Reception#: 1022694
09/17/2026 02:43:27 PM Jacklyn K. Harmon
1 of 16 Rec Fee:$43.00 Doc Fee:0.00 GARFIELD COUNTY CO

STORMWATER MAINTENANCE AGREEMENT

This MAINTENANCE AGREEMENT (this "Agreement") is made and entered into this 17 day of September, 2026 by and between the **CITY OF GLENWOOD SPRINGS**, a Colorado home-rule municipality (the "City"), and **RFV RE LLC & GWS OVERLIN LLC** (together with its successors and assigns, Ben West" or "Owner").

RECITALS

WHEREAS, **RFV RF LLC & GWS OVERLIN LLC** is the owner of certain real property in the City of Glenwood Springs legally described as **Section 9 Township 6 Range 89 TR IN SENW**, the street address of which is **619 Overlin Drive**, Glenwood Springs (the "Property"); and

WHEREAS, the Owner has installed certain improvements on the Property, as depicted within the accepted Drainage Report prepared in accordance with the City of Glenwood Springs Engineering Standards, including **two new residential structures, utilities, driveway, parking pedestrian access, and landscape improvements** (the "Improvements"); and

WHEREAS, because of the potential impact the Improvements could have to surrounding public and/or private properties if improperly maintained, the City requires assurances that Owner will maintain the Improvements as recommended in the Inspection and Maintenance Plan in accordance with the City of Glenwood Springs Engineering Standards provided in **Exhibit A**; and

WHEREAS, the Owner has submitted as-built plans and a Professional Engineer (PE) certification of the constructed Improvements to the City. The Owner shall keep as-built plans and PE certification for the life of the Improvements and this Maintenance Agreement, and shall pass copies to each subsequent heir, successor, and assign of the Owner. The as-built plans and PE certification are attached hereto and made part of this Maintenance Agreement as **Exhibit B**; and

WHEREAS, the City desires to ensure that it will be able exercise all rights under the law to ensure the proper maintenance of the Improvements, including the right to assess the cost of any maintenance performed by the City against the Property and to collect the same pursuant to C.R.S.
§ 31-20-105; and

NOW, THEREFORE, in consideration of the mutual representations, covenants, and promises herein contained, the Parties agree as follows:

TERMS & CONDITIONS

1. Recitals. The foregoing recitals are incorporated herein as material terms of this Agreement as if set forth in full.

2. Improvements. Owner acknowledges that, if improperly maintained, the Improvements have the potential to negatively impact the Property and, for purposes of implementing the City's remedies under C.R.S. § 31-20-105 only, create a nuisance thereon. The City acknowledges that, if improperly maintained, the City Improvements have the potential to negatively impact the Property and surrounding public and private property.

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3. Inspection. Owner, as the owner of the Property and the Improvements agrees to inspect the Improvements in accordance with **Exhibit A** and shall submit written inspection reports to the City Engineer prior to May 31st of each calendar year. The City is under no obligation whatsoever pursuant to this Agreement to notify the Owner of any failure to submit inspection reports.

4. Maintenance. Owner, as owner of the Property and the Improvements, agrees to maintain the Improvements in accordance with **Exhibit A** hereto, to the extent necessary to ensure the reasonable functioning of the Improvements and the protection of the public and private property in the area based on the results of the inspection. The Owner shall report maintenance activities to the City Engineer prior to May 31st of each calendar year. The City is under no obligation whatsoever pursuant to this Agreement to notify the Owner of any failure to submit maintenance reports.

5. Abatement. In the event that the Owner fails to inspect, maintain, or repair any of the Improvements, seven days' written notice to Owner, during which time Owner shall have the right to abate the condition of the Improvements. The condition of the Improvements shall constitute a nuisance if not abated within said seven-day period. In the event that the Owner fails to inspect, maintain, or repair any of the Improvements after notification, the City, at the City's sole discretion shall have the legal authority, but not obligation, to enter upon the Property to make whatever inspection, maintenance, or repair to the Improvements which may be needed, and to assess the cost of such inspection, maintenance, or repairs against the Property, and to collect the same through any available administrative or legal means, including pursuant to C.R.S. § 31-20-105.

6. Indemnification. Owner covenants and agrees to indemnify, hold harmless, and defend the City, its officers, agents, servants, employees, and elected officials from and against any and all claims or suits for property damage or loss and/or personal injury, including death, to any and all persons, arising out of or in connection with the maintenance and use of the Improvements. No term or condition of this Agreement shall be construed or interpreted as a waiver, express or implied, of any of the immunities, rights, benefits, protections, or other provisions of the Colorado Governmental Immunity Act, C.R.S. §§ 24-10-101, et seq.

7. Binding Effect. This Agreement shall constitute a covenant running with the land and be binding upon the Parties, their successors and assigns.

8. Entire Agreement. This Agreement, along with any properly executed and recorded amendments and attachments hereto, constitutes the entire agreement between the Parties. The provisions of this Agreement may be amended only by written instrument signed by both Parties.

9. Governing Law and Venue. This Agreement shall be governed by the laws of the State of Colorado, and venue shall be in the County of Garfield, State of Colorado.

10. Attorneys' Fees. Should this Agreement become the subject of litigation between the City and Owner, the prevailing party shall be entitled to recovery of all actual costs in connection therewith, including but not limited to attorneys' fees and expert witness fees. All rights concerning remedies and/or attorneys' fees shall survive any termination of this Agreement.

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11. Recording. Upon execution by the Parties, this Maintenance Agreement shall be duly recorded with the Garfield County Clerk and Recorder.

IN WITNESS WHEREOF, the Parties have executed this Maintenance Agreement as of the date first written above.

CITY OF GLENWOOD SPRINGS

By: _____

Marco Dehm, Mayor

_____

Ryan Muse, City Clerk

RFV RE LLC & GWS OVERLIN LLC

By: _____

By: _____

STATE OF COLORADO)
) ss.
COUNTY OF GARFIELD)

The foregoing MAINTENANCE AGREEMENT was acknowledged before me this 16th day of September, 2026 by Ben West and Roger Giard

Witness my hand and official seal.

My commission expires: 1-18-29.

REBECCA BLANCHARD
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19924017123
MY COMMISSION EXPIRES JANUARY 18, 2029

_____

Notary Public

[***Affix Seal***]

EXHIBIT A

Reception#: 1022694
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MAINTENANCE PLAN AND AGREEMENT

for

Multifamily Development

619 Overlin Drive

Glenwood Springs, Colorado 81601

PARCEL ID: 218509200013

Prepared For:

619 Overlin Drive Condominium Association

Glenwood Springs, Colorado 81601

Prepared By:

Mountain Cross Engineering, Inc.

826 1/2 Grand Avenue, Glenwood Springs, CO 81601

(970) 945-5544

August 20, 2026

MCE JOB NUMBER: 591-001

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A. Introduction

As part of the Certificate of Occupancy, the following maintenance plan has been prepared for the Multifamily Development located at 619 Overlin Drive, Glenwood Springs, Colorado (the "Property"). The Property was developed as an 11-unit new construction townhome community consisting of two multi-level wood-frame residential buildings, together with associated site improvements including utilities, grading, drainage, stormwater infrastructure, asphalt driveway and parking, concrete curb, gutter, sidewalks, and landscaping, all as shown on the civil construction drawings prepared by Mountain Cross Engineering, Inc., dated April 22, 2025 (Job No. 591-001).

B. Site Description and Drainage Pattern

The site is bounded by Overlin Drive to the west, the Wisch Townhomes property to the north, the railroad right-of-way to the east, and an adjoining residential property to the south. Site runoff is conveyed by a combination of sheet flow, concrete valley pans, concrete curb and gutter, roof downspouts and splash blocks, and grass-lined drainage swales to a surface Water Quality Capture Volume (WQCV) / detention pond located near the northeast portion of the site, as shown on the Grading & Drainage Plan (Sheet C4) and Details (Sheet C8) of the civil drawings.

Refer to the civil construction drawings and record (as-built) survey for exact locations, inverts, and elevations of all drainage facilities referenced in this plan.

C. Site BMP Maintenance

The following Best Management Practices (BMPs) shall be implemented on an ongoing basis to prolong the life of the stormwater infrastructure and to ensure the drainage facilities continue to function as designed.

1. Mowing, trimming, and weed control shall be performed on a regular basis throughout the growing season in all landscaped areas, drainage swales, and on the pond side slopes. Grass shall be kept to a length of no longer than six inches. Clippings shall be picked up and removed, or a mulching mower shall be used, so that clippings do not wash into or accumulate in drainage facilities.

2. All drainage facilities — including curb and gutter, valley pans, swales, the detention pond, outlet structure, and overflow berm — shall be inspected for damage on at least an annual basis and after any major storm event. Any structure damaged to the point it cannot function properly shall be repaired or replaced promptly.

3. Roof gutters, downspouts, and downspout cleanouts shall be inspected and cleared of leaves and debris in the spring (after snowmelt) and in the fall (after trees have dropped their leaves) to prevent clogging of the downspout piping that routes flow to the splash blocks and site drainage system. If water spills over a gutter or backs up at a cleanout, the gutter and downspout line shall be flushed or jetted as needed to clear the blockage. Downspout lines that are heat-taped shall

have the heat tape and associated conduit checked each fall prior to the heating season to confirm proper operation and prevent freeze-related backups.

4. Concrete valley pans, curb and gutter, and the sidewalk scupper shall be inspected each spring and after major storm events, and cleared of accumulated sediment, gravel, leaves, and debris so that flow is not obstructed and water is conveyed as designed to the swales and pond.

5. Drainage swales shall be kept mowed or raked smooth, free of obstructions, and must not be filled with dirt, mulch, landscaping material, or debris. Any erosion, rutting, or bare soil within a swale shall be repaired and reseeded promptly to maintain design capacity and prevent sediment from washing downstream.

6. Water Quality Capture Volume (WQCV) / Detention Pond and Outlet Structure. This system relies on a surface pond and particular attention should be paid to sediment accumulation, vegetation management, and outlet function:

    a. Inspect the pond, side slopes, pond bottom, and overflow berm at least quarterly in addition to the annual inspection required under Item 2 above.

    b. Remove accumulated sediment, trash, and debris from the pond bottom and from the outlet structure as needed to maintain the design storage volume and prevent clogging of the outlet.

    c. Confirm the pond drains down fully between storm events (there should be no standing water more than approximately 72 hours after a storm event, or per the design drain-time specified by the project's drainage report). If ponding persists beyond that period, inspect the outlet structure and orifice for blockage and clean as necessary.

    d. Mow and maintain vegetative cover on the 2:1 pond side slopes to prevent erosion; reseed and re-stabilize any bare or eroding areas promptly.

    e. Inspect the overflow berm (ribbon curb) for cracking, settlement, or undermining, since this feature is relied upon to safely convey flows that exceed the pond's design capacity.

    f. Dispose of all sediment, debris, and other waste material removed from the pond or outlet structure at a suitable, permitted disposal site and in compliance with local, state, and federal waste regulations.

7. Snowmelt and de-icing operations should avoid pushing or stockpiling snow directly into the pond, swales, or curb inlets where sand and chemical residue could accumulate and impair function; snow storage areas should be located so that meltwater is filtered through vegetated or paved areas before reaching the pond.

8. Sanitary sewer and water service heat-tape/freeze-protection conduits shown on the civil drawings (Details B and C, Sheet C7) shall be maintained and tested each fall in coordination with a licensed electrician, as freeze-related failures in these lines can create nuisance surface flows that affect site drainage.

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D. Proper Function of BMPs

The drainage facilities shall be inspected quarterly, as well as after large storm events, to confirm that they are accepting all flow directed to them and functioning properly. Any material removed during maintenance shall be disposed of at a location approved by the City, such as the landfill.

If the roof drainage system, downspouts, and cleanouts are functioning correctly, water will not back up or overtop the gutters. Stormwater will drain to the valley pans, curb and gutter, and drainage swales, where it will be conveyed to the WQCV/detention pond. If the pond and outlet structure are functioning properly, stormwater will collect within the pond, be temporarily detained, and discharge through the orifice in the outlet structure at the designed rate. Standing water should not remain visible in the pond for more than approximately 72 hours following a storm event. If water remains ponded longer than expected, the outlet structure should be inspected and cleaned, and the pond bottom checked for excess sediment accumulation.

If flows exceed the capacity of the pond and outlet structure, the overflow berm (level-top ribbon curb) is designed to convey the excess safely, consistent with the site's historic drainage pattern. This feature should never be blocked, built up, or landscaped over.

E. Record Keeping

The above BMP plan is intended to prolong the lifespan of the stormwater drainage facilities serving 619 Overlin Drive. Operation and maintenance of the stormwater facilities shall be performed in compliance with the City of Glenwood Springs Engineering standards. If the Owner (or, following transition of control, the 619 Overlin Drive Condominium Association) cannot perform the routine facility checks described above, a qualified party shall be retained to perform these duties in order to comply with City of Glenwood Springs requirements.

All inspections and any maintenance performed on the drainage facilities shall be recorded in an inspection and maintenance log and made readily available for review by the City upon request.

Agreement by:

Owner Name: _____

Signature: _____

Date: _____

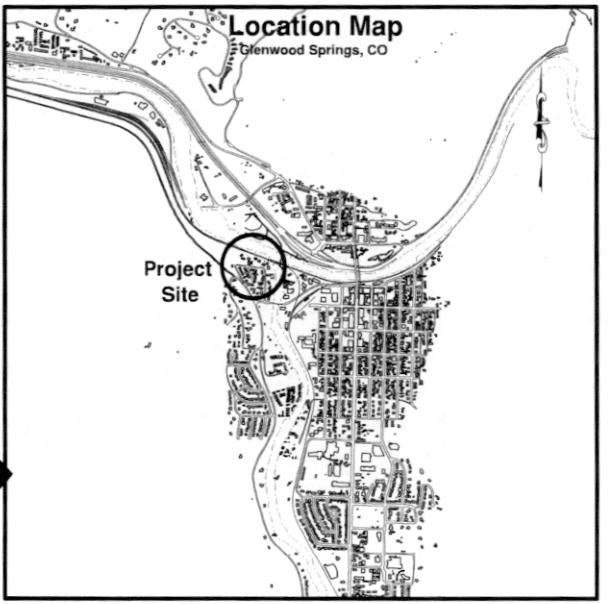
Legal Description: Section 9, Township 6 South, Range 89 West, TR in SENW
619 Overlin Drive, Glenwood Springs, Colorado 81601

EXHIBIT B

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619 Overlin Drive Townhouses

811 Know what's below. Call before you dig.



PREPARED BY:

MOUNTAIN CROSS ENGINEERING, INC.
Civil and Environmental Consulting and Design
826 1/2 Grand Avenue Glenwood Springs, CO 81601
ph 970.945.5544 fx 970.945.5558 www.mountaincross-eng.com

SURVEYED BY:

DRAKE CONSULTING, INC.
PO BOX 709, RIFLE, CO, 81650
TRAVIS KAISER, PLS

As-Built

LEGEND & ABBREVIATIONS

- FOUND PROPERTY CORNER AS DESCRIBED
- ELEVATION SPOT
- DS DOWN SPOUT
- STORM SEWER MANHOLE
- CATCH BASIN
- CURB INLET
- SANITARY CLEAN-OUT
- SANITARY MANHOLE
- DRY WELL
- STREET SIGN
- FIRE HYDRANT
- WATER SHUTOFF
- WATER VALVE
- WATER MANHOLE
- WELL
- WATER METER
- IRRIGATION VALVE BOX
- CATV PEDESTAL
- TELEPHONE PEDESTAL
- TELEPHONE VAULT
- TELEPHONE MANHOLE
- ELECTRIC MANHOLE
- UTILITY POLE/POWER POLE
- GUY ANCHOR
- ELECTRICAL TRANSFORMER
- ELECTRICAL VAULT
- ELECTRIC PEDESTAL
- LIGHT POLE
- LANDSCAPE LIGHT
- ELECTRICAL METER
- ELECTRIC MARKER
- ELECTRICAL OUTLET
- GAS VALVE
- GAS METER
- GAS MARKER
- WATER LINE
- SEWER LINE
- TELEPHONE LINE
- FIBER OPTIC LINE
- GAS LINE
- UNDERGROUND ELECTRIC LINE
- OVERHEAD ELECTRIC LINE
- CATV LINE
- SILT FENCE LINE
- FENCE LINE
- DECIDUOUS TREE
- CONIFEROUS TREE
- BUSH
- DECIDUOUS TREE

APPROX	APPROXIMATE
ARCH	ARCHITECT
BLDG	BUILDING
BM	BENCHMARK
BW	BOTTOM OF WALL
CF	CUBIC FEET
CIP	CAST IN PLACE
CJ	CONTROL JOINT
CL	CONTROL LINE
CLR	CLEAR
C/O	CLEAN-OUT
CONC	CONCRETE
CY	CUBIC YARD
DEG	DEGREES
DEMO	DEMOLISH
DIA	DIAMETER
DIM	DIMENSION
DS	DOWN SPOUT
DWG	DRAWING
ELEV	ELEVATION
ENG	ENGINEER
EOP	EDGE OF PAVEMENT
EW	EACH WAY
EXIST	EXISTING
FG	FINISHED GRADE
FL	FLOW LINE
GAL	GALLON
GALV	GALVANIZED
GB	GRADE BREAK
HORIZ	HORIZONTAL
HT	HEIGHT
ID	INSIDE DIAMETER
INV	INVERT
IRR	IRRIGATION
JT	JOINT
MAX	MAXIMUM
MECH	MECHANICAL
MH	MANHOLE
MIN	MINIMUM
OD	OUTSIDE DIAMETER
PC	POINT OF CURVATURE
PERF	PERFORATED
PED	PEDESTRIAN
PI	POINT OF INTERSECTION
PL	PROPERTY LINE
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	POINT OF TANGENCY
R	RADIUS
REINF	REINFORCED
REQ'D	REQUIRED
REV	REVISION
ROW	RIGHT-OF-WAY
SCH	SCHEDULE
SD	STORM DRAIN
SEC	SECTION
SPECS	SPECIFICATIONS
STA	STATION
STD	STANDARD
STRUCT	STRUCTURAL
TBC	TOP BACK OF CURB
TF	TOP OF FOOTING
TOPO	TOPOGRAPHY
TW	TOP OF WALL
TYP	TYPICAL
VERT	VERTICAL
VOL	VOLUME
W/	WITH
W/O	WITHOUT

GENERAL NOTES

1. Contractor responsible to coordinate locating all utilities, potholing if necess Call 811 72 hours prior to digging. Contractor responsible for any and a damage to utility lines.
2. Contractor respons obtain all necessary permits an ls prior t beginning construction
3. Contractor to coordi with geotechnical engineer for concerning trench stabilit and shoring.
4. Maintain 18" separation en any utilities that may need to b ssed. If 18" can not be maintained n ify engineer for alternatives.
5. The contractor shall verify all dimensions, elevations and site conditions before starting work and notify the architect and engineer immediately of any discrepancies.
6. All omissions and conflicts between the various elements of the working drawings and/or specifications shall be brought to the attention of the architect and engineer before proceeding with work.
7. The contractor shall review completely the soils report and follow all recommendations therein. Design assumes that all recommendations in the soils report will be implemented.
8. Finished excavation shall be neat and true to line with all loose material and standing water removed from excavations.

UTILITY CONTACTS:

PUBLIC WORKS: CITY OF GLENWOOD SPRINGS
MATT LANGHORST #970.384.6438

SEWER: CITY OF GLENWOOD SPRINGS
HORACIO DIAZ #970.379.1974

WATER: CITY OF GLENWOOD SPRINGS
JEREMY EVERDING #970.319.9821

PHONE/INTERNET: LUMEN
JASON SHARPE #970.328.8290

FIBER: CITY BROADBAND
MIKE GARDNER #970.384.4807

CABLE TV/INTERNET: COMCAST
KODY DAVIS #970.618.0483

GAS: BLACK HILLS ENERGY
RYAN POGUE #719.208.3577

POWER: CITY OF GLENWOOD SPRINGS
DOUG HAZZARD #970.384.6353

DRAWING LIST:

C1	Cover Sheet
C2	Existing Conditions & Demolition Plan
C3	Utility Connections
C4	Grading & Drainage
C5	Erosion Control
C6	Profiles
C7	Details
C8	Details
C9	Details
C10	Specifications
C11	Specifications
C12	Specifications

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Civil and Environmental Consulting and Design
826 1/2 Grand Avenue Glenwood Springs, CO 81601
ph 970.945.5544 fx 970.945.5558 www.mountaincross-eng.com

619 Overlin Drive
Cover Sheet
Glenwood Springs, CO

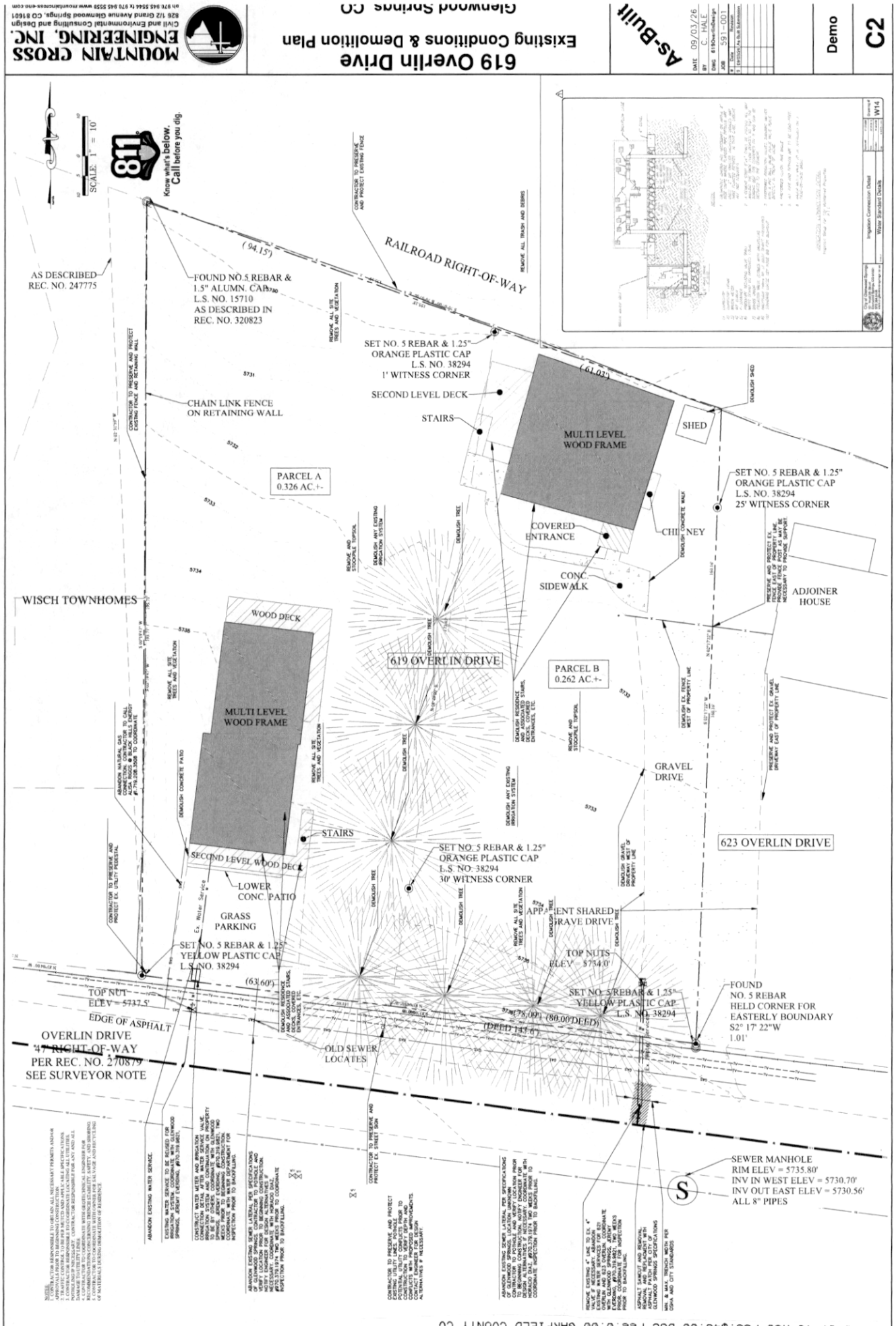
As-Built

DATE 09/03/26
BY C. HALE
DWG 619OverlinDesign
JOB 591-001

#	Date	Revision
5	09/03/26	As-Built Submission

Cover

C1



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EXHIBIT B

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EXHIBIT B

619 Overlin Drive
Utility Connections

Glenwood Springs, CO

As-Built

DATE 08/21/26
BY C. HALE
DWG 619OverlinSheet.dgn
JOB 591-001

#	Date	Revision
1	09/03/26	As-Built Submission

Utility

C3

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Civil and Environmental Consulting and Design
826 1/2 Grand Avenue Glenwood Springs, CO 81601
ph 970.945.5544 fx 970.945.5558 www.mountaincross-eng.com

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EXHIBIT B

619 Overlin Drive
Grading & Drainage
Glenwood Springs, CO

As-Built

DATE 09/03/26
BY C. HALE
Dwg 619OverlinDesign
Job 591-001

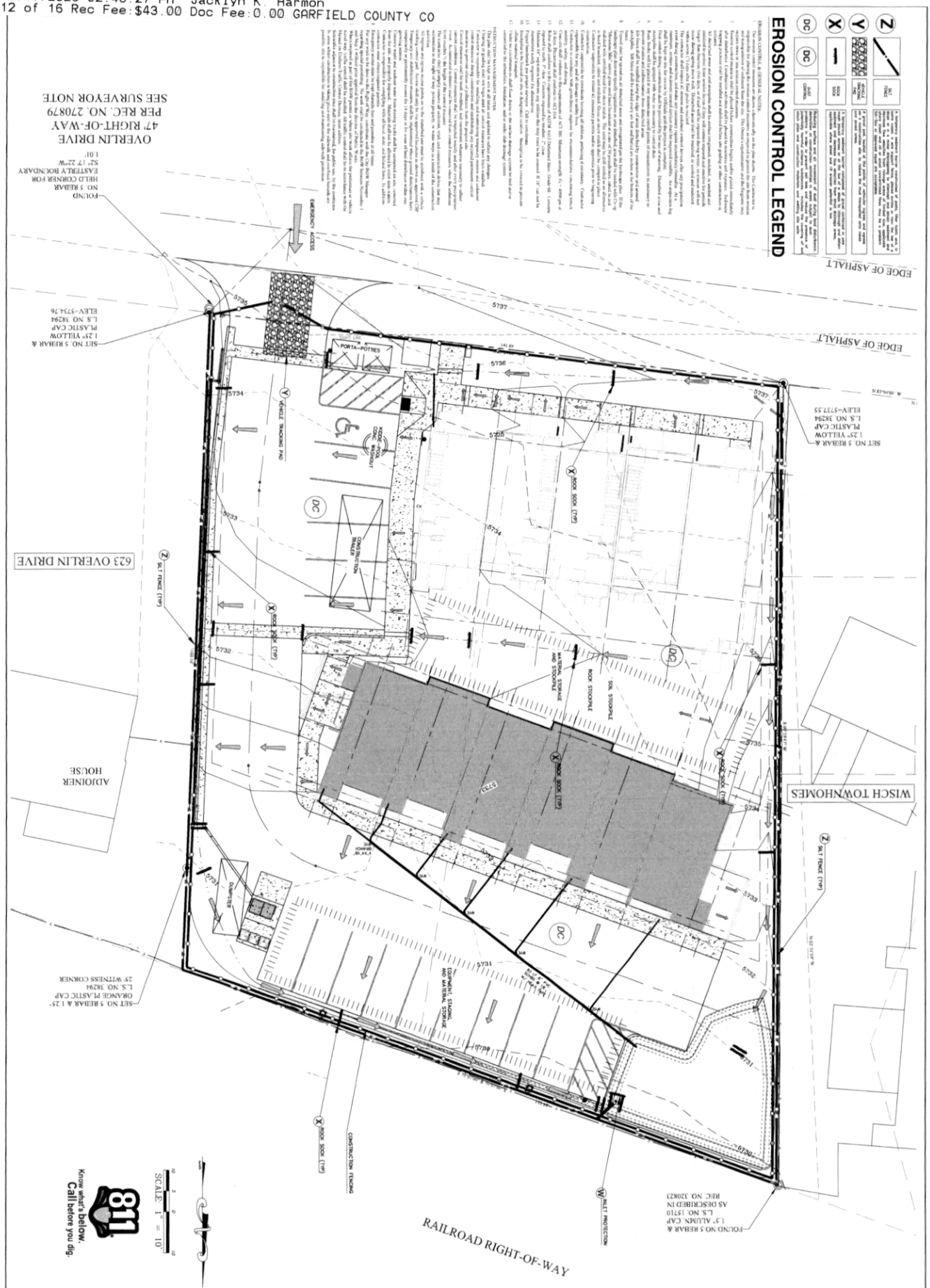
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0	09/03/26	As-Built Submission

Grading

C4

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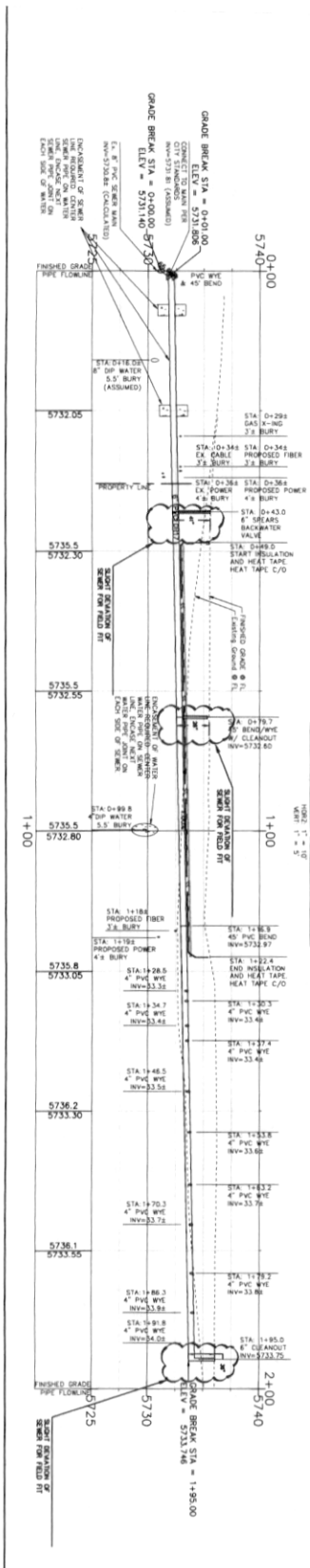
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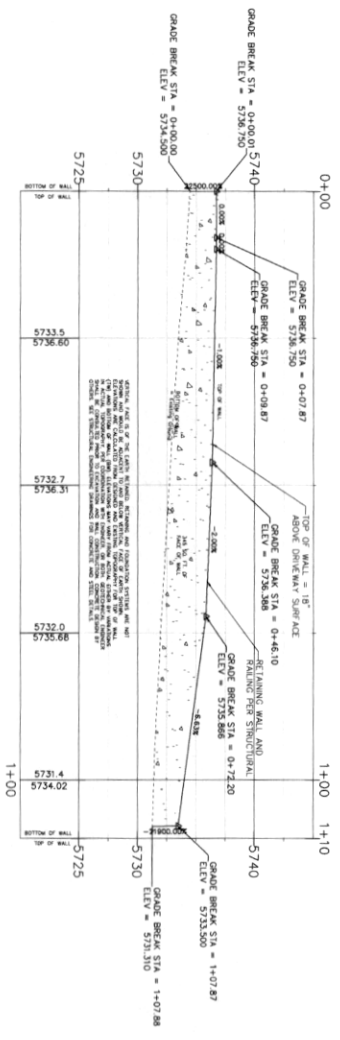


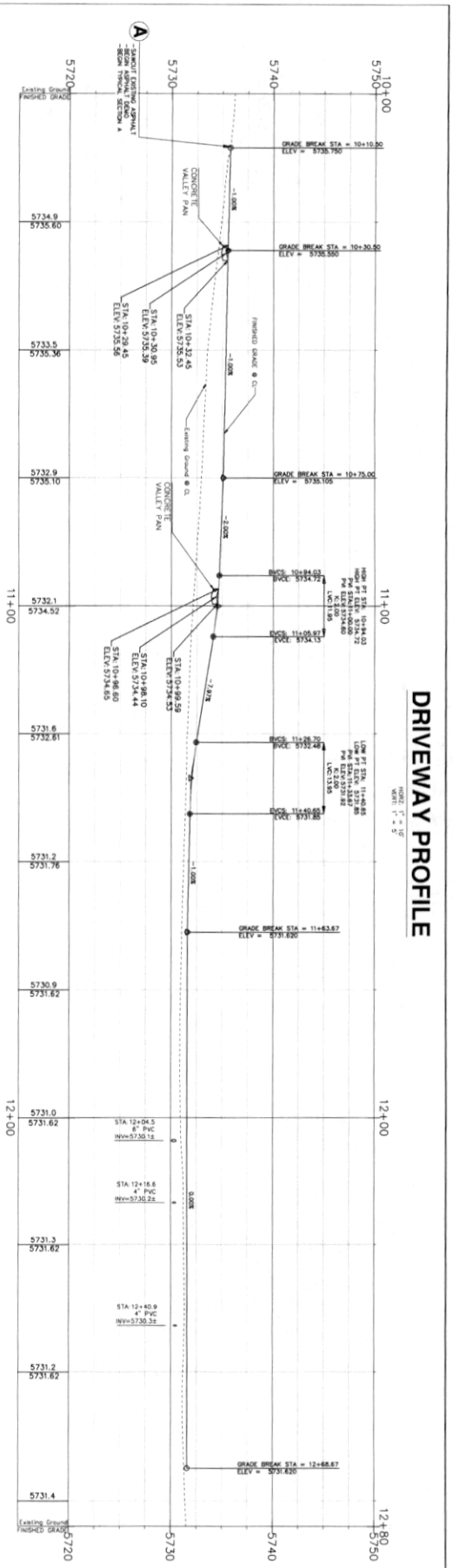
C5	Erosion		As-Built	619 Overlin Drive Erosion Control & Construction Management Glenwood Springs, CO	MOUNTAIN CROSS ENGINEERING, INC. Civil and Environmental Consulting and Design 826 1/2 Grand Avenue Glenwood Springs, CO 81601 ph 970.945.5544 fx 970.945.5558 www.mountaincross-eno.com

DATE 09/03/26
BY C. HALE
DWG 619Overlin\Dwgs\
JOB 591-001
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619 Overlin Drive

Profiles

Glenwood Springs, CO

As-Built

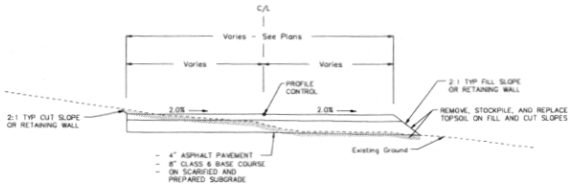
DATE 09/14/26
BY C. HALE
DWG 619OverlinDesign
JOB 591-001
Horizontal Scale
Vertical Scale
1 10/14/26 As-Built Submission

C6

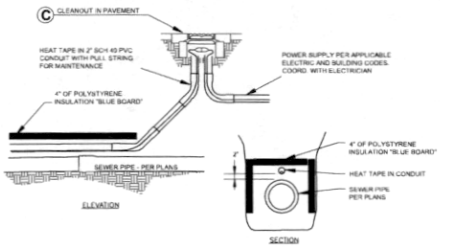
Profiles

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826 1/2 Grand Avenue Glenwood Springs, CO 81601
oh 970.945.5544 fx 970.945.5558 www.mountaincross-eng.com

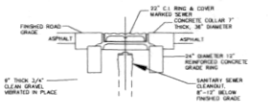
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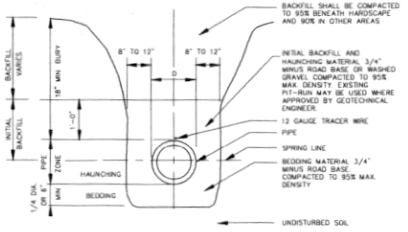
A ROADWAY SECTION
Not to Scale



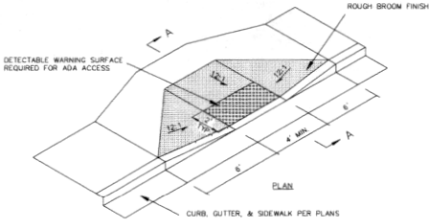
B HEAT TAPE IN CONDUIT
Not to Scale



C CLEANOUT IN PAVEMENT
Not to Scale



D PIPE TRENCH
Not to Scale



E SIDEWALK RAMP
Not to Scale

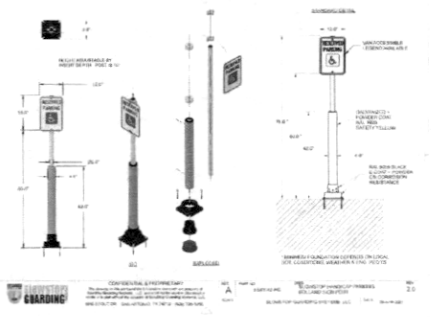


12"X18" MUTCD R7-8

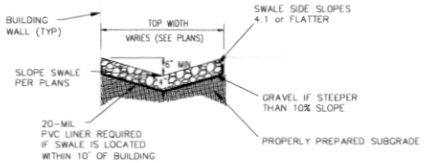


12"X6" MUTCD R7-8P

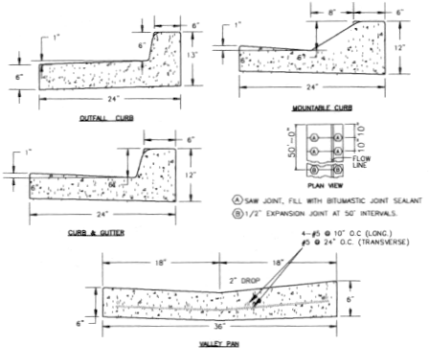
NOTES:
1. ALL CLASS I SIGN PANELS SHALL BE SINGLE SHEET ALUMINUM, 0.100" MINIMUM THICKNESS AND SHALL BE FASTENED DIRECTLY TO THE POST.
2. BOLTS, NUTS, AND WASHERS SHALL BE GALVANIZED OR CADMIUM PLATED.
3. ALL SIGNS SHALL BE FABRICATED USING RETROREFLECTIVE SHEETING CONFORMING TO ASTM D4956.
4. U-SHAPE STEEL POSTS SHALL BE A UNIFORM FLANGED CHANNEL SECTION MADE FROM HOT ROLLED STRUCTURAL STEEL, RE-ROLLED RAIL STEEL, OR NEW BILLET STEEL HAVING A MINIMUM YIELD STRENGTH OF AT LEAST 30,000 PSI, AND A MINIMUM TENSILE STRENGTH OF AT LEAST 50,000 PSI. U SHAPE POSTS SHALL WEIGH 2 LBS/FT.
4. U-SHAPE POSTS SHALL HAVE 3/8" HOLES DRILLED OR PUNCHED ON 1" OR 2" CENTERS FOR THE TOP 4 FEET OF THE POST AS A MINIMUM, WITH THE FIRST HOLE 1-4" FROM THE TOP OF THE POST.
5. VERTICAL SPACING BETWEEN SIGN PANELS ON THE SAME POST SHALL BE 1" MIN. TO 2" MAX.



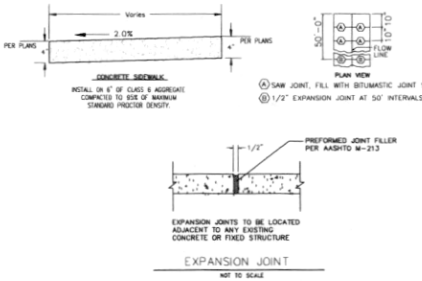
F ADA PARKING SIGN
Not to Scale



G DRAINAGE SWALE
Not to Scale



H CURB AND GUTTER
Not to Scale



EXPANSION JOINT
NOT TO SCALE

I SIDEWALK
Not to Scale

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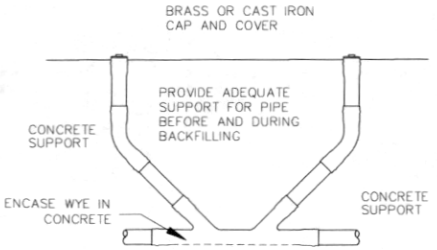
As-Built

DATE	09/03/26
BY	C. HALE
DWG	619overlinDesign
JOB	591-001

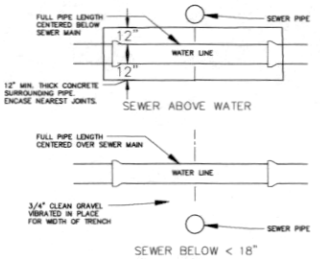
#	Date	Revision
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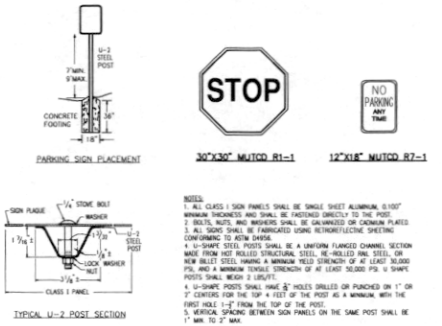
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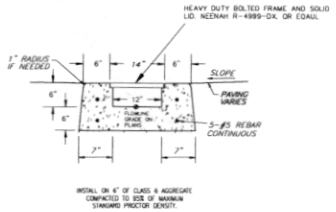
J **DOUBLE CLEANOUT**
Not to Scale



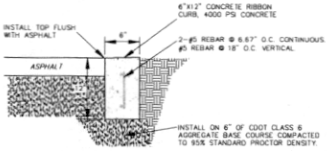
K **WATER/SEWER CROSSING**
Not to Scale



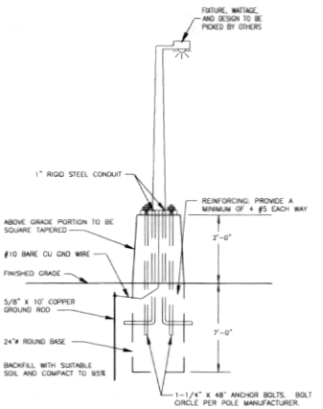
L **STREET SIGNS**
Not to Scale



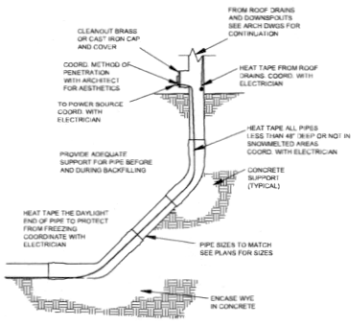
M **SIDEWALK SCUPPER**
Not to Scale



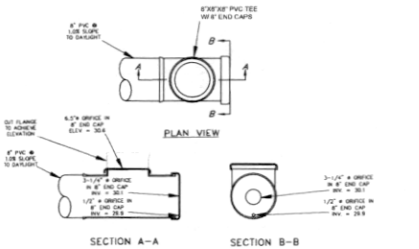
N **RIBBON CURB**
Not to Scale

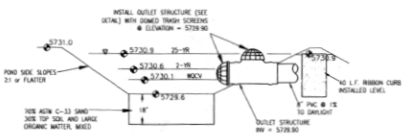


O **LIGHT POLE FOUNDATION**
Not to Scale

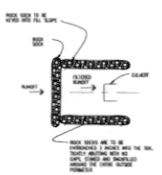


P **DOWNSPOUT & CLEANOUT**
Not to Scale

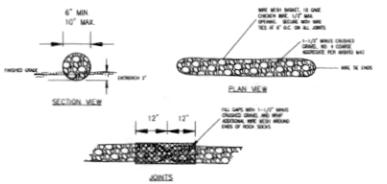




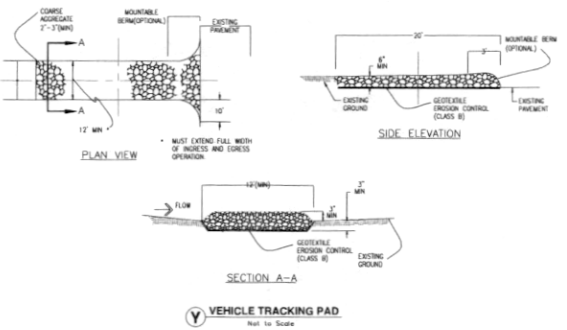
Q **WQCV/DETENION POND**
Not to Scale



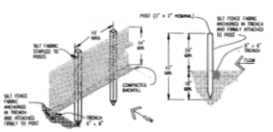
W **INLET PROTECTION**
NOT TO SCALE



X **ROCK SOCK**
Not to Scale



Y **VEHICLE TRACKING PAD**
Not to Scale



Z **SILT FENCE**
Not to Scale

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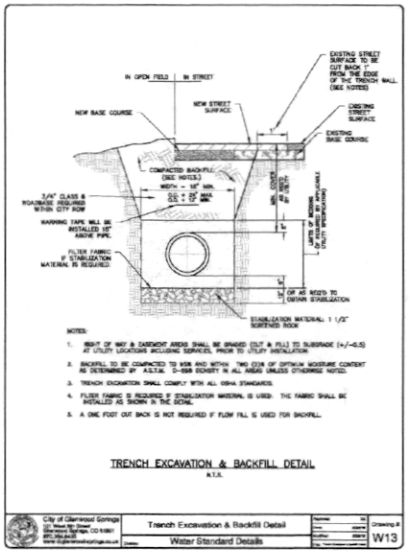
#	Date	Revision
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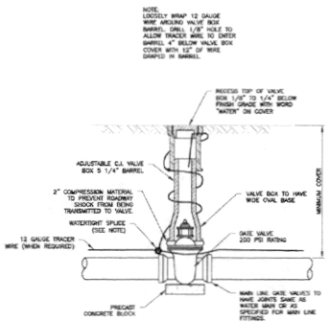
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15 of 16 Rec Fee:$43.00 Doc Fee:0.00 GARFIELD COUNTY CO

Reception#: 1022694
09/17/2026 02:43:27 PM Jacklyn K. Harmon
16 of 16 Rec Fee:$43.00 Doc Fee:0.00 GARFIELD COUNTY CO



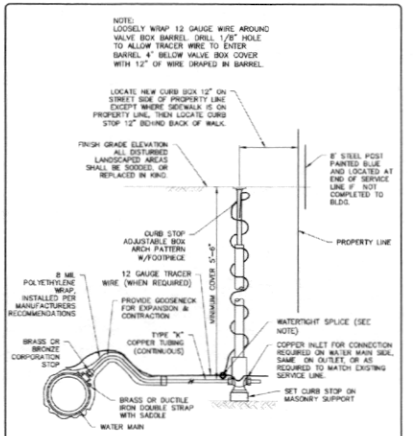
TRENCH EXCAVATION & BACKFILL DETAIL
N.T.S.

City of Glenwood Springs | Trench Excavation & Backfill Detail | Water Standard Details | W13



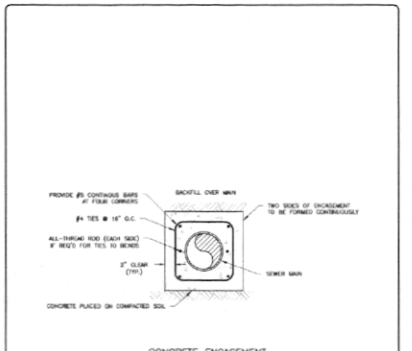
GATE VALVE DETAIL
N.T.S.

City of Glenwood Springs | Gate Valve Detail | Water Standard Details | W04



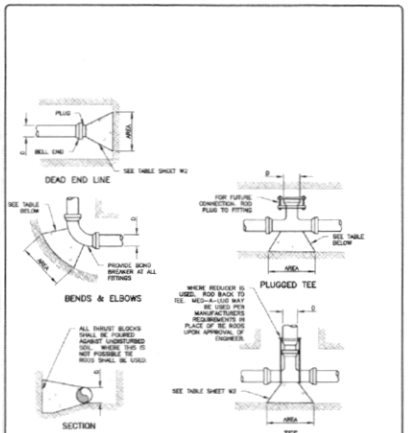
WATER SERVICE CONNECTION DETAIL
N.T.S.

City of Glenwood Springs | Water Service Connection Detail | Water Standard Details | W08



CONCRETE ENCASEMENT FOR SEWER MAIN
N.T.S.

City of Glenwood Springs | Concrete Encasement Detail | Sewer Standard Details | S03



Concrete Thrust Block Details
N.T.S.

City of Glenwood Springs | Concrete Thrust Block Details | Water Standard Details | W01

BEARING AREAS (IN SQ. FT.)

SIZE	BENDS 90°	BENDS 45°	BENDS 22 1/2°	BENDS 11 1/2°	TEES, DEAD ENDS, AND CROSS w DEAD END BRANCHES
3	1.0	0.6	0.3	0	0.7
4	1.8	1.0	0.5	0	1.3
6	4.0	2.3	1.1	0	2.8
8	7.1	3.8	2.0	1.0	5.0
10	11.1	6.0	3.0	1.5	7.8
12	16.0	8.6	4.4	2.2	11.3
14	21.7	11.8	6.0	3.0	15.4
16	28.3	15.3	7.8	3.9	17.6
18	28.4	15.3	8.0	4.0	20.0
19	36.0	19.4	10.0	5.0	25.4
20	44.2	24.0	12.0	6.1	31.4
21	49.0	26.5	13.5	6.8	34.6
22	54.0	29.0	14.8	7.4	38.0
24	64.0	34.5	17.7	8.8	45.0
30	100.0	54.0	27.6	13.8	71.0
36	144.0	78.0	40.0	20.0	102.0

NOTE: TEE SIZE IS BRANCH SIZE.

AREAS GIVEN IN TABLE ARE BASED UPON INTERNAL STATIC PRESSURE OF 100 P.S.I. AND SOIL BEARING CAPACITY OF 1,000 lbs. PER SQ. FT.

BEARING AREAS FOR ANY PRESSURE AND SOIL BEARING CAPACITY MAY BE OBTAINED BY MULTIPLYING TABULATED VALUES BY A CORRECTION FACTOR "F"

F= ACTUAL SPECIFIED TEST PRESSURE IN HUNDREDS OF lbs. / ACTUAL SOIL BEARING CAPACITY IN THOUSANDS OF lbs.

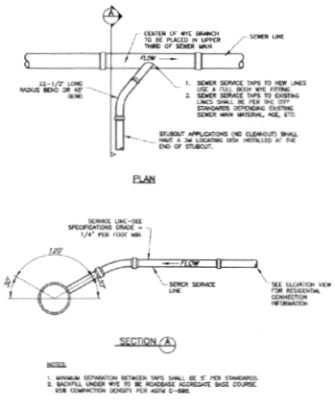
SOIL BEARING CAPACITIES SHALL BE DETERMINED BY THE ENGINEER

ALL WATER LINE PLANS SHALL CONTAIN THE FOLLOWING TABLE, WITH THE VALUES FILLED IN BY THE ENGINEER:

SOIL BEARING CAPACITY = _____ LBS/SQ. FT.
TEST PRESSURE = _____ P.S.I.
BEARING AREA MULTIPLIER (F) = _____

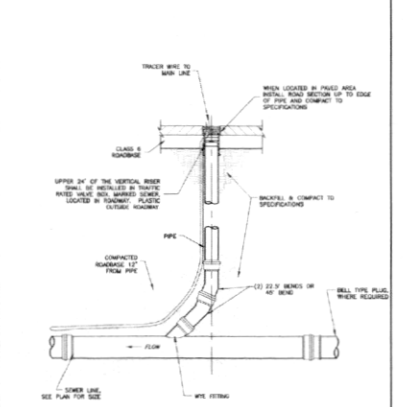
CONCRETE THRUST BLOCK DETAILS
N.T.S.

City of Glenwood Springs | Concrete Thrust Block Details | Water Standard Details | W02



SEWER SERVICE CONNECTION
N.T.S.

City of Glenwood Springs | Sewer Service Connection Detail | Sewer Standard Details | S06



SEWER CLEAN-OUT
N.T.S.

City of Glenwood Springs | Sewer Clean-Out | Sewer Standard Details | S05

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