitted application together with supporting plans, specifications and other information as may be requested by the Committee. The approval by the Design Review Committee of any construction, installation, addition, alteration, repair, change, or other work pursuant to this Section shall not be deemed a waiver of the Design Review Committee's right to withhold approval of any similar construction, installation, addition, alteration, repair, change, or other work subsequently submitted for approval. Upon receipt of approval from the Design Review Committee in the form of a Letter Certificate of Design Compliance for any construction, installation, addition, alteration, repair, change, or other work, the Owner who had requested such approval shall proceed to perform, construct or make the addition, alteration, repair, change, or other work approved by the Design Review Committee as soon as practicable. Any change, deletion, or

addition to the plans and specifications approved by the Design Review Committee must be approved in writing by the Design Review Committee.

The Design Review Committee may adopt rules and regulations or include in the Gunnison Rising Design Guidelines provisions exempting certain Improvements from the obligation to obtain Design Review Committee approval if the Improvements meet the design requirements set forth in the Gunnison Rising Design Guidelines.

Nothing contained herein shall authorize the Design Review Committee to prohibit the replacement of cedar shakes or other flammable roofing materials (if such flammable roofing materials are permitted under the Gunnison Rising Design Guidelines) with non-flammable roofing materials for fire prevention and fire suppression purposes, as long as such non-flammable roofing materials comply with the Gunnison Rising PUD and the Gunnison Rising Design Guidelines. The Design Review Committee may establish reasonable standards for the color, appearance, and general type of non-flammable roofing materials that are used to replace flammable roofing materials, but such rules and regulations or design guidelines may not require the use of non-flammable materials that exceed the replacement costs of the flammable materials for which they are being substituted.

Section 11.3 **Appeal.** Any Owner or other Resident aggrieved by a decision by the Design Review Committee may appeal the decision to the Board in accordance with procedures established in the Gunnison Rising Design Guidelines. The Design Review Committee has the initial authority on matters related to the Gunnison Rising Design Guidelines. The Design Review Committee appeal decisions shall then go before the Master Association Board for a final decision.

Section 11.4 **Design Review Fee.** The Design Review Committee shall have the right to charge fees for services including, but without limitation such matters as construction clean up services, reviewing requests for approval of any construction, installation, alteration, addition, repair, change, or other work pursuant to this Section, which fees shall be payable at the time the application for approval is submitted to the Design Review Committee, along with such additional fees for changes, alterations, or other requests as may be established. The amount of such fees shall be based upon the reasonable costs of the Design Review Committee to perform its design and review duties. The Design Review Committee may employ an architect, engineer, and other design professionals and consultants to assist the Committee in performing its duties and the fees for such services shall be included in the Design Review Fee so long as such contracts comply with the termination provisions of the Act. In the event the fees for such services exceed the Design Review Fee collected at time of application submittal, such additional fees shall also be an obligation of such Owner and shall be paid by such Owner upon request.

Section 11.5 **Appointment and Representation of Design Review Committee Members.** Design Review Committee members shall be initially appointed by the Declarant and shall include a representative of the Declarant with technical assistance of an outside independent architect or land planner. Declarant's right to appoint Design Review Committee members shall cease and the Board shall be vested with that right and all other rights of the Declarant pertaining to the Design Review Committee as stated in this Article XI. The Board shall supervise the Design Review Committee whose composition shall consist of a minimum of three (3) and a maximum of (5) voting members.

Section 11.6 **Non-Liability for Approval of Plans.** Plans and specifications shall be approved by the Design Review Committee as to architectural style and character, building types, massing, materials, sustainable design, and color for a range of mixed-use, commercial, civic, single-family, and multi-family residential uses, as well as public and private landscapes. The Design Review Committee takes no responsibility for engineering design, drainage design or for compliance with zoning and building ordinances,

and by approving any plans and specifications, neither the Master Association, any member, the Board, nor the Declarant assumes any liability or responsibility therefore, or for any defect in any structure constructed from such plans and specifications. Neither the Design Review Committee, any member thereof, the Master Association, the Board nor the Declarant shall be liable to any Owner or other person for any damage, loss, or prejudice suffered or claimed on account of (a) the approval or disapproval of any plans, drawings, and specifications, whether or not defective, (b) the construction or performance of any work, whether or not pursuant to approved plans, drawings, and specifications, or (c) the development, or manner of development, of any property within Gunnison Rising. Approval of plans and specifications by the Design Review Committee is not, and shall not be deemed to be, a representation or warranty, whether express or implied, that said plans or specifications comply with applicable governmental ordinances or regulations including, without limitation, zoning ordinances and building codes, and industry standards for design or construction.

Section 11.7 **Inspections: Enforcement.** The Design Review Committee, or its designated representative(s), shall have the right during reasonable business hours to enter upon and inspect any building site and any Improvements to determine whether or not the construction, installation, addition, alteration, repair, change, or other work therefore have been approved by the Design Review Committee. The Owner of a building site or Improvements shall not be responsible for, and the Master Association shall indemnify the Owner from and against, any damages or injuries to any Person making such inspection unless the damages or injuries result from the negligence or willful misconduct of the Owner, Lessee, Resident, or Tenant of the Tract, Unit, Lot, or Parcel being inspected.

If the Design Review Committee determines that construction, installation, addition, alteration, repair, change, or other work has not been approved or plans and specifications which were approved are not being substantially complied with, the Design Review Committee shall give the Owner written notice and an opportunity to cure before any enforcement action is taken. The period allowed for an Owner to cure a breach or default shall be ten (10) days from the Owner's receipt of a notice of default. If the default cannot reasonably be cured within the ten (10) day period, the Owner shall have such additional time as may reasonably be required to cure provided the Owner commences efforts to cure within the ten (10) day period and thereafter continues with diligence to completion. If the situation is not remedied prior to expiration of the applicable cure period, the Board and the Design Review Committee shall each be entitled to enjoin further work, to require the removal or correction of any work in place that does not comply with approved plans and specifications, and pursue any and all available remedies through a proceeding at law or in equity against any Owner.

If any Improvements are altered or replaced or maintained on any Tract, Unit, Lot, or Parcel otherwise than in substantial conformity with the approved plans and specifications therefore, such action shall be deemed to have been undertaken without requisite approval of the Design Review Committee and to be in violation of this Master Declaration or the relevant Supplemental Declaration, and the Board and the Design Review Committee shall each be entitled to take action as permitted under this Master Declaration with respect thereto.

ARTICLE XII - RIGHTS AND POWERS OF MASTER ASSOCIATION

Section 12.1 **Master Association's Rights and Powers as Set Forth in Articles and Bylaws.** In addition to the rights and powers of the Master Association set forth in this Master Declaration, the Master Association shall have such rights and powers as are set forth in its Articles and Bylaws or as provided by Colorado common law or statute, including the Act. Such rights and powers, subject to the approval thereof by any agencies or institutions deemed necessary by Declarant, may encompass any and all things which a natural person could do or which now or hereafter may be authorized by law, provided such Articles and Bylaws are not inconsistent with the provisions of this Master Declaration and are necessary, desirable or convenient for effectuating the purposes set forth in this Master Declaration. After incorporation of the Master Association, a copy of the Articles and Bylaws of the Master Association shall be available for inspection at the office of the

Master Association during reasonable business hours. In addition to all other rights and remedies granted to the Master Association by this Master Declaration, the Master Association shall have the power to impose reasonable fines against an Owner for any violation of this Master Declaration.

Section 12.2 **Master Association's Rights of Enforcement of Provisions of This and Other Instruments**. The Master Association, as the agent and representative of the Owners, shall have the right to enforce the covenants set forth in this Master Declaration and/or any and all covenants, restrictions, reservations, charges, servitudes, assessments, conditions, liens, or easements provided for in any contract, deed, declaration, or other instrument which (a) shall have been executed pursuant to, or subject to, the provisions of this Master Declaration, or (b) otherwise shall indicate that the provisions of such instrument were intended to be enforced by the Master Association or by Declarant.

Section 12.3 **Contracts with Others for Performance of Master Association's Duties**. Subject to the restrictions and limitations contained herein, the Master Association may enter into contracts and transactions with others, including Declarant and its affiliated companies, and such contracts or transactions shall not be invalidated or in any way affected by the fact that one or more directors or officers of the Master Association or members of any committee are employed by or otherwise connected with Declarant or its affiliates, provided that the fact of such interest shall be disclosed or known to the other directors acting upon such contract or transaction, and provided further that the transaction or contract is fair and reasonable. Any such director, officer, or committee member may be counted in determining the existence of a quorum at any meeting of the Board or committee of which he is a member which shall authorize any contract or transaction described above or grant or deny any approval sought by the Declarant, its affiliated companies, or any competitor thereof and may vote thereon to authorize any such contract, transaction or approval with like force and effect as if he were not so interested.

ARTICLE XIII - ANNEXATION OF ADDITIONAL PROPERTY/WITHDRAWAL

Section 13.1 **Annexation Without Approval**. All or any part of the Additional Property may be annexed to the Covered Property and become subject to this Master Declaration and subject to the jurisdiction of the Master Association without the approval, assent, or vote of the Master Association or its Members, by the execution and Recording of a Supplemental Declaration, a Notice of Annexation, or a deed by Declarant or its successors and assigns describing the part of the Additional Property to be annexed and stating that such property is being annexed to this Master Declaration. No Supplemental Declaration, Notice of Annexation, or deed so executed and Recorded pursuant to this Section more than twenty-five (25) years after the later of: (i) the recording of this Master Declaration, or (ii) the last Recording of a Supplemental Declaration, Notice of Annexation, or deed annexing property to this Master Declaration, shall affect an annexation of the property described therein to this Master Declaration. Thereafter, the Master Association shall have the right to annex and subject to this Master Declaration all or any part of the Additional Property only with the written approval of the Owner thereof and by executing and Recording a Supplemental Declaration or Notice of Annexation. The Recording of said Supplemental Declaration, Notice of Annexation, or deed annexing property to this Master Declaration shall constitute and effectuate the annexation of said portion of the Additional Property described therein, making said real property subject to this Master Declaration and subject to the functions, powers, and jurisdiction of the Master Association, and thereafter said property shall be part of the Covered Property and all of the Owners of Units, Parcels, Tracts, or Lots in said real property shall automatically be Members of the Master Association. Memberships, voting, and allocated interests shall be allocated to the Additional Property upon annexation in accordance with the applicable provisions of this Master Declaration. The total number of votes in the Master Association shall be increased in an amount equal to the number of votes allocated to the property that is annexed and the total number of Units, Lots, Tracts, or Parcels subject to assessment shall be increased in the amount of the memberships allocated to the Additional Property that is annexed to this Master Declaration. Although Declarant or its successors and assigns or the Master Association

shall have the ability to so annex all or any portion of the Additional Property in accordance with the provisions of this Section 13.1, neither Declarant nor its successors and assigns or the Master Association shall be obligated to annex all or any portion of such Additional Property and such Additional Property shall not become subject to this Master Declaration unless and until a Supplemental Declaration, Notice of Annexation, or deed annexing property to this Master Declaration shall have been so executed and Recorded.

Section 13.2 **Withdrawal of Property**. Declarant reserves the unilateral right during the Development Period to amend this Master Declaration to withdraw any portion of the Covered Property from the coverage of this Master Declaration whether originally described in Exhibit "A" or added by Supplemental Declaration, Notice of Annexation, or deed; provided, no property shall be withdrawn after a structure located on such property has been conveyed by Declarant to any Person other than an affiliate of Declarant, a Developer, or a Builder. The total number of votes in the Master Association shall be reduced in an amount equal to the number of Units, Lots, Tracts and Parcels withdrawn and the total number of Units, Lots, Tracts, or Parcels subject to assessment shall be reduced in a like amount. Such amendment shall not require the consent of any Person other than the Owner of the property to be withdrawn.

ARTICLE XIV - DEVELOPMENT RIGHTS AND PROTECTIONS

Section 14.1 **Reasonable Rights to Develop**. Declarant may be undertaking the work of constructing improvements to and upon the Covered Property, including but not limited to the Residential Development, Commercial Development, and Common Areas (collectively "Property Improvements"). The completion of such construction and the sale or other disposal of such improvement is essential to the establishment and welfare of the Covered Property as a residential and mixed-use community. Therefore, until the expiration of the Development Period, nothing in this Master Declaration or the other Governing Documents shall be understood or construed to:

- (a) Prevent Declarant, its contractors, or its subcontractors from doing in the Covered Property or on any Unit whatever is reasonably necessary or advisable in connection with the development, construction, and sale of Improvements;
- (b) Prevent Declarant or its representatives from erecting, constructing, and maintaining on any part of the Covered Property such structures as reasonably may be necessary for the conduct of its business of completing the Improvements and disposing of the Property Improvements by sale, lease, or otherwise;
- (c) Prevent Declarant from conducting on any part of the Covered Property its business of completing the Improvements and of disposing of the Property Improvements by sale, lease, or otherwise;
- (d) Prevent Declarant from maintaining such signs and conducting such activities on any part of the Covered Property owned by Declarant or the Master Association as Declarant may deem to be reasonably necessary for the sale, lease, or disposition of Improvements; or
- (e) Prevent Declarant from placing on and utilizing Improvements or other property which it owns one or more mobile homes or temporary structures as sales offices or for construction activities, provided such structures and Improvements for sales offices have been approved by the Design Review Committee.

However, nothing in this Section shall give Declarant the right to damage any Unit or other property not owned by Declarant.

Section 14.2 **Special Declarant Rights.** During the Development Period, Declarant reserves the following Special Declarant Rights which shall be in conformance with the Gunnison Rising PUD and the Gunnison Rising Design Guidelines:

- (a) The right to complete any improvements indicated on Plats or the Gunnison Rising PUD;
- (b) The right to exercise any of the following Development Rights:
 - (i) The right to expand the Covered Property as provided in Article XIII;
 - (ii) The right to create additional developable areas if the Additional Property is annexed to this Master Declaration;
 - (iii) The right to subdivide or combine Lots which it owns or convert Lots which it owns into Common Areas;
 - (iv) Subject to Section 13.2, the right to withdraw from the Covered Property any Units or Lots or any portion of a Unit or Lot not yet conveyed by Declarant, subject to such local government approvals as may be required; and
 - (v) The right to reconfigure the boundaries of the Common Area;
- (c) The right of access over the Common Area for the purpose of making improvements within the Covered Property;
- (d) The right to merge or consolidate the Master Association with another common interest community of the same form of ownership; and
- (e) The right to appoint and remove any director or officer of the Master Association during the Declarant Control Period as provided in the Bylaws.

The foregoing rights may be exercised with respect to different portions of the Covered Property at different times. If a Development Right is exercised with respect to any portion of the Covered Property, it need not be exercised with respect to all or any other portion of the Covered Property. No assurances are made as to the boundaries of the Covered Property, nor with respect to the order in which such Development Rights may be exercised.

Section 14.3 **Right to Approve Additional Covenants.** For so long as Declarant owns the Covered Property or Additional Property, no Person shall Record any declaration of covenants, conditions, and restrictions, or declaration of condominium or similar instrument affecting any portion of the Covered Property without Declarant's review and written consent. Any attempted Recordation without such consent shall result in such instrument being void and of no force and effect unless Declarant subsequently approves by signed and Recorded written consent.

Section 14.4 **Right to Transfer or Assign Declarant Rights.** Any or all of Declarant's special rights and obligations set forth in this Master Declaration or the Bylaws may be transferred in whole or in part to other Persons; provided, the transfer shall not reduce an obligation nor enlarge a right beyond that which Declarant has under this Master Declaration or the Bylaws. No such transfer or assignment shall be effective

unless it is in a Recorded instrument which Declarant signs. The foregoing sentence shall not preclude Declarant from permitting other Persons to exercise, on a one time or limited basis, any right reserved to Declarant in this Master Declaration where Declarant does not intend to transfer such right in its entirety. In such case it shall not be necessary to Record any written assignment.

Section 14.5 **Additional Restrictions and Assessments on Portions of the Covered Property.** During the Development Period, Declarant reserves the right to impose additional covenants, restrictions, easements, and obligations on, and create a separate homeowners' association and separate assessments (in addition to those created under this Master Declaration) for, any portion of the Covered Property owned by Declarant or a Consenting Owner prior to its conveyance by Declarant or a Consenting Owner. However, in the event of a conflict between any such additional covenants and restrictions and this Master Declaration, the more restrictive shall control.

Section 14.6 **Right to Designate Sites for Governmental and Public Interests.** Until the termination of the Development Period, Declarant may designate sites within the Covered Property for government, education, or religious activities and interests, including without limitation, fire, police, and utility facilities, schools and educational facilities, houses of worship, parks, and other public facilities. The sites may include Common Area, in which case the Master Association shall take whatever action is required with respect to such site to permit such use, including dedication or conveyance of the site, if so directed by Declarant.

Section 14.7 **Right to Approve Changes in Community Standards.** Until the termination of the Development Period, no amendment to or modification of any Association Rules or Gunnison Rising Design Guidelines shall be effective without prior notice to and the written approval of Declarant.

Section 14.8 **Use of Technology.** In recognition of the opportunities offered through computers, fiber optics and continuing advancements in the high technology fields, the Association may, as a common expense, provide for or offer services which make use of computers, fiber optics, and other technological opportunities. For example, to the extent Colorado law permits, and unless otherwise specifically prohibited in the Governing Documents, the Association may send required notices by electronic means; hold Board or Association meetings and permit attendance and voting by electronic means; send and collect assessment and other invoices electronically; sponsor a community cable television channel; create and maintain a community intranet or internet home page offering interactive participation opportunities for users; provide a fiber optic system within Gunnison Rising; maintain an "online" newsletter or bulletin board; and provide funding for any of the above purposes.

(a) **Central Telecommunication, Receiving, and Distribution System.** Declarant reserves for itself, its affiliates, successors, and assignees, the exclusive and perpetual right and easement to operate within Gunnison Rising, and to service the buildings and structures and any Units within buildings and structures, a central telecommunication (including television and security monitoring), fiber optic, internet and telephone receiving and distribution systems, including conduits, wires, amplifiers, towers, antennae, computers, and other related apparatus and equipment ("Community Systems") as Declarant, in its discretion, deems appropriate. Such exclusive and perpetual right shall include, without limitation, Declarant's right to select and contract with companies licensed and/or authorized to provide telecommunications and television service in the State of Colorado, and to charge individual users a reasonable fee not to exceed the maximum allowable charge for such service, as from time to time is defined by the laws, rules, and regulations of the relevant government authority, if applicable.

Declarant may require that the Board enter into a bulk rate service agreement for the provision of Community Systems to all Units as a common expense. If particular additional services or benefits are provided to particular Owners or Units at their request, the benefited Owner(s) shall pay the service provider

directly for such additional services, or the Association may assess the costs solely against such Owners as a Special Use Assessment, as appropriate.

(b) Notices and Disclaimers as to Community Systems. In recognition of the fact that interruptions in television and other Community Systems services will occur from time to time, neither Declarant nor any of Declarant's successors or assigns shall in any manner be liable for, and no Community System user shall be entitled to refund, rebate, discount, or offset in applicable fees, for any interruption in Community Systems services, regardless of whether or not such interruption is caused by reasons within the service provider's control.

(c) Disclaimer and Limitation of Liability. The Association shall not be liable for any loss, damage or injury resulting from: (a) any virus or contamination of any data, computer, or computer system arising from access to the Community Systems; (b) any delays, interruptions, or inconveniences in accessing or using any functions of the Computer, or inability to access or download information, software or other materials through the Community Systems; (c) the quality, validity, completeness of, or any inaccuracies, errors, or omissions in, any information, software, or other materials accessible through the Community Systems. The Association does not endorse and makes no representations or warranties regarding the quality, safety, suitability, or usefulness of any software or other materials accessible through the Community Systems. All users assume the entire risk associated with use of and access to the Community Systems and any information, software, or other materials available through the Community Systems.

The Community Systems, and all information and materials accessible to users of the Community Systems, are made available "as is" without warranties of any kind, either express or implied, including, without limitation, warranties of title or implied warranties of merchantability or fitness for a particular purpose.

(d) Community Intranet. The Covered Property may be equipped with community intranet system. Declarant shall have the sole discretion and authority to determine and select the appropriate system or systems, and may change, modify, or terminate the systems from time to time. There is no guarantee or representation that any particular type of community intranet system(s) will be utilized or provided.

Declarant shall have the sole authority to select the provider(s) of the components and services (including, but not limited to, hardware, software, programming, infrastructure, management, and administration) constituting the community intranet system. Declarant shall have no obligation to utilize any particular provider or providers. Declarant also shall have the sole authority to control the content and the operation of the community intranet system.

Declarant may enter into contracts with providers for different components of the community intranet system and with other Persons for the maintenance, management, administration, upgrading, modification, and operation of such systems. The terms of the applicable contract(s) may obligate individual Owners or occupants to execute contracts or agreements directly with the Persons providing intranet services or components prior to gaining access to such systems. Such contracts or agreements may contain terms and conditions relating to use and access to the community intranet system and associated fees or assessments in addition to those contained in this Section.

Declarant may, from time to time, but shall not be obligated to, delegate or assign all or a portion of its reserved rights under this Section to the Association or a Sub-Association.

ARTICLE XV - TERM; AMENDMENTS; TERMINATION

Section 15.1 **Term: Method of Termination.** This Master Declaration shall be effective upon the date of Recording hereof and, as amended from time to time, shall continue in full force and effect for a term of thirty (30) years from the date this Master Declaration is Recorded. From and after said date, this Master Declaration, as amended, shall be automatically extended for successive periods of ten (10) years each. The Master Declaration may be terminated at any time if the Owners comprising at least sixty-seven percent (67%) of the votes entitled to be cast by the applicable Membership vote in favor of termination at an election held for such purpose. If the necessary votes and consents are obtained, the Board shall cause to be Recorded with the Clerk and Recorder of Gunnison County, Colorado, a Certificate of Termination, duly signed by the President or Vice President and attested by the Secretary or Assistant Secretary of the Master Association, with their signatures acknowledged. Thereupon this Master Declaration and the covenants contained herein shall have no further force and effect, and the Master Association shall be dissolved pursuant to the terms set forth in its Articles.

Section 15.2 **Amendments.** This Master Declaration may be amended at any time and from time to time by Recording with the Clerk and Recorder of Gunnison County, Colorado, a Certificate of Amendment, duly signed and acknowledged as required for a Certificate of Termination in Section 15.1 of this Article. The Certificate of Amendment shall set forth in full the amendment adopted, and, except as provided in Section 15.3 of this Article, shall certify that at an election duly called and held pursuant to the provisions of the Articles and Bylaws the Owners comprising at least sixty-seven percent (67%) of the votes entitled to be cast by the applicable Membership voted affirmatively either in person or by proxy for the adoption of the amendment. A Supplemental Declaration may be amended with: (i) the approval of the Board; (ii) the approval of the Declarant as long as the Declarant owns any property in Gunnison Rising; and (iii) the affirmative vote of sixty-seven percent (67%) of all votes entitled to be cast by the applicable Membership by Members who own a Tract, Unit, Lot, or Parcel within the affected Tract. Notwithstanding the foregoing to the contrary (i) all amendments must be approved by the Board, and (ii) all amendments to the Article VIII, Section 8.3 affecting lienholder priority must be approved by the holders of any and all first mortgages and deeds of trust affected thereby.

Section 15.3 **Right of Amendment if Requested by Governmental Agency or Federally Chartered Lending Institutions.** Anything in this Article to the contrary notwithstanding, Declarant so long as the Declarant owns any Tract, Unit, Lot, or Parcel, and thereafter, the Board, may amend all or any part of this Master Declaration to such an extent and with such language as may be requested by the Federal Housing Administration (“FHA”), the Veterans Administration (“VA”), the Federal National Mortgage Association (“Fannie Mae”), or the Federal Home Loan Mortgage Corporation (“Freddie Mac”) and to further amend to the extent, requested by any other federal, state, or local governmental agency which requests such an amendment as a condition precedent to such agency’s approval of this Master Declaration, or by any federally chartered lending institution as a condition precedent to lending funds upon the security of any Units, Lots, or Parcels or portions thereof. Any such amendment shall be effected by the Recording, by Declarant, if made by the Declarant, or by the Board if made by the Board, of a Certificate of Amendment, specifying the federal, state, or local governmental agency or the federally chartered lending institution requesting the amendment and setting forth the mandatory language requested by such agency or institution. The Recording of such a Certificate shall be deemed conclusive proof of the agency or institution’s request for such an amendment, and such Certificate, when Recorded, shall be binding upon all of the Covered Property and all persons having an interest therein.

ARTICLE XVI - GENERAL PROVISIONS

Section 16.1 **Severability.** Any determination by any court of competent jurisdiction that any provision of this Master Declaration is invalid or unenforceable shall not affect the validity or enforceability of any of the other provisions hereof.

Section 16.2 **Non-Waiver**. Failure by the Declarant, the Master Association, any Owner, or other person or entity to enforce any covenant, condition, restriction, easement, reservation, right-of-way, or other provision contained in this Master Declaration shall in no way or event be deemed to be a waiver of the right to do so thereafter.

Section 16.3 **Change of Circumstances**. Except as otherwise expressly provided in this Master Declaration, no change of conditions or circumstances shall operate to extinguish, terminate, or modify any of the provisions of this Master Declaration.

Section 16.4 **Rules and Regulations**. In addition to the right to adopt rules and regulations on the matters expressly mentioned elsewhere in this Master Declaration, the Master Association shall have the right to adopt rules and regulations with respect to all other aspects of the Master Association's rights, activities, and duties, provided said rules and regulations are not inconsistent with the provisions of this Master Declaration and after the notice and hearing requirements of Section 302(1)(k) of the Act.

Section 16.5 **Declarant's Disclaimer of Representations**. Anything to the contrary in the Master Declaration notwithstanding, and except as otherwise may be expressly set forth on a Recorded plat or other instrument Recorded in the office of the County Recorder of Gunnison County, Colorado, Declarant makes no warranties or representations whatsoever that the plans presently envisioned for the complete development of Gunnison Rising can or will be carried out, or that any land now owned or hereafter acquired by it is or will be subjected to this Master Declaration, or that any such land (whether or not it has been subjected to this Master Declaration) is or will be committed to or developed for a particular (or any) use, or that if such land is once used for a particular use, such use will continue in effect.

Section 16.6 **References to the Covenants in Deeds**. Deeds to and instruments affecting any Tract, Unit, Lot, or Parcel or any part of the Covered Property may contain the covenants herein set forth by reference to this Master Declaration; but regardless of whether any such reference is made in any Deed or instrument, each and all of the covenants shall be binding upon the grantee, Owner, or other person claiming through any instrument and his heirs, executors, administrators, successors, and assigns.

Section 16.7 **Successors and Assigns of Declarant**. Any reference in this Master Declaration to Declarant shall include any successors or assignees of Declarant's rights and powers hereunder.

Section 16.8 **Gender and Number**. Wherever the context of this Master Declaration so requires, words used in the masculine gender shall include the feminine and neuter genders; words used in the neuter gender shall include the masculine and feminine genders; words in the singular shall include the plural; and words in the plural shall include the singular.

Section 16.9 **Captions and Titles**. All captions, titles or headings of the Articles and Sections this Master Declaration are for the purpose of reference and convenience only and are not to be deemed to limit, modify or otherwise affect any of the provisions hereof or to be used in determining the intent or context thereof.

Section 16.10 **Notices**. If notice of any action or proposed action by the Board or any committee or of any meeting is required by applicable law, this Master Declaration or resolution of the Board to be given to any Owner or Resident then, unless otherwise specified herein or in the resolution of the Board, such notice requirement shall be deemed satisfied if notice of such action or meeting is published once in any newspaper in general circulation within the City of Gunnison. This Section shall not be construed to require that any notice be given if not otherwise required and shall not prohibit satisfaction of any notice requirement in any other manner.

Section 16.11 **FHA/VA/Fannie Mae/Freddie Mac Approval**. If this Master Declaration has been initially approved by the FHA, the VA, Fannie Mae, or Freddie Mac in connection with any loan programs made available by FHA, VA, Fannie Mae, or Freddie Mac and any loans have been made which are insured or guaranteed by FHA, VA, Fannie Mae, or Freddie Mac, then during the Declarant Control Period the following actions will require the prior approval of the FHA, the VA, Fannie Mae, or Freddie Mac, as applicable, unless the need for such approval has been waived by FHA, VA, Fannie Mae, or Freddie Mac: (1) annexation of Additional Property and amendment of this Master Declaration; or (2) any changes to the Articles or Bylaws during the Declarant Control Period.

Section 16.12 **Attorneys' Fees**. In addition to any other remedies set forth in this Master Declaration regarding costs and attorney's fees, in the event the Master Association employs an attorney to enforce any lien granted to it under the terms of this Master Declaration or to collect any Assessments or other amounts due from an Owner or to enforce compliance with or recover damages for any violation or noncompliance with the Master Declaration, Articles, Bylaws, Association Rules, or Gunnison Rising Design Guidelines, the offending Owner or other person or entity shall pay to the Master Association, upon demand, all attorney fees and court costs incurred by the Master Association, whether or not suit is filed, which fees and costs shall be secured by the Assessment Lien. Provided, however, the Master Association may not allocate any of its costs and attorneys' fees incurred in asserting or defending a claim against a Unit Owner where such Unit Owner is the prevailing party.

Section 16.13 **Dispute Resolution**. Any dispute between the Master Association and the Declarant, between any Owner and the Declarant, or between the Master Association and any Owner, with respect to a matter other than delinquent assessments or enforcement of Design Review Committee decisions, shall be submitted to arbitration in Gunnison, Colorado, before a panel of three (3) arbitrators, under the supervision, rules, and procedures of the American Arbitration Association then in effect and in accordance with the provisions of the Uniform Arbitration Act set forth as Part 2 of Article 22 of Title 13, Colorado Revised Statutes, as modified herein. The Master Association shall comply with the provisions of the following paragraph of this Section 16.14, if applicable to the subject matter of the arbitration. Discovery in such arbitration will be conducted in accordance with the Colorado Rules of Civil Procedure, except that all discovery must be completed within one hundred eighty (180) days after selection of the arbitrators. If the parties to the dispute are unable to agree on the selection of three (3) arbitrators, then the American Arbitration Association will select and implement a method for selection of the arbitrators. The decision of the arbitrators in such cases will be final and binding. The cost of the arbitration proceedings, including reasonable attorneys' fees and expenses of the parties, will be paid by the party(ies) which is not or are not the substantially prevailing party(ies) in the arbitration proceedings (in equal shares, if there are more than one such non-prevailing parties). In any arbitration hereunder, the arbitrators will determine, in addition to any matters submitted by the parties, which party(ies) is or are the substantially prevailing party(ies). The prevailing party(ies) will be the party(ies) who prevail(s) on substantially more of the matters submitted to arbitration, including, without limitation, claims, defenses, remedies, and amounts of damages sought, than any of the other party(ies) to the arbitration. However, all parties to the arbitration shall share equally in all fees required to be paid to the American Arbitration Association and/or the arbitrators, subject to reimbursement of such fees to the prevailing party(ies) from the non-prevailing party(ies).

Notwithstanding any other provisions of this Master Declaration, the Articles of Incorporation, or Bylaws of the Master Association, or any Association Rules of the Master Association, any action or arbitration brought by the Master Association in which it seeks to recover an unspecified amount of damages or damages in excess of Twenty-Five Thousand Dollars (\$25,000) shall first be approved by the vote of the Members holding at least seventy-five percent (75%) of the voting power of the Master Association. All costs and fees to be incurred in connection with such action shall be described in a budget which is approved by the vote of the Members holding at least seventy-five percent (75%) of the voting power of the Master Association at the same

time as the required vote of the Members is obtained to bring the action. Any expenditure in excess of such approved budget shall be approved as an amendment to the budget, which is approved by the same percentage vote of the Members. The proposed litigation budget and a summary of the claims to be asserted in the action shall be mailed to all of the Members, with a notice of the meeting, describing the purpose of the meeting, at least thirty (30) days prior to the date of the meeting. The costs and fees incurred in connection with such action shall be assessed against all of the Owners, other than the Owner against whom any such action is proposed, as a special assessment. Such costs and fees shall not be paid from Annual Assessments, Transfer Fees, Working Capital Fees, Design Review Fees, or other Special Assessments. The Association may not bring an action for breach of warranty or other claims that did not arise out of a violation of the provisions of this Master Declaration. The foregoing requirements shall not apply to any action brought by the Master Association to collect assessments from Members or to obtain injunctive relief in connection with a violation of the provisions of this Master Declaration, whether or not the Master Association seeks to recover its costs of suit and attorneys' fees.

Section 16.14 **Remedies Cumulative**. Each remedy afforded the Master Association herein is cumulative and not exclusive.

Section 16.15 **Responsibility of Successors in Interest to Owner's Violations**. Successors in title of an Owner to a Tract, Unit, Lot, or Parcel are obligated to correct any violation of the Master Declaration, the Association Rules, or the Gunnison Rising Design Guidelines by any preceding Owner of the Tract, Unit, Lot, or Parcel.

IN WITNESS WHEREOF, Declarant has caused this Master Declaration of Covenants, Conditions, Restrictions, and Reservation of Easements for Gunnison Rising to be duly executed.

GUNNISON VALLEY PARTNERS, LLC, a Colorado limited liability company

By: SCHUCK GUNNISON LLLP, a Colorado limited liability limited partnership
Its: Managing Member

By: Schuck Colorado, Ltd., a Colorado corporation, its General Partner

By: _____
Its: President

Address: 2 North Cascade Avenue, Suite 1280
Colorado Springs, Colorado 90903
Facsimile: (719) 633-6258
Email: wds@theschuckcorporation.com

STATE OF COLORADO)
) ss.
COUNTY OF EL PASO)

The foregoing Master Declaration was acknowledged before me on this__ day of_____, 2009, by William D. Schuck, as President of Schuck Colorado, Ltd., a Colorado corporation, General Partner of Schuck Gunnison LLLP, a Colorado limited liability limited partnership, Managing Member of **GUNNISON VALLEY PARTNERS, LLC**, a Colorado limited liability company, as Declarant.

WITNESS my hand and official seal.

My commission expires: _____

Notary Public

GUNNISON GATEWAY, LLC, LLC, a Colorado limited liability company

By: _____

Its: _____

Address: c/o Rufus Wilderson
232 West Tomichi Avenue
Suite 202
Gunnison, Colorado 81230

Facsimile: _____

Email: _____

STATE OF COLORADO)
) ss.
COUNTY OF _____)

The foregoing Master Declaration was acknowledged before me on this ____ day of _____, 2009, by _____, as _____ of **GUNNISON GATEWAY, LLC**, a Colorado limited liability company, as a Consenting Owner.

WITNESS my hand and official seal.

My commission expires: _____

Notary Public

L. RICHARD BRATTON

DONNA R. BRATTON

Address: P.O. Box 856
Gunnison, Colorado 81230
Facsimile: _____
Email: _____

STATE OF COLORADO)
) ss.
COUNTY OF _____)

The foregoing Master Declaration was acknowledged before me on this ____ day of _____, 2009, by **L. RICHARD BRATTON** and **DONNA R. BRATTON**, collectively, as a Consenting Owner.

WITNESS my hand and official seal.

My commission expires: _____

Notary Public

LIST OF EXHIBITS

Exhibit "A" Legal Description of Gunnison Rising

Exhibit "B" Additional Property

EXHIBIT A

LEGAL DESCRIPTION OF GUNNISON RISING

A tract of land situated in Section 1, Township 49 North, Range 1 West, Section 36, Township 50 North, Range 1 West, Sections 5 & 6, Township 49 North and Sections 30 & 31, Township 50 North, Range 1 East, New Mexico Principal Meridian, Gunnison County, State of Colorado, more particularly described as follows:

Beginning at the E $\frac{1}{4}$ corner of said Section 31; Thence S 00°23'38" W 1324.57 Ft. to the Southeast corner of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 31; Thence S 89°43'41" W 1339.66 Ft. to the Southwest corner of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 31; Thence S 00°06'24" W 1364.37 Ft. to the South Right-of-Way of U.S. Highway 50; Thence N 89°47'13" E 1335.75 Ft. along said South Right-of-Way; Thence N 89°46'08" E 2629.52 Ft. along said South Right-of-Way to a curve; Thence 568.43 Ft. along the arc of a curve to the right along said South Right-of-Way having a radius of 1382.50 Ft., a central angle of 23°33'29" and a chord of S 80°51'50" E 564.44 Ft. to a reverse curve; Thence 897.91 Ft. along the arc of a curve to the left along said South Right-of-Way having a radius of 1005.00 Ft., a central angle of 51°11'25" and a chord of S 83°46'55" E 868.34 Ft. to a compound curve; Thence 278.27 Ft. along the arc of a curve to the left along said South Right-of-Way having a radius of 1980.00 Ft. a central angle of 08°03'09" and a chord of N 83°10'10" E 278.04 Ft.; Thence S 67°42'16" W 53.30 Ft.; Thence S 40°54'57" W 145.71 Ft.; Thence S 23°32'39" W 126.67 Ft.; Thence S 04°53'25" E 223.24 Ft.; Thence S 03°24'52" W 398.71 Ft.; Thence S 85°33'42" W 700.92 Ft.; Thence N 66°21'06" W 93.44 Ft.; Thence N 58°06'04" W 191.98 Ft.; Thence S 68°05'02" W 44.26 Ft.; Thence N 85°52'10" W 94.86 Ft.; Thence N 48°17'08" W 297.80 Ft.; Thence S 89°20'32" W 198.37 Ft.; Thence S 57°04'57" W 163.61 Ft.; Thence S 31°48'25" W 68.93 Ft.; Thence N 74°42'38" W 467.51 Ft.; Thence S 73°08'43" W 414.66 Ft.; Thence N 60°44'16" W 376.57 Ft.; Thence S 85°00'41" W 740.78 Ft.; Thence S 86°55'49" W 1238.95 Ft.; Thence S 86°09'44" W 1447.72 Ft.; Thence S 07°27'36" W 470.05 Ft.; Thence S 61°10'21" W 472.51 Ft.; Thence N 01°10'36" W 365.64 Ft.; Thence S 89°09'54" W 766.41 Ft. along the North line of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 6 to a Point on the East boundary of the Gunnison County Airport Property Conveyed to Gunnison County by court order, recorded May 29, 2002 at reception number 520716; Thence N 16°24'30" W 946.95 Ft. along said Airport Boundary; Thence S 73°35'30" W 2887.24 Ft. along said Airport Boundary to the West line of Government Lot 1 of said Section 1; Thence N 00°08'15" W 637.48 Ft. along the West line of Government Lot 1 of said Section 1 to the Southerly line of the Pioneer Society Addition to the City of Gunnison; Thence N 59°40'00" E 992.74 Ft. along said Addition to the South Right-of-Way of U.S. Highway 50; Thence N 89°45'50" E 31.74 Ft. along said South Right-of-Way; Thence N 00°14'10" W 10.00 Ft. along said South Right-of-Way; Thence N 89°45'50" E 422.59 Ft. along said South Right-of-Way; Thence N 00°19'28" E 199.26 Ft. to the South line of the Wilson Subdivision; Thence N 89°44'13" E 298.29 Ft. to the Southeast corner of said Subdivision; Thence N 00°24'42" E 749.87 Ft. to the Northeast corner of said Subdivision; Thence S 90°00'00" W 665.54 Ft. to the Northwest corner of said Subdivision; Thence N 00°20'16" E 160.44 Ft. to the North line of the Western State College tract of land described in Book 592 Page 374, Gunnison County Records; Thence S 89°59'20" W 354.96 Ft. to the Northwest corner of said tract of land; Thence N 00°20'16" E 573.73 Ft. to the Northwest corner of the E $\frac{1}{2}$ S $\frac{1}{2}$ S $\frac{1}{2}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 36; Thence N 89°59'34" E 723.64 Ft. to the East line of said Section 36; Thence N 00°25'34" E 998.76 Ft. to the East $\frac{1}{4}$ corner of said Section 36;

Thence N 00°16'22" W 1408.93 Ft. to a point on the West line of Section 31; Thence S 53°25'47" E 1135.40 Ft.; Thence S 89°58'56" E 366.73 Ft.; Thence N 00°33'12" W 1911.81 Ft. to the Southwest corner of the SE1/4SW1/4 of Section 31; Thence N 22°23'07" E 572.25 Ft.; Thence S 88°48'33" E 267.61 Ft.; Thence S 21°46'27" E 386.90 Ft.; Thence S10°59'31" E 483.90 Ft.; Thence S 29°21'37" E 1146.79 Ft. to the Northeast corner of the SE1/4NW1/4 of Section 31; Thence N 89°39'15" E 820.64 Ft.; Thence S 35°58'54" E 582.64 Ft.; N 89°39'15" E 536.57 Ft.; Thence S 35°50'18" E 1042.33 Ft.; Thence N 89°41'54"E 272.84 Ft. to the Point of Beginning containing 633.024 Acres, more or less.

Basis of bearings is the North line of said Section 6 being S 89°46'00' W according to the U.S.G.L.O. Plat of Township 49 North, Range 1 East, N.M.P.M.

EXHIBIT B

ADDITIONAL PROPERTY

NORTH PARCEL LEGAL DESCRIPTION

A tract of land situated in Sections 30 & 31, Township 50 North, Range 1 East, New Mexico Principal Meridian, Gunnison County, State of Colorado, more particularly described as follows:

Beginning at the E $\frac{1}{4}$ corner of said Section 31; Thence S 89°41'54"W 272.84 Ft.; Thence N 35°50'18" W 1042.33 Ft.; Thence S 89°39'15" W 536.57 Ft.; Thence N 35°58'54" W 582.64 Ft.; Thence S 89°39'15" W 820.64 Ft. to the Center North 1/16 corner of Section 31; Thence N 29°21'37" W 1146.79 Ft.; Thence N 10°59'31" W 483.90 Ft.; Thence N 21°46'27" W 386.90 Ft.; Thence N 88°48'33" W 267.61 Ft.; Thence S 22°23'07" W 572.25 Ft. to the West 1/16 corner of Section 31; Thence S 00°33'12" E 1911.81 Ft.; Thence N 89°58'56" W 366.73 Ft.; Thence N 53°25'47" W 1135.40 Ft. to a point on the West line of the NW $\frac{1}{4}$ said Section 31; Thence N 00°16'22" W 1227.99 Ft. to the Northwest corner of said Section 31; Thence N 00°14'06" W 453.80 Ft. to the Southwest corner of a tract of land described under Reception No. 481994, Gunnison County Records; Thence N 50°04'01" E 187.74 Ft. along the East line of said tract of land; Thence N 24°47'59" E 821.35 Ft. along the East line of said tract of land to the North line of Government Lot 4 of said Section 30; Thence N 89°33'40" E 768.62 Ft. to the Southwest corner of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 30; Thence N 00°21'14" W 1317.10 Ft. to the Northwest corner of said NE $\frac{1}{4}$ SW $\frac{1}{4}$; Thence N 89°30'26" E 1259.07 Ft. to the Northeast corner of said NE $\frac{1}{4}$ SW $\frac{1}{4}$; Thence N 89°30'26" E 2577.10 Ft. to the Northeast corner of the SE $\frac{1}{4}$ of said Section 30; Thence S 00°38'42" W 2641.58 Ft. to the Point of Beginning containing 421.660 Acres, more or less.

Basis of bearings is the South line of said Section 31 being S 89°46'00" W according to the U.S.G.L.O. Plat of Township 50 North, Range 1 East, N.M.P.M.

GUNNISON RISING ANNEXATION AGREEMENT

~~DECEMBER 3, 2009~~ MARCH 17, 2020

GUNNISON RISING ANNEXATION AGREEMENT

~~DECEMBER 3, 2009~~ MARCH 17, 2020

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GUNNISON RISING ~~AMENDED~~ ANNEXATION AGREEMENT
~~DECEMBER 3, 2009~~ MARCH 17, 2020

This Amended Annexation Agreement (“Agreement”) is dated ~~December 3, 2009~~ March 17, 2020, and is executed on ~~January XX, 2009~~ March 17, 2020, at the City of Gunnison, Gunnison County, Colorado.

Section 1. Parties. The parties to this Agreement are:

City of Gunnison, Colorado, a Colorado Home Rule Municipality, hereafter termed “City”.

and

Gunnison Valley ~~Partners Properties~~, LLC, a Colorado limited liability company, **Donna R. Bratton**, and ~~the Western Colorado University Foundation~~ **Gunnison Gateway, LLC**, a ~~Colorado limited liability company~~, hereafter collectively termed “Annexor”.

Section 2. Recitals. The following recitals apply to this Agreement:

2.1 The Annexor is the owner of certain lands contiguous to the City commonly described as “Gunnison Rising” and more particularly described on attached Exhibit A (the “Property”).

2.2 The Annexor ~~desires to have~~ previously the Property annexed the Property to the City and the parties hereto, or their predecessors, entered into an Annexation Agreement on December 3, 2009 and the City desires to annex the Property on the containing certain terms and conditions for the annexation which were set forth therein. The parties hereto have determined that based on conditions which have occurred since that time it would be in the best interests of the parties to amend certain provisions of said Annexation Agreement.

2.3 ~~Under Colorado law, the City may not annex the Property without the consent of the Annexor.~~ he parties hereto desire to amend the prior Annexation Agreement in accordance with the terms and conditions contained in the within Amended Annexation Agreement.

~~2.4 Pursuant to the petition for annexation, the Annexor has petitioned the City to annex the Property, but only under the terms and conditions as set forth in this Agreement.~~

2.5 The development of the Property will require large investments in infrastructure improvements and public facilities (which may include offsite improvements) including, without limitation, roads, drainage facilities, water lines and appurtenances, sewer lines and appurtenances, electrical lines and facilities, irrigation ditches and facilities, and storm water management facilities that will serve the needs of the Property and the City. Completion of these improvements and facilities will require substantial investments by the Annexor. Such investments can be supported only if there are assurances that the development of the Property pursuant to this Agreement, once approved by the City, will be allowed to proceed to ultimate completion as provided in this Agreement.

2.6 The legislature of the State of Colorado adopted Sections 24-68-101, et seq., of the Colorado Revised Statutes (the “Vested Property Rights Statute”) to provide for the establishment of vested property rights in order to ensure reasonable certainty, stability, and fairness in the land use planning process and in order to stimulate economic growth, secure the reasonable investment-backed expectations of landowners, and foster cooperation between the public and private sectors in the area of land use planning. The Vested Property Rights Statute authorizes the City to enter into development agreements with landowners providing for vesting of property development rights.

2.7 The development of the Property in accordance with this Agreement will provide for orderly growth in accordance with the policies and goals set forth in the City Master Plan, ensure reasonable certainty, stability and fairness in the land use planning process, stimulate economic growth, secure the reasonable investment-backed expectations of the Annexor, foster cooperation between public and private sectors in the area of land use planning, and otherwise achieve the goals and purposes for which the Vested Property Rights Statute was enacted. In exchange for these benefits and other benefits to the City contemplated by this Agreement, together with the public benefits served by the orderly development of the Property, the Annexor desires to receive the assurances that it may proceed with development of the Property pursuant to the terms and conditions contained in this Agreement.

Section 3. Definitions.

3.1 “Agreement” shall mean and refer to the Gunnison Rising Annexation Agreement.

3.2 “Annexor” shall mean and refer to the parties indicated above termed as Annexor and their heirs, successors, assigns and designees.

~~3.3 “Annexation Petition” shall mean and refer to the Amended Petition for Annexation of the Property filed with the City on May 22, 2009.~~

3.4 “Association” shall mean and refer to one or more owners associations comprised of the owners of lots or other parcels of land and improvements located within

the Property that may be organized for the purpose of maintaining certain common areas, implementing design review procedures, and otherwise addressing the common needs and interests of the residents and property owners within the Property.

3.5 “CDOT” shall mean and refer to the Colorado Department of Transportation.

3.6 “City” shall mean and refer to the City of Gunnison, Colorado, a Colorado Home Rule Municipality.

3.7 “City Council” shall mean and refer to the City Council of the City of Gunnison, State of Colorado.

3.8 “City Master Plan” shall mean and refer to the City of Gunnison 2007 Master Plan adopted April 25, 2007.

3.9 “City Loop Trail” shall mean and refer to the trail corridors identified as the “City Loop Trail” on the Parks and Trails Master Plan contained in the PUD Plan.

3.10 “Crossing” shall mean and refer to all bridges, culverts, or other types of facilities or structures used to cross roadways, drainage ways, or storm drain areas.

3.11 “District” shall mean and refer to a metropolitan district or other type of special district organized pursuant to Title 32 of the Colorado Revised Statutes (or any successor statutes) for part or all of the Property.

3.12 “Electric System” shall mean and refer to the lines and equipment necessary to provide electric service to the Property.

3.13 “Irrigation System” shall mean and refer to the ditches and appurtenances required for the delivery of non-potable water to the Property.

3.14 “Parks and Trails Master Plan” shall mean and refer to the Parks and Trails Master Plan as attached hereto as Exhibit B and incorporated herein by this reference which has been approved by the City Council, as it may be amended from time to time with City Council approval.

3.15 “Property” shall mean and refer to the land described as Gunnison Rising in the Annexation Petition for inclusion to the City and which is legally described in Exhibit A attached hereto and incorporated herein by this reference.

3.16 “PUC” shall mean the Public Utilities Commission.

3.17 "PUD" shall mean and refer to a Planned Unit Development zoning classification that permits a designed grouping of varied and compatible land uses all within one contained development or subdivision.

3.18 "PUD Plan" shall mean and refer to the Gunnison Rising PUD Development Standards which were approved by the City Council on December 22, 2009, as amended from time to time with City Council approval in accordance with applicable City procedures and requirements. Attached hereto as Exhibit C and incorporated herein by this reference is the Gunnison Rising PUD Zoning Plan Map.

3.19 "RETA Declaration" shall mean and refer to the covenants to be recorded against the Property as described in Section 17.1 below, the form of which is attached hereto as Exhibit H and incorporated herein by this reference.

3.20 "Sewer Interceptor Line" shall mean and refer to sewer lines twelve (12) inches and larger in diameter.

3.21 "Streets" shall mean and refer to residential, commercial, collector, minor and principal arterials, highways, expressways and roadways.

3.22 "Water Rights" shall mean and refer to all of the conditional and absolute adjudicated water rights that are associated with the Property and described on Exhibit D attached hereto and incorporated herein by this reference.

3.23 "Water Transmission Lines" shall mean and refer to water lines twelve (12) inches and larger in diameter.

3.24 "Zoning Map" shall mean the map entitled "Gunnison Rising PUD Zoning" contained in the PUD Plan.

Section 4. Agreement. In consideration of the premises and mutual covenants contained in this Agreement, the legal sufficiency of which are hereby expressly acknowledged, the City and the Annexor agree to the terms and conditions set forth in the Agreement.

~~Section 5. Annexation of Property. The Annexor agrees to the annexation of the Property (the "Annexation") and the City agrees that it will annex the Property only in accordance~~

~~with the terms and conditions of this Agreement and that the City and the Annexor agree to be bound by such terms and conditions.~~

~~Section 6. — Conditions to Annexation of Property. Annexation of the Property to the City shall not be effective until the following conditions have been met: (a) the Annexor and the City have mutually executed and delivered this Agreement; and (b) Final Approval has occurred. The City and the Annexor agree to execute this Agreement upon approval by City Council and prior to Final Approval occurring.~~

~~6.1 — Final Approval. As used herein, the term “Final Approval” means that all of the following have occurred: (a) the ordinance or resolution approving this Agreement shall be approved by the City; (b) the effective date of the ordinance approving the Annexation shall have occurred; (c) the ordinance or resolution approving the zoning of the Property pursuant to this Agreement shall have been approved by City Council; and (d) the effective date of the ordinance or resolution approving the zoning of the Property shall have occurred. If any petition for a referendum or a legal action in a court of law seeking to reverse or nullify any of such approvals is duly and timely filed, all provisions of this Agreement, together with the duties and obligations of each party, shall be suspended pending the outcome of the referendum election or legal action, as the case may be. If the court proceeding or referendum challenge to the annexation results in disconnection of the Property from the City, then this Agreement and all provisions contained herein shall be null and void and of no further force or effect and all property, including water rights, conveyed to the City by Annexor pursuant to this Agreement shall be reconveyed by the City to the Annexor upon such termination of this Agreement, which obligation shall survive any termination of this Agreement. If the court challenge, if any, and the referendum challenge both fail, then Annexor and the City shall continue to be bound by all terms and provisions of this Agreement and all time periods set forth in this Agreement shall commence on the date of the referendum election. Annexor shall not be obligated to convey any property to the City until Final Approval has occurred.~~

~~6.2 — Annexor’s Right to Disconnect. Annexor’s consent to annexation of the Property is contingent on obtaining the City’s final, non appealable approval of the zoning of the Property to PUD in accordance with a PUD Plan that is acceptable to Annexor. If such approval is not granted by the City or if the City’s approval of the annexation of the Property and/or such application and the PUD zoning is appealed within applicable time periods whether through referendum or legal action filed in a court of law, then the Property, at Annexor’s request, shall be disconnected from the City and the City shall take all necessary actions to accomplish such disconnection as quickly as is legally possible.~~

~~6.3 — No Recording until Conditions Satisfied. — The City shall not cause the ordinance approving Annexation of the Property or the annexation maps of the Property to be recorded with the Clerk and Recorder of Gunnison County pursuant to § 31-12-113(2)(a)(ii)(A), Colorado Revised Statutes, until this Agreement has been fully executed by all parties hereto. Any such recording prior to mutual execution of this Agreement by all parties shall be void and of no force or effect.~~

~~6.4 — Failure of Conditions. — Until Final Approval has occurred, this document shall constitute an offer by the Annexor to enter into this Agreement (notwithstanding the parties' mutual execution and delivery of this document) and the Annexation shall not be effective. Consequently, at any time before such conditions are satisfied, the Annexor may withdraw the annexation petition for the Property and the Annexor may withdraw its offer to enter into this Agreement. If the Annexor withdraws the annexation petition for the Property, withdraws its offer to enter into the Agreement, or Final Approval does not occur, then this Agreement shall be deemed void and of no force or effect, the Property shall be deemed not annexed to the City, and the vested property rights described in this Agreement shall be deemed not established.~~

~~6.5 — Legal Defects in Annexation. — In the event that the annexation of the Property or any portion thereof is voided by final action of any court, the City and the Annexor shall cooperate to cure the legal defect which resulted in disconnection of the Property, and upon such cure this Agreement shall be deemed to be an agreement to annex the Property to the City pursuant to Section 31-12-121, Colorado Revised Statutes. Annexor may reapply for annexation as and when the Property becomes eligible for annexation as determined by the City.~~

Section 7. Phasing Residential and Non-Residential Development.

7.1 Utilities Required. No portion of the Property shall be allowed to be occupied without full utility systems necessary to serve such portion of the Property being installed by the Annexor and services being provided by the City. Notwithstanding the foregoing, any residences or other facilities located within the Property on the date this Agreement is mutually executed by the parties and which is served by water well and/or individual sewage disposal system ("ISDS") on such date may continue to use such water well and/or ISDS until City water and sewer service is extended to within four hundred (400) feet of the boundary of the property which utilizes the water well and/or ISDS, at which time the owner of the residence or other facility shall connect the residence or other

facility to the City water and sewer lines, cease using the water well (and integrate the well into the City water system or close the well, at the City's election) and properly abandon such ISDS in compliance with applicable regulations. Further, if ~~the Colorado Division of Wildlife (“DOW”)~~ a government agency (“Agency”) acquires a portion of the Property and elects to commence construction and use of its facilities prior to the time Annexor has installed water and sewer lines to the boundary of the property on which ~~DOW Agency~~ constructs its facilities (the “DOW Agency Property”), the ~~DOW Agency~~ may install and utilize a water well and an ISDS with a capacity not to exceed 1,950 gallons per day, until Annexor has extended water and sewer lines to within four hundred (400) feet of the boundary of the DOW Agency Property, at which time DOW Agency shall connect its facilities to such water and sewer lines, cease using the water well (and integrate the well into the City water system or close the well, at the City's election) and properly abandon such ISDS in compliance with applicable regulations. All water wells within the Property used for domestic purposes shall comply with applicable state water quality standards. All ISDS systems constructed or used within the Property shall comply with City ISDS ordinance requirements which incorporate Gunnison County requirements, including all applicable maintenance requirements.

7.2 Phasing Plan Approach. ~~Attached hereto as Exhibit E is a Development Phasing Plan (the “Phasing Plan”) showing Annexor’s current plans for phasing development of the Property. The City acknowledges that the Phasing Plan is preliminary, is provided for illustrative purposes only, and is subject to modification by Annexor in connection with specific development applications that Annexor may file with the City. Annexor may develop sub-phases within each phase at the time of submittal of subdivision plat applications. Any modifications to the Phasing Plan, other than creation of sub-phases, shall be deemed to be a “major change” to the PUD Plan and shall be subject to approval by the City Planning Commission and the City Council in accordance with applicable City requirements for a major change to a PUD Plan. The Gunnison Rising PUD contains land that could develop over several decades. The land uses anticipated within the PUD are many and varied. In large, complex developments such as this, it is not possible to know exactly where, when and how development will occur. In lieu of a prescriptive phasing plan, the Development Phase Review process, described in Section 2.5 of the PUD Development Standards document, will ensure that each phase will provide for orderly and efficient development of the area in a manner that is consistent with the overall conceptual plan.~~

7.3 No Obligation to Develop. Annexor shall have no obligation to develop all or any portion or phase of the Property and shall have no liability or obligation to the City

or to any other person for its failure to develop all or any part or phase of the Property, notwithstanding the development or non development of any other phase or part of the Property. The City acknowledges that development of the Property will occur in phases over a number of years, even though all of the Property is annexed at one time. Notwithstanding the foregoing, if Annexor commences development of a phase or sub-phase of the Property, Annexor shall be obligated to construct the on-site and off-site public improvements required to support the development of such phase or sub-phase.

Section 8. Land Dedications. Certain lands shall be set aside as required by this Agreement, with the specific locations to be defined later as subdivision plats are proposed. Annexor shall not be obligated to dedicate any additional lands to the City, except for streets, utility tracts, local trail connections, and utility easements. Land areas to accommodate utility services, including electric, water, sewer, storm water and ditch water facilities, within various portions of the Property shall be dedicated as necessary at the time of platting. If Annexor plats portions of the Property in such a manner as to require the extension of utilities across unplatted portions of the Property, Annexor shall grant utility easements for all such utilities either at the time such portions of the Property are platted or after installation of the utilities, but prior to City acceptance of the utilities, whichever comes first.

8.1 Emergency Services. There shall be a ~~two (2) acre~~ site of up to two (2) acres located in ~~the easterly end of~~ the area designated ~~IM~~ EC or M in the Zoning Map dedicated to the City for an Emergency Services Facility to be used for Fire and other public safety purposes, not including a jail or other type of detention facility except a temporary holding cell as part of a police station. Such dedication shall occur at the time of platting of such portion of the Property; provided, however, if the City requests the dedication be made sooner, Annexor agrees to convey such property to the City by special warranty deed with a metes and bounds legal description prepared by Annexor and approved by the City.

8.2 Gunnison Watershed School District RE-1J. There shall be a ~~ten (10) acre~~ site provided to Gunnison Watershed School District RE-1J for use as school instructional buildings and not a transportation center or other non-academic use located ~~in the area designated R-2M in the Zoning Map~~ in a suitable area within the PUD that is near developed or planned residential areas, is an allowed use in the respective zoning district, and is relatively well-served by nearby streets and trails. The final location of this ten (10) acre site is shown on the PUD Plan for the R-2M zone area. The final location and configuration of this site will be determined at the time of plat approval for the area immediately adjacent to the site through which utility service and access to the school site will be provided, which plat shall include the school site. The Annexor and the City agree

that the location of this ~~ten (10) acre~~ site should abut some of the dedicated park land to enable the City and the School District to develop and implement joint use plans. The ~~ten (10) acre~~ site will be dedicated to District RE-1J at the time of final plat approval of the area immediately adjacent to the site through which utility service and access to the school site will be provided. If the School District elects to sell the school site after dedication by Annexor to a person or entity other than the City, the School District shall first offer to sell the property to Annexor at the undeveloped value of the school site at the time of the proposed sale pursuant to a right of first refusal that shall be included in the instrument conveying or dedicating the school site to the School District. If Annexor does not exercise its right of first refusal to purchase the school site, any person or entity other than the City which acquires title to the school site shall be obligated to reimburse Annexor one-half the cost of all utilities extended to the school site and roadways providing access to the school site from U.S. Highway 50.

~~8.3 — Gunnison Cemetery District #1. There shall be a one and one-tenth (1.10) acre addition provided to Gunnison Cemetery District #1 adjacent to the northeast portion of the existing cemetery. The 1.10-acre site will be deeded to the District by special warranty deed within ninety (90) days after the Annexation is final. The Legal description of the site shall be by metes and bounds description. Annexor will have three property corners for this site surveyed and pinned based upon such metes and bounds description, but Annexor shall not be responsible for platting this site.~~

8.4 Open Space. The PUD Plan sets forth the open space requirements for the Property, which the City agrees comply with applicable City requirements. Annexor agrees to provide private and public open space in accordance with the requirements of the PUD Plan. ~~Sixty two (62)~~ A minimum of 100 acres within the Property, not including the ~~Equestrian Meadow~~ public park space described in Section 8.5, shall be dedicated to the City for open space or and maintained as open space by a private homeowners association, with location and exact acreage to be set forth on subdivision plats subsequently submitted to the City by Annexor.

8.5 Public Park Space. There shall be parcels of land dedicated to the City or to a private homeowners association for public park development ~~equaling approximately seventeen and four-tenths (17.4) acres~~ in compliance with the minimize size, proximity, and facility standards of the Section 4.7 of the PUD standards document. ~~The location and general size and configuration of these dedications are shown on the PUD Plan and include areas along Trail Easements but outside the Trail Easements which will be part of the public park land dedications.~~ The actual dedication or conveyance of the public park parcels will

occur as subdivision plats and/or development applications are approved for the areas in which the park lands are to be located. If the City chooses to construct park improvements prior to the development of the portion of the Property in which the City proposes to construct such park improvements, Annexor agrees to convey by special warranty deed with metes and bounds legal description such public park land in a location and of a size mutually agreed upon by Annexor and the City, in accordance with the PUD Plan, at the time requested by the City, whether or not the area in which the public park land is to be located is being or has been platted. Actual use of the public park dedication areas shall be determined by the City in consultation with Annexor from time to time and development costs of public park facilities shall be paid by the City.

8.6 Trail Corridors. ~~Conceptual and preliminary E~~ easement alignments for non-motorized trail use are as delineated on the Parks and Trails Master Plan (Exhibit B). The trail easements (“Trail Easements”) shall provide access to the public to make connections with the trails outlined in the City Trails Master Plan. A Trail Easement will be provided to the City for the Contour Trail in the North Parcel (as defined in Section 18.1 below) upon recordation of the Annexation Ordinance approving the annexation of the Property to the City. The City agrees to re-convey such Contour Trail Easement to Annexor upon Annexor’s request if the annexation of the Property to the City is voided. Trail Easement improvements shall comply with City trail standards and trail crossings of highways, roads, streets and ditches shall be constructed in accordance with the ~~design criteria for Trail Easement crossings set forth in the PUD Plan which shall include identification of trail crossings by striping, surface changes, and similar methods~~ the City’s design standards for such crossings. ~~Trail crossings shall be located as depicted on the Master Roadway Plan in the PUD Plan, unless additional or different trail crossings are approved by the City.~~ Trail Easements shall be a minimum of twenty-five (25) feet in width to allow maintenance access. The width of a Trail Easement shall be wider where the trail abuts a ditch and the ditch is included in the width of the Trail Easement so that the Trail Easement is at least twenty-five (25) feet in width excluding the width of the ditch itself. Trail Easements for those trails to be constructed, in whole or in part, at the City’s expense shall be dedicated or conveyed to the City when the City and Annexor have agreed on the alignment and grade of the proposed trail. If the City chooses to construct a trail prior to the development of the portion of the Property in which the City proposes to construct a trail, Annexor agrees to grant the Trail Easement at the time requested by the City, whether or not the area in which the Trail Easement is to be located is being or has been platted, and the City shall implement and enforce trail use restrictions and install physical barriers where necessary to ensure that the then existing agricultural uses of the Property are not adversely affected. Annexor shall not be obligated to pay the costs to construct and install

improvements or grading within the City Loop Trail Easement or Contour Trail Easement except as provided below in this Paragraph 8.6. Annexor shall improve all other Trail Easements, specifically including the Cemetery Ditch Trail and the Railroad Grade Trail (as such trails are shown on the Parks and Trails Master Plan attached as Exhibit B, in connection with the installation of roads and utilities after final plat approval for the portion of the Property in which the Trail Easement is located and convey the Trail Easement to the City upon completion of such trail improvements. Annexor shall have the right to install roadways and utilities across the Trail Easements for the benefit of the Property from time to time at Annexor's expense, including the costs of repairing and restoring previously installed improvements within the Trail Easements. If the City installs improvements in a Trail Easement after Annexor has completed construction of roads or utilities that cross the Trail Easement or other improvements within or adjacent to the Trail Easement, the City shall be responsible for repairing and restoring any such previously installed improvements at its expense. Grade separations between trails and roadways shall not be required except at the U.S. Highway 50 crossings which currently exist. Annexor shall be required to extend the existing grade separations when Annexor is required to widen U.S. Highway 50. Annexor, with approval of the City, may make minor adjustments to the alignment of a Trail Easement to the extent necessary to accommodate platting or construction requirements for the area in which a Trail Easement is located, as long as such re-alignment does not result in a significant change in slopes of the trail located within the Trail Easement. All costs incurred in connection with such re-alignment and reconstruction of improvements within a Trail Easement shall be at the sole expense of Annexor. The legal description of any Trail Easement, other than the City Loop Trail, granted to the City prior to platting of such portion of the Property shall be based upon a surveyed metes and bounds description of the starting and ending points, with the trail alignment itself to be a centerline based upon global positioning satellite measurements signed by a registered land surveyor. ~~The legal description of the City Loop Trail, if granted to the City prior to platting, shall be legally described by metes and bounds by a registered land surveyor.~~ Annexor agrees to cooperate with the City in connection with the City's efforts to obtain financing for construction of improvements within any of the Trail Easements.

8.7 Public Transportation. Annexor shall provide one (1) "Park and Ride Facility" (comprised of shared parking lot with separate bench(s) with seating for at least twelve (12) people, bicycle rack adequate to accommodate at least ten (10) bicycles, trash receptacle and shelter for bus riders) on a shared parking basis within the CM Zone District as shown on the PUD Plan. In addition, Annexor shall provide at its expense one concrete pad eight (8) feet by twelve (12) feet between curb and sidewalk with a single bench ~~for~~

~~every three blocks on collector roadways as depicted on the Master Roadway Plan in the PUD Plan adjacent to any planned transit stop within the PUD.~~ Such facilities shall be constructed in conjunction with the construction of roads and utilities after final plat approval for each portion of the Property. Bicycle routes will be provided for in the striping of the collector roadways as depicted on the Master Roadway Plan in the PUD Plan.

8.8 Public Works. The dedication and easement required below shall occur as subdivision plats and/or development applications are approved, unless stated otherwise. ~~Up to two~~ (2) acres of land will be dedicated in the ~~westerly portion of the area designated M EC~~ in the Zoning Map for City use and an easement of up to five (5) acres in size shall be granted to the City for snow storage purposes within the area designated ~~EC~~ in the Zoning Map ~~and shown as Equestrian Meadow on the Land Use Plan.~~ When the City elects to use the snow storage easement area, Annexor agrees to grant such snow storage easement and an access easement in a mutually agreed upon location connecting the snow storage easement area to a public road or highway determined by the City, based upon a metes and bounds legal description to be agreed upon by Annexor and the City, provided that the City shall be responsible for constructing a drive into the snow storage easement area with an all-weather surface, as well as the access connection between the public road or highway and the easement.

8.9 Housing. The City and the Annexor agree that the Property shall be subject to any Affordable Housing Ordinance that is adopted by the City and applied on a uniform basis throughout the City on the same basis as all other properties within the City boundaries.

Section 9. Services. The City agrees to provide the Property with all services currently provided by the City on a municipal-wide basis and under terms and conditions that are no less favorable than the terms and conditions on which such services are provided to other property within the City, except as stated below.

9.1 Utility Installation. The Annexor and/or Districts shall install all utilities in accordance with the City of Gunnison Municipal Code and Construction Standards as amended from time to time. Annexor and/or Districts agree to install the number of street lights specified by the City, and of a type determined by the City.

9.2 REA Requirements. The Annexor requests and agrees to being included in the City of Gunnison Electric Service Territory. The City agrees to include the Property in the City of Gunnison Electric Service Territory. The Annexor and the City agree to comply

with the provisions of Part Two of Article 9.5, Title 40, Colorado Revised Statutes, as amended (the “REA Statute”), that are applicable to the City take over of the service area of Gunnison County Electric Association (“GCEA”). All costs that the City is required to pay to GCEA pursuant to the REA Statute shall be paid or reimbursed to the City through a surcharge or variable rate to be paid by utility customers within the Property only.

9.3 Acceptance of Service. Annexor further agrees to accept the current service level being provided by the City on a City-wide basis as a sufficient and satisfactory provision of municipal services.

9.4 Continuity of Electric Utility Service. Since the residence owned by Donna R. Bratton and certain water wells located within the Property (collectively referred to as the “Bratton Residence”) is being provided electric utility service by GCEA on the date of this Agreement, the City agrees to enter into agreements with GCEA as may be required to ensure that the Bratton Residence and such wells continue to receive electric utility service after annexation until such time as the City electric utility system is extended to and can provide electric utility service to the Bratton Residence and such wells.

Section 10. Improvements. Except for those improvements specifically provided for in this agreement, all subdivision improvement requirements, including, but not limited to streets and roads, curbs and gutters, sidewalks, street lighting, and utilities within subdivisions shall be imposed as and when the subdivision occurs and such requirements shall only be those reasonably required by the subdivision. The City’s Municipal Code, Subdivision Chapter shall control the construction, warranting, guarantee of completion, and dedication of all improvement requirements.

Section 11. Utilities. All infrastructure improvements needed to adequately serve all potential uses projected for total build-out shall be installed by the Annexor or District to the Property and within the Property on a phased basis as portions of the Property are developed. Annexor shall not be required to install utility infrastructure improvements that are not reasonably necessary to serve the developed portions of the Property. The City shall review and approve all utility plans and shall inspect and accept for service and continued maintenance, upon passage of inspection, the work performed by the Annexor. The following provisions shall apply to each phase of development of the Property:

11.1 Highway Crossings. Annexor shall be responsible for all permitting required for installing utilities under and across CDOT property.

11.2 Off-Site Utility Extensions. The Annexor agrees to design and construct all off-Property water lines, sewer lines, electric lines, storm water facilities, debris flow retention structures, and irrigation ditches to the perimeter of the Property. Improvements will be made in accordance with the PUD Plan and at such time as may be necessary to serve each phase of development of the Property to the satisfaction of the City. Exhibit F attached hereto and incorporated herein identifies conceptual utility line locations both within the Property and off-site, including connections to existing utilities. Specific utility locations and capacities shall be developed for specific phases of development in accordance with the procedures and requirements of the PUD Plan and may deviate from Exhibit F upon approval of specific utility plans from the City Council without the necessity of amending this Agreement. Annexor shall submit such detailed engineering plans and studies as are required by the PUD Plan for off-Property water lines, sewer lines, electric lines, storm water facilities, debris flow retention structures, and irrigation ditches required to serve a phase of development of the Property in accordance with the procedures set forth in the PUD Plan.

11.3 Utility Easements. Annexor agrees to dedicate all necessary unobstructed rights-of-way within the Property and to use commercially reasonable efforts to obtain all necessary unobstructed rights-of-way off the Property for utility easements needed for water and sewer lines and storm water facilities to serve the Property, or for transmission through the Property, not less than twenty feet (20') in width for a sanitary sewer, water line, electric line, or irrigation ditch, and not less than thirty feet (30') in width when a parallel water and sewer line must be installed. Easements for storm water facilities and debris flow retention structures shall be based upon engineering of such facilities. The Annexor shall grant additional temporary construction easements for installation of water and sewer mains and other utilities where required by the City. Such temporary construction easements shall include requirements for restoration of the property subject to such temporary easements upon completion of construction. The City agrees that required utility easements located off the Property shall be located in public rights-of-way to the maximum extent possible. The City further agrees that a District may use its power of eminent domain to acquire necessary utility easements and rights-of-way for ingress and egress to and from the Property when such easements or rights-of-way must be located outside existing public rights-of-way and Annexor is unable to acquire such rights-of-way for its fair market value without the use of the power of eminent domain.

11.4 Electric Distribution System. All electric system equipment including, but not limited to substation, transformers, conduits, conductors, and other related appurtenances shall be designed and constructed by, and at the expense of, the Annexor

and shall be properly sized to serve all electric loads for full build-out on the Property, except that electric system equipment need be installed only to the extent necessary to serve each phase of development of the Property. Annexor agrees to provide a study of the improvements to the City's electric system required to provide electric service to each phase of development of the Property in accordance with the procedures set forth in the PUD Plan, with such study to be based on the Plan of Electric Service Expansion to Gunnison Rising Planned Unit Development for the Town of Gunnison, Colorado, dated ~~November, 2008~~ January, 2019, prepared by ESC Engineering. Such study shall identify improvements to electric system generation and distribution capacity required to serve such phase, including improvements that may need to be oversized to accommodate future phases as well as the current phase of development in order to realize economies of scale or minimum required system improvements. Such study, when approved by the City, shall govern the electric system improvements to be installed by Annexor for such phase of development. The City and the Annexor hereby agree that the Annexor may establish a surcharge or differential rate on electric charges within the Property to recover Annexor's costs for upgrading the City's electric system outside the Property, which surcharge or differential rate shall be collected by the City through its electric service billings., with all amounts collected to be paid over to the Annexor within ten (10) days after the end of each month. The City shall have no obligation to pay surcharges or differential rates for customers within the Property that fail to pay their surcharge or differential rate. The City agrees to cause the City's electric utility to take such actions as may be necessary to implement such surcharge or differential rate. upon request of Annexor after Annexor has paid for improvements to the City's electric system outside the Property.

11.5 Domestic Potable Water System. All water system equipment including, but not limited to wells, storage, mainlines, and other appurtenances shall be designed and constructed by the Annexor and shall be properly sized to serve all water capacity demands for full build-out on the Property, except that water system equipment need be installed only to the extent necessary to serve each phase of development of the Property. Annexor shall submit such detailed engineering plans and studies as are required by the PUD Plan for water system facilities required to serve a phase of development of the Property in accordance with the procedures set forth in the PUD Plan.

11.6 Sewage Collection System. All sewer system equipment including, but not limited to mainlines, manholes, lift stations and other appurtenances shall be designed and constructed by the Annexor and shall be properly sized to serve all sewer capacity demands for full build-out on the Property, except that sewer equipment need be installed only to the extent necessary to serve each phase of development of the Property. Annexor

shall submit such detailed engineering plans and studies as are required by the PUD Plan for sewer system facilities required to serve a phase of development of the Property in accordance with the procedures set forth in the PUD Plan.

11.7 Raw Water Irrigation System. All irrigation system equipment including, but not limited to mainlines, culverts, control structures, and other appurtenances shall be designed and constructed by the Annexor and shall be properly sized to serve all irrigation capacity demands for full build-out on the Property that may be served with a gravity flow system, except that irrigation system equipment need be installed only to the extent necessary to serve each phase of development of the Property. Annexor shall submit such detailed engineering plans and studies as are required by the PUD Plan for irrigation system facilities required to serve a phase of development of the Property in accordance with the procedures set forth in the PUD Plan.

11.8 Storm Water Control System. Annexor will provide a Storm Water Management Master Plan for all of the Property. The Storm Water Management Master Plan shall be deemed to be a Major Change to the PUD Plan and shall be reviewed and approved by the City in accordance with applicable City procedures and requirements. No subdivision or development application shall be accepted by the City until final approval of the Storm Water Management Plan Major Change, except for the following: (i) public trail improvements; (ii) improvements associated with snow storage operations; and (iii) the Sketch Plan Subdivision application in the Government District to accommodate the proposed Colorado Division of Wildlife facility. Upon approval, the Storm Water Management Master Plan shall be deemed to be incorporated in the PUD Plan. All storm water system equipment including, but not limited to mainlines, sumps, detention basins, control release structures, and other appurtenances shall be designed and constructed by the Annexor and shall be properly sized to serve all storm water capacity demands for full build-out on the Property, except that storm water system equipment need be installed only to the extent necessary to serve each phase of development of the Property. Annexor shall submit such detailed engineering plans and studies as are required by the PUD Plan for storm water system facilities required to serve a phase of development of the Property in accordance with the procedures set forth in the PUD Plan. The City will maintain all public facilities located within public street rights of way. The individual property owner or property owners association will maintain all private facilities, including detention and water quality facilities which shall be outlined in the Storm Water Management Master Plan.

11.9 Small Utilities. All other utility installation shall be coordinated with the appropriate utility provider including, but not limited to natural gas, telephone, and cable companies.

11.10 Refuse Collection. All development is required to meet City requirements for collection of refuse from all residential, commercial, and industrial units through either municipal or private refuse collection services.

11.11 Construction by District. The City agrees that the foregoing requirements may be satisfied by a special district or districts organized for some or all of the Property in lieu of performance by Annexor.

Section 12. Landscaping. Landscaping and maintenance of the areas adjacent to the rights-of-ways associated with the Property and zone district boundary buffers within the Property shall be in accordance with the zoning and covenants applicable to the subdivisions within the Property. Landscaping, maintenance, and irrigation will be the responsibility of the individual property owners, a Master or individual homeowners association for the subdivisions, or the Districts. Landscape maintenance requirements and responsibilities for a phase of development of the Property shall be set forth in restrictive covenants adopted prior to subdivision plat approval for such phase. Landscaping within the Property, including, but not limited to the buffers required under the PUD Plan, shall be installed in accordance with the requirements of the PUD Plan.

Section 13. Metropolitan Districts. Districts ~~may be~~ have been formed by Annexor to design, construct, and finance improvements in accordance with state law and any applicable City of Gunnison Ordinance to the extent consistent with this Section 13.

13.1 Formation. A Service Plan for all Districts shall be provided to the City Council for review and consideration of approval.

13.2 Disclosure of Mill Levy. Annexor shall prepare and provide to buyers of property within the Property a mill levy disclosure statement, the form of which is first approved by the City prior to being placed in all purchase agreements, disclosing the maximum allowed District mill levy and acknowledged as a separate document by all buyers at the closing of any property within the District's boundaries.

Section 14. Environmental Resource Protection. To ensure the Property improvements are completed with minimum impacts on environmental resources, Annexor shall comply with the

following requirements in addition to provisions of the PUD Plan and applicable municipal, state and federal laws and regulations:

14.1 Wetlands. The Annexor will comply with the City's requirements as to Wetland setbacks as set forth in the PUD Plan.

14.2 Flood Plain. The Annexor will comply with City ordinances implementing the Federal Emergency Management Authority (FEMA) regulations for delineation of floodplains and further will not develop any residential, industrial, commercial, or recreational vehicle park structures other than bridges and other permitted crossings within delineated special flood hazard areas, as such special flood hazard areas may be modified from time to time in accordance with FEMA requirements.

14.3 Sage Grouse Habitat Protection. It is intended that sage grouse habitat be protected and/or minimum impact is experienced by the Gunnison sage grouse species. To achieve this goal the Annexor shall relinquish its existing grazing permits from the United States Bureau of Land Management ("BLM") and the United States Forest Service ("USFS") as described in Table 1 to the report provided to the City entitled "The Mitigation Recommendation Gunnison Valley Partners-Gunnison Rising Project Wildlife/Gunnison Sage Grouse." Annexor also shall encumber 160 acres of land located in the North Parcel with a conservation easement approved by the Colorado Division of Wildlife.

14.4 Storm Water Management. National Pollutant Discharge Elimination System (NPDES) program Phase II regulation requirements established under the federal Clean Water Act and applicable City ordinances will be the standard for all Property storm water system improvements.

Section 15. Water Rights and Supply Quality. The Annexor agrees to satisfy the City's interest in preserving the water quality and quantity for the basin by taking certain actions concerning water supply in accordance with the following provisions: .

15.1 Water Rights. All water rights ("Water Rights") that are associated with the Property as listed on Exhibit D attached hereto, including those existing rights listed in Exhibit D which ~~were~~are involved in ~~the pending~~ Case No. 06CW123, District Court, Water Division No. 4 (but not any of Annexor's other water rights that are not listed on Exhibit D), together with such new Water Rights which may be decreed in said case for use on the Property (including water rights for the Peaceful Ponds), ~~have been~~ shall be deeded to the City by the Annexor ~~upon approval of this Agreement. Those Water Rights will be reviewed~~

~~prior to acceptance of this Agreement by the City water attorney. Annexor will not commence physical development of the Property until the decree has been entered in Case No. 06CW123.~~ Any consumptive use credits which may be determined in the future by the Annexor and the City not to be necessary for development or use on the Property may be utilized on other property in the Gunnison River drainage in Gunnison County, but not elsewhere, first for the benefit of the residents of the City of Gunnison, and second for the benefit of the residents of the County of Gunnison, as the City of Gunnison may determine at that time. ~~Upon transfer of the Water Rights and entry of the final decree in Case No. 06CW123, the~~ The City will deliver water as needed, as part of the City's municipal water system, for the developed use of the Property. Annexor may continue to beneficially use that portion of the Water Rights which is not subject to dry up, or other restriction, in connection with development and use of the Property as part of the City's municipal water. Such use of Water Rights shall be limited to the Property only and the City will not impose any fees or charges for such use. Annexor shall be responsible for maintenance of irrigation ditches and water wells used by Annexor until incorporation of any such ditches or wells into the City's municipal water system. Annexor agrees to continue to fully utilize and beneficially use all senior irrigation rights on the Property in order to ensure that such Water Rights shall not be abandoned. In this regard, senior irrigation rights that are going to be discontinued to produce consumptive use credits shall continue to be used until developed and all other senior irrigation rights shall continue to be used even after full development. ~~Prior to conveyance of the Water Rights to the City, Annexor shall provide the City with a water rights title opinion from Annexor's water attorney addressed to the City and an opinion from the Annexor's water engineer addressed to the City that the Water Rights described on Exhibit D correctly states the number of historic c.f.s. associated with each ditch with respect to the Property.~~ Any future obligations to pay Aspinnall Unit augmentation charges associated with the Water Rights conveyed to the City shall be paid by Annexor or a District or reimbursed to the City by Annexor or a District. The Annexor and the City shall cooperate with each other in connection with responding to any petitions for reconsideration of the adjudication of the Water Rights which are involved in ~~the~~ pending Case No. 06CW123, District Court, Water Division No. 4, which may be filed pursuant to the Water Court's retained jurisdiction. All costs incurred by the City in connection with any such petitions shall be reimbursed by the Annexor or a District, provided that Annexor may elect to provide the legal and engineering services required in connection with such responses in lieu of reimbursing the City for such expenses. If the Property is de-annexed from the City for any reason or the annexation of the Property is reversed or nullified pursuant to a referendum election or legal action, the City shall re-convey the Water Rights to Annexor upon request by Annexor.

15.2 Water Supply Quality. ~~The Annexor shall ensure that the water supply quality is compatible with the existing quality of the City's water supply by installing all water treatment processes required to achieve a satisfactory water quality characteristic for the potable water system based on the City water quality analysis and recommendations. At the time of plat submittal and prior to development of any wells on or adjacent to the Property, Annexor shall submit water quality reports as specified by the City evidencing that the water supply meets the City's requirements, both as to the continuing costs of treatment and whether, as treated, the water is of sufficient quality not to degrade the quality of the City's water system overall as determined by the City. If the water quality of the wells on or adjacent to the Property is not approved by the City, then~~ The City agrees that the Annexor may, in lieu of developing wells on or adjacent to the Property for the potable water system which was previously contemplated and with approval of the City, elect to expand the City's existing water well field or drill wells in other locations where the water quality is adequate if necessary to meet the water quality standards. Installation of new wells or expansion of the City's existing water well field shall be completed and provisionally accepted by the City with sufficient capacity to serve the phase of development submitted for plat approval prior to issuance of building permits for any structures to be served by such facilities. Annexor shall be responsible for obtaining water court approval of any changes to the Augmentation Plan and pay all costs and expenses that may be required as a result of Annexor obtaining potable water sources outside the Property. No subdivision or development application shall be accepted by the City until City approval of the water supply quality, except for the Sketch Plan Subdivision application in the Government District to accommodate the proposed Colorado Division of Wildlife facility.

Section 16. Transportation and Traffic.

16.1 Street Dedications. Annexor shall dedicate free and clear of all liens and encumbrances of any kind, all rights-of-way for public streets and related improvements (such as sidewalks, landscaping, drainage improvements, bus stops and curb and gutter) within the Property for the full width thereof, as may be reasonably required by the City. Annexor shall design and fully improve all public streets within the Property in accordance with the procedures set forth in the PUD Plan when reasonably necessary to serve the traffic generated by development of the Property, without cost to the City. Such dedication of streets shall occur at the time of City approval of each subdivision plat within the Property; however, Annexor agrees to dedicate such rights-of-way at an earlier time as Annexor and the City may mutually agree upon. An earlier dedication shall not relieve Annexor of its obligation to improve streets as provided herein. The City agrees to accept

Annexor's dedication of rights-of-way within the Property in accordance with this Section 16.1. The City agrees to accept all dedicated rights-of-way for maintenance after completion of construction of all improvements thereon in accordance with City requirements and the expiration of the warranty period required by the City. The development and use of private roads, streets and alleys within the Property must comply with City Land Development Code private road standards. Any private streets, roads or alleys constructed within the Property shall be maintained by a District or an Association. The City's Municipal Code and Construction Standards shall control the construction, warranting, guarantee of completion, and dedication of all public street and related improvement requirements.

16.2 Reserved Easement. Annexor agrees to reserve a sixty (60) foot easement (the "Reserved Easement") within the portion of the Property north of U.S. Highway 50, including the North Parcel (as defined in Section 18.1 below), as shown on the PUD Plan for future construction of a road by the City. The Reserved Easement shall extend to the north or west boundary of the North Parcel generally in the location shown on the PUD Plan. Annexor shall dedicate such Reserved Easement to the City upon request by the City after the City has obtained adequate funding to construct the planned roadway. The exact alignment of the roadway will be determined by the City prior to dedication of the Reserved Easement to the City. Prior to such time, Annexor may construct private or public roads within some or all of the Reserved Easement area in connection with development of the Property and such roads shall be incorporated into the road that is constructed within the Reserved Easement by the City.

16.3 Street Maintenance. The City agrees to maintain, repair, replace, clean, and remove snow from all dedicated public streets within the Property which have been accepted for maintenance by the City in a manner that is no less frequent than the level of service provided generally within the City boundaries.

16.4 Off-Site Improvements. Infrastructure improvements needed to serve the Property that are outside the Property boundaries shall be paid for by the Annexor or a District and shall be constructed in accordance with the following provisions:

16.4.1 Improvement Policy. The general policy of the City is that development pays its own way and that the owners of undeveloped property benefited by the installation of utilities and other public improvements shall contribute financially to the cost of such improvements upon the development of their properties. This policy is

designed to achieve fairness in the division of costs of installation of utilities and other public improvements and to protect the taxpayers of the City.

16.4.2 Reimbursement Policy. Reimbursement agreements, where agreed to by the initial developer and the City, are an equitable and efficient means of promoting private installation of improvements. The Annexor and the City may enter into such agreements as outlined in the Utility Reimbursement Policy of the City of Gunnison Municipal Code.

16.4.3 Off-Site Street Improvements. At the time of development of each phase of the Property, Annexor shall post security for the cost of signalization and street design and construction outside the Property, as outlined in the 2006 LSC Transportation Analysis and any updated traffic studies applicable to off-site street improvements approved by the City, for such phase prior to commencement of physical development of such phase. Forms of security may include letters of credit, bonds, construction loan commitment, and cash collateral. The specific security requirements will be set forth in a Subdivision Improvement Agreement for such phase of development. Off-Site street improvements required to serve a phase of development of the Property shall be completed prior to Annexor proceeding with physical development of any other phase of development of the Property, unless construction of an off-site street improvement does not meet the required warrants as reasonably determined by the City in accordance with the Manual on Uniform Traffic Control Devices (“MUTCD”). Actual funding of any off-site street improvement that does not meet traffic warrants will be provided when needs generated by the development of the Property meet the required warrants as reasonably determined by the City, but the security for any such deferred off-site street improvement shall be maintained by Annexor until construction meets required warrants.

16.4.4 Infrastructure Extensions. Easements must be reserved in subdivision plats for the Property for the purpose of future extension of utility and street improvements to developments beyond the Property.

16.5 State Highway Access. Prior to submitting any development applications for the Property, ~~after annexation of the Property to the City,~~ Annexor agrees to develop a highway corridor access control plan for the Property abutting U.S. Highway 50 in cooperation with the City’s engineering department and to obtain approval of such plan from the Colorado Department of Transportation (“CDOT”). Annexor shall pay all costs associated with the preparation and processing of such highway corridor access control plan in regards to the portion of the approved highway corridor access control plan

pertaining to the Property, except for any additional property the City may elect to include in the highway corridor access control plan. State Highway improvements shall be constructed in accordance with the following provisions:

16.5.1 Highway Access Improvements. Annexor agrees to construct improvements to U.S. Highway 50 where the highway is adjacent to the Property in accordance with the requirements of the approved highway corridor access control plan as may be reasonably and customarily required by CDOT to accommodate the existing traffic on U.S. Highway 50 and that which is projected to be generated by development of the Property. The timing of construction of such improvements shall be based upon the traffic generated by development of the Property at each phase of development. If CDOT requires the construction of improvements that go beyond what is required to accommodate the traffic projected to be generated by development of the Property, Annexor and the City shall enter into a reimbursement agreement whereby Annexor will be reimbursed for such costs in excess of its proportional share of such costs by other property owners whose developments are served by such excess construction as a result of annexations into the City.

16.5.2 Timing of Highway Improvements. Such improvements shall be constructed after subdivision approval for the portion of the Property which generates the need for the improvements. CDOT requirements for the construction of improvements must be adhered to by Annexor.

16.6 Street Improvements. The Annexor and the City acknowledge and agree that the payment for and the standards for construction of private and public streets and timing for construction of private and public streets within and adjacent to the Property shall be accomplished in accordance with City standards that are applicable throughout the City.

16.7 PUD Plan. The PUD Plan includes a plan for the major street arterials and collectors (Gateway Streets and Georgia Avenue) within and adjacent to the Property. The PUD Plan also sets forth dimensional standards for streets with cross-sections showing all right-of-way surface improvements and intersection controls, as well as, connectivity to and within each zone of the Property. Surface improvements include, but are not limited to, sidewalks, paths, greenways, buffers, bus stops, street lighting, and areas for storm drainage, drain swales, and ditches. Upon approval by City Council, the PUD Plan shall be deemed to be an amendment to the City Transportation Master Plan.

16.8 Connections with Western Colorado University State College. All street, path, and sidewalk connections to and adjacent to Western Colorado University State College (“Western”) from the Property are included in the PUD Plan. The Annexor and the City shall enter into and perform their respective obligations under the Memorandum of Agreement by and between the City, the Annexor, Western Colorado University State College and the Western Colorado University State College Foundation, generally in the form attached hereto as Exhibit G and incorporated herein by this reference (the “WCU~~SC~~ MOA”). The terms and provisions of the WCU~~SC~~ MOA shall be deemed to be an integral part of this Agreement. The City and the Annexor agree to design and construct improvements and/or modifications on Georgia Avenue consistent with the provisions and obligations of the WCU~~SC~~ MOA which shall be incorporated in the Georgia Avenue Street Master Plan (as defined in the WCU~~SC~~ MOA). The design will be from Main Street at the west end to the Annexable Property east of the Aspinall-Wilson Center. The City and the Annexor further agree to allocate the responsibilities of the “Gunnison Parties” (as defined in the WCU~~SC~~ MOA) in a manner consistent with the provisions and obligations of the WCU~~SC~~ MOA as follows:

- 16.8.1 The Annexor and the City staff shall prepare a Georgia Avenue Street Master Plan from Main Street to a connection within the Annexable Property that provides a complete street plan approach, including traffic calming, pedestrian accessibility and multimodal treatments consistent with the terms of the WCU~~SC~~ MOA (referred to herein as the “Georgia Avenue Street Master Plan”). The Georgia Avenue Street Master Plan shall be processed as a revision to the City’s Master Plan. The portion of the Georgia Avenue Street Master Plan from Colorado Avenue to the eastern boundary of the Western State College land (referred to herein as the “WCU~~SC~~ Land”) shall be consistent with the architecture of the improvements on the WCU~~SC~~ Land in the vicinity of Georgia Avenue.
- 16.8.2 The improvements shown on the Georgia Avenue Street Master Plan from Main Street to Colorado Street will be the City’s responsibility. The City will make these improvements at its discretion, as and when funds are budgeted and appropriated for such purpose by City Council.
- 16.8.3 The Annexor and the City agree to construct improvements and/or modifications on Georgia Avenue to provide greater opportunity for multimodal travel (i.e., pedestrian and bicycle) (which improvements may include speed controls, traffic calming, pedestrian/bike path, and crosswalk control, and are referred to herein as the “Multimodal Improvements”), as and when funds for the Multimodal Improvements are budgeted and appropriated by the City Council, except as provided below. All costs of

design and construction of Multimodal Improvements west of Adams Street (not including the Adams Street intersection) and east of Colorado Street shall be borne by the City and the Annexor, as and when City funds are budgeted and appropriated by the City Council. The City's share of the costs of design and construction of the Multimodal Improvements between Loveland and Adams streets (not including the Adams Street intersection) shall be paid out of the portion of the RETA payments designated the "Escrowed Assessments" in the RETA Declaration. Such Escrowed Assessments shall be escrowed with an escrow agent mutually acceptable to the City Manager and the Annexor and used to pay the City share of the costs of the design and construction of the Multimodal Improvements between Loveland and Adams streets (not including the Adams Street intersection) pursuant to escrow instructions approved by the City Manager and the Annexor. Such escrow instructions shall provide that the Annexor may initiate the design and construction of the Multimodal Improvements between Loveland and Adams streets in connection with the Georgia Avenue Extension and Reconstruction (as such term is defined in the WSC MOA). If the Escrowed Assessments are insufficient to pay the City's share of the Multimodal Improvements described above and Annexor has elected to initiate design and construction of the Multimodal Improvements, the Annexor shall pay the City's share of such costs and the Escrowed Assessments shall be used to reimburse the City's share of such costs to the Annexor without interest.

- 16.8.4 The Annexor agree to construct Multimodal Improvements as shown on the Georgia Avenue Street Master Plan in connection with the Georgia Avenue Extension east of Adams Street, as part of the planned improvements for the Property [shown on the Street Network Plan \(Exhibit F\)](#). All costs of construction of these improvements east of and including the Adams Street intersection shall be borne by the Annexor.
- 16.8.5 The Annexor agrees to construct a pedestrian plaza at the north end of Escalante Drive between the north entrance to the WSC library parking lot and the entrance to the Mountaineer Bowl (referred to herein as the "Pedestrian Plaza"). All costs of design and construction of the Pedestrian Plaza shall be borne by the Annexor.
- 16.8.6 The City agrees to construct and install streetscape treatments and enhancements at the Adams Street entry into the College from U.S. Highway 50 north to Georgia Avenue in order to enhance pedestrian and bicyclist safety and to improve non-motorized and pedestrian traffic (referred to

herein as the “Adams Entrance Improvements”), as and when funds for the Adams Entrance Improvements are budgeted and appropriated by the City Council. All costs of design and construction of the Adams Entrance Improvements shall be paid out of the Escrowed Assessments as provided in the RETA Declaration. Such Escrowed Assessments shall be escrowed with an escrow agent mutually acceptable to the City Manager and the Annexor and used to pay the costs of the design and construction of the Adams Entrance Improvements pursuant to escrow instructions approved by the City Manager and the Annexor. Such escrow instructions shall provide that the Annexor may initiate the design and construction of the Adams Entrance Improvements in connection with the Georgia Avenue Extension and Reconstruction (as such term is defined in the WSC MOA). If the Escrowed Assessments are insufficient to pay the costs of the Adams Entrance Improvements and Annexor has elected to initiate design and construction of the Adams Entrance Improvements, the Annexor shall pay such costs and the Escrowed Assessments shall be used to reimburse such costs to the Annexor without interest.

- 16.8.7 The Annexor will construct traffic calming measures in order to minimize access through the campus and a campus entrance on ~~WCUSE~~ Land to the east of the Aspinall-Wilson Center (referred to herein as the “Eastern Entrance”) in conjunction with the construction of the Georgia Avenue Extension and will replace the existing asphalt surface in order to accommodate the increased traffic and continued need for parking in this area. The Eastern Entrance shall be aesthetically consistent with the architecture of the campus, thereby making it clear that traffic is entering the Western ~~Colorado University State College~~ grounds. All costs of design and construction of the extension of Georgia Avenue east from Adams Street to a new road within the Property (referred to herein as the “Georgia Avenue Extension”) and the Eastern Entrance shall be borne by the Annexor.
- 16.8.8 The Annexor shall relocate the parking lot for the Aspinall-Wilson Center to the east side of the Center (referred to herein as the “Parking Lot Relocation”) in conjunction with construction of the Georgia Avenue Extension and the Eastern Entrance. All costs of design and construction of the Parking Lot Relocation shall be borne by the Annexor.
- 16.8.9 The cost of any temporary emergency access improvements within the right of way for the Georgia Avenue Extension as provided for in Section 13 of the ~~WCUSE~~ MOA shall be borne by the Annexor.

16.8.10 Responsibility for obtaining approvals from the President of Western ~~Colorado UniversityState College~~ and the Western ~~Colorado UniversityState College~~ Foundation pursuant to the WSC MOA shall be determined from time to time by the City Manager and the Annexor based upon the particular improvements being submitted for approval.

16.8.11 The cost of the Buffer required to be constructed on the Property as provided for in Section 4 of the W~~CUSC~~ MOA shall be borne by the Annexor.

Section 17. Economic Agreements. The Annexor and the City agree that there are long-term benefits in annexing the Property. There is also agreement that potential fiscal impacts may occur as well. To mitigate those concerns, certain economic strategies are agreed to in an effort to create added value to the City and Annexor.

17.1 Real Estate Transfer Assessment. The Annexor shall establish a Real Estate Transfer Assessment through covenants that are imposed on the property by the Annexor and approved by the City in the form attached hereto as Exhibit H (the “RETA Declaration”). The RETA Declaration may be amended by Annexor, as Declarant, only with the consent of the City, shall be perpetual, and shall not be subject to the provisions of the Colorado Common Interest Ownership Act, 38-33.3-101, et seq., Colorado Revised Statutes. If the Property is ever disconnected from the City, the RETA Declaration may be amended or revoked by Declarant without the necessity of first obtaining the consent of the City or any other person. The RETA Declaration shall provide that each time a fee interest in the Property or any portion thereof is sold, transferred or conveyed there shall be an assessment paid to the City in an amount equal to 1.5% of the gross sales price. Funds from this fee will be placed in a Reserve Account that may be used for maintenance and operations and capital projects within the boundaries of the PUD area and other municipal purposes as determined by the City. The RETA Declaration shall be recorded upon Final Approval.

Section 18. Off-Site Lands.

18.1 North Parcel. Annexor previously owneds approximately 414 acres of land abutting the northerly boundary of the Property that is legally described in Exhibit I attached hereto and incorporated herein by this reference (referred to herein as the “North Parcel”). Said land has since been conveyed to Western Colorado University. The North Parcel wasis not being annexed to the City, but-and the Annexor and the City have reached certain agreements regarding the future-use of the North Parcel that wereare an integral part of the consideration for the prior agreement of the City and the Annexor to

annex the Property to the City. The provisions of this Section 18.1 ~~shall be were~~ deemed to be a covenant binding and running with the North Parcel that is binding on the present ~~and all future~~ owners of the North Parcel. In consideration of the City's agreement to annex the Property to the City, Annexor ~~hereby agrees that the Annexor will~~ convey~~ed~~ the Contour Trail Easement located thereon to the City as described in Section 8.6 of this Agreement and the Reserved Easement as described in Section 16.2 of this Agreement, notwithstanding the fact that the North Parcel is not located within the City boundaries and is not otherwise subject to the jurisdiction of the City Council. The City Council may specifically enforce the provisions of this Section 18.1 through an action for injunctive relief brought in the District Court for the 7th Judicial District, State of Colorado.

18.2 Avigation Easement. Within thirty (30) days after the ordinance approving Annexation of the Property is final and non-appealable, Annexor shall execute and deliver to the Board of County Commissioners of Gunnison County ("BOCC") an Avigation Easement in the form attached hereto as Exhibit J. A copy of the fully executed Avigation Easement shall be provided to the City prior to commencement of any development of the Property. Notwithstanding the foregoing, delivery of the Avigation Easement to the BOCC shall be held in abeyance if the annexation of the Property is subject to referendum or judicial proceedings until the annexation of the Property is final and not subject to further challenges.

Section 19. Cooperative Drafting. This Agreement is the product of the cooperative effort of the City and the Annexor and shall not be construed or interpreted against either party solely on the basis that that party drafted the Agreement.

Section 20. Recording. Following Final Approval, this Agreement shall be recorded in the records of Gunnison County, Colorado and shall run with the land, and shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, successors, and assigns, subject to the provisions of Section 6.3 above.

Section 21. Protective Covenants. All of the Property located within the subdivisions will be subject to the Master Protective Covenants as recorded in the records of Gunnison County, Colorado. The Master Protective Covenants for the Property shall be included in the PUD Plan and shall be subject to approval by the City. Development applications for the Property shall comply with all applicable zoning procedures and requirements of the City as well as the Master Protective Covenants. The Master Protective Covenants may provide for the recordation of supplemental declarations that apply to various portions of the Property and that would be recorded at the time of development of such portions of the Property.

Section 22. Default and Remedy Provisions.

22.1 Default by the City. A “breach” or “default” by the City under this Agreement shall be defined as (a) any zoning, land use, or other action or inaction, direct, indirect, or pursuant to an initiated measure, taken without the Annexor’s consent, that alters, impairs, prevents, diminishes, imposes a moratorium on development, delays, or otherwise materially and adversely affects any development, use or other rights of the Annexor under this Agreement or the PUD Plan; or (b) the City’s failure to fulfill or perform any material obligation of the City contained in this Agreement. Except as otherwise provided in this Agreement or the PUD Plan, the City shall not be in default under this Agreement for the application on a uniform and non-discriminatory basis of City regulations of general applicability (including, but not limited to, building, fire, plumbing, electrical, and mechanical codes), as all of such regulations exist on the date of this Agreement or may be enacted or amended after the date of this Agreement, provided that such newly enacted or amended regulations shall not have a material adverse effect on any of Annexor’s Vested Property Rights.

22.2 Default by the Annexor. A “breach” or “default” by the Annexor shall be defined as the Annexor’s failure to fulfill or perform any material obligation of the Annexor contained in the Agreement.

22.3 Notices of Default. In the event of a default by either party under this Agreement, the non-defaulting party shall deliver written notice to the defaulting party of such default, at the address specified in Section 26, and the defaulting party shall have thirty (30) days from and after receipt of such notice to cure such default. If such default is not of a type which can be cured within such thirty (30) day period and the defaulting party gives written notice to the non-defaulting party within such thirty (30) day period that it is actively and diligently pursuing such cure, the defaulting party shall have a reasonable period of time given the nature of the default following the end of the thirty (30) day period to cure such default, provided that such defaulting party is at all times within such additional time period actively and diligently pursuing such cure.

22.4 Remedies.

22.4.1 If any default under this Agreement is not cured as described above, the non-defaulting party shall have the right to enforce the defaulting party’s obligation hereunder by an action for any equitable remedy, including injunction and/or specific

performance, and/or an action to recover damages. Each remedy provided for in the Agreement is cumulative and is in addition to every other remedy provided for in this Agreement or otherwise existing at law, in equity or by statute.

22.4.2 In the event of default by Annexor which is not cured as described above, in addition to any other remedy described herein, the City may withhold any further approvals of subdivisions and/or development applications.

Section 23. Vested Rights.

23.1 Zoning. Upon Annexation of the Property, the entire Property shall be zoned PUD in accordance with the approved PUD Plan, as amended from time to time by Annexor with City approval in accordance with the procedures of the City's Municipal Code. The approved PUD Plan, as amended from time to time, shall be deemed to be an amendment to the City Master Plan.

23.2 Permitted Uses/Design Standards. The permitted uses of the Property, the density and intensity of use, the maximum height, bulk, and size of proposed buildings, project design standards, provisions for reservation or dedication of land for public purposes, the general location of roads and trails, the ability of the Annexor to relocate roads, trails and improvements, and other terms and conditions of development applicable to the Property shall be those set forth in this Agreement and the PUD Plan, as amended from time-to-time. ~~The City hereby agrees that the density caps set forth in the PUD Plan may be increased by an amendment to the PUD Plan approved by the City in accordance with the applicable procedures of the City's Municipal Code.~~

23.3 Vesting of Property Rights. The Annexor and the City agree that (a) this Agreement and the PUD Plan constitute an approved "site-specific development plan" as defined in the Vested Property Rights Statute, and (b) that the owners of the Property shall have vested property rights to undertake and complete development and use of the Property as provided in this Agreement and PUD Plan. Pursuant to the Vested Property Rights Statute, the approval of this plan constitutes a vested property right pursuant to Article 68 of Title 24, COLORADO REVISED STATUTES, as amended.

23.4 Property Rights Vested. The rights identified below shall constitute the vested property rights under this Agreement.

23.4.1 The right to develop, plan, and engage in land uses within the Property in the manner and to the extent set forth in and pursuant to this Agreement and the PUD Plan.

23.4.2 The right to develop, plan, and engage in land uses within the Property in accordance with the densities, physical development standards and other physical parameters set forth in the PUD Plan.

23.4.3 The right to develop the Property in the order, at the rate and at the time market conditions dictate, subject to the terms and conditions of this Agreement and the PUD Plan.

23.4.4 The right to develop and complete the development of the Property (including, without limitation, the right to receive all the City approvals necessary for the development of the Property) with conditions, standards, provisions, requirements, and dedications which are set forth within this Agreement and the PUD Plan.

23.4.5 The City hereby acknowledges and agrees that Section 24-68-105(1), Colorado Revised Statutes, provides that a vested property right precludes “any zoning or land use action by a local government or pursuant to an initiated measure which would alter, impair, prevent, diminish, impose a moratorium on development, or otherwise delay the development or use of the property” with certain exceptions as set forth therein. Therefore, the City will not initiate any zoning, land use or other legal or administrative action or take any actions pursuant to an initiated measure that would violate such provision of state law as it relates to the Vested Property Rights for the Property as set forth in this Agreement.

23.5 Term of Vested Property Rights. The City acknowledges and agrees that the PUD Plan and this Agreement constitute a Site Specific Development Plan for purposes of the vesting of property rights as described in 24-68-101, et seq., Colorado Revised Statutes, and the rights of Annexor and its successors and assigns pursuant to and set forth in the PUD Plan and this Agreement shall be vested property rights pursuant to such statute. Without limiting the generality of the foregoing, the vested property rights shall include the land uses, densities, lot sizes, street types, public and private improvement construction and payment obligations, phasing of development of the Property, and development rights as set forth in the approved PUD Plan and this Agreement (the “Vested Property Rights”). The Vested Property Rights shall be vested for a period ending on December 31, 20~~32~~²⁹ (the “Vesting Period”). In the event there is a referendum or judicial

challenge to the annexation, the Vesting Period shall commence on the date of an election pursuant to a referendum when the annexation is affirmed or the date any judicial decision upholding the annexation is non-appealable, whichever is later. The City acknowledges that circumstances relating to development of the Property, including the size and phasing of the development, economic cycles, and market conditions, warrant the Vesting Period described herein.

23.6 Compliance with General Regulations. Except as otherwise provided in this Agreement or the PUD Plan, the establishment of Vested Property Rights under this Agreement shall not preclude the application on a uniform and non-discriminatory basis of City regulations of general applicability (including, but not limited to, building, fire, plumbing, electrical, and mechanical codes), as all of such regulations exist on the date of this Agreement or may be enacted or amended after the date of this Agreement, provided that such newly enacted or amended regulations shall not have a material adverse effect on any of Annexor's Vested Property Rights. The Annexor does not waive its right to oppose the enactment or amendment of any such regulations.

23.7 City Publication of Vested Property Rights Notice. The City agrees to publish notice of the City's approval of the ordinances approving this Agreement and the PUD Plan within fourteen (14) days after such approval is or approvals are granted in compliance with the requirements of Section 24-68-103(1)(c) , Colorado Revised Statutes.

Section 24. Representations. The City represents and warrants that upon adoption and ratification of this Agreement it shall have authority and be lawfully entitled to perform each and every one of its obligations under the Agreement. The Annexor represent that they are individuals or Colorado limited liability companies in good standing, duly organized under the laws of Colorado and legally entitled to do business in Colorado. The managers of the limited liability companies whose signatures appear below have the requisite authority to execute this Agreement on behalf of such limited liability companies.

Section 25. Severability. If any term, condition, or provision of this Agreement is held by a court of competent jurisdiction to be invalid and unenforceable, the remainder of this Agreement shall continue in full force and effect as if the offending term, condition, or provision were never part of this Agreement; except that if in the sole judgment of the Annexor the invalid and unenforceable term, condition, or provision is a material part of this Agreement, the Annexor may seek and obtain disconnection.

Section 26. Future Acts. Following the execution of this Agreement, the City and the Annexor agree to do all acts, including the execution of appropriate documents, when requested by the other, where such acts are reasonably required to fulfill the performing party's obligation under this Agreement. The City agrees that, in the event Annexor (or any individual party who is an Annexor) elects to annex additional property to the City, the City will accept reports and studies that were submitted in connection with this Annexation Agreement and the Annexation Petition to the extent such reports and studies remain valid and relate to such property subsequently proposed for annexation. Nothing contained herein, however, shall obligate the City to annex any such additional property if such annexation does not comply with applicable City requirements in effect at the time of such proposed annexation.

Section 27. Notice. Any notice required or permitted under this Agreement will be deemed to be received when delivered personally in writing or seven (7) days after notice has been deposited with the U.S. Postal Service, postage prepaid, certified and return receipt requested, and addressed as follows:

If to the Annexor: Gunnison Valley Properties Partners, LLC
~~% Chrisman Commercial 2 North Cascade Avenue,
Suite 1280
Colorado Springs, Colorado 90903 864 W. South
Boulder Road, Suite 200
Louisville, CO 80027~~

AND

~~Gunnison Gateway, LLC
c/o Rufus Wilderson
525 N. Main Street
Western Colorado University Foundation
Aspinall-Wilson Center
909 E. Escalante Dr.
Gunnison, Colorado 81230~~

AND

Donna R. Bratton
P.O. Box 856
Gunnison, Colorado 81230

If to the City: City of Gunnison
201 W. Virginia Avenue
Gunnison, Colorado 81230

Section 28. Applicable Law. The Agreement is executed in Gunnison County, Colorado, and shall be interpreted, construed, and governed by the laws of the State of Colorado without, however, giving effect to Colorado choice of law principles.

Section 29. Jurisdiction and Venue. Jurisdiction and venue of any action as to this Agreement and the interpretation, enforcement, or the determination of the rights and duties of the parties hereto shall be the District Court of Gunnison County, Colorado. Each party submits to the personal jurisdiction of the District Court of Gunnison County, Colorado and waives any and all rights under the laws of any other State or County to object to the jurisdiction of the District Court of Gunnison County, Colorado as to any action pertaining to this Agreement.

Section 30. Attorneys' Fees. If any legal action is commenced or maintained in Court, whether in law or in equity, by any party to this Agreement as to the interpretation, enforcement, construction, or the determination of the rights and duties of the parties to the Agreement or any document provided herein, the prevailing party in any such action shall be entitled to reasonable attorneys' fees, together with all reasonable costs and expenses incurred in such action.

Section 31. Cooperation in Defending Legal Challenges. If any legal or equitable action or other proceeding is commenced by a third party challenging the validity of any provision of this Agreement or the Annexation, the Annexor and the City agree to cooperate in defending such action or proceeding and to bear their own expenses in connection therewith. Unless the City and Annexor otherwise agree, each party shall select and pay its own legal counsel to represent it in connection with any such action or proceeding.

Section 32. Waiver. No waiver of one or more of the terms of this Agreement shall constitute a waiver of other terms. No waiver of any provision of this Agreement in any instance shall constitute a waiver of such provision in other instances.

Section 33. City Findings. The City hereby finds and determines that execution of this Agreement is in the best interests of the public health, safety, and general welfare and the provisions of this Agreement are consistent with the PUD Plan and development laws, regulations, and policies of the City.

Section 34. Assignment and Assumption. The Annexor shall have the right to assign or transfer all or any portion of its interests, rights, or obligations under this Agreement to third parties acquiring an interest or estate in the Property, including, but not limited to, purchasers or long-term ground lessees of individual lots, parcels, or of any improvement now or hereafter located within the Property, provided that to the extent the Annexor assigns any of its obligations

under this Agreement, the assignee of such obligations shall expressly assume such obligations. The express assumption of any of the Annexor's obligations under this Agreement by its assignees or transferee shall thereby relieve the Annexor of any further obligations under this Agreement with respect to the matter so assumed.

Section 35. Binding Agreement. This Agreement and all of the provisions hereof shall be binding upon and inure to the benefit of the parties and their respective successors, assigns, legal representatives and heirs.

Section 36. Force Majeur. Time is of the essence in the performance of the parties obligations hereunder. However, neither party shall be liable for any delay or failure to perform its obligations under this Agreement caused by events beyond the reasonable control of, and without the fault or negligence of such party, including, without limitation: (i) changes in state, county, or federal law, or administrative procedures; (ii) changes in state water laws and water rights administrative practices; (iii) Acts of God; (iv) sudden action of the element such as floods, earthquakes, hurricanes, or tornadoes; (v) sabotage; (vi) vandalism; (vii) terrorism; (viii) war; (ix) riots; (x) fire; (xi) explosion; (xii) severe cold or hot weather; (xiii) snow; (xiv) drought; (xv) other extreme weather conditions; (xvi) blockades; (xvii) insurrection; (xviii) strike, slowdown or other labor disputes (even if such difficulties could be resolved by conceding to the demands of a labor group); (xix) actions by state, county, federal, municipal, or other governmental agencies other than the City; (xx) inability, despite due diligence, to obtain required licenses, permits, or approvals; and (xxi) changes of law related to financial obligations, revenues, and budgetary matters concerning Colorado local governments or special districts that prohibit or delay performance under this Agreement.

Section 37. Subordination of Deeds of Trust. Annexor shall provide the City evidence satisfactory to the City Attorney that all deeds of trust and mortgages encumbering any portion of the Property are subordinated and subject to this Agreement.

IN WITNESS WHEREOF, the parties hereto have executed the Agreement the day and year first above written.

CITY:

CITY OF GUNNISON, a Colorado home rule municipality

By: City of Gunnison
Its: Mayor

By: _____
Its: ~~Mayor Jim Gelwicks~~ ~~Mayor Stu Ferguson~~

ATTEST:
By: _____
City Clerk ~~Erica Boucher~~ ~~Gail Davidson~~

Address: 201 W. Virginia Avenue
Gunnison, Colorado 81230
Facsimile: (970) 641-814051
Email: eboucher@gunnison.gov

~~gail@cityofgunnison-co.gov~~

APPROVED AS TO FORM:

CITY OF GUNNISON ATTORNEY

By: _____
~~Kathleen L. Fogo~~ ~~Roderick E. Landwehr~~

STATE OF COLORADO)
) ss.
COUNTY OF GUNNISON)

The foregoing Annexation Agreement was acknowledged before me on this ___ day of _____, ~~2010~~2020, by ~~Jim Gelwicks~~ ~~Stu Ferguson~~, as Mayor of the City of Gunnison, Colorado, a home rule municipality, and attested to by ~~Erica Boucher~~ ~~Gail Davidson~~, City Clerk.

WITNESS my hand and official seal.

My commission expires: _____

Notary Public

IN WITNESS WHEREOF, the parties hereto have executed the Agreement the day and year first above written.

ANNEXOR:

limited liability company
GUNNISON VALLEY PROPERTIESPARTNERS, LLC, a Colorado

By: L. RICHARD BRATTON~~SCHUCK-GUNNISON LLLP, a Colorado limited liability limited partnership~~

Its: Managing Member

~~By: Schuck Colorado, Ltd., a Colorado corporation, General Partner~~

~~By: _____~~

~~Its: President~~

~~Address: 2 North Cascade Avenue, Suite 1280~~

~~Colorado Springs, Colorado 90903~~

~~Facsimile: 970-641-4531 (719) 633-6258~~

~~Email: rbratton@hfak.com~~

~~wds@theschuckcorporation.com~~

STATE OF COLORADO)
) ss.
COUNTY OF GUNNISON)

The foregoing Annexation Agreement was acknowledged before me on this ___ day of _____, ~~2010~~2020, by L. Richard Bratton, ~~William D. Schuck, as President of Schuck Colorado, Ltd., a Colorado corporation, General Partner of Schuck Gunnison LLLP, a Colorado limited liability limited partnership,~~ Managing Member of **GUNNISON VALLEY PROPERTIESPARTNERS, LLC**, a Colorado limited liability company, Annexor.

WITNESS my hand and official seal.

My commission expires: _____

Notary Public

WESTERN COLORADO UNIVERSITY FOUNDATION GUNNISON
GATEWAY, LLC, a Colorado limited liability company

By: _____
Its: _____

Address: Aspinall-Wilson Center
909 E. Escalante Dr.
c/o Rufus Wilderson
525 N. Main Street
Gunnison, Colorado 81230

Facsimile: _____
Email: _____

STATE OF COLORADO)
) ss.
COUNTY OF GUNNISON)

The foregoing Annexation Agreement was acknowledged before me on this ____ day of _____, ~~2010~~2020, by _____, as _____ of **WESTERN COLORADO UNIVERSITY FOUNDATION GUNNISON GATEWAY, LLC, a Colorado limited liability company**, Annexor.

WITNESS my hand and official seal.

My commission expires: _____

Notary Public

DONNA R. BRATTON

Address: P.O. Box 856
Gunnison, Colorado 81230

Facsimile: _____

Email: _____

STATE OF COLORADO)
) ss.
COUNTY OF GUNNISON)

The foregoing Annexation Agreement was acknowledged before me on this ____ day of _____, ~~2019~~2020 by **DONNA R. BRATTON**, Annexor.

WITNESS my hand and official seal.

My commission expires: _____

Notary Public

EXHIBIT A

THE PROPERTY

A tract of land situated in Section 1, Township 49 North, Range 1 West, Section 36, Township 50 North, Range 1 West, Sections 5 & 6, Township 49 North and Sections 30 & 31, Township 50 North, Range 1 East, New Mexico Principal Meridian, Gunnison County, State of Colorado, more particularly described as follows:

Beginning at the E¼ corner of said Section 31; Thence S 00°23'38" W 1324.57 Ft. to the Southeast corner of the NE¼SE¼ of said Section 31; Thence S 89°43'41" W 1339.66 Ft. to the Southwest corner of the NE¼SE¼ of said Section 31; Thence S 00°06'24" W 1364.37 Ft. to the South Right-of-Way of U.S. Highway 50; Thence N 89°47'13" E 1335.75 Ft. along said South Right-of-Way; Thence N 89°46'08" E 2629.52 Ft. along said South Right-of-Way to a curve; Thence 568.43 Ft. along the arc of a curve to the right along said South Right-of-Way having a radius of 1382.50 Ft., a central angle of 23°33'29" and a chord of S 80°51'50" E 564.44 Ft. to a reverse curve; Thence 897.91 Ft. along the arc of a curve to the left along said South Right-of-Way having a radius of 1005.00 Ft., a central angle of 51°11'25" and a chord of S 83°46'55" E 868.34 Ft. to a compound curve; Thence 278.27 Ft. along the arc of a curve to the left along said South Right-of-Way having a radius of 1980.00 Ft. a central angle of 08°03'09" and a chord of N 83°10'10" E 278.04 Ft.; Thence S 67°42'16" W 53.30 Ft.; Thence S 40°54'57" W 145.71 Ft.; Thence S 23°32'39" W 126.67 Ft.; Thence S 04°53'25" E 223.24 Ft.; Thence S 03°24'52" W 398.71 Ft.; Thence S 85°33'42" W 700.92 Ft.; Thence N 66°21'06" W 93.44 Ft.; Thence N 58°06'04" W 191.98 Ft.; Thence S 68°05'02" W 44.26 Ft.; Thence N 85°52'10" W 94.86 Ft.; Thence N 48°17'08" W 297.80 Ft.; Thence S 89°20'32" W 198.37 Ft.; Thence S 57°04'57" W 163.61 Ft.; Thence S 31°48'25" W 68.93 Ft.; Thence N 74°42'38" W 467.51 Ft.; Thence S 73°08'43" W 414.66 Ft.; Thence N 60°44'16" W 376.57 Ft.; Thence S 85°00'41" W 740.78 Ft.; Thence S 86°55'49" W 1238.95 Ft.; Thence S 86°09'44" W 1447.72 Ft.; Thence S 07°27'36" W 470.05 Ft.; Thence S 61°10'21" W 472.51 Ft.; Thence N 01°10'36" W 365.64 Ft.; Thence S 89°09'54" W 766.41 Ft. along the North line of the SE¼NW¼ of said Section 6 to a Point on the East boundary of the Gunnison County Airport Property Conveyed to Gunnison County by court order, recorded May 29, 2002 at reception number 520716; Thence N 16°24'30" W 946.95 Ft. along said Airport Boundary; Thence S 73°35'30" W 2887.24 Ft. along said Airport Boundary to the West line of Government Lot 1 of said Section 1; Thence N 00°08'15" W 637.48 Ft. along the West line of

Exhibit A

Government Lot 1 of said Section 1 to the Southerly line of the Pioneer Society Addition to the City of Gunnison; Thence N 59°40'00" E 992.74 Ft. along said Addition to the South Right-of-Way of U.S. Highway 50; Thence N 89°45'50" E 31.74 Ft. along said South Right-of-Way; Thence N 00°14'10" W 10.00 Ft. along said South Right-of-Way; Thence N 89°45'50" E 422.59 Ft. along said South Right-of-Way; Thence N 00°19'28" E 199.26 Ft. to the South line of the Wilson Subdivision; Thence N 89°44'13" E 298.29 Ft. to the Southeast corner of said Subdivision; Thence N 00°24'42" E 749.87 Ft. to the Northeast corner of said Subdivision; Thence S 90°00'00" W 665.54 Ft. to the Northwest corner of said Subdivision; Thence N 00°20'16" E 160.44 Ft. to the North line of the Western State College tract of land described in Book 592 Page 374, Gunnison County Records; Thence S 89°59'20" W 354.96 Ft. to the Northwest corner of said tract of land; Thence N 00°20'16" E 573.73 Ft. to the Northwest corner of the E $\frac{1}{2}$ S $\frac{1}{2}$ S $\frac{1}{2}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 36; Thence N 89°59'34" E 723.64 Ft. to the East line of said Section 36; Thence N 00°25'34" E 998.76 Ft. to the East $\frac{1}{4}$ corner of said Section 36; Thence N 00°16'22" W 1408.93 Ft. to a point on the West line of Section 31; Thence S 53°25'47" E 1135.40 Ft.; Thence S 89°58'56" E 366.73 Ft.; Thence N 00°33'12" W 1911.81 Ft. to the Southwest corner of the SE $\frac{1}{4}$ /4SW $\frac{1}{4}$ of Section 31; Thence N 22°23'07" E 572.25 Ft.; Thence S 88°48'33" E 267.61 Ft.; Thence S 21°46'27" E 386.90 Ft.; Thence S10°59'31" E 483.90 Ft.; Thence S 29°21'37" E 1146.79 Ft. to the Northeast corner of the SE $\frac{1}{4}$ /4NW $\frac{1}{4}$ of Section 31; Thence N 89°39'15" E 820.64 Ft.; Thence S 35°58'54" E 582.64 Ft.; N 89°39'15" E 536.57 Ft.; Thence S 35°50'18" E 1042.33 Ft.; Thence N 89°41'54"E 272.84 Ft. to the Point of Beginning containing 633.024 Acres, more or less.

Basis of bearings is the North line of said Section 6 being S 89°46'00' W according to the U.S.G.L.O. Plat of Township 49 North, Range 1 East, N.M.P.M.

EXHIBIT B

PARKS AND TRAILS MASTER PLAN

EXHIBIT C

PUD ZONING PLAN MAP

EXHIBIT D

WATER RIGHTS

GUNNISON VALLEY PARTNERS, LLC

WATER RIGHTS

- A. Garfield Property (south of U.S. Highway 50)
1. Biebel Ditch, Ditch No. 1
 - a. 2.146 cubic feet of water per second of time (“c.f.s.”) out of Priority No. 1
 - b. 11.37 c.f.s. out of Priority No. 199
 2. Gullett-Tomichi Valley Ditch, Ditch No. 19
 - a. 0.58 c.f.s. out of Priority No. 19
 - b. 8.05 c.f.s. out of Priority No. 226
 3. Gunnison and Tomichi Valley Ditch Association Ditch, Ditch No. 17
 - a. 5.00 c.f.s. out of Priority No. 283
- B. Wilson Property (north of U.S. Highway 50)
1. Gunnison and Tomichi Valley Ditch Association Ditch, Ditch No. 17
 - a. 2.625 c.f.s out of Priority No. 11
 - b. 1.750 c.f.s. out of Priority No. 76
 - c. 1.375 c.f.s. out of Priority No. 94
 - d. 13.250 c.f.s. out of Priority No. 283
 2. Adams Ranch Well
 - a. 0.10 c.f.s., which was awarded to said well in Case No. 97CW144 Ref. 89CW4, 81CW178, by Decree dated March 2, 2000, together with Well Permit No. 049406 F issued January 13, 1998.

EXHIBIT E

DEVELOPMENT PHASING PLAN

EXHIBIT E

STREET NETWORK PLAN AND CROSS SECTIONS

EXHIBIT F

UTILITIES MASTER PLAN

EXHIBIT G

MEMORANDUM OF AGREEMENT

This Memorandum of Agreement (the “MOA” or the “Agreement”) is made and entered into as of the ____ day of _____, 2009, by and between the City of Gunnison, Colorado, a municipal corporation (hereinafter referred to as the “City”); Gunnison Valley ~~Properties~~Partners, LLC, a Colorado limited liability company, and ~~Western Colorado University Foundation~~Gunnison Gateway, LLC, ~~a Colorado limited liability company~~—(the “Developers”) (City and Developers are hereinafter collectively referred to as the “GUNNISON PARTIES”); the State of Colorado, Department of Higher Education acting by and through the Trustees of Western ~~Colorado University State College~~ of Colorado for the use and benefit of Western ~~Colorado University State College~~ of Colorado as successor in interest to the Trustees of ~~Western Colorado University State College~~ in Colorado hereinafter referred to as “WCUSC”); and Western ~~Colorado University State College~~ Foundation (hereinafter referred to as the “Foundation”), City, WCUSC, Foundation and Developers are sometimes referred to herein individually as a “Party” and collectively as the “Parties.”

WITNESSETH:

WHEREAS, ~~Developers~~ Developers or their predecessors have previously desire to annexed to the City certain lands, owned by Developers, which are located east of certain property owned by WCUSC and the Foundation and north of U.S. Highway 50 (referred to herein as the “Annexable Property”, which does not include any portion of the WCUSC Land or Georgia Avenue through WCUSC which is already within the City’s boundaries) and, in connection therewith, the City and the Developers desire to extend an existing City street (Georgia Avenue) through lands owned by WCUSC and the Foundation (collectively referred to herein as the “WCUSC Land”) to connect to a new road to be constructed within the Annexedable Property; and

WHEREAS, as a condition to granting an easement to the City to extend Georgia Avenue from Adams Street through the WCUSC Land to connect to a new road within the Annexedable Property (referred to herein as the “Georgia Avenue Extension”), WCUSC and the Foundation require the GUNNISON PARTIES to implement certain measures to mitigate the impact on the Western ~~Colorado University State College~~ campus that could result from extending Georgia Avenue through the WCUSC Land; and

WHEREAS, the development of the Annexedable Property will be subject to the requirements of development standards in the planned unit development zoning of the Annexedable Property proposed by the Developers, subject to approval by the City (which development standards are referred to herein as the “Gunnison Rising PUD”) and the annexation agreement between the City and the Developers (referred to herein as the “Amended Annexation Agreement”); and

WHEREAS, the City and the Developers agree to those mitigation measures that are set forth herein; and

WHEREAS, attached hereto as Exhibit A is a map identifying the location of the various improvements and mitigation measures contemplated by this MOA. The map is for illustrative purposes only and shall not be deemed to amend or modify any provisions of this Agreement.

NOW, THEREFORE, the Parties hereby agree as follows:

1. The following defined terms when used in this Agreement shall have the meanings set forth below:

a. "Adams Entrance Improvements" shall mean and refer to streetscape treatments and enhancements to be constructed at the Adams Street entry into the College from U.S. Highway 50 north to Georgia Avenue in order to enhance pedestrian and bicyclist safety and to improve non-motorized and pedestrian traffic.

b. "Buffer" shall mean and refer to a buffer containing hardscape and landscape materials to be constructed along the eastern perimeter of Escalante Drive that is in compliance with the provisions of the Gunnison Rising PUD.

c. "Eastern Entrance" shall mean and refer to a new campus entrance to be constructed on WSC Land to the east of the Aspinall-Wilson Center that is aesthetically consistent with the existing campus architecture to make it clear that traffic is entering the college grounds.

d. "Georgia Avenue Extension and Reconstruction" shall mean and refer to the extension of Georgia Avenue into the Annexable Property and reconstruction of existing Georgia Avenue east of Loveland Street to the extent required to accommodate additional traffic on Georgia Avenue.

e. "Georgia Avenue Street Master Plan" shall mean and refer to a plan for improvements to Georgia Avenue from Main Street to a connection within the Annexable Property that provides a complete street plan approach, including traffic calming, pedestrian accessibility and multimodal treatments consistent with the terms of this MOA.

f. "Multimodal Improvements" shall mean and refer to improvements and/or modifications to be constructed on Georgia Avenue east of Loveland Street to provide greater opportunity for multimodal travel (i.e., pedestrian and bicycle) (which improvements may include speed controls, traffic calming, pedestrian/bike path, and crosswalk controls).

g. "Parking Lot Relocation" shall mean and refer to the removal and relocation of a portion of the parking lot for the Aspinall-Wilson Center to the east side of the Center as required to complete construction of the Georgia Avenue Extension and Reconstruction and Eastern Entrance.

h. "Pedestrian Plaza" shall mean and refer to a pedestrian plaza to be constructed at the north end of Escalante Drive between the north entrance to the WSC library parking lot and the entrance to the Mountaineer Bowl.

i. “Roadway Easements” shall mean and refer to the Public Roadway and Utility Easements in substantially the form attached hereto as Exhibits B and C.

2. GUNNISON PARTIES agree that the Developers and City staff shall design a Georgia Avenue Street Master Plan extending from Main Street to the west end of the Annexable Property east of the Aspinall-Wilson Center. The Georgia Avenue Street Master Plan shall include any portion of the WSC Land lying within the Roadway Easements. The portion of the Georgia Avenue Street Master Plan from Colorado Avenue to the eastern boundary of the WSC Land shall be consistent with the architecture of the improvements on the WCUSE Land in the vicinity of Georgia Avenue and shall be subject to approval by the President of WCUSE and the Executive Director of the Foundation prior to being submitted to City Council for review and approval. Express approval of this portion of the Georgia Avenue Street Master Plan by the President of WCUSE is a condition precedent to the commencement of construction of improvements on any portion of the WCUSE Land. The City will incorporate the Georgia Avenue Street Master Plan as a revision to the City Master Plan at no cost to WCUSE or the Foundation.

3. Construction of the following improvements shall be conditions precedent to use of the Roadway Easements for any purpose other than construction of improvements within the Roadway Easements which have been approved pursuant to the provisions of this MOA: (a) Adams Entrance Improvements; (b) Buffer; (c) Eastern Entrance; (d) Georgia Avenue Extension and Reconstruction; (e) Multimodal Improvements; ~~(f) Pedestrian Plaza~~; and (g) Parking Lot Relocation. WCUSE and the Foundation shall not bear any costs of these improvements or any other improvements that are the subject of this Agreement.

4. In conjunction with the GUNNISON PARTIES’ construction on the portion of the Annexable Property that abuts or is in the vicinity of Escalante Drive, the GUNNISON PARTIES shall construct the Buffer on the Annexedable Land. Prior to constructing the Buffer, the GUNNISON PARTIES shall consult with WCUSE regarding the design of the Buffer and shall provide WCUSE with landscape drawings, grading plans, and/or proposals depicting the Buffer. The final design of the Buffer shall be subject to the approval by the President of WCUSE and the City prior to commencement of construction of the Buffer. Express approval of the Buffer by the President of WCUSE is a condition precedent to the commencement of construction of the Buffer. All costs of design and construction of the Buffer shall be borne by the GUNNISON PARTIES.

5. The GUNNISON PARTIES shall design and construct MultiModal Improvements and/or modifications on Georgia Avenue east of Loveland Street as shown on the Georgia Avenue Street Master Plan. All costs of design and construction of these Multimodal Improvements, including the intersection of Georgia Avenue and Adams Street, shall be borne by the GUNNISON PARTIES. Prior to constructing the Multimodal Improvements and other improvements as part of the Georgia Avenue Extension and Reconstruction, the GUNNISON PARTIES shall consult with WCUSE regarding the design of the Multimodal Improvements and such other improvements and shall provide WCUSE with drawings and/or proposals depicting the Multimodal Improvements and such other improvements. Prior to commencement of construction of the Multimodal Improvements, the final design of the Multimodal Improvements shall be subject to approval by the City pursuant to the City Master Plan revision process as defined in the City of Gunnison Municipal Code and by the President of WSC. Express approval of such improvements by the President of WCUSE is a condition precedent to the commencement of construction of such improvements on WSC Land.

6. ~~WCUSE~~ and the Foundation agree to grant easements to the City to the extent required for the construction of the Multimodal Improvements and the other improvements described in this Agreement. Express approval of such improvements by the President of WSC is a condition precedent to the construction of any improvements pursuant to such easements.

7. The GUNNISON PARTIES shall construct the Pedestrian Plaza at the north end of Escalante Drive between the north entrance to the WSC library parking lot and the entrance to the Mountaineer Bowl. Prior to constructing the Pedestrian Plaza, GUNNISON PARTIES shall consult with the President of WSC regarding the design of the Pedestrian Plaza and shall provide the President of WSC with drawings and/or proposals depicting the Pedestrian Plaza. The final design of the Pedestrian Plaza shall be subject to the express approval by the President of WSC prior to commencement of construction of the Pedestrian Plaza. Express approval of the Pedestrian Plaza by the President of WSC shall be a condition precedent to commencement of construction of such improvements on WSC Land. All costs of design and construction of the Pedestrian Plaza shall be borne by the GUNNISON PARTIES.

8. The GUNNISON PARTIES shall construct and install the Adams Entrance Improvements at the Adams Street entry into the College from U.S. Highway 50 north to Georgia Avenue. WSC agrees to grant temporary and permanent easements to the GUNNISON PARTIES to the extent required for the construction of the Adams Entrance Improvements. Prior to constructing the Adams Entrance Improvements, the GUNNISON PARTIES shall consult with ~~WCUSE~~ regarding the design of the Adams Entrance Improvements and shall provide WSC with drawings and/or proposals depicting the Adams Entrance Improvements. The final design of the Adams Entrance Improvements shall be subject to the approval of the President of ~~WCUSE~~ and the City prior to commencement of construction of the Adams Entrance Improvements. Express approval of the Adams Entrance Improvements by the President of ~~WCUSE~~ is a condition precedent to commencement of construction of the Adams Entrance Improvements on ~~WCUSE~~ Land. All costs of design and construction of the Adams Entrance Improvements shall be borne by the GUNNISON PARTIES.

9. The GUNNISON PARTIES agree to preserve the existing number of parking spaces currently existing along Georgia Avenue between Loveland Street and the Aspinall-Wilson Center unless and until plans are provided to and approved by the President of WSC for improvements such as pedestrian and vehicle safety improvements, a trail and bike path, sidewalks, public transportation or other Multimodal Improvements that require a modification of such existing parking spaces. Express approval by the President of WSC is a condition precedent prior to making any changes to the number of parking spaces along Georgia Avenue from Adams Street to Escalante Drive. Approval by the City is a condition precedent prior to making any changes to the number of parking spaces along Georgia Avenue from Loveland Street to Adams Street.

10. The GUNNISON PARTIES shall construct traffic calming measures in order to minimize the volume and speed of vehicular traffic through the campus and the Eastern Entrance in conjunction with the construction of the Georgia Avenue Extension and Reconstruction and shall replace and maintain the existing asphalt surface in order to accommodate the increased traffic and continued need for parking in this area. The Eastern Entrance shall be aesthetically consistent with the architecture of the campus, thereby making it clear that traffic is entering the College grounds. Prior to constructing the Georgia Avenue Extension and Reconstruction, the GUNNISON PARTIES shall consult with WSC regarding the design of the Georgia Avenue Extension and Reconstruction and the Eastern Entrance and shall provide ~~WCUSE~~ with drawings and/or proposals depicting the Georgia Avenue Extension and Reconstruction and

the Eastern Entrance. The final design of the Georgia Avenue Extension and Reconstruction and the Eastern Entrance shall be subject to the approval by the President of ~~WCUSE~~ and the City prior to commencement of construction of the Georgia Avenue Extension and Reconstruction or the Eastern Entrance. All costs of design and construction of the Georgia Avenue Extension and Reconstruction and the Eastern Entrance shall be borne by the GUNNISON PARTIES. Express approval of the Georgia Avenue Extension and Reconstruction and the Eastern Entrance by the President of ~~WCUSE~~ is a condition precedent to the commencement of construction of such improvements on ~~WCUSE~~ Land.

11. The GUNNISON PARTIES shall complete the Parking Lot Relocation in conjunction with construction of the Georgia Avenue Extension and Reconstruction and the Eastern Entrance. Prior to constructing the Parking Lot Relocation, the GUNNISON PARTIES shall consult with the Foundation regarding the design of the Parking Lot Relocation and shall provide the Foundation with drawings and/or proposals depicting the Parking Lot Relocation. The final design of the Parking Lot Relocation shall be subject to the approval by the Board of Trustees of the Foundation and the City prior to commencement of construction of the Parking Lot Relocation. All costs of design and construction of the Parking Lot Relocation shall be borne by the GUNNISON PARTIES.

12. In consideration of the agreements of the GUNNISON PARTIES set forth above, WSC and the Foundation agree to execute the Roadway Easements contemporaneously with their execution of this Agreement and to provide a copy of the executed Roadway Easements to the City upon execution of this Agreement by the GUNNISON PARTIES, ~~WCUSE~~, and the Foundation. The GUNNISON PARTIES acknowledge that delivery and recordation of the original Roadway Easements shall not occur until (i) this MOA and the Roadway Easements have been approved and executed by the Office of the Attorney General of the State of Colorado and by the Department of Personnel & Administration, Real Estate Programs, State of Colorado, and (ii) approval of the annexation of the Annexable Property by the Gunnison City Council. The GUNNISON PARTIES further acknowledge and agree that construction of roadway improvements and utilities pursuant to the Roadway Easements shall not occur until the original Roadway Easements have been recorded by the City and all other conditions to use of the Roadway Easements set forth herein have been satisfied.

13. The GUNNISON PARTIES agree that, subject to any requirements of the City or the Colorado Department of Transportation (“CDOT”) for emergency access to the Annexable Property via the Georgia Avenue Extension, no construction of the Georgia Avenue Extension and Reconstruction and Eastern Entrance shall commence prior to the GUNNISON PARTIES constructing one or more direct access points from U.S. Highway 50 into the Annexable Property and extending College Avenue into the Annexable Property. ~~WCUSE~~ and the Foundation agree that the GUNNISON PARTIES may construct temporary emergency access improvements within the right of way for the Georgia Avenue Extension if the City or CDOT requires such an emergency access point as a condition of construction of the direct access point from U.S. Highway 50 into the Annexable Property. In no instance shall construction traffic be considered an “emergency” under this paragraph.

14. During construction on the Annexable Property the Georgia Avenue Extension shall not be used for construction traffic to and from the Annexable Property. At no time shall construction traffic be allowed to travel through the WSC campus to and from the Annexable Property.

15. ~~WCUSE~~ and the Foundation acknowledge and agree that all designs of improvements to be located on the Annexable Property and that are subject to their approval under this

MOA shall be consistent with the Gunnison Rising PUD. WCUSE and the Foundation also acknowledge and agree that, under the Annexation Agreement and the PUD zoning of the Annexable Property, the City is required to approve all improvements provided for under the Annexation Agreement, including those required under this MOA, and that no approval or disapproval by WCUSE or the Foundation shall affect the authority of the City to approve or disapprove such improvements. The GUNNISON PARTIES acknowledge and agree that approval of improvements subject to this MOA by the City shall not affect the authority of WCUSE or the Foundation to approve or disapprove any improvements subject to this MOA. The GUNNISON PARTIES, WCUSE and the Foundation agree to incorporate the terms and obligations of this Agreement into the Roadway Easements. Nothing contained herein shall subject the WCUSE Land, WCUSE or the Foundation to the Gunnison Rising PUD or the Annexation Agreement.

16. The final construction drawings and the timing of construction of all improvements that are the subject of this Agreement shall be prepared in accordance with the City's standard policies and procedures, including the requirements and procedures set forth in Subdivision Improvement Agreements between the Developers and the City, but such City requirements and procedures shall not conflict with the express provisions of this Agreement. All construction drawings for improvements to be constructed on WSC Land are subject to the express approval by the President of WSC or the Executive Director of the Foundation as set forth in this MOA.

17. The President of WCUSE may delegate his authority and obligations under this Agreement to one or more employees of WSC and shall provide written notice of any such delegation to the GUNNISON PARTIES, identifying the person or persons to whom such delegation has been made and the scope of such person's authority and responsibility.

18. Any notice required or permitted under this Agreement will be deemed to be received when delivered personally in writing or seven (7) days after notice has been deposited with the U.S. Postal Service, postage prepaid, certified and return receipt requested, and addressed as follows:

If to the Developers:	Gunnison Valley PropertiesPartners, LLC % Chrisman Commercial2 North Cascade Avenue, Suite 1280 864 W. South Boulder Road, Suite 200 Louisville, CO 80027 Colorado Springs, Colorado 90903 AND Gunnison Gateway, LLC c/o Rufus Wilderson 525 N. Main Street Gunnison, Colorado 81230
If to the City:	City of Gunnison 201 W. Virginia Avenue Gunnison, Colorado 81230 Attn: City Manager
If to <u>WCUSE</u> :	Board of Trustees for Western State College of Colorado <u>University</u> Taylor Hall, Room 210

600 North Adams Street
Gunnison, Colorado 81231
Attn: Office of the President

If to Foundation: Western ~~Colorado University State College~~ Foundation, Inc.
909 E. Escalante Drive
Gunnison, Colorado 81230

19. The Agreement is executed in Gunnison County, Colorado, and shall be interpreted, construed, and governed by the laws of the State of Colorado without, however, giving effect to Colorado choice of law principles.

20. Jurisdiction and venue of any action as to this Agreement and the interpretation, enforcement, or the determination of the rights and duties of the parties hereto shall be the District Court of Gunnison County, Colorado. Each party submits to the personal jurisdiction of the District Court of Gunnison County, Colorado and waives any and all rights under the laws of any other State or County to object to the jurisdiction of the District Court of Gunnison County, Colorado as to any action pertaining to this Agreement.

21. No waiver of one or more of the terms of this Agreement shall constitute a waiver of other terms. No waiver of any provision of this Agreement in any instance shall constitute a waiver of such provision in other instances. This Agreement may be amended only by a written instrument signed by all Parties to this Agreement and approved by the Office of the Attorney General of the State of Colorado.

22. If any term, condition, or provision of this Agreement is held by a court of competent jurisdiction to be invalid and unenforceable, the remainder of this Agreement shall continue in full force and effect as if the offending term, condition, or provision were never part of this Agreement.

23. Following the execution of this Agreement, the Parties agree to do all acts, including the execution of appropriate documents, when requested by any other Party, where such acts are reasonably required to fulfill the performing Party's obligations under this Agreement.

24. This Agreement shall be effective and binding on the Parties and their respective successors and assigns upon execution by all of the Parties, subject only to approval of this Memorandum of Agreement by the Office of the Attorney General of the State of Colorado and by the Department of Personnel & Administration, Real Estate Programs, State of Colorado. If the City fails to approve the annexation of the Annexable Property on or before March 31, 2010, or if the Annexable Property is subsequently de-annexed from the City for any reason, this MOA and its associated easements shall terminate and be of no further force or effect. The parties agree that they shall provide written notice of any assignment of their interests or obligations under this Agreement to the other Parties to this Agreement.

25. Exhibits to this MOA. Attached and incorporated herein to this MOA are the following Exhibits:

Exhibit A – Map of Improvements
Exhibit B – WSC Public Roadway and Utility Easement (and its Exhibit A)
Exhibit C – Foundation Public Roadway and Utility Easement (and its Exhibit A)

Exhibit G

IN WITNESS WHEREOF, the Parties have executed this Memorandum of Agreement as of the latest date below a Party's signature below.

CITY:

CITY OF GUNNISON, COLORADO, a municipal corporation

ATTEST:

_____, City Clerk

By: _____
_____, Mayor

Date: _____, 202009

APPROVED AS TO FORM:

GUNNISON CITY ATTORNEY'S OFFICE

By: _____

WCUSC:

The State of Colorado, Department of Higher Education, acting by and through the Trustees of Western Colorado UniversityState College, for the use and benefit of Western Colorado UniversityState College as successor in interest to the Trustees of the State Colleges in Colorado, for the use and benefit of Western State College

By: _____
Name: _____
Title: _____
Date: _____, 2009

APPROVED:

**STATE OF COLORADO
DEPARTMENT OF PERSONNEL & ADMINISTRATION
REAL ESTATE PROGRAMS**

By: _____

For the Executive Director
LEGAL REVIEW:

**DEPARTMENT OF LAW
ATTORNEY GENERAL (or authorized Delegate)**

By: _____
Title: _____
Date: _____

FOUNDATION:

**WESTERN ~~COLORADO UNIVERSITY STATE COLLEGE~~
FOUNDATION**

By: _____
Its: _____
Date: _____, 2010

DEVELOPERS:

**GUNNISON VALLEY ~~PROPERTIES PARTNERS~~, LLC, a
Colorado limited liability company**

By: ~~SCHUCK GUNNISON LLLP, a Colorado limited
liability limited partnership,~~
L. Richard Bratton

Its: Managing Member
By: ~~Schuck Colorado, Ltd., a Colorado
corporation, General Partner~~

By: _____
Its: President
Date: _____,

200920

~~**GUNNISON GATEWAY, LLC, a
Colorado limited liability company**~~

By: _____

Its: ~~Vice Manager~~

Date: _____, 2009

EXHIBIT A TO THE MOA

MAP OF IMPROVEMENTS

EXHIBIT B TO THE MOA

PUBLIC ROADWAY AND UTILITY EASEMENT

The State of Colorado, Department of Higher Education, acting by and through the Trustees of Western State College of Colorado, for the use and benefit of Western State College of Colorado, as successor in interest to the Trustees of the State Colleges in Colorado, for the use and benefit of Western State College ("WSC"), hereby acknowledges receipt of Ten and No/100ths Dollars (\$10.00), and other good and valuable consideration including the completion of those certain terms and obligations set forth in that certain Memorandum of Agreement ("MOA") dated _____, 2009, from THE CITY OF GUNNISON, COLORADO, a municipal corporation of the State of Colorado ("City"), in consideration of which WSC hereby grants, quitclaims and conveys unto City, its successors and assigns, a permanent public easement upon, over, and across the real property described in Exhibit A attached hereto and incorporated herein by this reference (the "Roadway") for (i) a public right of way as part of the City's public street system, including the construction, maintenance, repair and replacement of curb, gutter, asphalt and/or concrete roadway surface, landscaping, and storm drainage facilities (collectively "Roadway Improvements"), and (ii) constructing, maintaining, repairing, replacing, and utilizing utility lines owned or to be owned by City or other parties to whom City grants a license or other approval to so use the Roadway. The Roadway shall be an extension of Georgia Avenue, an existing public street.

TOGETHER WITH the right to enter upon the property owned by WSC which lies within ten (10) feet of the boundary lines of the Roadway for the purpose of constructing, maintaining, repairing, replacing, and removing Roadway Improvements and utility lines to be located within the Roadway. City shall restore any portion of such adjacent property or the Roadway which is disturbed or damaged by City to its prior condition. City or a party designated by the City shall be solely responsible for constructing, maintaining, repairing, and replacing Roadway Improvements and utility lines placed within the Roadway.

The terms, conditions, and obligations of the MOA are hereby incorporated into and made a part of this easement.

Any notice required or permitted by this easement will be delivered, sent, and effective in accordance with Section 18 of the MOA.

This easement shall be governed by the laws of the State of Colorado.

The rights, privileges, obligations, and burdens of this Easement shall be binding upon and inure to the benefit of the WSC and the City and their respective successors and assigns.

EXECUTED as of the _____ day of _____, 2009.

CITY:

CITY OF GUNNISON, COLORADO, a
municipal corporation

ATTEST:

_____, City Clerk

By: _____
_____, Mayor

Address: 201 W. Virginia Avenue
Gunnison, CO 81230

APPROVED AS TO FORM:

GUNNISON CITY ATTORNEY'S OFFICE

By: _____

STATE OF COLORADO)
) ss.
COUNTY OF _____)

The foregoing Public Roadway and Utility Easement was acknowledged before me this ____ day of _____, 2009, by _____, as Mayor of the **CITY OF GUNNISON, COLORADO**, a municipal corporation, and attested to by _____, City Clerk.

WITNESS my hand and official seal.

My commission expires: _____

Notary Public

WSC:

State of Colorado, Department of Higher Education,
acting by and through the Trustees of Western State
College of Colorado, for the use and benefit of Western
State College of Colorado, as successor in interest to the
Trustees of the State Colleges in Colorado for the use
and benefit of Western State College

By: _____
Name: _____
Title: _____

Address: Board of Trustees for
Western State College of Colorado
Taylor Hall, Room 210
600 North Adams Street
Gunnison, CO 81231

APPROVED:

DEPARTMENT OF PERSONNEL & ADMINISTRATION
REAL ESTATE PROGRAMS
For the Executive Director

By: _____
Title: _____
Date: _____

LEGAL REVIEW:

**DEPARTMENT OF LAW
ATTORNEY GENERAL (or authorized delegate)**

By: _____
Title: _____
Date: _____, 2009

STATE OF COLORADO)
) ss.
COUNTY OF _____)

The foregoing Public Roadway and Utility Easement was acknowledged before me this _____ day of _____, 2009, by _____, as _____ of the State of Colorado, Department of Higher Education, acting by and through the Trustees of Western State College of Colorado, for the use and benefit of Western State College of Colorado, as successor in interest to Trustees of the State Colleges in Colorado , for the use and benefit of Western State College

WITNESS my hand and official seal.

My commission expires: _____

Notary Public

EXHIBIT A
TO THE
WSC PUBLIC ROADWAY AND UTILITY EASEMENT
LEGAL DESCRIPTION OF ROADWAY

An easement for public roadway and utilities across a portion of a tract of land described by a land patent No. 1833 filed on June 6, 1956 in Book 358 at Page 383 in the records of Gunnison County, located in the Southeast Quarter of Section 36, T50N, R1W of the New Mexico Principal Meridian, Gunnison County, Colorado, more particularly described as follows:

Beginning at the northeast corner of Lot 2, Meldrum Subdivision as filed at Reception Number 552701 in the records of said Gunnison County, thence the following courses:

1. South 89° 59' 20" West 477.46 along a line which is the easterly extension of the south right-of-way of Georgia Avenue to the northwest corner of said Lot 2;
2. North 0° 00' 40" West 90.00 feet along a line which is the northerly extension of the East right-of-way of Adams Street;
3. North 89° 59' 20" East 658.00 feet along a line which is 90 feet north of and parallel to the easterly extension of said south right-of-way of said Georgia Avenue to the west boundary of a tract of land described in Book 592 at Page 374 in the records of said Gunnison County;
4. South 00° 20' 16" West 90.00 feet on said west boundary;
5. South 89° 59' 20" West 180.00 feet on said boundary along a line which is the easterly extension of the south right-of-way line of said Georgia Avenue to the point of beginning of the herein described easement.

EXHIBIT C TO THE MOA

PUBLIC ROADWAY AND UTILITY EASEMENT

WESTERN STATE COLLEGE FOUNDATION, acting by and through its Board of Trustees (the "Foundation"), hereby acknowledges receipt of Ten and No/100ths Dollars (\$10.00), and other good and valuable consideration including the completion of those certain terms and obligations set forth in that certain Memorandum of Agreement ("MOA") dated _____, 2009, from THE CITY OF GUNNISON, COLORADO, a municipal corporation of the State of Colorado ("City"), in consideration of which the Foundation hereby grants, quitclaims and conveys unto City, its successors and assigns, a permanent public easement upon, over, and across the real property described in Exhibit A attached hereto and incorporated herein by this reference (the "Roadway") for (i) a public right of way as part of the City's public street system, including the construction, maintenance, repair and replacement of curb, gutter, asphalt and/or concrete roadway surface, landscaping, and storm drainage facilities (collectively "Roadway Improvements"), and (ii) constructing, maintaining, repairing, replacing, and utilizing utility lines owned or to be owned by City or other parties to whom City grants a license or other approval to so use the Roadway. The Roadway shall be an extension of Georgia Avenue, an existing public street.

TOGETHER WITH the right to enter upon the property owned by the Foundation which lies within ten (10) feet of the boundary lines of the Roadway for the purpose of constructing, maintaining, repairing, replacing, and removing Roadway Improvements and utility lines to be located within the Roadway. City shall restore any portion of such adjacent property or the Roadway which is disturbed or damaged by City to its prior condition. City or a party designated by the City shall be solely responsible for constructing, maintaining, repairing, and replacing Roadway Improvements and utility lines placed within the Roadway.

The terms, conditions, and obligations of the MOA are hereby incorporated into and made a part of this easement.

Any notice required or permitted by this easement will be delivered, sent, and effective in accordance with Section 18 of the MOA.

This easement shall be governed by the laws of the State of Colorado.

The rights, privileges, obligations, and burdens of this Easement shall be binding upon and inure to the benefit of the Foundation and the City and their respective successors and assigns.

EXECUTED as of the _____ day of _____, 2009.

CITY:

CITY OF GUNNISON, COLORADO, a municipal corporation

ATTEST:

_____, City Clerk

By: _____
_____, Mayor

Address: 201 W. Virginia Avenue
Gunnison, CO 81230

APPROVED AS TO FORM:

GUNNISON CITY ATTORNEY'S OFFICE

By: _____

STATE OF COLORADO)
) ss.
COUNTY OF _____)

The foregoing Public Roadway and Utility Easement was acknowledged before me this ____ day of _____, 2009, by _____, as Mayor of the **CITY OF GUNNISON, COLORADO**, a municipal corporation, and attested to by _____, City Clerk.

WITNESS my hand and official seal.

My commission expires: _____

Notary Public

FOUNDATION:

WESTERN STATE COLLEGE FOUNDATION, a Colorado non-profit corporation

By: _____
Name: _____
Title: _____

Address: 909 E. Escalante Drive
Gunnison, CO 81230

STATE OF COLORADO)
) ss.
COUNTY OF _____)

The foregoing Public Roadway and Utility Easement was acknowledged before me this _____ day of _____, 2009, by _____, as _____ of **WESTERN STATE COLLEGE FOUNDATION**, a Colorado non-profit corporation.

WITNESS my hand and official seal.

My commission expires: _____

Notary Public



EXHIBIT A
TO THE
FOUNDATION PUBLIC ROADWAY AND UTILITY EASEMENT
LEGAL DESCRIPTION OF ROADWAY

An easement for public roadway and utilities across a portion of a tract of land described by a deed filed on May 5, 1983 in Book 592 at Page 374 in the records of Gunnison County, located in the Southeast Quarter of Section 36, T50N, R1W of the New Mexico Principal Meridian, Gunnison County, Colorado, more particularly described as follows:

Beginning at a point on the west boundary of said tract at the easterly extension of the south right-of-way line of Georgia Avenue, said point is also the point of beginning of said tract described in Book 592 at Page 374, thence the following courses:

1. North 0° 20' 16" East 90.00 feet along the west boundary of said tract of land;
2. North 89° 59' 20" East 354.96 feet along a line 90 feet north of and parallel to said easterly extension of the south right-of-way of said Georgia Avenue to the east boundary of said tract of land;
3. South 0° 20' 16" West 90.00 feet along said east boundary;
4. South 89° 59' 20" West 354.96 feet along a line which is an easterly extension of said south right-of-way of said Georgia Avenue to the point of beginning of the herein described easement.

EXHIBIT H

RETA DECLARATION

REAL ESTATE TRANSFER ASSESSMENT DECLARATION

FOR

GUNNISON RISING

REAL ESTATE TRANSFER ASSESSMENT DECLARATION

FOR

GUNNISON RISING

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REAL ESTATE TRANSFER ASSESSMENT DECLARATION

FOR

GUNNISON RISING

THIS REAL ESTATE TRANSFER ASSESSMENT DECLARATION FOR GUNNISON RISING (the "RETA Declaration"), is made as of this _____ day of _____, 2009,2010, by **GUNNISON VALLEY PARTNERS, LLC**, a Colorado limited liability company (the "Declarant"), with the consent of the Consenting Owners.

ARTICLE 1

GENERAL

1.1 Property. Declarant and the Consenting Owners are the owners of those certain parcels of land in the County of Gunnison, State of Colorado, more particularly described on Exhibit A attached hereto and incorporated herein by reference, which is defined in this RETA Declaration as the "Property." Declarant intends to develop the Property, including any property which may be annexed to the Property as provided herein, as a mixed planned community of residential, commercial, and governmental uses.

1.2 Purposes of RETA Declaration. Property that is subject to this RETA Declaration in the manner hereinafter provided shall be referred to as the "Property." This RETA Declaration is executed: (a) as a condition to the annexation of the Property to the City of Gunnison and (b) to provide a mechanism to finance various public improvements within the Property and in areas of the City of Gunnison that lie outside the Property in order to offset the costs of development of the Property and the impacts on the City of Gunnison and its residents.

1.3 RETA Declaration. Declarant, for itself, its successors and assigns, hereby declares that the entire Property and all other property which becomes subject to this RETA Declaration in the manner hereinafter provided, and each part thereof, shall, from the date the same becomes subject to this RETA Declaration, be owned, held, transferred, conveyed, sold, leased, rented, hypothecated, encumbered, used, occupied, maintained, altered, and improved subject to the covenants, conditions, restrictions, limitations, reservations, exceptions, equitable servitudes, and other provisions set forth in this RETA Declaration, for the duration hereof, all of which are declared to be part of, pursuant to, and in furtherance of a common and general plan of development, improvement, enhancement, and protection of the Property. The provisions of this RETA Declaration are intended to and shall run with the land and shall bind, be a charge upon, and inure to the mutual benefit of: (a) all of the property which is now or becomes part of the Property and each part or parcel thereof, (b) Declarant and its successors and assigns, (c) the City of Gunnison, and (d) all Persons having or acquiring any right, title or interest in any property which becomes part of the Property or any part or parcel thereof or any Improvement thereon and their heirs, personal representatives, successors and assigns. The provisions

of this RETA Declaration shall be binding on each current Owner of any portion of the Property and each subsequent purchaser or long-term lessee of any portion of the Property.

1.4 Applicability of Colorado Common Interest Ownership Act. The provisions of this RETA Declaration do not constitute a common interest community as defined in Section 38-33.3-103(8), Colorado Revised Statutes, and, therefore, this RETA Declaration is not subject to the provisions of the Colorado Common Interest Ownership Act.

ARTICLE 2

DEFINITIONS

Unless otherwise expressly provided herein, the following words and phrases when used in this RETA Declaration shall have the meanings hereinafter specified.

2.1 Act. "Act" shall mean the Colorado Common Interest Ownership Act as provided in C.R.S. Section 38-33.3-101, et seq., as the same may be from time to time amended.

2.2 Annexation Agreement. "Annexation Agreement" shall mean the Annexation Agreement between the City and the Annexor recorded as an encumbrance against the Property.

2.3 Business Association. "Business Association" means any partnership, limited liability company, joint venture, or other entity.

2.4 City. "City" shall mean the City of Gunnison, Colorado.

2.5 Consenting Owner. "Consenting Owner" shall mean each person or entity which has executed this RETA Declaration except Declarant and Mortgagees.

2.6 Consideration. "Consideration" shall mean the total amount of money paid (or purchase price) and the fair market value of any property delivered, or contracted to be paid or delivered, in return for the transfer of title to any real property within the Property, and includes any money or property paid or delivered to obtain a contract right to purchase any real property within the Property, and the amount of any note, contract indebtedness (including, without limitation, obligations which could be characterized as contingent land gain), or rental payment reserved in connection with such transfer, whether or not secured by any lien, Deed of Trust, Mortgage, or other encumbrance, given to secure the transfer price, or any part thereof, or remaining unpaid on the property at the time of transfer, whether or not assumed by the transferee.

2.7 Declarant. "Declarant" shall mean Gunnison Valley Partners, LLC, a Colorado limited liability company, its successors and assigns. A Person shall be deemed to be a "successor and assign" of Gunnison Valley Partners, LLC, as Declarant, and a Successor Declarant only if specifically designated

in a duly Recorded instrument as a Successor Declarant under this RETA Declaration and shall be deemed a Successor Declarant only as to the particular rights or interests of Declarant under this RETA Declaration which are specifically designated in the written instrument. However, a successor to Gunnison Valley Partners, LLC by consolidation or merger shall automatically be deemed a successor or assign of Gunnison Valley Partners, LLC as Successor Declarant under this RETA Declaration.

2.8 Deed of Trust. “Deed of Trust” shall mean a Mortgage.

2.9 District. “District” shall mean one or more metropolitan districts or other type of special district organized pursuant to Title 32 of the Colorado Revised Statutes (or any successor statutes) for part or all of the Property.

2.10 Escrowed Assessments. “Escrowed Assessments” shall mean the portion of the Real Estate Transfer Assessments that would otherwise be paid to the City up to an amount equal to one and one-half times the City’s share of the estimated costs of the design and construction of the Multimodal Improvements between Loveland and Adams streets and one and one-half times the costs of the design and construction of the Adams Entrance Improvements, as such terms are defined in the Annexation Agreement (which estimates are referred to herein as the “Escrow Amount”). The initial Real Estate Transfer Assessments paid under this RETA Declaration that would otherwise be paid to the City up to the Escrow Amount shall be deposited in escrow with an escrow agent mutually approved by the City and the Declarant pursuant to the Annexation Agreement and shall be used to pay the costs of the Multimodal Improvements between Loveland and Adams Streets and the Adams Entrance Improvements as provided in the Annexation Agreement and/or to reimburse Declarant for such costs pursuant to escrow instructions mutually approved by the City and the Annexor pursuant to the Annexation Agreement.

2.11 Mortgage. “Mortgage” shall mean any mortgage or deed of trust or other such instrument, given voluntarily by the Owner of a Site, encumbering the Site to secure the performance of an obligation or the payment of a debt and which is required to be released upon performance of the obligation or payment of the debt. The term “Deed of Trust” when used herein shall be synonymous with the term “Mortgage.” “First Mortgage” shall mean a Mortgage which has priority over all other security interests in a Site, other than statutory liens for taxes and special assessments.

2.12 Mortgagee. “Mortgagee” shall mean a mortgagee under a Mortgage or a beneficiary under a Deed of Trust, as the case may be, and the assignees of such Mortgagee. “First Mortgagee” shall mean any Person named as the mortgagee or beneficiary under any First Mortgage, or any insurer or guarantor of a First Mortgage.

2.13 Mortgagor. “Mortgagor” shall mean the Person who mortgages his or its property to another (i.e., the maker or grantor of a Mortgage). The term “Mortgagor” shall include a trustor or grantor under a Deed of Trust.

2.14 Owner. "Owner" shall mean the Person, including Declarant and the Consenting Owners, or, if more than one, all Persons collectively, who hold fee simple title of Record to all or any portion of the Property.

2.15 Person. "Person" shall mean a natural person, a corporation, a Business Association, or any other entity.

2.16 Property. "Property" shall mean the real property which is subject to this RETA Declaration.

2.17 Real Estate Transfer Assessment. "Real Estate Transfer Assessment" shall mean a charge imposed at the time of any Transfer for value of all or any portion of the Property in an amount equal to one and one-half percent (1.5%) of the Consideration paid for the Property or any portion thereof, unless exempted hereunder.

2.18 Record or Recorded. "Record" or "Recorded" shall mean the filing for record of any document in the office of the Clerk and Recorder of the County of Gunnison, Colorado.

2.19 RETA Declaration. "RETA Declaration" shall mean this instrument as it may be amended from time to time.

2.20 Site. "Site" shall mean any real property within the Property capable of being owned separately from the rest of the Property, whether a subdivided lot, tract or unit, or a parcel of land described by metes and bounds legal description.

2.21 Transfer. "Transfer" shall mean, whether in one transaction or a series of related transactions, any conveyance, assignment, lease or other transfer of beneficial ownership or leasehold interest in the Property or any Site within the Property which is included in the following: (a) the conveyance of fee simple title to the Property or any Site within the Property, including any conveyance arising out of an installment land contract or a lease containing an option to purchase; (b) the transfer of more than 50% of the outstanding shares of voting stock of a corporation which owns the Property or one or more Sites within the Property; and (c) the transfer of more than 50% of the interest in profits or losses of any Business Association which owns the Property or one or more Sites within the Property. However, "Transfer" shall not include any exempt transaction as set forth in Section 3.2 below.

2.22 Transferee. "Transferee" shall mean the Person to whom any interest in the Property or a Site within the Property is Transferred, and each party included in the term "Transferee" shall have joint and several liability for all obligations of the Transferee under this RETA Declaration.

2.23 Transferor. "Transferor" shall mean the Person from whom any interest in the Property or a Site within the Property is Transferred.

ARTICLE 3

REAL ESTATE TRANSFER ASSESSMENT

All real property within the Property shall be held, used and enjoyed subject to the following limitations and restrictions:

3.1 Obligation and Lien for Assessment. Declarant, Consenting Owners and each subsequent Owner of all or any portion of the Property, by acceptance of a Deed to all or any portion of the Property or any other real property that is subsequently annexed to this RETA Declaration, hereby agree that a Real Estate Transfer Assessment equal to one and one-half percent of the Consideration paid for the Property or any portion thereof, except for the Escrowed Assessments, shall be paid to the City upon any Transfer for Consideration of the Property or any Site within the Property, other than Transfers that are exempted pursuant to Section 3.2 below. Declarant, Consenting Owners and each subsequent Owner of all or any portion of the Property, by acceptance of a Deed to all or any portion of the Property or any other real property that is subsequently annexed to this RETA Declaration, further agree that a Real Estate Transfer Assessment equal to one and one-half percent of the Consideration paid for the Property or any portion thereof also shall be paid to the District in which the portion of the Property is located upon any Transfer for Consideration of the Property or any Site within the Property, other than Transfers that are exempted pursuant to Section 3.2 below. The Transferee of the Property or any Site within the Property shall be obligated to pay the Real Estate Transfer Assessments at the closing of the transfer of the Property or Site. Such Real Estate Transfer Assessments, plus interest, cost of collection, and attorneys' fees incurred in connection with enforcement of a Transferee's obligation to pay the Real Estate Transfer Assessments, shall also be a continuing lien upon such Transferee's real property until paid in full. Such Real Estate Transfer Assessments, interest, cost of collection, and attorneys' fees shall also be the personal obligation of the Persons who were the Transferees of the Property or Site within the Property at the time the Real Estate Transfer Assessments were due and payable. The obligation to pay a Real Estate Transfer Assessment to a District shall terminate at such time as all indebtedness of such District has been repaid in full.

3.2 Exempt Transactions. The transfer of all or any portion of the Property or any other real property subsequently annexed to this RETA Declaration under any one of the following circumstances shall be exempt from payment of the Real Estate Transfer Assessments:

a. Recordation of a Deed of Trust or Mortgage or a release of a Deed of Trust or Mortgage or any other Transfer to secure a debt or other obligation or any release of a Site which is security for a debt or other obligation, including Transfers in connection with foreclosure of a Deed of Trust or Mortgage or Transfers in connection with a deed in lieu of foreclosure;

b. Any Transfer, whether outright or in trust, that is for the benefit of the Transferor or the Transferor's spouse, child, or other relative (which shall include all lineal descendants, including stepchildren, of any grandparent of the Transferor, and the spouses and stepchildren of the descendants), provided there is only nominal Consideration for the Transfer. For purposes of this exclusion, a distribution from a trust shall be treated as a Transfer made by the grantor(s) of the trust;

c. Any Transfer of a Site to the City, the State of Colorado or any agency or instrumentality thereof, the United States or any agency or instrumentality thereof, or any county, district or other political subdivision of the State of Colorado;

d. Any transfer of common elements (as defined in the Act) to an association which is part of a common interest community (as defined in the Act);

e. Any Transfer arising solely from the termination of a joint tenancy or the partition of real property held under common ownership, except to the extent that additional consideration is paid in connection therewith;

f. Any Transfer or change of interest by reason of death, whether provided for in a will, trust, or decree of distribution;

g. Any Transfer made solely for the purpose of confirming, correcting, modifying, or supplementing a transfer previously Recorded, making minor boundary adjustments, removing clouds on title, or granting easements, rights-of-way, or licenses;

h. Any Transfer pursuant to a decree or order of a court of record in connection with a condemnation proceeding, including a deed in lieu of condemnation conveying a Site to a governmental agency;

i. Any Transfer pursuant to a decree or order of a court of record, other than in connection with a condemnation proceeding, where such decree or order does not include an obligation to pay Consideration to the Transferor (if the decree or order includes an obligation to pay Consideration to a Transferor, except in the case of a condemnation action, the Transferee under such decree or order shall be obligated to pay the Real Estate Transfer Assessment);

j. Any lease of the Property or any Site within the Property (or assignment or transfer of any interest in any such lease) for a period of less than thirty (30) years;

k. The subsequent Transfer of a Site in a "tax free" or "tax deferred" trade or exchange under the Internal Revenue Code wherein the interim owner acquires the Site for the sole

purpose of reselling that Site after the trade or exchange. In such a case, the first Transfer of title is subject to the Real Estate Transfer Assessment and subsequent Transfers will be exempt only as long as a Real Estate Transfer Assessment has been paid in connection with the first Transfer of title to such Site in such trade or exchange;

l. Any Transfer of a Site without consideration (other than a potential tax benefit) to an organization which is exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Code, as amended (or any comparable statute);

m. Any Transfer made by a corporation or other entity, for Consideration, to any other corporation or entity which owns one hundred percent of the Transferor's equity securities or equity interests;

n. Any Transfer from a partially-owned direct or indirect subsidiary corporation to its direct or indirect parent corporation, or between partially-owned subsidiaries of a common parent corporation, where Consideration is paid for, or in connection with such Transfer; however, unless such Transfer is otherwise exempt, this exemption shall apply only to the extent of the direct or indirect beneficial interest of the direct or indirect parent corporation in the Transferee immediately prior to the Transfer.

o. Any Transfer by a partner, member, or joint venturer in a Business Association to a Business Association in which the partner, member, or joint venturer holds an equity interest, or by a Business Association to any partner, member, or joint venturer owning an equity interest in such Business Association, where there is no Consideration for the Transfer other than issuance, cancellation, redemption, or surrender of the equity interest in the Business Association, as the case may be;

p. Any Transfer by a corporation to its shareholders, in connection with the liquidation of such corporation or other distribution of property or dividend in kind to shareholders, if the Site is transferred generally pro rata to its shareholders, and no consideration is paid other than the cancellation of such corporation's stock;

q. Any Transfer by a Business Association to its partners, members, or joint venturers in connection with the liquidation of such Business Association or other distribution of property or dividend in kind to partners, members, or joint venturers of such Business Association, if the Site is transferred generally pro rata to the partners, members, or joint venturers of such Business Association, and no consideration is paid other than the cancellation of the equity interest in such Business Association;

r. Any Transfer to a corporation or Business Association where such corporation or Business Association is owned in its entirety by the persons transferring the Property or the Site and such persons have the same relative interests in the transferee entity as they had in the Property or the

Site immediately prior to such Transfer and no consideration is paid other than the issuance of each such persons' respective stock or other ownership interest in the Transferee; or

s. Any Transfer by any person(s) or entity(ies), whether in a single transaction or a series of transactions, where the Transferor(s) and Transferee(s) are and remain under common ownership and control, there is no Consideration other than the issuance, cancellation, or surrender of stock or other ownership interest(s) in the Transferor(s) or Transferee(s), and such Transfer or Transfers are for a valid business purpose and not for the purpose of avoiding payment of the Real Estate Transfer Assessment.

3.3 City Review of Exemptions. If a Transfer occurs under circumstances where the Transferor and Transferee believe the Transfer is exempt under Section 3.2 above, the Transfer may occur without payment of the Real Estate Transfer Assessments and the City may request documentation of the basis for the exemption from the Transferor and Transferee. If the City believes that the Transfer should not be exempt from payment of the Real Estate Transfer Assessment, the City shall provide written notice of such determination to the Transferor and the Transferee at the addresses shown on the deed transferring the Site. If the Transferor and/or the Transferee contest the City's determination in a written notice provided to the City within sixty (60) days after the date of the City's notice of determination, the City shall schedule a hearing before the City Council at which hearing the Transferor and the Transferee shall be entitled to present evidence and witnesses in support of the claim of exemption. If the City Council determines that the exemption is valid, no Real Estate Transfer Assessment shall be due. If the City Council determines that the exemption is not valid, the Real Estate Transfer Assessments shall be paid within thirty (30) days after the City Council provides written notice of such determination to the Transferor and Transferee. The Transferee may appeal the City Council determination to the District Court for the County of Gunnison, State of Colorado, where the court shall review the City Council determination based on the evidence presented at the City Council hearing.

3.4 Interest. If any Real Estate Transfer Assessment is not paid within ten (10) days after it is due, the Real Estate Transfer Assessment shall bear interest from the due date at the rate of twelve percent (12%) per annum until paid in full.

3.5 Attribution of Payments. All payments made pursuant to this RETA Declaration shall be credited first to interest, next to attorneys' fees and other costs of collection, and then to the amount of the Real Estate Transfer Assessments due and owing.

3.6 Notice of Default and Collection of Assessments. If any Real Estate Transfer Assessment and accrued interest, if any, is not paid within thirty (30) days after its due date, the City shall mail a notice of default ("Notice of Default") to the Transferee and to each Mortgagee of the Site for which the Real Estate Transfer Assessment has not been paid. The notice shall specify: (a) the fact that the Real Estate Transfer Assessment is delinquent; (b) the action required to cure the default; (c) a date, not less than thirty (30) days from the date the notice is mailed to the Transferee and Mortgagee(s), by which such default must be cured; and (d) a statement that failure to cure the default

on or before the date specified in the notice may result in legal action by the City or a District to collect the Real Estate Transfer Assessment. If the delinquent Real Estate Transfer Assessment and any legal fees or interest thereon are not paid in full on or before the date specified in the notice, the City and/or a District, at their option, may enforce the collection of the Real Estate Transfer Assessment and all charges and interest thereon in the manner set forth below.

3.7 Remedies to Enforce Assessments. Each Real Estate Transfer Assessment levied hereunder shall be a separate, distinct, and personal debt and obligation of the Transferee against whom the same is assessed. In the event of a default in payment of any Real Estate Transfer Assessment, the City and/or a District may, in addition to any other remedies provided under this RETA Declaration or by law, enforce such obligation by suit or by filing and foreclosure of a lien as hereinafter provided.

3.8 Lawsuit to Enforce Assessments. The City and/or a District may bring an action at law against a Transferee to enforce any Real Estate Transfer Assessment obligation. Each Mortgagee of the Site with respect to which the Real Estate Transfer Assessment was not paid shall be named as a defendant in such action. Any judgment rendered in such action shall include any interest and costs of enforcement, including reasonable attorneys' fees in the amount as the court may adjudge, against the defaulting Transferee.

3.9 Lien to Enforce Assessments. All Real Estate Transfer Assessments due and payable in connection with the Transfer of the Property or a Site (including interest, cost of collection and attorneys' fees) shall constitute a lien on the Property or such Site effective immediately upon the Recordation of a deed or other instrument of Transfer and shall be superior to all other liens and encumbrances, except: (a) tax and special assessment liens in favor of any assessing authority; (b) liens and encumbrances Recorded prior to recordation of this RETA Declaration; and (c) all sums unpaid under a Mortgage encumbering a Site ("First Mortgage") that has first priority over any other Mortgage encumbering such Site to the extent the Real Estate Transfer Assessment became due and payable upon a subsequent transfer of a Site after the First Mortgage on such Site is Recorded. By acceptance of a deed for a Site, the Transferee or Transferees agree that the Real Estate Transfer Assessment lien shall be prior to any homestead exemption or right and irrevocably waive any and all rights they may have to claim a homestead exemption against enforcement of the Real Estate Transfer Assessment lien.

The recording of this RETA Declaration constitutes record notice and perfection of the Real Estate Transfer Assessment lien. No further recordation of any claim of lien or Real Estate Transfer Assessment is required. However, to evidence such lien, the City and/or a District may Record a written notice setting forth the amount of such unpaid Real Estate Transfer Assessment, the name of the Transferee of the Site and the legal description of the Site. The recording of a notice of lien shall not be a condition precedent to nor delay the attachment of a lien which shall attach as of the first day on which any Real Estate Transfer Assessment is due and payable. Such lien may be enforced by foreclosure on the defaulting Owner's Site by the City and/or a District in the same manner as a mortgage on real property and shall encumber all rents and profits issuing from the Site, which lien on rents and profits shall be subordinate to the matters described in subsections (a), (b), and (c) above.

The City and/or a District shall have the power to bid at the foreclosure sale and to acquire and hold, lease, mortgage, and convey the Site.

ARTICLE 4

MISCELLANEOUS

4.1 Term of RETA Declaration. Unless amended as herein provided, each provision contained in this RETA Declaration shall continue and remain in full force and effect for a period of forty (40) years after the date this RETA Declaration is Recorded, and thereafter shall be automatically extended for successive periods of ten (10) years each unless terminated by the written consent of the City, acting by and through its City Council, and the Declarant (unless the Declarant or a Successor Declarant no longer owns any portion of the Property, in which case by the Owners of at least fifty-one percent (51%) of the land area within the Property). In the event this RETA Declaration is terminated, the termination of this RETA Declaration shall be evidenced by a termination agreement (“Termination Agreement”), or ratification thereof, executed by the City and by the Declarant or the requisite number of Owners, whichever is applicable. The Termination Agreement shall specify a date after which the Termination Agreement will be void unless Recorded before such date. The Termination Agreement shall be Recorded and the termination of this RETA Declaration shall be effective upon such Recording.

4.2 Amendment of RETA Declaration. Any provisions, covenant, condition, restriction, or equitable servitude contained in this RETA Declaration may be amended or repealed at any time and from time to time upon approval of the amendment or repeal by Declarant (or, if Declarant or a Successor Declarant no longer owns any land within the Property, in which case by the Owners of at least fifty-one percent (51%) of the land area within the Property) and the City, acting by and through its City Council. The amendment or repeal shall be effective upon the Recordation of a certificate, executed by the Mayor and City Clerk of the City and the Declarant (or, if Declarant or a Successor Declarant no longer owns any land within the Property, by the Owners of at least fifty-one percent (51%) of the land area within the Property), setting forth the amendment or repeal in full. Any Amendment to the RETA Declaration made hereunder shall be effective only when Recorded.

4.3 Priority of First Mortgage Over Assessments. Each First Mortgagee of a Mortgage encumbering a Site who obtains title to such Site pursuant to the remedies provided in the Mortgage, by judicial foreclosure, or by deed or assignment in lieu of foreclosure shall take title to the Site free and clear of any claims for unpaid Real Estate Transfer Assessments against such Site which accrued after the date on which the Mortgage was Recorded.

4.4 Notices. Any notice permitted or required to be given under this RETA Declaration shall be in writing and may be given either personally or by mail. If served by mail, each notice shall be sent postage prepaid, certified mail, return receipt requested, addressed to any Person at the address for such Person on the deed or other instrument Transferring a Site to or from such Person, or to the Site of such Person if no address is set forth on the deed or other instrument of conveyance, and shall be deemed given, if not actually received earlier, at 5:00 p.m. on the fifth business day after it is deposited in a regular depository of the United States Postal Service.

4.5 Costs and Attorneys' Fees. In any action or proceeding under this RETA Declaration, the prevailing party shall be entitled to recover its costs and expenses in connection therewith including reasonable attorneys' fees.

4.6 Governing Law; Venue. This RETA Declaration shall be construed and governed under the laws of the State of Colorado. Venue for any action related to this RETA Declaration shall be in the District Court for the County of Gunnison, State of Colorado.

4.7 Severability. Each of the provisions of this RETA Declaration shall be deemed independent and severable, and the invalidity or unenforceability or partial validity or partial enforceability of the provisions or portion thereof shall not affect the validity or enforceability of any other provision.

4.8 Number and Gender. Unless the context requires a contrary construction, the singular shall include the plural and the plural the singular, and the masculine, feminine, or neuter genders shall each include the masculine, feminine, and neuter genders.

4.9 Captions for Convenience. The titles, headings, and captions used in this RETA Declaration are intended solely for convenience of reference and shall not be construed in construing any of the provisions of this RETA Declaration.

IN WITNESS WHEREOF, Declarant has executed this RETA Declaration the day and year first above written.

Signature of Declarant:

Name:

Gunnison Valley Partners, LLC, a

Colorado limited liability company

By: SCHUCK GUNNISON LLLP,

a Colorado limited liability

limited partnership,

Its: Managing Member

By: Schuck Colorado Ltd.,

a Colorado corporation

Its: General Partner

By: _____

Name: _____

Its: _____

Date: _____, 20092010

Mailing Address of Declarant:

2 North Cascade Avenue, Suite 1280 Colorado Springs,
CO 90903

STATE OF COLORADO

)

) ss.

COUNTY OF _____)

The foregoing Real Estate Transfer Assessment Declaration was acknowledged before me this _____ day of _____, 20092010, by _____ as _____ of Schuck Colorado Ltd., a Colorado corporation, General Partner of Schuck Gunnison LLLP, a Colorado limited liability limited partnership, Managing Member of **Gunnison Valley Partners, LLC, a Colorado limited liability company**, as Declarant.

WITNESS my hand and official seal.

My commission expires:

Notary Public

Signature of Consenting Owner:

Name: **Donna R. Bratton**

(Signature)

Date: _____, 20092010

Mailing Address of Consenting Owner: P.O. Box 856

Gunnison, CO 81230

STATE OF COLORADO)

) ss.

COUNTY OF _____)

The foregoing Real Estate Transfer Assessment Declaration was acknowledged before me this _____ day of _____, 2009,2010, by **Donna R. Bratton**, as a Consenting Owner.

WITNESS my hand and official seal.

My commission expires:

Notary Public

Signature of Consenting Owner:

Name: **GUNNISON GATEWAY, LLC**, a Colorado
limited liability company

By: _____

Rufus O. Wilderson

Title: _____

Date: _____, 20092010

Mailing Address of Consenting Owner: P.O. Box 370

Gunnison, CO 81230

STATE OF COLORADO)

) ss.

COUNTY OF _____)

The foregoing Real Estate Transfer Assessment Declaration was acknowledged before me on the _____ day of _____, 2009,2010, by Rufus O. Wilderson, on behalf of **GUNNISON GATEWAY, LLC**, a Colorado limited liability company, as a Consenting Owner.

WITNESS my hand and official seal.

My commission expires:

Notary Public

The City of Gunnison, a municipal corporation, hereby acknowledges that the foregoing Real Estate Transfer Assessment Declaration for Gunnison Rising was approved by the City Council of the City of Gunnison on _____, 2009.~~2010~~.

CITY:

CITY OF GUNNISON, COLORADO, a municipal

ATTEST: corporation

_____, City Clerk

By: _____
_____, Mayor

APPROVED AS TO FORM:

GUNNISON CITY ATTORNEY'S OFFICE

By: _____

STATE OF COLORADO)

) ss.

COUNTY OF _____)

The foregoing Real Estate Transfer Assessment Declaration was acknowledged before me this ____ day of _____, 2009~~2010~~ by _____, as Mayor of the **CITY OF GUNNISON, COLORADO**, a municipal corporation, and attested to by _____, City Clerk.

WITNESS my hand and official seal.

My commission expires: _____

Notary Public

EXHIBIT A

LEGAL DESCRIPTION

OF

PROPERTY

A tract of land situated in Section 1, Township 49 North, Range 1 West, Section 36, Township 50 North, Range 1 West, Sections 5 & 6, Township 49 North and Sections 30 & 31, Township 50 North, Range 1 East, New Mexico Principal Meridian, Gunnison County, State of Colorado, more particularly described as follows:

Beginning at the E $\frac{1}{4}$ corner of said Section 31; Thence S 00°23'38" W 1324.57 Ft. to the Southeast corner of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 31; Thence S 89°43'41" W 1339.66 Ft. to the Southwest corner of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 31; Thence S 00°06'24" W 1364.37 Ft. to the South Right-of-Way of U.S. Highway 50; Thence N 89°47'13" E 1335.75 Ft. along said South Right-of-Way; Thence N 89°46'08" E 2629.52 Ft. along said South Right-of-Way to a curve; Thence 568.43 Ft. along the arc of a curve to the right along said South Right-of-Way having a radius of 1382.50 Ft., a central angle of 23°33'29" and a chord of S 80°51'50" E 564.44 Ft. to a reverse curve; Thence 897.91 Ft. along the arc of a curve to the left along said South Right-of-Way having a radius of 1005.00 Ft., a central angle of 51°11'25" and a chord of S 83°46'55" E 868.34 Ft. to a compound curve; Thence 278.27 Ft. along the arc of a curve to the left along said South Right-of-Way having a radius of 1980.00 Ft. a central angle of 08°03'09" and a chord of N 83°10'10" E 278.04 Ft.; Thence S 67°42'16" W 53.30 Ft.; Thence S 40°54'57" W 145.71 Ft.; Thence S 23°32'39" W 126.67 Ft.; Thence S 04°53'25" E 223.24 Ft.; Thence S 03°24'52" W 398.71 Ft.; Thence S 85°33'42" W 700.92 Ft.; Thence N 66°21'06" W 93.44 Ft.; Thence N 58°06'04" W 191.98 Ft.; Thence S 68°05'02" W 44.26 Ft.; Thence N 85°52'10" W 94.86 Ft.; Thence N 48°17'08" W 297.80 Ft.; Thence S 89°20'32" W 198.37 Ft.; Thence S 57°04'57" W 163.61 Ft.; Thence S 31°48'25" W 68.93 Ft.; Thence N 74°42'38" W 467.51 Ft.; Thence S 73°08'43" W 414.66 Ft.; Thence N 60°44'16" W 376.57 Ft.; Thence S 85°00'41" W 740.78 Ft.; Thence S 86°55'49" W 1238.95 Ft.; Thence S 86°09'44" W 1447.72 Ft.; Thence S 07°27'36" W 470.05 Ft.; Thence S 61°10'21" W 472.51 Ft.; Thence N 01°10'36" W 365.64 Ft.; Thence S 89°09'54" W 766.41 Ft. along the North line of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 6 to a Point on the East boundary of the Gunnison County Airport Property Conveyed to Gunnison County by court order, recorded May 29, 2002 at reception number 520716; Thence N 16°24'30" W 946.95 Ft. along said Airport Boundary; Thence S 73°35'30" W 2887.24 Ft. along said Airport Boundary to the West line of Government Lot 1 of said Section 1; Thence N 00°08'15" W 637.48 Ft. along the West line of Government Lot 1 of said Section 1 to the Southerly line of the Pioneer Society Addition to the City of Gunnison; Thence N 59°40'00" E 992.74 Ft. along said Addition to the South Right-of-Way of U.S. Highway 50; Thence N 89°45'50" E 31.74 Ft. along said South Right-of-Way; Thence N 00°14'10" W 10.00 Ft. along said South Right-of-Way; Thence N 89°45'50" E 422.59 Ft. along said South Right-of-Way; Thence N 00°19'28" E 199.26 Ft. to the South line of the Wilson Subdivision; Thence N 89°44'13" E 298.29 Ft. to the Southeast corner of said Subdivision; Thence N 00°24'42" E 749.87 Ft. to the Northeast corner of said Subdivision; Thence S 90°00'00" W 665.54 Ft. to the Northwest corner of said Subdivision; Thence N 00°20'16" E 160.44 Ft. to the North line of the Western State College tract of land described in Book 592 Page 374, Gunnison County Records; Thence S 89°59'20" W 354.96 Ft. to the Northwest corner of said tract

of land; Thence N 00°20'16" E 573.73 Ft. to the Northwest corner of the E½S½S½NE¼SE¼ of said Section 36; Thence N 89°59'34" E 723.64 Ft. to the East line of said Section 36; Thence N 00°25'34" E 998.76 Ft. to the East ¼ corner of said Section 36; Thence N 00°16'22" W 1408.93 Ft. to a point on the West line of Section 31; Thence S 53°25'47" E 1135.40 Ft.; Thence S 89°58'56" E 366.73 Ft.; Thence N 00°33'12" W 1911.81 Ft. to the Southwest corner of the SE1/4SW1/4 of Section 31; Thence N 22°23'07" E 572.25 Ft.; Thence S 88°48'33" E 267.61 Ft.; Thence S 21°46'27" E 386.90 Ft.; Thence S10°59'31" E 483.90 Ft.; Thence S 29°21'37" E 1146.79 Ft. to the Northeast corner of the SE1/4NW1/4 of Section 31; Thence N 89°39'15" E 820.64 Ft.; Thence S 35°58'54" E 582.64 Ft.; N 89°39'15" E 536.57 Ft.; Thence S 35°50'18" E 1042.33 Ft.; Thence N 89°41'54"E 272.84 Ft. to the Point of Beginning containing 633.024 Acres, more or less.

Basis of bearings is the North line of said Section 6 being S 89°46'00' W according to the U.S.G.L.O. Plat of Township 49 North, Range 1 East, N.M.P.M.

EXHIBIT I

NORTH PARCEL LEGAL DESCRIPTION

A tract of land situated in Sections 30 & 31, Township 50 North, Range 1 East, New Mexico Principal Meridian, Gunnison County, State of Colorado, more particularly described as follows:

Beginning at the E¹/₄ corner of said Section 31; Thence S 89°41'54"W 272.84 Ft.; Thence N 35°50'18" W 1042.33 Ft.; Thence S 89°39'15" W 536.57 Ft.; Thence N 35°58'54" W 582.64 Ft.; Thence S 89°39'15" W 820.64 Ft. to the Center North 1/16 corner of Section 31; Thence N 29°21'37" W 1146.79 Ft.; Thence N 10°59'31" W 483.90 Ft.; Thence N 21°46'27" W 386.90 Ft.; Thence N 88°48'33" W 267.61 Ft.; Thence S 22°23'07" W 572.25 Ft. to the West 1/16 corner of Section 31; Thence S 00°33'12" E 1911.81 Ft.; Thence N 89°58'56" W 366.73 Ft.; Thence N 53°25'47" W 1135.40 Ft. to a point on the West line of the NW¹/₄ said Section 31; Thence N 00°16'22"W 1227.99 Ft. to the Northwest corner of said Section 31; Thence N 00°14'06" W 453.80 Ft. to the Southwest corner of a tract of land described under Reception No. 481994, Gunnison County Records; Thence N 50°04'01" E 187.74 Ft. along the East line of said tract of land; Thence N 24°47'59" E 821.35 Ft. along the East line of said tract of land to the North line of Government Lot 4 of said Section 30; Thence N 89°33'40" E 768.62 Ft to the Southwest corner of the NE¹/₄SW¹/₄ of said Section 30; Thence N 00°21'14" W 1317.10 Ft. to the Northwest corner of said NE¹/₄SW¹/₄; Thence N 89°30'26" E 1259.07 Ft. to the Northeast corner of said NE¹/₄SW¹/₄; Thence N 89°30'26" E 2577.10 Ft. to the Northeast corner of the SE¹/₄ of said Section 30; Thence S 00°38'42" W 2641.58 Ft. to the Southeast corner of said SE¹/₄; thence S 01°42'22" E 2645.55 Ft. to the Point of Beginning containing 421.66 Acres, more or less.

Basis of bearings is the South line of said Section 31 being S 89°46'00' W according to the U.S.G.L.O. Plat of Township 50 North, Range 1 East, N.M.P.M.

EXHIBIT J

AVIGATION EASEMENT

EXPRESS GRANT OF AN AVIGATION EASEMENT AND RIGHT OF WAY

WHEREAS, GUNNISON VALLEY PARTNERS, LLC, a Colorado limited liability company, whose address is 2 North Cascade Avenue, Suite 1280, Colorado Springs, Colorado 80903, and **DONNA R. BRATTON**, whose address is P.O. Box 856, Gunnison, Colorado 81230, hereinafter collectively called the "Grantors", are the owners in fee of that certain parcel of land situated in the City of Gunnison, County of Gunnison, State of Colorado, more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by this reference,

hereinafter called "Grantors' Property" and outlined in the attached map (Exhibit B).

NOW, THEREFORE, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantors, for themselves, their heirs, administrators, executors, successors and assigns, do hereby grant, bargain, sell and convey unto **BOARD OF COUNTY COMMISSIONERS OF GUNNISON COUNTY, COLORADO**, hereinafter called the "Grantee," its successors and assigns, for the use and benefit of the public an easement and right of way, for a right of flight for the passage of aircraft in and through the Airspace (as defined below) above the surface of the Grantors' Property, together with the right to cause in said Airspace such noise as may be inherent in the operation of aircraft, now known or hereafter used, for navigation of or flight in the said Airspace, and for the use of said Airspace in connection with landing on, taking off from, or operating on the Gunnison/Crested Butte Regional Airport, hereinafter called the "Airport." The foregoing easement and right of way is subject to all of the following terms and conditions:

- (1) This is a permanent and non-exclusive easement for the free and unobstructed use and passage of all types of aircraft in and through the Airspace over the Grantors' Property, with such use and passage to be unlimited as to frequency, type of aircraft, and proximity. Grantor furthermore waives all damages and claims for damages against the Airport and the Grantee caused or alleged to be caused by or incidental to such activities.
- (2) As used herein, the term "aircraft" shall mean any and all types of aircraft that may utilize the Airport, whether now in existence or hereafter manufactured and developed, and shall include, but is not limited to, jet aircraft, propeller-driven aircraft, civil aircraft, military aircraft, commercial aircraft, helicopters and all other types of aircraft or vehicles now in existence or hereafter developed for the purpose of transporting persons or property through the air.
- (3) The Grantors expressly agree for themselves, their successors and assigns, to restrict the height of structures, objects of natural growth and other obstructions on the Grantors' Property above the approach surface for the Airport as defined by the Federal Aviation

Administration, hereinafter the "FAA," as of the date of this Easement (referred to herein as the "Airspace"). The FAA map defining the Airspace is attached hereto as "Exhibit C."

- (4) The easement and right-of-way created hereby grants to the Grantee the continuing right to prevent the erection or growth upon Grantors' Property of any building, structure, tree, or other object that extends into the Airspace above Grantor's Property. The easement and right-of-way created hereby grants to the Grantee a right of ingress to, egress from and passage over Grantors' Property to remove the offending structure or object, and to cut the offending growth, all at the expense of the Grantor, in the event the aforesaid covenant is breached, subject to Grantee's obligation to first provide written notice of the alleged breach of this easement to Grantor. If Grantor fails to correct the alleged breach within fifteen (15) days after receipt of Grantee's notice or such longer period of time as may be reasonably required to correct the alleged breach, Grantee may obtain a court order from the District Court for the 7th Judicial District of Colorado authorizing Grantee to remove or cut the offending structure, object or growth. Grantee shall have a continuing obligation to restore to its previous condition any portion of the Grantors' Property and any improvements located thereon that may be damaged in the course of such entry and exercise of any rights of Grantee under this Easement, other than any improvements or other objects that encroached upon the Airspace.
- (5) Said easement and burden, together with all things which may be alleged to be incident to or resulting from the use and enjoyment of said easement, including but not limited to the right to cause in all Airspace above the surface of Grantors' Property such noise, vibrations, fume, deposits of dust or other particulate matter, fuel particles (which are incidental to the normal operation of said aircraft), fear, interference with sleep and communications and any and all other effects that may be alleged to be incident to or caused by the operation of aircraft within the Airspace over Grantor's Property or at an elevation above the ground equal to the elevation of the Airspace in the vicinity of Grantors' Property or in landing at or taking off from or operating at or on the Airport is hereby granted.
- (6) Except as provided in Paragraph (7) below, Grantors do hereby fully waive, remise, and release any right or cause of action which they may now have or which they may have in the future against Grantee, its successor and assigns, due to such noise, vibrations, fumes, dust, fuel particles and all other effects that may be caused or may have been caused by the operation of aircraft landing at, or taking off from, or operating at or on the Airport.
- (7) Notwithstanding any other provision hereof to the contrary, this grant of easement shall not operate to deprive the Grantors, their successors or assigns, of any rights or causes of action that it may otherwise have from time to time against any individual or entity for negligent or unlawful operation of aircraft, except that nothing in this easement is or shall be construed to be a waiver by Grantee, its officials, employees, or agents, of governmental immunity except to the extent waived pursuant to the Colorado Governmental Immunity Act, Colorado Revised Statutes Sections 24-10-101, et seq.

TO HAVE AND TO HOLD said easement and right-of-way, and all rights pertaining thereto unto the Grantee, its successors, and assigns, until the Airport shall be abandoned and shall cease to be used for public airport purposes. It being understood and agreed that the aforesaid covenants and agreements shall run with the

land and shall be forever binding upon the heirs, administrators, executors, successors and assigns of the Grantor until the Airport shall be abandoned and cease to be used for public airport purposes.

GRANTOR:

GUNNISON VALLEY PARTNERS, LLC, a Colorado limited liability company

By: SCHUCK GUNNISON, LLLP, a Colorado limited liability limited partnership

Its: Managing Member

By: SCHUCK COLORADO LTD., a Colorado corporation, its General Partner

By: _____
William D. Schuck, President

STATE OF COLORADO)
) ss.
COUNTY OF EL PASO)

The foregoing Easement was executed before me this ____ day of _____, ~~2009~~, 2010, by William D. Schuck as President of Schuck Colorado Ltd., the General Partner of Schuck Gunnison, LLLP, the Managing Partner of and on behalf of **GUNNISON VALLEY PARTNERS, LLC**, as Grantor.

Witness my official hand and seal.

My commission expires: _____

Notary Public



DONNA R. BRATTON

STATE OF COLORADO)

) ss.

COUNTY OF GUNNISON)

The foregoing Easement was executed before me this ____ day of _____, ~~2009~~, 2010,
by **DONNA R. BRATTON**, as Grantor.

Witness my official hand and seal.

My commission expires: _____

Notary Public

EXHIBIT A
TO
EXPRESS GRANT OF AN AVIGATION EASEMENT AND RIGHT OF WAY

DESCRIPTION OF GRANTOR'S PROPERTY

EXHIBIT B
TO
EXPRESS GRANT OF AN AVIGATION EASEMENT AND RIGHT OF WAY

MAP OF GRANTOR'S PROPERTY

EXHIBIT C
TO
EXPRESS GRANT OF AN AVIGATION EASEMENT AND RIGHT OF WAY

FAA MAP

