TOWN COUNCIL
TOWN OF GYPSUM, STATE OF COLORADO

RESOLUTION NO. 22 (SERIES 2026)

A RESOLUTION OF THE TOWN OF GYPSUM APPROVING THE TOWER CENTER FILING NO. 2 FINAL PLAT AND SUBDIVISION IMPROVEMENT AGREEMENTS

A. The Town of Gypsum, Colorado ("Town"), is a home rule municipality of the State of Colorado, duly organized and existing under Article XX of the Colorado Constitution and the Gypsum Home Rule Charter effective October 21, 1982. The Town has the power and authority to adopt regulations regarding the subdivision of land and to enjoin any such subdivision which does not comply with such regulations pursuant to Sections 31-23-214 and 31-23-216, C.R.S.

B. The Town Council of the Town ("Council") has adopted Titles 17 and 18 of the Gypsum Municipal Code (G.M.C.) governing the subdivision and regulation of land. Pursuant to Sections 17.20.050 and 18.08.170, G.M.C., final plats for a planned unit development (PUD) shall be considered at a Gypsum Planning and Zoning Commission ("Planning Commission") meeting and recommendations as a result of this review will be made to the Council who may approve, deny, or approve the application with conditions.

C. The Council has approved the PUD zone district for the Tower Center Planned Unit Development by Ordinance No. 15 (Series 2024) which approved the Tower Center PUD Guide Sketch/Preliminary PUD Plan (as may be amended, the "PUD Preliminary Plan").

D. EAGLE COUNTY LAND COMPANY, LLC, a Delaware limited liability company is the owner (the "Owner") of:

> TRACT F, TOWER CENTER FILING NO. 1, RECORDED DECEMBER 10, 2025, AT RECEPTION NO. 202516981, COUNTY OF EAGLE, STATE OF COLORADO.

E. Following subdivision of the property, Owner intends to convey a portion thereof to HP-257007 GYPSUM LLC, a Delaware limited liability company ("HP").

F. Pursuant to Sections 17.20.050 and 18.08.170 of the G.M.C., a public hearing before the Planning Commission on the Application was held on July 15, 2026, at 7:00 p.m. and the Planning Commission recommended approval of the Final Plat of Tower Center Filing No. 2 (the "Final Plat") attached hereto and **Exhibit A** and incorporated herein.

G. The Council hereby finds that pursuant to Section 17.70.010 of the G.M.C., all public notice requirements for the public hearing before the Planning Commission and the meeting for the Council were met, as follows:

H. On June 26th, 2026, notice of the hearing before the July 15, 2026, Planning Commission and July 28, 2026, hearing before the Town Council was mailed to property owners within three hundred feet of the Property;

I. On June 29, 2026, and July 21, 2026, Public Notice was physically posted at the Property prior to the public hearings of which an affidavit of posting has been received.

J. Applicant has complied with the requirements of Sections 17.20.030 and 18.08.170, G.M.C., for the Final Plat.

K. The Town by Resolution No. 24 (Series 2025) approving the Tower Center Filing No. 1 Final Plat Subdivision Improvement Agreement, recorded December 10, 2025, at Reception No. 202516980, approved the Subdivision Improvement Agreement (SIA) for Tower Center Subdivision (the "ECLC SIA"). Owner requests approval of the First Amendment to Subdivision Improvement Agreement (SIA) for Tower Center Subdivision (the "First Amendment to ECLC SIA"), outlining terms and obligations related to the construction of the Final Plat, and removal of a portion of property from the SIA, is identified on **Exhibit B**, attached hereto and incorporated herein.

L. ECLC requests approval of the Subdivision Improvement Agreement Tower Center Hillpointe Subdivision PUD (the "HP SIA"), which outlines terms and obligations related to the construction of the portion of the Final Plat intended to be conveyed to HP, is identified on **Exhibit C**, attached hereto and incorporated herein. In the event that the transaction between ECLC and HP is consummated, ECLC and HP shall request consent of the Town for assignment of the HP SIA to HP.

M. The property within the Final Plat is serviced by Tower Center Metropolitan District, which contains one or more subdistricts, the boundaries of which must be modified to follow and be coincident with the lots and tracts created by the Final Plat. The petitions for inclusion to modify the boundaries are attached as **Exhibit D** (the "Petitions").

N. The Council has considered the factors listed in Section 17.20.050, G.M.C., in reviewing the subdivision application, including (1) the comments and recommendations of Town staff, (2) comments of the general public, and (3) impacts on adjoining areas and the Town as a whole. The Council has considered whether the Final Plat is consistent with the PUD Preliminary Plan as required by Section 18.08.170 G.M.C.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN OF GYPSUM, COLORADO, as follows:

Section 1 - Incorporation of Recitals. The above recitals are hereby incorporated into this Resolution.

Section 2 - Subdivision Improvement Agreement and Final Plat Approved. The FINAL PLAT OF TOWER CENTER FILING NO. 2, BEING A REPLAT OF TRACT F, TOWER CENTER FILING NO. 1, RECORDED DECEMBER 10, 2025, AT RECEPTION NO. 202516981, COUNTY OF EAGLE, STATE OF COLORADO, attached as **Exhibit A** hereto, the First Amendment to ECLC SIA attached as **Exhibit B** hereto and the HP SIA attached as **Exhibit C** hereto, are approved with the conditions set forth in this Resolution.

Section 3 - Conditions. This Resolution, the Final Plat, the First Amendment to ECLC SIA and the HP SIA approvals are conditioned on the following:

a) The Applicant meets the criteria of Section 17.20.050(e).
b) That as otherwise modified by representations of the applicant in this application, all material representations of the applicant in this application, correspondence and public meetings shall be adhered to and considered conditions of approval, unless otherwise amended by other conditions.
c) If the actual out-of-pocket costs of the Town in reviewing the application are greater than the amount of the deposit paid by applicant, applicant shall pay the additional out-of-pocket costs incurred by the Town no later than within 30 days of receipt of an invoice.
d) The Tower Center Metropolitan District's Board of Directors issue a Board Order approving the inclusions requested by the Petitions and file a Motion for Inclusion with the District Court no later than November 25, 2026.
e) Recording of the plat no later than November 25th, 2026
f) The Applicant pays the following fees prior to the recording of the Final Plat:
    1) Water dedication fees of $750,000.00;
    2) Water tap fees of $288,000.00;
    3) Sewer tap fees of $403,000.00;
    4) Fire district impact fees of $305,810.88;
    5) School impact fees of $12,735.30;
    6) Law enforcement fees of $26,000.00.
d) Execution of the ECLC SIA prior to the recording of the Final Plat.
e) Execution of the HP SIA prior to the recording of the Final Plat.
f) Providing Construction Security in the amount of $2,934,010.15 prior to the recording of the Final Plat.

Section 4 - Recording of Final Plat. The Final Plat, attached as **Exhibit A**, the First Amendment to ECLC SIA attached as **Exhibit B** incorporated herein, and the HP SIA attached as **Exhibit C** incorporated herein, shall be recorded only after all conditions set forth in Section 3 herein are satisfied. If the Applicant fails to meet the conditions in Section 3 by November 25, 2026, this Resolution shall automatically be repealed.

Section 5 – Consent to Inclusions. Pursuant to Section III of the First Amended and Restated Service Plan for Tower Center Metropolitan District, the Town hereby consents to the inclusions as described within the Petitions.

Section 6 - Effective Date. This Resolution shall become effective and be in force immediately upon approval.

Section 7 - Severability. If any portion of this Resolution is found to be void or ineffective, it shall be deemed severed from this Resolution and the remaining provisions shall remain valid and in full force and effect.

Approved and resolved this 25th day of August 2026 at a regular meeting of the Town Council of the Town of Gypsum, Colorado by a vote of 6 in favor and Ø against.

EXHIBIT A

FINAL PLAT OF TOWER CENTER FILING NO. 2

FINAL PLAT OF

TOWER CENTER FILING NO. 2

BEING A REPLAT OF TRACT F, FINAL PLAT OF TOWER CENTER FILING NO. 1
SITUATED IN TRACTS 42, 58, AND 61, SECTION 4, TOWNSHIP 5 SOUTH, RANGE 85 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF GYPSUM, COUNTY OF EAGLE, STATE OF COLORADO

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS:
THAT EAGLE COUNTY LAND COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY BEING OWNER OR LIENHOLDER OF THE FOLLOWING DESCRIBED REAL PROPERTY, TO WIT:

TRACT F,
TOWER CENTER FILING NO. 1, RECORDED DECEMBER 10, 2025, AT RECEPTION NO. 202516981,
COUNTY OF EAGLE, STATE OF COLORADO.

CONTAINING A CALCULATED AREA OF 1,062,058 SQUARE FEET OR 24.382 ACRES, MORE OR LESS.

AND HAS CAUSED THE SAME TO BE SURVEYED, LAID OUT, SUBDIVIDED, AND DESIGNATED AS TOWER CENTER FILING NO. 2 AND HAS CAUSED THIS PLAT TO BE MADE, FILED, AND FURTHER DECLARES:

THE STREET IDENTIFIED ON THIS PLAT, BEING TRACT C, IDENTIFIED HEREON AS WINTERSET AVENUE ("STREET"), AND TRACT A WILL BE CONVEYED BY SEPARATE INSTRUMENT TO THE TOWER CENTER METROPOLITAN DISTRICT OR ITS SUCCESSOR IN INTEREST FOR THE PRIVATE USE OF THE PROPERTY OWNERS AND RESIDENTS OF THE FINAL PLATS OF TOWER CENTER FILING NO. 1 AND TOWER CENTER FILING NO. 2, WHICH DISTRICT SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE THEREOF, INCLUDING SURFACE AND DRAINAGE MAINTENANCE AND SNOWPLOWING IN COMPLIANCE WITH THE STANDARDS OF THE TOWN OF GYPSUM FOR EQUIVALENT PUBLIC STREETS LOCATED WITHIN THE TOWN.

ADDITIONALLY, NONEXCLUSIVE PERMANENT EASEMENTS ARE HEREBY DEDICATED ACROSS ALL STREETS AS FOLLOWS, (1) AN EASEMENT BENEFITING THE TOWN OF GYPSUM FOR THE USE OF THE SURFACE OF SUCH STREETS BY THE TOWN FOR MUNICIPAL PURPOSES AND DURING EMERGENCY CIRCUMSTANCES AND FOR ACCESS BY EMERGENCY SERVICE AGENCIES AND PROVIDERS, INCLUDING BUT NOT LIMITED TO ACCESS BY STATE AND LOCAL POLICE, FIRE, RESCUE, AND MEDICAL SERVICE PROVIDERS; AND (2) A SUBSURFACE EASEMENT TO BE HELD BY THE TOWN OF GYPSUM FOR THE BENEFIT OF THE TOWN OF GYPSUM AND FOR THE BENEFIT OF PUBLIC UTILITY SERVICE PROVIDERS (INCLUDING BUT NOT LIMITED TO GAS, ELECTRIC, SEWER, WATER AND TELECOMMUNICATIONS) FOR THE PURPOSE OF ACCESS TO AND CONSTRUCTION, INSTALLATION, MAINTENANCE AND REPAIR OF PUBLIC UTILITIES AND UTILITIES IMPROVEMENTS, TOGETHER WITH AN ASSOCIATED SURFACE ACCESS AND USE EASEMENT FOR SUCH PURPOSES; AND (3) FOR USE BY THE BENEFICIARY OF ANY UTILITY, DRAINAGE, ACCESS OTHER EASEMENTS OF RECORD ON THE SUBJECT PROPERTY.

WAIVER:
IN CONSIDERATION OF THE APPROVAL OF THIS SUBDIVISION PLAT, THE OWNER AND LIENHOLDER HEREBY WAIVE ANY AND ALL CLAIMS OF DAMAGES AGAINST TOWN OF GYPSUM OCCASIONED BY THE ALTERATION OF LAND SURFACES TO CONFORM TO THIS SUBDIVISION PLAT.

OWNER: _____

BY: _____
<SIGNATORY>

_____ _____
PRINT NAME ADDRESS 1

STATE OF _____)
) SS
COUNTY OF _____)

THE FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS

_____ DAY OF _____, 20____ AD, BY _____ AS_____

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

LIEN HOLDER OR MORTGAGEE

LIEN HOLDER / MORTGAGEE: _____

BY: _____
<SIGNATORY>

_____ _____ _____
PRINT NAME ADDRESS 1 RECEPTION NO.

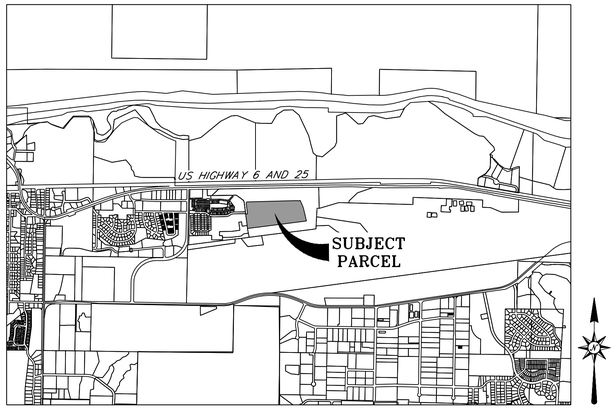
STATE OF _____)
) SS
COUNTY OF _____)

THE FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS

_____ DAY OF _____, 20____ AD, BY _____ AS_____

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____



VICINITY MAP
SCALE: 1" = 2,000'

GENERAL NOTES

1. BEARINGS ARE BASED ON THE NORTHERLY LINE OF TOWER CENTER FILING NO. 1, ACCORDING TO THE FINAL PLAT THEREOF, BEING MONUMENTED AT THE NORTHWESTERLY MOST CORNER OF TRACT D BY A FOUND NO. 5 REBAR WITH YELLOW PLASTIC CAP STAMPED "LS 37935" AND AT THE POINT OF CURVATURE OF THE NORTH LINE OF LOT 2 BY A FOUND NO. 5 REBAR WITH 2" ALUMINUM CAP STAMPED "LS 38079". SAID LINE IS ASSUMED TO BEAR NORTH 88°03'44" EAST, A DISTANCE OF 3516.57 FEET.
2. THIS MAP IS BASED ON THE FINAL PLAT OF TOWER CENTER FILING NO. 1 RECORDED AT RECEPTION NO. 202516981.
3. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUE 18-4-508, C.R.S.
4. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATE SHOWN HEREON.
5. LINEAR DISTANCES SHOWN ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED EXACTLY AS 1200/3937 METERS.
6. THE EASEMENT AREA WITHIN EACH LOT OR TRACT IS TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF THE LOT OR TRACT EXCEPTING THE TOWN OF GYPSUM FROM SUCH RESPONSIBILITY. ANY STRUCTURES INCONSISTENT WITH THE USE GRANTED IN THE EASEMENT ARE PROHIBITED.
7. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY R&R ENGINEERS-SURVEYORS, INC., TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENT, RIGHT-OF-WAY AND TITLE OF RECORD, R&R ENGINEERS-SURVEYORS, INC. RELIED UPON TITLE COMMITMENT NO. 25000310305B-REVISION NO. 2, HAVING A COMMITMENT DATE OF MAY 05, 2026 AT 5:30 P.M. AND PREPARED BY STEWART TITLE GUARANTY COMPANY COMMERCIAL SERVICES.
8. REFERENCE THE TOWER CENTER SUBDIVISION IMPROVEMENT AGREEMENTS FOR ADDITIONAL DETAILS REGARDING DEVELOPMENT OF THE THE REQUIRED SUBDIVISION ELEMENTS AS RECORDED AT REC. NO. _____.
9. TRACT B IS NOT ELIGIBLE FOR A BUILDING PERMIT, THE OWNERS OR SUCCESSORS OF TRACT B WILL HAVE TO PURSUE A SUBDIVISION APPROVAL BY THE TOWN OF GYPSUM COMMUNITY DEVELOPMENT DEPARTMENT BEFORE SUBMITTING FOR ANY BUILDING PERMITS.
10. THIS PLAT IS SUBJECT TO THE TOWER CENTER ANNEXATION AND DEVELOPMENT AGREEMENT RECORDED JUNE 30, 2006 AT RECEPTION NO. 200617643. FIRST AMENDMENT RECORDED MARCH 21, 2008 AT RECEPTION NO. 200806081. SECOND AMENDMENT RECORDED MAY 13, 2009 AT RECEPTION NO. 200908976. RESOLUTION NO. 2010-06, RESOLUTION APPROVING THE THIRD AMENDMENT RECORDED APRIL 15, 2010 AT RECEPTION NO. 201007158. RESOLUTION NO. 17, SERIES OF 2024 APPROVING THE AMENDED AND RESTATED TOWER CENTER ANNEXATION AND DEVELOPMENT AGREEMENT IN CONNECTION WITH THE ABOVE-REFERENCED AGREEMENTS RECORDED MAY 9, 2025 AT RECEPTION NO. 202505910.
11. PER THE TERMS OF THAT CERTAIN QUIT CLAIM DEED RECORDED AS RECEPTION NO. 201108127 ESTABLISHING A TEMPORARY 30' WATER LINE EASEMENT ("WATER LINE EASEMENT"), SAID WATER LINE EASEMENT IS VACATED BY THE RECORDATION OF THE FINAL PLAT OF TOWER CENTER FILING NO. 1, EXCEPT WHERE SHOWN THEREON, AND THE PROVISIONS OF SAID PLAT SHALL CONTROL AND SUPERSEDE SAID WATER LINE EASEMENT.
12. THIS PLAT IS SUBJECT TO THOSE CLEAR ZONE AVIGATION EASEMENTS RECORDED MARCH 25, 1983 IN BOOK 356 AT PAGE 47, RECORDED APRIL 20, 1983 IN BOOK 358 AT PAGE 49, AND RECORDED JUNE 29, 1983 IN BOOK 362 AT PAGE 548 GRANTING EASEMENTS AND RIGHTS-OF-WAY, APPURTENANT TO THE EAGLE COUNTY AIRPORT FOR THE UNOBSTRUCTED PASSAGE OF ALL AIRCRAFT ABOVE THE PROPERTY ALONG WITH ANY EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON SAID EAGLE COUNTY AIRPORT.

LAND USE SUMMARY

LOTS AND TRACTS	SQ. FT.	ACRE	USE	ADDRESS
LOT 1	370,417 SF	8.504 AC	MULTI-FAMILY RESIDENTIAL	61 ALTHEA WAY
LOT 2	58,390 SF	1.340 AC	MIXED-USE	310 CHIARA DRIVE
TRACT A	97,836 SF	2.246 AC	NEIGHBORHOOD PARK/OPEN SPACE	350 CHIARA DRIVE
TRACT B	503,348 SF	11.556 AC	FUTURE RESIDENTIAL	N/A
TRACT C	32,067 SF	0.736 AC	PRIVATE ROADWAY	WINTERSET AVENUE
TOTAL	1,062,058 SF	24.382 AC		

SURVEY CERTIFICATION

I, KEVIN J. KUCHARCZYK, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, HAVE AFFIXED MY STAMP AND SIGNATURE TO THIS FINAL PLAT OF TOWER CENTER FILING NO. 2, REPRESENTING THAT THE SURVEYING SERVICES ADDRESSED HEREON HAVE BEEN PERFORMED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND IS BASED UPON THE PROFESSIONAL SURVEYOR'S KNOWLEDGE, INFORMATION, BELIEF AND IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND WAS MONUMENTED IN ACCORDANCE WITH SECTIONS 38-51-101, ET SEQ., C.R.S. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY ME OR R&R ENGINEERS-SURVEYORS, INC. TO DETERMINE OWNERSHIP. THIS CERTIFICATION IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

KEVIN J. KUCHARCZYK P.L.S.
COLORADO REG. NO. 34591
FOR AND ON BEHALF OF
R&R ENGINEERS-SURVEYORS, INC.

TITLE CERTIFICATE

STEWART TITLE GUARANTY COMPANY DOES HEREBY CERTIFY THAT IT HAS EXAMINED THE TITLE TO ALL LANDS SHOWN UPON THIS PLAT AND THAT TITLE TO SUCH LANDS IS VESTED IN THE OWNERS SET FORTH HEREON, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, EXCEPT AS SET FORTH IN THE TITLE COMMITMENT REFERENCED HEREON.

DATED THIS _____ DAY OF _____, 20 ____ AD

BY: _____
AGENT

STATEMENT OF PURPOSE

THE PURPOSE OF THIS FINAL PLAT OF TOWER CENTER FILING NO. 2 IS TO ADJUST, CREATE, OR VACATE PROPERTY LINES OF THE PARCELS AND TRACTS DESCRIBED IN THE CERTIFICATE OF DEDICATION AND OWNERSHIP TO BETTER ACCOMMODATE FUTURE DEVELOPMENT WITHIN THE LANDS SHOWN HEREON.

CERTIFICATE OF TAXES PAID

I, THE UNDERSIGNED DO HEREBY CERTIFY THE ENTIRE AMOUNT OF TAXES AND ASSESSMENTS DUE AND PAYABLE AS OF

_____ 20_____ UPON THE PARCELS OF REAL ESTATE WITHIN THIS PLAT ARE PAID IN FULL.

DATED THIS ____ DAY OF _____, 20 ____ AD.

_____
TREASURER OF EAGLE COUNTY

PLANNING COMMISION CERTIFICATE

THIS PLAT AND THE STATEMENTS HEREON ARE APPROVED THIS ____ DAY OF _____, 20___ BY THE PLANNING COMMISSION OF TOWN OF GYPSUM, COLORADO. THIS APPROVAL DOES NOT EXTEND TO THE DESIGN OF UTILITIES, SEWAGE DISPOSAL, ROADS, OR ANY OTHER SERVICE FACILITY.

BY: _____
CHAIR

TOWN COUNCIL CERTIFICATE

THIS PLAT AND THE STATEMENTS HEREON ARE CONDITIONALLY APPROVED, PENDING COMPLETION OF SPECIFIED IMPROVEMENTS, THIS ____ DAY OF _____, 20___ BY THE TOWN COUNCIL OF TOWN OF GYPSUM, COLORADO. THIS APPROVAL DOES NOT EXTEND TO THE DESIGN OF UTILITIES, SEWAGE DISPOSAL, ROADS, OR ANY OTHER SERVICE FACILITY AND DOES NOT CONSTITUTE ACCEPTANCE OF ROADS, UTILITIES, OR SERVICES BY THE TOWN FOR MAINTENANCE OR OPERATION.

BY: _____
MAYOR

APPROVAL TO RECORD

HAVING ASCERTAINED THAT THE CONDITIONS OF APPROVAL HAVE BEEN SATISFACTORILY COMPLETED ON THIS ____ DAY OF _____, 20___ THE TOWN COUNCIL APPROVES THIS PLAT FOR RECORDING BY THE COUNTY CLERK AND RECORDER.

BY: _____
MAYOR

CLERK AND RECORDER'S CERTIFICATE

THIS PLAT IS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF EAGLE COUNTY, COLORADO, AT O'CLOCK __M., ON THE ___ DAY OF _____, 20_____ AT RECEPTION NO. _____

_____
COUNTY CLERK AND RECORDER

_____
BY: DEPUTY

R&R ENGINEERS-SURVEYORS, INC.
1635 W. 13TH AVENUE, SUITE 310
DENVER, COLORADO 80204
303-753-6730
www.rrengineers.com

REVISIONS	
5/7/2026	UPDATES PER TOWN COMMENTS
7/10/2026	UPDATES PER TOWN COMMENTS
7/31/2026	UPDATES PER TOWN COMMENTS
7/7/2026	UPDATES PER TOWN COMMENTS

File:	EC22235-REPLAT2
Orig. Issue Date:	5/8/2026
Drawn By:	MJP
Checked By:	KJK
Project No.	EC22235

FINAL PLAT OF
TOWER CENTER FILING NO. 2
BEING A REPLAT OF TRACT F,
FINAL PLAT OF TOWER CENTER FILING NO. 1
SITUATED IN TRACTS 42, 58, AND 61, SECTION 4,
TOWNSHIP 5 SOUTH, RANGE 85 WEST OF THE 6TH
PRINCIPAL MERIDIAN
TOWN OF GYPSUM, COUNTY OF EAGLE, STATE OF
COLORADO
Sheet 1 of 5

Aug 12, 2026 - 12:02pm Plotted by: mpellegrini C:\Temp\AutoCAD\Ac-Publish_3712\EC22235 Plat_Phase-2_Rev3.dwg

FINAL PLAT OF

TOWER CENTER FILING NO. 2

BEING A REPLAT OF TRACT F, FINAL PLAT OF TOWER CENTER FILING NO. 1
SITUATED IN TRACTS 42, 58, AND 61, SECTION 4, TOWNSHIP 5 SOUTH, RANGE 85 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF GYPSUM, COUNTY OF EAGLE, STATE OF COLORADO

EXCEPTIONS PER TITLE COMMITMENT

EXCEPTIONS NO. 1 THROUGH 8 ARE STANDARD EXCEPTIONS AND ARE NOT ADDRESSED OR LISTED HEREON.

9. RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM, SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED, AND A RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AND SUBJECT TO RIGHT OF WAY OF THE DENVER AND RIO GRANDE RAILWAY COMPANY, AS RESERVED IN UNITED STATES PATENT RECORDED JULY 08, 1890 IN BOOK 35 AT PAGE 346. NOTE: THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF INTERESTS THAT ARE NOT LISTED.

10. RIGHT OF PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES AS RESERVED IN UNITED STATES PATENT RECORDED APRIL 15, 1891, IN BOOK 48AT PAGE 151. NOTE: THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF INTERESTS THAT ARE NOT LISTED.

11. RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM, SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED, AND A RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNITED STATES PATENT RECORDED OCTOBER 02, 1890 IN BOOK 35 AT PAGE 406, RECORDED JANUARY 21, 1891 IN BOOK 35 AT PAGE 464, RECORDED MAY 24, 1910 IN BOOK 48AT PAGE 313, AND RECORDED JANUARY 24, 1983 IN BOOK 405 AT PAGE 511. NOTE: THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF INTERESTS THAT ARE NOT LISTED.

12. RESERVATION OF OIL, COAL, GAS AND OTHER MINERALS, AS DEFINED AND DESCRIBED IN WARRANTY DEEDS RECORDED AUGUST 21, 1950 IN BOOK 135 AT PAGE 114 AND RECORDED DECEMBER 20, 1961 IN BOOK 166 AT PAGE 33. NOTE: THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF INTERESTS THAT ARE NOT LISTED.

13. [INTENTIONALLY DELETED.] (CLEAR ZONE AVIGATION EASEMENTS RECORDED MARCH 25, 1983 IN BOOK 356 AT PAGE 47 AND APRIL 20, 1983 IN BOOK 358 AT PAGE 49, AND CORRECTED CLEAR ZONE AVIGATION EASEMENT RECORDED JUNE 29,1983 IN BOOK 362 AT PAGE 548.)

14. CASE NO. 83CV125, INCLUSION OF SUBJECT PROPERTY IN THE GYPSUM FIRE PROTECTION DISTRICT, RECORDED APRIL 29, 1983, IN BOOK 358 AT PAGE 691. NOTE: ORDER OF INCLUSION RECORDED MAY 4, 2005 AT RECEPTION NO. 914648.

15. WATER RIGHTS, RESERVATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN WARRANTY DEEDS RECORDED MAY 16, 1983 IN BOOK 359 AT PAGE 772 AND DECEMBER 21, 1984 IN BOOK 402 AT PAGE 865. NOTE: NON-EXCLUSIVE ROAD EASEMENTS OR RIGHT OF WAYS AS DEFINED AND DESCRIBED IN INSTRUMENTS RECORDED DECEMBER 3, 1984 IN BOOK 401 AT PAGE 459, DECEMBER 21, 1984 IN BOOK 402 AT PAGE 865, AND GRANT OF EASEMENT RECORDED DECEMBER 2, 1996 IN BOOK 712 AT PAGE 694. NOTE: GRANT OF EASEMENT RECORDED DECEMBER 06, 1996 IN BOOK 713 AT PAGE 221. NOTE: GRANT OF EASEMENT RECORDED DECEMBER 10, 1996 IN BOOK 713 AT PAGE 424.

16. [INTENTIONALLY DELETED.] (NOTICE REGARDING APPLICATION FOR A MINING AND RECLAMATION PERMIT RECORDED JUNE 27, 1983 IN BOOK 362 AT PAGE 468.)

17. [INTENTIONALLY COMBINED WITH EXCEPTION 15]

18. CIVIL ACTION NO. 80CV193, ORDER OF INCLUSION OF LANDS INTO THE WESTERN EAGLE COUNTY METROPOLITAN RECREATION DISTRICT, RECORDED DECEMBER 22, 1989, IN BOOK 520 AT PAGE 156, RECORDED JANUARY 16, 1991 IN BOOK 545 AT PAGE 782, NOTE: AMENDMENT RECORDED NOVEMBER 18, 1991 IN BOOK 567 AT PAGE 118, RECORDED JANUARY 3, 1994IN BOOK 629 AT PAGE 173, RECORDED MAY 1, 1997 IN BOOK 725 AT PAGE 791, AND RECORDED MARCH 4, 2004 AT RECEPTION NO. 869897.

19. [INTENTIONALLY DELETED.] (TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS ASSET FORTH IN SPECIAL WARRANTY DEED RECORDED MAY 21, 1990 IN BOOK 529 AT PAGE 773.)

20. HOLY CROSS ELECTRIC ASSOCIATION, INC., UNDERGROUND RIGHT-OF-WAY EASEMENT RECORDED JULY 20, 1990, IN BOOK 533 AT PAGE 998 AND RECORDED JULY 24, 1990 IN BOOK 534 AT PAGE 184.

21. CASE NO. 81CV271, INCLUSION OF SUBJECT PROPERTY IN THE VAIL VALLEY CONSOLIDATED WATER DISTRICT,RECORDED DECEMBER 14, 1990, IN BOOK 543 AT PAGE 942.

22. [INTENTIONALLY DELETED.] (AGREEMENT RECORDED SEPTEMBER 20, 1991 IN BOOK 562 AT PAGE 745.)

23. [INTENTIONALLY DELETED.] (LICENSE AGREEMENT RECORDED DECEMBER 18, 1991 IN BOOK 569 AT PAGE 260.)

24. OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN DEEDS RECORDED SEPTEMBER 30, 1992 IN BOOK 590 AT PAGE 450, MARCH 25, 1993 IN BOOK 604 AT PAGES 981 AND 982, JUNE 24, 1996 IN BOOK 698 ATPAGE 194, AND AUGUST 12, 1996 IN BOOK 702 AT PAGE 561.

25. [INTENTIONALLY DELETED.] (LEASE AGREEMENT (APPURTENANCE) RECORDED SEPTEMBER 14, 1993 IN BOOK 619 AT PAGE 350.)

26. [INTENTIONALLY DELETED.] (RESOLUTION NO. 95-28 APPROVAL OF SPECIAL USE PERMIT LEHMAN GRAVELPIT, FILE NO. ZS-48-94A, RECORDED MARCH 14, 1995 IN BOOK 663 AT PAGE 228.)

27. THE TERMS AND CONDITIONS OF THE EASEMENT AND RIGHT-OF-WAY AS SET FORTH WARRANTY DEED RECORDED SEPTEMBER 29, 1995 IN BOOK 677 AT PAGE 165.

28. [INTENTIONALLY COMBINED WITH EXCEPTION 15]

29. ORDINANCE NO. 9-1996 (SERIES 1996), ANNEXING SUBJECT PROPERTY INTO THE GYPSUM COMMERCIAL PARK ANNEXATION RECORDED DECEMBER 10, 1996 IN BOOK 713 AT PAGE 385. NOTE: ANNEXATION PLAT GYPSUM AIRPARK, LLC DBA GYPSUM COMMERCIAL PARK RECORDED DECEMBER 10, 1996 IN BOOK 713 AT PAGE 384. NOTE: ANNEXATION AGREEMENT RECORDED DECEMBER 10, 1996 IN BOOK 713 AT PAGE 386.

30. [INTENTIONALLY COMBINED WITH EXCEPTION 15]

31. [INTENTIONALLY DELETED.] (RESOLUTION NO. 97-002 APPROVAL OF A SPECIAL USE PERMIT FOR GRAVEL EXTRACTION AND PROCESSING AT THE CAROL ANN PIT, FILE NO. ZS-380-5, RECORDED JANUARY 15, 1997 IN BOOK 716 AT PAGE254.)

32. [INTENTIONALLY DELETED.] (DEED OF AVIATION AGREEMENT RECORDED JUNE 03, 1997 IN BOOK 728 AT PAGE 330.)

33. [INTENTIONALLY DELETED.](EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE SEWER LINE AND UTILITY EASEMENT (ERNST LEHMANN PARCEL) MAP RECORDED JANUARY 14, 1998 AT RECEPTION NO. 644687.)

34. EASEMENTS ON THE EXEMPTION PLAT LEHMANN PARCELS RECORDED FEBRUARY 26, 1998 AT RECEPTION NO. 648253.

35. ANY AND ALL WATER RIGHTS AS DEFINED AND DESCRIBED IN DEEDS RECORDED MAY 24, 1999 AT RECEPTION NOS. 697013 AND 697015, RECORDED MAY 25, 1999 AT RECEPTION NOS. 697141 AND 697142, AND RECORDED JUNE 30, 2006 AT RECEPTION NOS. 200617648, 200617651, AND 200617652.

36. [INTENTIONALLY DELETED.] (ORDINANCE NO. 1999-16, INCLUSION OF SUBJECT PROPERTY IN THE JULES DRIVE SPECIAL IMPROVEMENT DISTRICT NO. 1998-1, AS EVIDENCED BY INSTRUMENT RECORDED JULY 30, 1999, AT RECEPTION NO. 704209.)

37. [INTENTIONALLY DELETED.] (HOLY CROSS ENERGY RIGHT-OF-WAY EASEMENT RECORDED AUGUST 23, 2001,AT RECEPTION NO. 765572.)

38. TOWER CENTER ANNEXATION AND DEVELOPMENT AGREEMENT RECORDED JUNE 30, 2006 AT RECEPTION NO. 200617643. NOTE: FIRST AMENDMENT RECORDED MARCH 21, 2008 AT RECEPTION NO. 200806081. NOTE: SECOND AMENDMENT RECORDED MAY 13, 2009 AT RECEPTION NO. 200908976. NOTE: RESOLUTION NO. 2010-06, RESOLUTION APPROVING THE THIRD AMENDMENT RECORDED APRIL 15, 2010 AT RECEPTION NO. 201007158. NOTE: RESOLUTION NO. 17, SERIES OF 2024 APPROVING THE AMENDED AND RESTATED TOWER CENTER ANNEXATION AND DEVELOPMENT AGREEMENT IN CONNECTION WITH THE ABOVE-REFERENCED AGREEMENTS RECORDED MAY 9, 2025 AT RECEPTION NO. 202505910.

39. [INTENTIONALLY DELETED.] (ORDINANCE NO. 2006-05, APPROVING A PUD ZONE DISTRICT, RECORDED JUNE 30, 2006 AT RECEPTION NO. 200617644.)

EXCEPTIONS PER TITLE COMMITMENT - CONTINUED

40. [INTENTIONALLY DELETED.](RESOLUTION NO. 2006-19, APPROVING THE APPLICATION FOR AN AMENDED EXEMPTION PLAT OF LEHMAN PARCELS AKA TOWER CENTER RECORDED JUNE 30, 2006 AT RECEPTION NO. 200617645.)

41. [INTENTIONALLY DELETED.](EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF AMENDED EXEMPTION PLAT LEHMANN PARCELS RECORDED JUNE 30, 2006 AT RECEPTION NO. 200617646. NOTE: QUIT CLAIM DEEDS AS TO CERTAIN EASEMENTS RECORDED MAY 5, 2011 AT RECEPTION NOS. 201108122, 201108123, 201108124 AND 201108125.)

42. DEED OF AVIGATION EASEMENT RECORDED JUNE 30, 2006 AT RECEPTION NO. 200617647.

43. [INTENTIONALLY DELETED.] (SUBDIVISION IMPROVEMENT AGREEMENT STRATTON FLATS SUBDIVISION RECORDED MARCH 21, 2008 AT RECEPTION NO. 200806082. NOTE: FIRST AMENDMENT RECORDED OCTOBER 26, 2010 AT RECEPTION NO. 201021876, NOTE: THIRD AMENDMENT RECORDED SEPTEMBER 13, 2016 AT RECEPTION NO. 201616244. NOTE: FOURTH AMENDMENT RECORDED OCTOBER 26, 2018 AT RECEPTION NO. 201818365.)

44. [INTENTIONALLY DELETED.] (STRATTON FLATS PLANNED UNIT DEVELOPMENT GUIDE RECORDED MARCH 21, 2008 AT RECEPTION NO. 200806083.)

45. [INTENTIONALLY DELETED.] (LONG TERM WATER LEASE AGREEMENT GYPSUM/STRATTON FLATS, LLC RECORDED MARCH 21, 2008 AT RECEPTION NO. 200806084.)

46. CASE NO. 2008CV316, INCLUSION OF SUBJECT PROPERTY IN THE TOWER CENTER METROPOLITAN DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED FEBRUARY 13, 2009, AT RECEPTION NO. 200902467.

47. AGREEMENT FOR RECORDING OF JOINT IMPROVEMENTS AND COST SHARING AGREEMENT RECORDED FEBRUARY 22, 2012 AT RECEPTION NO. 201203488.

48. DITCH RELOCATION AND ALTERATION AGREEMENT RECORDED JULY 15, 2015 AT RECEPTION NO. 201513193.

49. DITCH SHARING AGREEMENT RECORDED JULY 15, 2015 AT RECEPTION NO. 201513194. NOTE: ASSIGNMENT RECORDED JANUARY 4, 2022 AT RECEPTION NO. 202200129.

50. DITCH RELOCATION, OPERATING AND MAINTENANCE AGREEMENT RECORDED JULY 15, 2015 AT RECEPTION NO. 201513195.

51. [INTENTIONALLY DELETED.](RESOLUTION PZ NO. 04 (SERIES OF 2019), APPROVING ACCESS TO PUBLIC HIGHWAY, STREETS AND ROADS FOR EAGLE ROCKS AGGREGATES, INC., RECORDED MARCH 13, 2019 AT RECEPTION NO. 201903378.)

52. [INTENTIONALLY DELETED.](ACCESS EASEMENT RECORDED APRIL 01, 2019 AT RECEPTION NO. 201904194.)

53. UNRECORDED TEMPORARY EASEMENT DEED AND AGREEMENT BY AND BETWEEN DAY3, LLC, A MISSOURI LIMITED LIABILITY COMPANY AND SPRING CREEK APARTMENTS LLC, A COLORADO LIMITED LIABILITY COMPANY, AS SET FORTH IN SPECIAL WARRANTY DEED RECORDED MAY 18, 2020 AT RECEPTION NO. 202007295.

54. [INTENTIONALLY DELETED.](NOTICE REGARDING AGREEMENTS FOR SALE AND PURCHASE OF REAL ESTATE RECORDED AUGUST 16, 2021 AT RECEPTION NO. 202118728.)

55. DECLARATION OF EASEMENTS RECORDED DECEMBER 21, 2021 AT RECEPTION NO. 202128048.

56. [INTENTIONALLY DELETED.](MEMORANDUM OF GROUND LEASE BY AND BETWEEN EAGLE COUNTY LAND COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS LANDLORD, AND SIGNATURE FLIGHT SUPPORT LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS TENANT, RECORDED DECEMBER 21, 2021, AT RECEPTION NO. 202128049.)

57. RESOLUTION NO. 06 SERIES 2024, APPROVING THE TOWER CENTER PLANNED UNIT DEVELOPMENT COMBINED PUD SKETCH PLAN AND PUD PRELIMINARY PLAN, RECORDED JANUARY 15, 2025 AT RECEPTION NO. 202500709.

58. ORDINANCE NO. 15 (SERIES OF 2024), APPROVING THE TOWER CENTER PUD GUIDE FOR THE TOWER CENTER PLANNED UNIT DEVELOPMENT RECORDED MAY 08, 2025 AT RECEPTION NO. 202505904.

59. RESOLUTION NO. 19 (SERIES OF 2024), APPROVING THE FIRST AMENDED AND RESTATED SERVICE PLAN FOR TOWER CENTER METROPOLITAN DISTRICT, RECORDED JANUARY 16, 2025 AT RECEPTION NO. 202500743.

60. RESOLUTION APPROVING THE FORMATION OF "SUBDISTRICT NO.1 OF THE TOWER CENTER METROPOLITAN DISTRICT" RECORDED FEBRUARY 03, 2025, AT RECEPTION NO. 202501485. NOTE: CORRECTION THEREOF RECORDED MARCH 27, 2025 AT RECEPTION NO. 202503891.

61. EXISTING LEASES AND TENANCIES: NOTE UPON RECEIPT BY THE COMPANY OF THE COMMERCIAL LIEN AFFIDAVIT, THIS EXCEPTION MAY BE MODIFIED OR DELETED.

62. RESOLUTION NO. 24 (SERIES 2025) APPROVING THE TOWER CENTER FILING NO. 1 FINAL PLAT SUBDIVISION IMPROVEMENT AGREEMENT, RECORDED DECEMBER 10, 2025 AT RECEPTION NO. 202516980.

63. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF TOWER CENTER FILING NO. 1, RECORDED DECEMBER 10, 2025 AT RECEPTION NO. 202516981.

64. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTION TOWER CENTER, RECORDED DECEMBER 10, 2025 AT RECEPTION NO. 202516982.

65. TEMPORARY CONSTRUCTION EASEMENT AGREEMENT RECORDED DECEMBER 12, 2025 AT RECEPTION NO. 202517095.

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REVISIONS		File: EC22235-REPLAT2
6/17/2026	UPDATES PER TOWN COMMENTS	Orig. Issue Date: 5/8/2026
7/10/2026	UPDATES PER TOWN COMMENTS	Drawn By: MJP
7/31/2026	UPDATES PER TOWN COMMENTS	Checked By: KJK
7/12/2026	UPDATES PER TOWN COMMENTS	Project No. EC22235

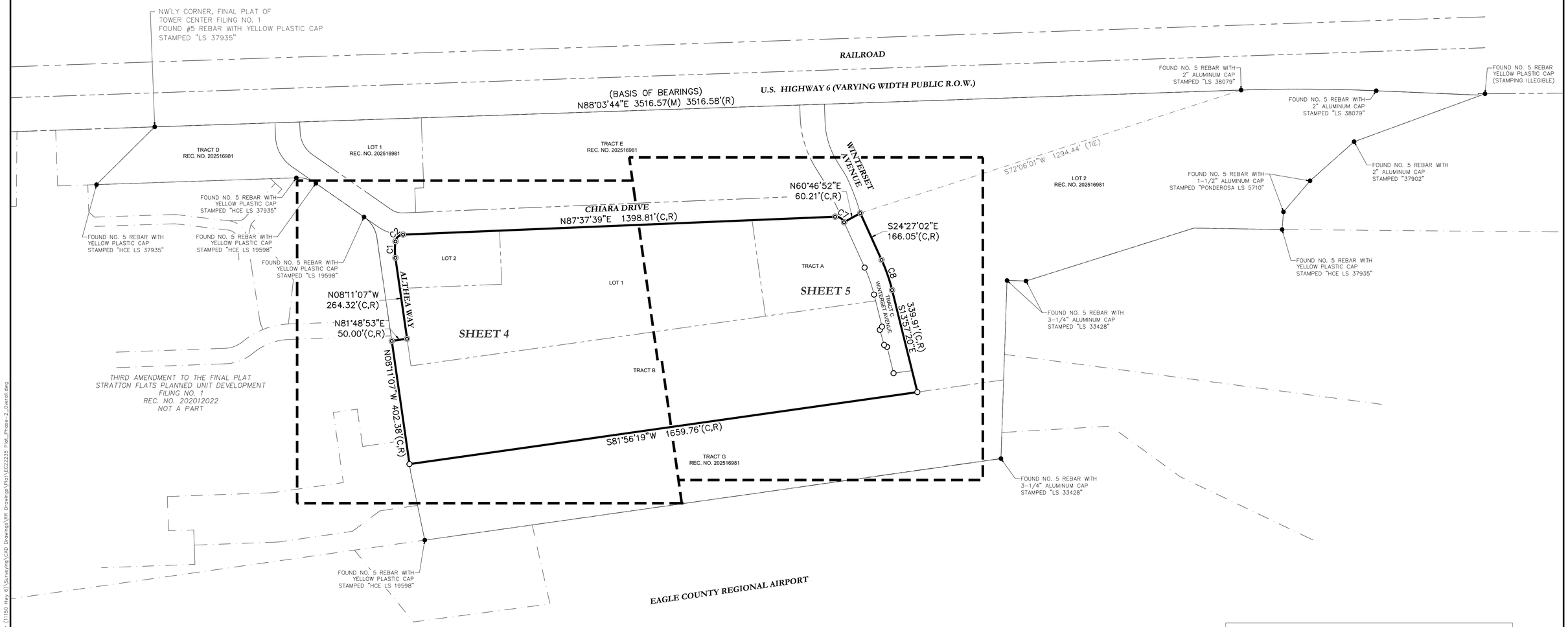
FINAL PLAT OF
TOWER CENTER FILING NO. 2
BEING A REPLAT OF TRACT F,
FINAL PLAT OF TOWER CENTER FILING NO. 1
SITUATED IN TRACTS 42, 58, AND 61, SECTION 4,
TOWNSHIP 5 SOUTH, RANGE 85 WEST OF THE 6TH
PRINCIPAL MERIDIAN
TOWN OF GYPSUM, COUNTY OF EAGLE, STATE OF
COLORADO
Sheet 2 of 5

Aug 12, 2026 - 12:02pm Plotted by: mpellegrini C:\Temp\AutoCAD\AcPublish_37132\EC22235 Plat_Phase-2_Rev3.dwg

FINAL PLAT OF

TOWER CENTER FILING NO. 2

BEING A REPLAT OF TRACT F, FINAL PLAT OF TOWER CENTER FILING NO. 1
SITUATED IN TRACTS 42, 58, AND 61, SECTION 4, TOWNSHIP 5 SOUTH, RANGE 85 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF GYPSUM, COUNTY OF EAGLE, STATE OF COLORADO



CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	53.17'	180.00'	16°55'33"	N0°16'38"E	52.98'
C2	35.80'	26.00'	78°53'15"	N48°11'02"E	33.04'
C7	36.16'	30.50'	67°55'19"	S58°24'41"E	34.08'
C8	103.58'	565.50'	10°29'41"	S19°12'11"E	103.44'

LEGEND

- FOUND MONUMENT, AS NOTED
- FOUND SURVEY MONUMENT – 5/8" X 18" REBAR WITH 1-1/4" DIAMETER RED PLASTIC CAP STAMPED "R&R ENG | PLS 34591"
- SET SURVEY MONUMENT – 5/8" X 18" REBAR WITH 1-1/4" DIAMETER RED PLASTIC CAP STAMPED "R&R ENG | PLS 34591"
- BOUNDARY LINE / PARCEL LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE

0' 150' 300'
SCALE: 1"=150'

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REVISIONS		
6/17/2026	UPDATES PER TOWN COMMENTS	
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File:	EC22235-REPLAT2
Orig. Issue Date:	5/8/2026
Drawn By:	MJP
Checked By:	KJK
Project No.	EC22235

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TOWN OF GYPSUM, COUNTY OF EAGLE, STATE OF COLORADO

Aug 12, 2026 - 12:00pm Plotted by: mgellegrini P:\EC22235 Gypsum Town Center (11150 Hwy 6)\Surveying\CAD Drawings\NRR Drawings\Plat\EC22235 Plat_Phase-2_Overall.dwg

FINAL PLAT OF
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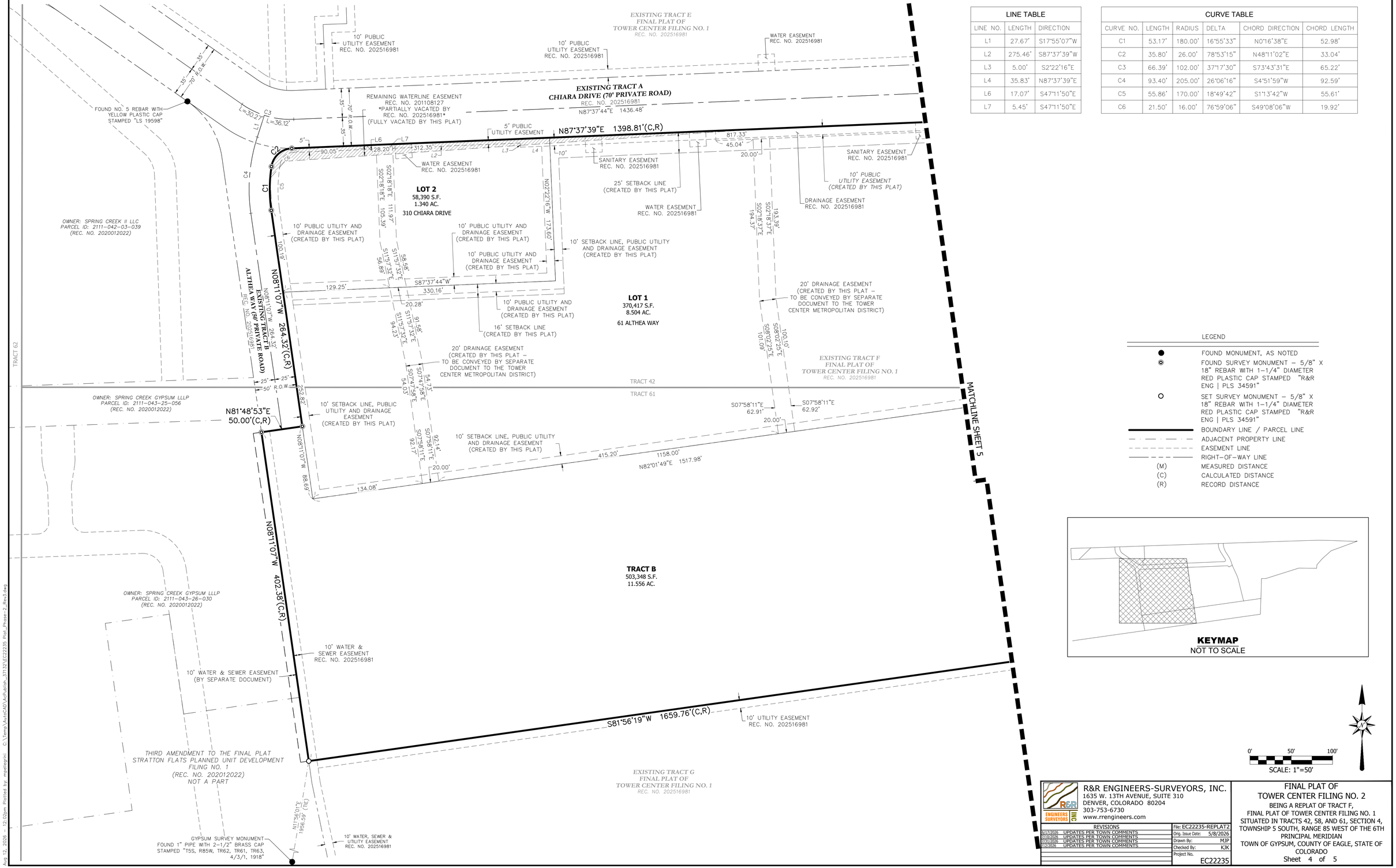
TOWN OF GYPSUM, COUNTY OF EAGLE, STATE OF COLORADO

LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L1	27.67'	S17°55'07"W
L2	275.46'	S87°37'39"W
L3	5.00'	S2°22'16"E
L4	35.83'	N87°37'39"E
L6	17.07'	S47°11'50"E
L7	5.45'	S47°11'50"E

CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	53.17'	180.00'	16°55'33"	N0°16'38"E	52.98'
C2	35.80'	26.00'	78°53'15"	N48°11'02"E	33.04'
C3	66.39'	102.00'	37°17'30"	S73°43'31"E	65.22'
C4	93.40'	205.00'	26°06'16"	S4°51'59"W	92.59'
C5	55.86'	170.00'	18°49'42"	S1°13'42"W	55.61'
C6	21.50'	16.00'	76°59'06"	S49°08'06"W	19.92'



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- (M) MEASURED DISTANCE
- (C) CALCULATED DISTANCE
- (R) RECORD DISTANCE

KEYMAP
NOT TO SCALE

0' 50' 100'
SCALE: 1"=50'

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TOWN OF GYPSUM, COUNTY OF EAGLE, STATE OF
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Sheet 4 of 5

Aug 12, 2026 - 12:02pm Plotted by: mpellegrini C:\Temp\AutoCAD\AcPublish_37132\EC22235 Plat_Phase-2_Rev3.dwg

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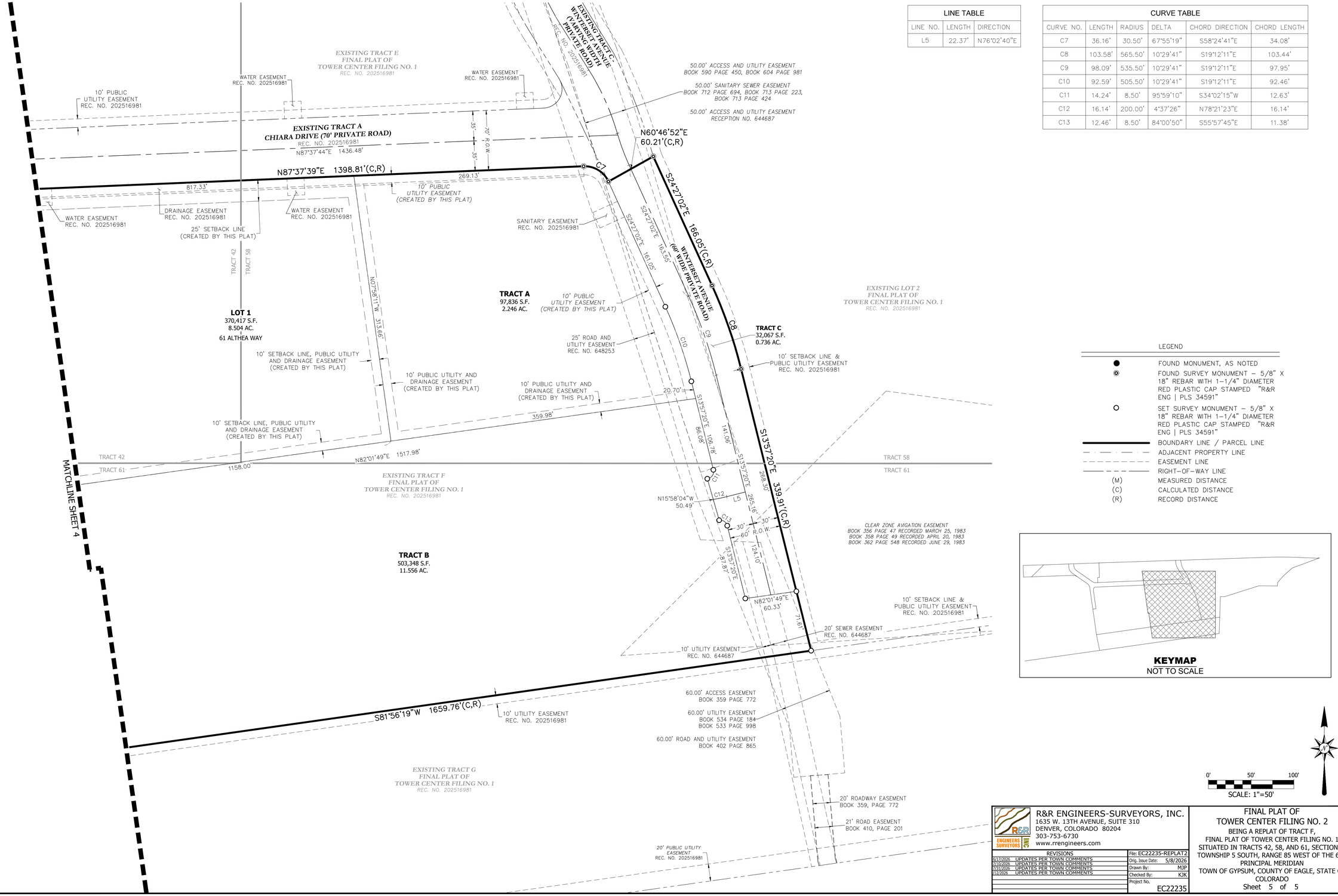
TOWN OF GYPSUM, COUNTY OF EAGLE, STATE OF COLORADO

LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L5	22.37'	N76°02'40"E

CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C7	36.16'	30.50'	67°55'19"	S58°24'41"E	34.08'
C8	103.58'	565.50'	10°29'41"	S19°12'11"E	103.44'
C9	98.09'	535.50'	10°29'41"	S19°12'11"E	97.95'
C10	92.59'	505.50'	10°29'41"	S19°12'11"E	92.46'
C11	14.24'	8.50'	95°59'10"	S34°02'15"W	12.63'
C12	16.14'	200.00'	4°37'26"	N78°21'23"E	16.14'
C13	12.46'	8.50'	84°00'50"	S55°57'45"E	11.38'



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KEYMAP
NOT TO SCALE

0' 50' 100'
SCALE: 1"=50'

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COLORADO
Sheet 5 of 5

Aug 12, 2026 - 12:02pm Plotted by: mpellegrini C:\Temp\AutoCAD\AcPublish_37132\EC22235 Plat_Phase-2_Rev3.dwg

EXHIBIT B

FIRST AMENDMENT TO SUBDIVISION IMPROVEMENT AGREEMENT TOWER CENTER SUBDIVISION

FIRST AMENDMENT

TO

SUBDIVISION IMPROVEMENT AGREEMENT

TOWER CENTER SUBDIVISION (PUD ZONING)

THIS FIRST AMENDMENT TO SUBDIVISION IMPROVEMENT AGREEMENT ("First Amendment") is entered into this _____ day of _____, 2026, by and between the TOWN OF GYPSUM, Colorado ("Gypsum"), a home rule municipal corporation organized pursuant to Article XX of the Colorado Constitution and Gypsum's Home Rule Charter effective October 21, 1982, and EAGLE COUNTY LAND COMPANY, a Delaware limited liability company (referred to as "Developer"). Gypsum and Developer are collectively referred to as "Parties," or occasionally in the singular as "Party."

WHEREAS, Gypsum and Developer previously entered into that certain Subdivision Improvement Agreement (the "Agreement") dated November 12, 2025, recorded December 10, 2025, at Reception No. 202516980, in the real property records of the Eagle County Clerk and Recorder; and

WHEREAS, the Agreement contemplated phased development of the Property, whereby each Phase would be subdivided by Final Plat and pursuant to Section 2.B of the Agreement, portions of the Property could be released from the obligations of the Agreement, provided that a separate subdivision improvements agreement for said portion was entered into and the ECU Limitation specified in Section 16.E of the Agreement is reduced in an amount equal to the ECU limitation attributed to the land subject to the sperate subdivision improvements agreement; and

WHEREAS, the Developer has requested the amendment of the Agreement to release a portion of the Property, and reduce the ECU Limitation in the Agreement, and the released portion of the Property shall no longer be a portion of the Project; and

WHEREAS, by separate agreement, executed contemporaneously with the execution hereof, the owner of the released portion of the Property shall enter into a separate subdivision improvement agreement; and

WHEREAS, Hillpointe, as the owner of a portion of the Project, consents to this First Amendment, including but not limited to the release of a portion of the Property and the adjustment of ECUs allocated to the Project; and

WHEREAS, this First Amendment shall provide for the second Phase ("Phase 2") of the Project, consisting of Twenty-Four (24) studio units and an estimated 10,882 square feet of commercial development; and

WHEREAS, Phase 2 does not require construction of any Required Improvements,

WHEREAS the Parties desire to amend the Agreement on the terms and conditions as provided for herein.

NOW THEREFORE, in consideration of the mutual covenants contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties do hereby agree as follows:

1. Definitions. Unless otherwise defined herein, all defined terms shall have the meaning set forth in the Agreement.

2. Release of Portion of Property. Exhibit A to the Agreement is hereby amended by its deletion in its entirety and replacement with Exhibit A-1, attached and incorporated herein.

3. ECU Limitation. Section 16.E. of the Agreement is hereby deleted in its entirety and replaced with the following language:

> "E. ECU Limitation. Notwithstanding the foregoing, the ECUs allocated to the Project are 328.65 ECU. Of the original 408.65 ECU allocated to the Project in the Agreement, 80.00 ECU have been removed from the Project by the First Amendment. The first Phase of the Project was allocated a total of 231.65 ECU. Phase 2 is allocated 16.00 ECU. The remaining 81.00 ECU have not been allocated."

4. Phase 2 Estimated Water Dedication ECU Calculation. Pursuant to Subsection 16.A of the Agreement and based upon the 24 studio residential units requiring 6.0 ECU and non-residential requiring 4.0 ECU, contained in the Final Plat application for Phase 2 and the requirements of the now-existing Town Code, the amount of the Water Rights Dedication Fee due at the time of Final Plat approval for Phase 2 shall be $150,000 ($15,000 x 6.0 ECU = $90,000 for residential water dedication and $15,000 x 4.0 ECU = $60,000 for non-residential water dedication).

5. Phase 2 Water Tap Fees. Pursuant to Subsection 16.F of the Agreement the amount of the partial water service tap fee due for the 16.0 ECU at Final Plat approval for Phase 2 shall be $48,000.00 ($10,000 x 16 ECU = $160,000 x 30%).

6. Phase 2 Sewer Tap Fees. Pursuant to Subsection 17.A of the Agreement the amount of the partial sewer service tap fee due at Final Plat approval for Phase 2 shall be $67,200.00 ($14,000 x 16 ECU = $224,000 x 30%).

7. Phase 2 Law Enforcement Services. Pursuant to Section 19.A of the Agreement, Developer agrees to pay a law enforcement impact fee for each residential unit in Phase 2 in the amount of $250, at the time of Final Plat for Phase 2. The total fee for the 24 units in Phase 2 is $6,000.

8. Phase 2 Fire District Impact Fees. Pursuant to Section 20.A. of the Agreement the fire district impact fee collected on behalf of the Gypsum Fire Protection District for residential units in Phase 2 shall be due at the time of the Phase 2 Final Plat approval and is currently $70,583.28 (24 units x $2,940.97 per unit).

9. Phase 2 School Impact Fee. Pursuant to Section 20.B. of the Agreement, Developer for each Phase of the Project shall pay a cash impact fee in lieu of dedicating land to the School District at the time of recording such Final Plat subject to the fee. For Phase 2, the School District has determined the fair market value of the land to be $45,814.00 per acre and the impact of the 24 multifamily units to be 0.064 acres. The School District Impact Fee for the 24 units of Phase 2 is $2,932.10, and is due before the recording of the Final Plat

10. Final Plat. The Final Plat for Phase 2 is attached hereto as Exhibit C-1.

11. Miscellaneous. Except as specifically modified herein, the Agreement shall remain in full force and effect. This First Amendment, as it amends the Agreement, shall be governed by and construed in accordance with the laws of the State of Colorado.

[Signature Page Follows]

IN WITNESS WHEREOF, the Parties have executed this First Amendment to be effective as of the date first above written.

TOWN OF GYPSUM

By: _____
Scott Green, Mayor
Gypsum Town Hall
Post Office Box 130
Gypsum, Colorado 81637

Attest:

_____
Polly Keene, Town Clerk

STATE OF COLORADO)
) ss.
COUNTY OF EAGLE)

The foregoing First Amendment to Subdivision Improvement Agreement was acknowledged before me this _____ day of _____, 2026, by Scott Green, as Mayor of Gypsum, Colorado.

Witness my hand and official seal.

My commission expires: _____

_____
Notary Public

DEVELOPER/OWNER:

EAGLE COUNTY LAND COMPANY, LLC,
a Delaware limited liability company

By: _____

_____

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing First Amendment to Subdivision Improvement Agreement was acknowledged before me this _____ day of _____, 2026, by Anthony Lamonia, as Authorized Signatory of Eagle County Land Company LLC, a Delaware limited liability company.

Witness my hand and official seal.

My commission expires: _____

_____
Notary Public

CONSENT

Hillpointe, as Developer with respect to the portion of the Project legally described as LOT 2, TOWER CENTER FILING NO. 1, also known as 71 WINTERSET AVE.; Parcel Number 2111-041-03-004, hereby consents to the execution and recording of this FIRST AMENDMENT TO SUBDIVISION IMPROVEMENT AGREEMENT.

DEVELOPER/OWNER:

HP-257007 GYPSUM, LLC, a Delaware limited liability company

By: _____

_____

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing First Amendment to Subdivision Improvement Agreement was acknowledged before me this _____ day of _____, 2026, by _____, as Authorized Signatory of HP-257007 GYPSUM, LLC, a Delaware limited liability company.

Witness my hand and official seal.

My commission expires: _____

_____
Notary Public

EXHIBIT A-1

LEGAL DESCRIPTION

EXHIBIT A
LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN TRACTS 42, 58 AND 61 OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 85 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF GYPSUM, COUNTY OF EAGLE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF THE PLAT OF TOWER CENTER FILING NUMBER 1, AS RECORDED AT RECEPTION NUMBER 202516981 IN THE OFFICE OF THE EAGLE COUNTY CLERK AND RECORDER ON 12/10/2025, EXCEPTING THEREFROM THE FOLLOWING PARCEL:

COMMENCING AT A POINT ON THE NORTHERLY LINE OF SAID PLAT, MONUMENTED BY A FOUND NUMBER 5 REBAR WITH 2 INCH ALUMINUM CAP STAMPED “LS 38079”, SAID POINT BEING 3516.57 FEET EASTERLY, AT A BEARING OF NORTH 88°03’44” EAST, OF THE NORTHWEST CORNER OF SAID PLAT ON SAID NORTHERLY LINE;

THENCE SOUTH 75°06’58” WEST, A DISTANCE OF 1637.19 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF CHIARA DRIVE AS DEDICATED ON SAID PLAT, SAID POINT ALSO BEING THE **POINT OF BEGINNING**;

THENCE DEPARTING SAID SOUTHERLY LINE SOUTH 07°58'11" EAST, A DISTANCE OF 313.66 FEET;

THENCE SOUTH 82°01'49" WEST, A DISTANCE OF 1158.00 FEET;

THENCE NORTH 08°11'07" WEST, A DISTANCE OF 88.69 FEET TO A POINT ON THE EASTERLY LINE OF ALTHEA WAY AS DEDICATED ON SAID PLAT;

THENCE FOLLOWING SAID EASTERLY LINE NORTH 08°11'07" WEST, A DISTANCE OF 164.13 FEET;

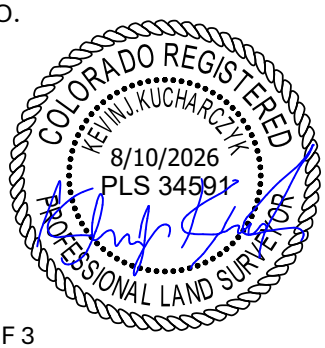
THENCE DEPARTING SAID EASTERLY LINE NORTH 87°37'44" EAST, A DISTANCE OF 330.16 FEET;

THENCE NORTH 02°22'16" WEST, A DISTANCE OF 173.60 FEET TO A POINT ON SAID SOUTHERLY RIGHT OF WAY LINE OF CHIARA DRIVE;

THENCE FOLLOWING SAID SOUTHERLY RIGHT OF WAY LINE NORTH 87°37'39" EAST, A DISTANCE OF 817.32 FEET, TO THE **POINT OF BEGINNING**.

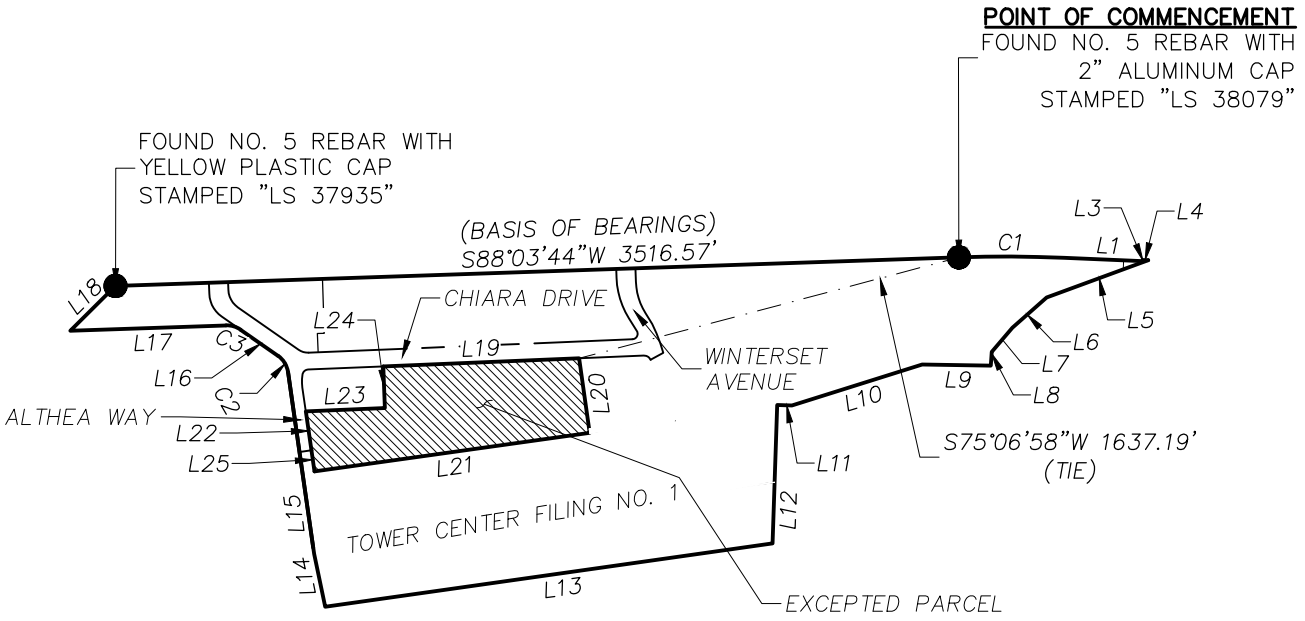
THE ABOVE-DESCRIBED PARCEL CONTAINS A CALCULATED AREA OF 370,417 SQUARE FEET OR 8.504 ACRES, MORE OR LESS.

THE BASIS OF BEARINGS FOR THIS LEGAL DESCRIPTION IS THE NORTHERLY LINE OF SAID PLAT, MONUMENTED ON THE EAST END AT A POINT OF CURVATURE BY A FOUND NUMBER 5 REBAR WITH 2 INCH ALUMINUM CAP STAMPED “LS 38079”, AND AT THE WEST END BY A FOUND NUMBER 5 REBAR WITH YELLOW PLASTIC CAP STAMPED “LS 37935”. SAID LINE BEARS SOUTH 88°03’44” WEST, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.



KEVIN J. KUCHARCZYK
COLORADO REG. NO. 34591
FOR AND ON BEHALF OF:
R&R ENGINEERS AND SURVEYORS, INC.

EXHIBIT A
ILLUSTRATION



0' 800'

SCALE: 1"=800'

NOTE
THIS MAP IS TO DEPICT THE ACCOMPANYING DESCRIPTION AND IS FOR INFORMATIONAL PURPOSES ONLY. IT DOES NOT REPRESENT A MONUMENTED LAND SURVEY.

COLORADO REGISTERED
KEVIN J. KUCHARCZYK
8/10/2026
PLS 34591
PROFESSIONAL LAND SURVEYOR

REVISIONS			Orig. Issue Date:	8/10/2026	Sheet 2 of 3
			Drawn By:	LMJ	
			Checked By:	KJK	
			Project No.	EC22235	

R&R ENGINEERS-SURVEYORS, INC.
1635 W. 13TH AVENUE, SUITE 310
DENVER, COLORADO 80204
303-753-6730
www.rrengineers.com

4/2/2026 5:46 PM Plotted by: ljovernick P:\EC22235 Gypsum Town Center (11150 Hwy 6)\Surveying\CAD Drawings\RR Drawings\Legal Exhibits\EC22235 SIA.dwg

EXHIBIT A

ILLUSTRATION

CURVE TABLE					
Curve #	R=	L=	Δ=	ChB=	ChD=
C1	5675.00'	437.46'	4°25'00"	N89°43'46"W	437.35'
C2	100.00'	81.85'	46°53'38"	N31°37'57"W	79.58'
C3	100.00'	64.33'	36°51'38"	N73°30'31"W	63.23'

LINE TABLE		
Line #	Bearing	Length
L1	S87°32'52"E	329.57'
L3	N02°03'44"E	5.00'
L4	S88°02'55"E	22.35'
L5	S69°54'01"W	450.83'
L6	S48°26'00"W	190.57'
L7	S40°32'30"W	132.31'
L8	S04°25'45"W	57.16'
L9	N89°03'08"W	285.75'
L10	S72°30'50"W	569.20'
L11	N88°04'37"W	61.45'
L12	S01°55'35"W	576.43'
L13	N81°56'19"E	1882.86'

LINE TABLE		
Line #	Bearing	Length
L14	S11°46'06"E	224.12'
L15	N08°11'07"W	402.38'
L16	N55°05'51"W	190.01'
L17	S88°03'44"W	649.38'
L18	N45°13'14"E	265.11'
L19	N87°37'39"E	817.32'
L20	S07°58'11"E	313.66'
L21	S82°01'49"W	1158.00'
L22	N08°11'07"W	164.13'
L23	N87°37'44"E	330.16'
L24	N02°22'16"W	173.60'
L25	N08°11'07"W	88.69'

REVISIONS			Orig. Issue Date:	8/10/2026	Sheet 3 of 3
			Drawn By:	LMJ	
			Checked By:	KJK	
			Project No.	EC22235	

R&R ENGINEERS-SURVEYORS, INC.
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4/2/2026 5:46 PM Plotted by: ljovernick P:\EC22235 Gypsum Town Center (11150 Hwy 6)\Surveying\CAD Drawings\RR Drawings\Legal Exhibits\EC22235 SIA.dwg

EXHIBIT C-1

FINAL PLAT OF TOWER CENTER FILING NO.2

FINAL PLAT OF

TOWER CENTER FILING NO. 2

BEING A REPLAT OF TRACT F, FINAL PLAT OF TOWER CENTER FILING NO. 1
SITUATED IN TRACTS 42, 58, AND 61, SECTION 4, TOWNSHIP 5 SOUTH, RANGE 85 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF GYPSUM, COUNTY OF EAGLE, STATE OF COLORADO

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS:
THAT EAGLE COUNTY LAND COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY BEING OWNER OR LIENHOLDER OF THE FOLLOWING DESCRIBED REAL PROPERTY, TO WIT:

TRACT F,
TOWER CENTER FILING NO. 1, RECORDED DECEMBER 10, 2025, AT RECEPTION NO. 202516981,
COUNTY OF EAGLE, STATE OF COLORADO.

CONTAINING A CALCULATED AREA OF 1,062,058 SQUARE FEET OR 24.382 ACRES, MORE OR LESS.

AND HAS CAUSED THE SAME TO BE SURVEYED, LAID OUT, SUBDIVIDED, AND DESIGNATED AS TOWER CENTER FILING NO. 2 AND HAS CAUSED THIS PLAT TO BE MADE, FILED, AND FURTHER DECLARES:

THE STREET IDENTIFIED ON THIS PLAT, BEING TRACT C, IDENTIFIED HEREON AS WINTERSET AVENUE ("STREET"), AND TRACT A WILL BE CONVEYED BY SEPARATE INSTRUMENT TO THE TOWER CENTER METROPOLITAN DISTRICT OR ITS SUCCESSOR IN INTEREST FOR THE PRIVATE USE OF THE PROPERTY OWNERS AND RESIDENTS OF THE FINAL PLATS OF TOWER CENTER FILING NO. 1 AND TOWER CENTER FILING NO. 2, WHICH DISTRICT SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE THEREOF, INCLUDING SURFACE AND DRAINAGE MAINTENANCE AND SNOWPLOWING IN COMPLIANCE WITH THE STANDARDS OF THE TOWN OF GYPSUM FOR EQUIVALENT PUBLIC STREETS LOCATED WITHIN THE TOWN.

ADDITIONALLY, NONEXCLUSIVE PERMANENT EASEMENTS ARE HEREBY DEDICATED ACROSS ALL STREETS AS FOLLOWS, (1) AN EASEMENT BENEFITING THE TOWN OF GYPSUM FOR THE USE OF THE SURFACE OF SUCH STREETS BY THE TOWN FOR MUNICIPAL PURPOSES AND DURING EMERGENCY CIRCUMSTANCES AND FOR ACCESS BY EMERGENCY SERVICE AGENCIES AND PROVIDERS, INCLUDING BUT NOT LIMITED TO ACCESS BY STATE AND LOCAL POLICE, FIRE, RESCUE, AND MEDICAL SERVICE PROVIDERS; AND (2) A SUBSURFACE EASEMENT TO BE HELD BY THE TOWN OF GYPSUM FOR THE BENEFIT OF THE TOWN OF GYPSUM AND FOR THE BENEFIT OF PUBLIC UTILITY SERVICE PROVIDERS (INCLUDING BUT NOT LIMITED TO GAS, ELECTRIC, SEWER, WATER AND TELECOMMUNICATIONS) FOR THE PURPOSE OF ACCESS TO AND CONSTRUCTION, INSTALLATION, MAINTENANCE AND REPAIR OF PUBLIC UTILITIES AND UTILITIES IMPROVEMENTS, TOGETHER WITH AN ASSOCIATED SURFACE ACCESS AND USE EASEMENT FOR SUCH PURPOSES; AND (3) FOR USE BY THE BENEFICIARY OF ANY UTILITY, DRAINAGE, ACCESS OTHER EASEMENTS OF RECORD ON THE SUBJECT PROPERTY.

WAIVER:
IN CONSIDERATION OF THE APPROVAL OF THIS SUBDIVISION PLAT, THE OWNER AND LIENHOLDER HEREBY WAIVE ANY AND ALL CLAIMS OF DAMAGES AGAINST TOWN OF GYPSUM OCCASIONED BY THE ALTERATION OF LAND SURFACES TO CONFORM TO THIS SUBDIVISION PLAT.

OWNER: _____

BY: _____
<SIGNATORY>

_____ _____
PRINT NAME ADDRESS 1

STATE OF _____)
) SS
COUNTY OF _____)

THE FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS

_____ DAY OF _____, 20____ AD, BY _____ AS_____

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

LIEN HOLDER OR MORTGAGEE

LIEN HOLDER / MORTGAGEE: _____

BY: _____
<SIGNATORY>

_____ _____ _____
PRINT NAME ADDRESS 1 RECEPTION NO.

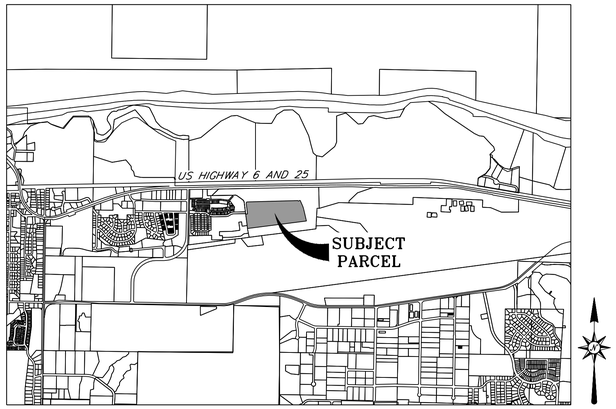
STATE OF _____)
) SS
COUNTY OF _____)

THE FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS

_____ DAY OF _____, 20____ AD, BY _____ AS_____

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____



VICINITY MAP
SCALE: 1" = 2,000'

GENERAL NOTES

1. BEARINGS ARE BASED ON THE NORTHERLY LINE OF TOWER CENTER FILING NO. 1, ACCORDING TO THE FINAL PLAT THEREOF, BEING MONUMENTED AT THE NORTHWESTERLY MOST CORNER OF TRACT D BY A FOUND NO. 5 REBAR WITH YELLOW PLASTIC CAP STAMPED "LS 37935" AND AT THE POINT OF CURVATURE OF THE NORTH LINE OF LOT 2 BY A FOUND NO. 5 REBAR WITH 2" ALUMINUM CAP STAMPED "LS 38079". SAID LINE IS ASSUMED TO BEAR NORTH 88°03'44" EAST, A DISTANCE OF 3516.57 FEET.
2. THIS MAP IS BASED ON THE FINAL PLAT OF TOWER CENTER FILING NO. 1 RECORDED AT RECEPTION NO. 202516981.
3. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUE 18-4-508, C.R.S.
4. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATE SHOWN HEREON.
5. LINEAR DISTANCES SHOWN ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED EXACTLY AS 1200/3937 METERS.
6. THE EASEMENT AREA WITHIN EACH LOT OR TRACT IS TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF THE LOT OR TRACT EXCEPTING THE TOWN OF GYPSUM FROM SUCH RESPONSIBILITY. ANY STRUCTURES INCONSISTENT WITH THE USE GRANTED IN THE EASEMENT ARE PROHIBITED.
7. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY R&R ENGINEERS-SURVEYORS, INC., TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENT, RIGHT-OF-WAY AND TITLE OF RECORD, R&R ENGINEERS-SURVEYORS, INC. RELIED UPON TITLE COMMITMENT NO. 25000310305B-REVISION NO. 2, HAVING A COMMITMENT DATE OF MAY 05, 2026 AT 5:30 P.M. AND PREPARED BY STEWART TITLE GUARANTY COMPANY COMMERCIAL SERVICES.
8. REFERENCE THE TOWER CENTER SUBDIVISION IMPROVEMENT AGREEMENTS FOR ADDITIONAL DETAILS REGARDING DEVELOPMENT OF THE THE REQUIRED SUBDIVISION ELEMENTS AS RECORDED AT REC. NO. _____.
9. TRACT B IS NOT ELIGIBLE FOR A BUILDING PERMIT, THE OWNERS OR SUCCESSORS OF TRACT B WILL HAVE TO PURSUE A SUBDIVISION APPROVAL BY THE TOWN OF GYPSUM COMMUNITY DEVELOPMENT DEPARTMENT BEFORE SUBMITTING FOR ANY BUILDING PERMITS.
10. THIS PLAT IS SUBJECT TO THE TOWER CENTER ANNEXATION AND DEVELOPMENT AGREEMENT RECORDED JUNE 30, 2006 AT RECEPTION NO. 200617643. FIRST AMENDMENT RECORDED MARCH 21, 2008 AT RECEPTION NO. 200806081. SECOND AMENDMENT RECORDED MAY 13, 2009 AT RECEPTION NO. 200908976. RESOLUTION NO. 2010-06, RESOLUTION APPROVING THE THIRD AMENDMENT RECORDED APRIL 15, 2010 AT RECEPTION NO. 201007158. RESOLUTION NO. 17, SERIES OF 2024 APPROVING THE AMENDED AND RESTATED TOWER CENTER ANNEXATION AND DEVELOPMENT AGREEMENT IN CONNECTION WITH THE ABOVE-REFERENCED AGREEMENTS RECORDED MAY 9, 2025 AT RECEPTION NO. 202505910.
11. PER THE TERMS OF THAT CERTAIN QUIT CLAIM DEED RECORDED AS RECEPTION NO. 201108127 ESTABLISHING A TEMPORARY 30' WATER LINE EASEMENT ("WATER LINE EASEMENT"), SAID WATER LINE EASEMENT IS VACATED BY THE RECORDATION OF THE FINAL PLAT OF TOWER CENTER FILING NO. 1, EXCEPT WHERE SHOWN THEREON, AND THE PROVISIONS OF SAID PLAT SHALL CONTROL AND SUPERSEDE SAID WATER LINE EASEMENT.
12. THIS PLAT IS SUBJECT TO THOSE CLEAR ZONE AVIGATION EASEMENTS RECORDED MARCH 25, 1983 IN BOOK 356 AT PAGE 47, RECORDED APRIL 20, 1983 IN BOOK 358 AT PAGE 49, AND RECORDED JUNE 29, 1983 IN BOOK 362 AT PAGE 548 GRANTING EASEMENTS AND RIGHTS-OF-WAY, APPURTENANT TO THE EAGLE COUNTY AIRPORT FOR THE UNOBSTRUCTED PASSAGE OF ALL AIRCRAFT ABOVE THE PROPERTY ALONG WITH ANY EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON SAID EAGLE COUNTY AIRPORT.

LAND USE SUMMARY

LOTS AND TRACTS	SQ. FT.	ACRE	USE	ADDRESS
LOT 1	370,417 SF	8.504 AC	MULTI-FAMILY RESIDENTIAL	61 ALTHEA WAY
LOT 2	58,390 SF	1.340 AC	MIXED-USE	310 CHIARA DRIVE
TRACT A	97,836 SF	2.246 AC	NEIGHBORHOOD PARK/OPEN SPACE	350 CHIARA DRIVE
TRACT B	503,348 SF	11.556 AC	FUTURE RESIDENTIAL	N/A
TRACT C	32,067 SF	0.736 AC	PRIVATE ROADWAY	WINTERSET AVENUE
TOTAL	1,062,058 SF	24.382 AC		

SURVEY CERTIFICATION

I, KEVIN J. KUCHARCZYK, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, HAVE AFFIXED MY STAMP AND SIGNATURE TO THIS FINAL PLAT OF TOWER CENTER FILING NO. 2, REPRESENTING THAT THE SURVEYING SERVICES ADDRESSED HEREON HAVE BEEN PERFORMED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND IS BASED UPON THE PROFESSIONAL SURVEYOR'S KNOWLEDGE, INFORMATION, BELIEF AND IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND WAS MONUMENTED IN ACCORDANCE WITH SECTIONS 38-51-101, ET SEQ., C.R.S. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY ME OR R&R ENGINEERS-SURVEYORS, INC. TO DETERMINE OWNERSHIP. THIS CERTIFICATION IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

KEVIN J. KUCHARCZYK P.L.S.
COLORADO REG. NO. 34591
FOR AND ON BEHALF OF
R&R ENGINEERS-SURVEYORS, INC.

TITLE CERTIFICATE

STEWART TITLE GUARANTY COMPANY DOES HEREBY CERTIFY THAT IT HAS EXAMINED THE TITLE TO ALL LANDS SHOWN UPON THIS PLAT AND THAT TITLE TO SUCH LANDS IS VESTED IN THE OWNERS SET FORTH HEREON, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, EXCEPT AS SET FORTH IN THE TITLE COMMITMENT REFERENCED HEREON.

DATED THIS _____ DAY OF _____, 20 ____ AD

BY: _____
AGENT

STATEMENT OF PURPOSE

THE PURPOSE OF THIS FINAL PLAT OF TOWER CENTER FILING NO. 2 IS TO ADJUST, CREATE, OR VACATE PROPERTY LINES OF THE PARCELS AND TRACTS DESCRIBED IN THE CERTIFICATE OF DEDICATION AND OWNERSHIP TO BETTER ACCOMMODATE FUTURE DEVELOPMENT WITHIN THE LANDS SHOWN HEREON.

CERTIFICATE OF TAXES PAID

I, THE UNDERSIGNED DO HEREBY CERTIFY THE ENTIRE AMOUNT OF TAXES AND ASSESSMENTS DUE AND PAYABLE AS OF

_____ 20_____ UPON THE PARCELS OF REAL ESTATE WITHIN THIS PLAT ARE PAID IN FULL.

DATED THIS ____ DAY OF _____, 20 ____ AD.

_____
TREASURER OF EAGLE COUNTY

PLANNING COMMISION CERTIFICATE

THIS PLAT AND THE STATEMENTS HEREON ARE APPROVED THIS ____ DAY OF _____, 20___ BY THE PLANNING COMMISSION OF TOWN OF GYPSUM, COLORADO. THIS APPROVAL DOES NOT EXTEND TO THE DESIGN OF UTILITIES, SEWAGE DISPOSAL, ROADS, OR ANY OTHER SERVICE FACILITY.

BY: _____
CHAIR

TOWN COUNCIL CERTIFICATE

THIS PLAT AND THE STATEMENTS HEREON ARE CONDITIONALLY APPROVED, PENDING COMPLETION OF SPECIFIED IMPROVEMENTS, THIS ____ DAY OF _____, 20___ BY THE TOWN COUNCIL OF TOWN OF GYPSUM, COLORADO. THIS APPROVAL DOES NOT EXTEND TO THE DESIGN OF UTILITIES, SEWAGE DISPOSAL, ROADS, OR ANY OTHER SERVICE FACILITY AND DOES NOT CONSTITUTE ACCEPTANCE OF ROADS, UTILITIES, OR SERVICES BY THE TOWN FOR MAINTENANCE OR OPERATION.

BY: _____
MAYOR

APPROVAL TO RECORD

HAVING ASCERTAINED THAT THE CONDITIONS OF APPROVAL HAVE BEEN SATISFACTORILY COMPLETED ON THIS ____ DAY OF _____, 20___ THE TOWN COUNCIL APPROVES THIS PLAT FOR RECORDING BY THE COUNTY CLERK AND RECORDER.

BY: _____
MAYOR

CLERK AND RECORDER'S CERTIFICATE

THIS PLAT IS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF EAGLE COUNTY, COLORADO, AT O'CLOCK __M., ON THE ___ DAY OF _____, 20_____ AT RECEPTION NO. _____

_____
COUNTY CLERK AND RECORDER

_____
BY: DEPUTY

R&R ENGINEERS-SURVEYORS, INC.
1635 W. 13TH AVENUE, SUITE 310
DENVER, COLORADO 80204
303-753-6730
www.rrengineers.com

REVISIONS	
5/7/2026	UPDATES PER TOWN COMMENTS
7/10/2026	UPDATES PER TOWN COMMENTS
7/31/2026	UPDATES PER TOWN COMMENTS
7/7/2026	UPDATES PER TOWN COMMENTS

File:	EC22235-REPLAT2
Orig. Issue Date:	5/8/2026
Drawn By:	MJP
Checked By:	KJK
Project No.	EC22235

FINAL PLAT OF
TOWER CENTER FILING NO. 2
BEING A REPLAT OF TRACT F,
FINAL PLAT OF TOWER CENTER FILING NO. 1
SITUATED IN TRACTS 42, 58, AND 61, SECTION 4,
TOWNSHIP 5 SOUTH, RANGE 85 WEST OF THE 6TH
PRINCIPAL MERIDIAN
TOWN OF GYPSUM, COUNTY OF EAGLE, STATE OF
COLORADO
Sheet 1 of 5

Aug 12, 2026 - 12:02pm Plotted by: mpellegrini C:\Temp\AutoCAD\Ac-Publish_3712\EC22235 Plat_Phase-2_Rev3.dwg

FINAL PLAT OF

TOWER CENTER FILING NO. 2

BEING A REPLAT OF TRACT F, FINAL PLAT OF TOWER CENTER FILING NO. 1
SITUATED IN TRACTS 42, 58, AND 61, SECTION 4, TOWNSHIP 5 SOUTH, RANGE 85 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF GYPSUM, COUNTY OF EAGLE, STATE OF COLORADO

EXCEPTIONS PER TITLE COMMITMENT

EXCEPTIONS NO. 1 THROUGH 8 ARE STANDARD EXCEPTIONS AND ARE NOT ADDRESSED OR LISTED HEREON.

9. RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM, SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED, AND A RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AND SUBJECT TO RIGHT OF WAY OF THE DENVER AND RIO GRANDE RAILWAY COMPANY, AS RESERVED IN UNITED STATES PATENT RECORDED JULY 08, 1890 IN BOOK 35 AT PAGE 346. NOTE: THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF INTERESTS THAT ARE NOT LISTED.

10. RIGHT OF PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES AS RESERVED IN UNITED STATES PATENT RECORDED APRIL 15, 1891, IN BOOK 48AT PAGE 151. NOTE: THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF INTERESTS THAT ARE NOT LISTED.

11. RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM, SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED, AND A RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNITED STATES PATENT RECORDED OCTOBER 02, 1890 IN BOOK 35 AT PAGE 406, RECORDED JANUARY 21, 1891 IN BOOK 35 AT PAGE 464, RECORDED MAY 24, 1910 IN BOOK 48AT PAGE 313, AND RECORDED JANUARY 24, 1983 IN BOOK 405 AT PAGE 511. NOTE: THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF INTERESTS THAT ARE NOT LISTED.

12. RESERVATION OF OIL, COAL, GAS AND OTHER MINERALS, AS DEFINED AND DESCRIBED IN WARRANTY DEEDS RECORDED AUGUST 21, 1950 IN BOOK 135 AT PAGE 114 AND RECORDED DECEMBER 20, 1961 IN BOOK 166 AT PAGE 33. NOTE: THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF INTERESTS THAT ARE NOT LISTED.

13. [INTENTIONALLY DELETED.] (CLEAR ZONE AVIGATION EASEMENTS RECORDED MARCH 25, 1983 IN BOOK 356 AT PAGE 47 AND APRIL 20, 1983 IN BOOK 358 AT PAGE 49, AND CORRECTED CLEAR ZONE AVIGATION EASEMENT RECORDED JUNE 29,1983 IN BOOK 362 AT PAGE 548.)

14. CASE NO. 83CV125, INCLUSION OF SUBJECT PROPERTY IN THE GYPSUM FIRE PROTECTION DISTRICT, RECORDED APRIL 29, 1983, IN BOOK 358 AT PAGE 691. NOTE: ORDER OF INCLUSION RECORDED MAY 4, 2005 AT RECEPTION NO. 914648.

15. WATER RIGHTS, RESERVATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN WARRANTY DEEDS RECORDED MAY 16, 1983 IN BOOK 359 AT PAGE 772 AND DECEMBER 21, 1984 IN BOOK 402 AT PAGE 865. NOTE: NON-EXCLUSIVE ROAD EASEMENTS OR RIGHT OF WAYS AS DEFINED AND DESCRIBED IN INSTRUMENTS RECORDED DECEMBER 3, 1984 IN BOOK 401 AT PAGE 459, DECEMBER 21, 1984 IN BOOK 402 AT PAGE 865, AND GRANT OF EASEMENT RECORDED DECEMBER 2, 1996 IN BOOK 712 AT PAGE 694. NOTE: GRANT OF EASEMENT RECORDED DECEMBER 06, 1996 IN BOOK 713 AT PAGE 221. NOTE: GRANT OF EASEMENT RECORDED DECEMBER 10, 1996 IN BOOK 713 AT PAGE 424.

16. [INTENTIONALLY DELETED.] (NOTICE REGARDING APPLICATION FOR A MINING AND RECLAMATION PERMIT RECORDED JUNE 27, 1983 IN BOOK 362 AT PAGE 468.)

17. [INTENTIONALLY COMBINED WITH EXCEPTION 15]

18. CIVIL ACTION NO. 80CV193, ORDER OF INCLUSION OF LANDS INTO THE WESTERN EAGLE COUNTY METROPOLITAN RECREATION DISTRICT, RECORDED DECEMBER 22, 1989, IN BOOK 520 AT PAGE 156, RECORDED JANUARY 16, 1991 IN BOOK 545 AT PAGE 782, NOTE: AMENDMENT RECORDED NOVEMBER 18, 1991 IN BOOK 567 AT PAGE 118, RECORDED JANUARY 3, 1994IN BOOK 629 AT PAGE 173, RECORDED MAY 1, 1997 IN BOOK 725 AT PAGE 791, AND RECORDED MARCH 4, 2004 AT RECEPTION NO. 869897.

19. [INTENTIONALLY DELETED.] (TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS ASSET FORTH IN SPECIAL WARRANTY DEED RECORDED MAY 21, 1990 IN BOOK 529 AT PAGE 773.)

20. HOLY CROSS ELECTRIC ASSOCIATION, INC., UNDERGROUND RIGHT-OF-WAY EASEMENT RECORDED JULY 20, 1990, IN BOOK 533 AT PAGE 998 AND RECORDED JULY 24, 1990 IN BOOK 534 AT PAGE 184.

21. CASE NO. 81CV271, INCLUSION OF SUBJECT PROPERTY IN THE VAIL VALLEY CONSOLIDATED WATER DISTRICT,RECORDED DECEMBER 14, 1990, IN BOOK 543 AT PAGE 942.

22. [INTENTIONALLY DELETED.] (AGREEMENT RECORDED SEPTEMBER 20, 1991 IN BOOK 562 AT PAGE 745.)

23. [INTENTIONALLY DELETED.] (LICENSE AGREEMENT RECORDED DECEMBER 18, 1991 IN BOOK 569 AT PAGE 260.)

24. OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN DEEDS RECORDED SEPTEMBER 30, 1992 IN BOOK 590 AT PAGE 450, MARCH 25, 1993 IN BOOK 604 AT PAGES 981 AND 982, JUNE 24, 1996 IN BOOK 698 ATPAGE 194, AND AUGUST 12, 1996 IN BOOK 702 AT PAGE 561.

25. [INTENTIONALLY DELETED.] (LEASE AGREEMENT (APPURTENANCE) RECORDED SEPTEMBER 14, 1993 IN BOOK 619 AT PAGE 350.)

26. [INTENTIONALLY DELETED.] (RESOLUTION NO. 95-28 APPROVAL OF SPECIAL USE PERMIT LEHMAN GRAVELPIT, FILE NO. ZS-48-94A, RECORDED MARCH 14, 1995 IN BOOK 663 AT PAGE 228.)

27. THE TERMS AND CONDITIONS OF THE EASEMENT AND RIGHT-OF-WAY AS SET FORTH WARRANTY DEED RECORDED SEPTEMBER 29, 1995 IN BOOK 677 AT PAGE 165.

28. [INTENTIONALLY COMBINED WITH EXCEPTION 15]

29. ORDINANCE NO. 9-1996 (SERIES 1996), ANNEXING SUBJECT PROPERTY INTO THE GYPSUM COMMERCIAL PARK ANNEXATION RECORDED DECEMBER 10, 1996 IN BOOK 713 AT PAGE 385. NOTE: ANNEXATION PLAT GYPSUM AIRPARK, LLC DBA GYPSUM COMMERCIAL PARK RECORDED DECEMBER 10, 1996 IN BOOK 713 AT PAGE 384. NOTE: ANNEXATION AGREEMENT RECORDED DECEMBER 10, 1996 IN BOOK 713 AT PAGE 386.

30. [INTENTIONALLY COMBINED WITH EXCEPTION 15]

31. [INTENTIONALLY DELETED.] (RESOLUTION NO. 97-002 APPROVAL OF A SPECIAL USE PERMIT FOR GRAVEL EXTRACTION AND PROCESSING AT THE CAROL ANN PIT, FILE NO. ZS-380-5, RECORDED JANUARY 15, 1997 IN BOOK 716 AT PAGE254.)

32. [INTENTIONALLY DELETED.] (DEED OF AVIATION AGREEMENT RECORDED JUNE 03, 1997 IN BOOK 728 AT PAGE 330.)

33. [INTENTIONALLY DELETED.](EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE SEWER LINE AND UTILITY EASEMENT (ERNST LEHMANN PARCEL) MAP RECORDED JANUARY 14, 1998 AT RECEPTION NO. 644687.)

34. EASEMENTS ON THE EXEMPTION PLAT LEHMANN PARCELS RECORDED FEBRUARY 26, 1998 AT RECEPTION NO. 648253.

35. ANY AND ALL WATER RIGHTS AS DEFINED AND DESCRIBED IN DEEDS RECORDED MAY 24, 1999 AT RECEPTION NOS. 697013 AND 697015, RECORDED MAY 25, 1999 AT RECEPTION NOS. 697141 AND 697142, AND RECORDED JUNE 30, 2006 AT RECEPTION NOS. 200617648, 200617651, AND 200617652.

36. [INTENTIONALLY DELETED.] (ORDINANCE NO. 1999-16, INCLUSION OF SUBJECT PROPERTY IN THE JULES DRIVE SPECIAL IMPROVEMENT DISTRICT NO. 1998-1, AS EVIDENCED BY INSTRUMENT RECORDED JULY 30, 1999, AT RECEPTION NO. 704209.)

37. [INTENTIONALLY DELETED.] (HOLY CROSS ENERGY RIGHT-OF-WAY EASEMENT RECORDED AUGUST 23, 2001,AT RECEPTION NO. 765572.)

38. TOWER CENTER ANNEXATION AND DEVELOPMENT AGREEMENT RECORDED JUNE 30, 2006 AT RECEPTION NO. 200617643. NOTE: FIRST AMENDMENT RECORDED MARCH 21, 2008 AT RECEPTION NO. 200806081. NOTE: SECOND AMENDMENT RECORDED MAY 13, 2009 AT RECEPTION NO. 200908976. NOTE: RESOLUTION NO. 2010-06, RESOLUTION APPROVING THE THIRD AMENDMENT RECORDED APRIL 15, 2010 AT RECEPTION NO. 201007158. NOTE: RESOLUTION NO. 17, SERIES OF 2024 APPROVING THE AMENDED AND RESTATED TOWER CENTER ANNEXATION AND DEVELOPMENT AGREEMENT IN CONNECTION WITH THE ABOVE-REFERENCED AGREEMENTS RECORDED MAY 9, 2025 AT RECEPTION NO. 202505910.

39. [INTENTIONALLY DELETED.] (ORDINANCE NO. 2006-05, APPROVING A PUD ZONE DISTRICT, RECORDED JUNE 30, 2006 AT RECEPTION NO. 200617644.)

EXCEPTIONS PER TITLE COMMITMENT - CONTINUED

40. [INTENTIONALLY DELETED.](RESOLUTION NO. 2006-19, APPROVING THE APPLICATION FOR AN AMENDED EXEMPTION PLAT OF LEHMAN PARCELS AKA TOWER CENTER RECORDED JUNE 30, 2006 AT RECEPTION NO. 200617645.)

41. [INTENTIONALLY DELETED.](EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF AMENDED EXEMPTION PLAT LEHMANN PARCELS RECORDED JUNE 30, 2006 AT RECEPTION NO. 200617646. NOTE: QUIT CLAIM DEEDS AS TO CERTAIN EASEMENTS RECORDED MAY 5, 2011 AT RECEPTION NOS. 201108122, 201108123, 201108124 AND 201108125.)

42. DEED OF AVIGATION EASEMENT RECORDED JUNE 30, 2006 AT RECEPTION NO. 200617647.

43. [INTENTIONALLY DELETED.] (SUBDIVISION IMPROVEMENT AGREEMENT STRATTON FLATS SUBDIVISION RECORDED MARCH 21, 2008 AT RECEPTION NO. 200806082. NOTE: FIRST AMENDMENT RECORDED OCTOBER 26, 2010 AT RECEPTION NO. 201021876, NOTE: THIRD AMENDMENT RECORDED SEPTEMBER 13, 2016 AT RECEPTION NO. 201616244. NOTE: FOURTH AMENDMENT RECORDED OCTOBER 26, 2018 AT RECEPTION NO. 201818365.)

44. [INTENTIONALLY DELETED.] (STRATTON FLATS PLANNED UNIT DEVELOPMENT GUIDE RECORDED MARCH 21, 2008 AT RECEPTION NO. 200806083.)

45. [INTENTIONALLY DELETED.] (LONG TERM WATER LEASE AGREEMENT GYPSUM/STRATTON FLATS, LLC RECORDED MARCH 21, 2008 AT RECEPTION NO. 200806084.)

46. CASE NO. 2008CV316, INCLUSION OF SUBJECT PROPERTY IN THE TOWER CENTER METROPOLITAN DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED FEBRUARY 13, 2009, AT RECEPTION NO. 200902467.

47. AGREEMENT FOR RECORDING OF JOINT IMPROVEMENTS AND COST SHARING AGREEMENT RECORDED FEBRUARY 22, 2012 AT RECEPTION NO. 201203488.

48. DITCH RELOCATION AND ALTERATION AGREEMENT RECORDED JULY 15, 2015 AT RECEPTION NO. 201513193.

49. DITCH SHARING AGREEMENT RECORDED JULY 15, 2015 AT RECEPTION NO. 201513194. NOTE: ASSIGNMENT RECORDED JANUARY 4, 2022 AT RECEPTION NO. 202200129.

50. DITCH RELOCATION, OPERATING AND MAINTENANCE AGREEMENT RECORDED JULY 15, 2015 AT RECEPTION NO. 201513195.

51. [INTENTIONALLY DELETED.](RESOLUTION PZ NO. 04 (SERIES OF 2019), APPROVING ACCESS TO PUBLIC HIGHWAY, STREETS AND ROADS FOR EAGLE ROCKS AGGREGATES, INC., RECORDED MARCH 13, 2019 AT RECEPTION NO. 201903378.)

52. [INTENTIONALLY DELETED.](ACCESS EASEMENT RECORDED APRIL 01, 2019 AT RECEPTION NO. 201904194.)

53. UNRECORDED TEMPORARY EASEMENT DEED AND AGREEMENT BY AND BETWEEN DAY3, LLC, A MISSOURI LIMITED LIABILITY COMPANY AND SPRING CREEK APARTMENTS LLC, A COLORADO LIMITED LIABILITY COMPANY, AS SET FORTH IN SPECIAL WARRANTY DEED RECORDED MAY 18, 2020 AT RECEPTION NO. 202007295.

54. [INTENTIONALLY DELETED.](NOTICE REGARDING AGREEMENTS FOR SALE AND PURCHASE OF REAL ESTATE RECORDED AUGUST 16, 2021 AT RECEPTION NO. 202118728.)

55. DECLARATION OF EASEMENTS RECORDED DECEMBER 21, 2021 AT RECEPTION NO. 202128048.

56. [INTENTIONALLY DELETED.](MEMORANDUM OF GROUND LEASE BY AND BETWEEN EAGLE COUNTY LAND COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS LANDLORD, AND SIGNATURE FLIGHT SUPPORT LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS TENANT, RECORDED DECEMBER 21, 2021, AT RECEPTION NO. 202128049.)

57. RESOLUTION NO. 06 SERIES 2024, APPROVING THE TOWER CENTER PLANNED UNIT DEVELOPMENT COMBINED PUD SKETCH PLAN AND PUD PRELIMINARY PLAN, RECORDED JANUARY 15, 2025 AT RECEPTION NO. 202500709.

58. ORDINANCE NO. 15 (SERIES OF 2024), APPROVING THE TOWER CENTER PUD GUIDE FOR THE TOWER CENTER PLANNED UNIT DEVELOPMENT RECORDED MAY 08, 2025 AT RECEPTION NO. 202505904.

59. RESOLUTION NO. 19 (SERIES OF 2024), APPROVING THE FIRST AMENDED AND RESTATED SERVICE PLAN FOR TOWER CENTER METROPOLITAN DISTRICT, RECORDED JANUARY 16, 2025 AT RECEPTION NO. 202500743.

60. RESOLUTION APPROVING THE FORMATION OF "SUBDISTRICT NO.1 OF THE TOWER CENTER METROPOLITAN DISTRICT" RECORDED FEBRUARY 03, 2025, AT RECEPTION NO. 202501485. NOTE: CORRECTION THEREOF RECORDED MARCH 27, 2025 AT RECEPTION NO. 202503891.

61. EXISTING LEASES AND TENANCIES: NOTE UPON RECEIPT BY THE COMPANY OF THE COMMERCIAL LIEN AFFIDAVIT, THIS EXCEPTION MAY BE MODIFIED OR DELETED.

62. RESOLUTION NO. 24 (SERIES 2025) APPROVING THE TOWER CENTER FILING NO. 1 FINAL PLAT SUBDIVISION IMPROVEMENT AGREEMENT, RECORDED DECEMBER 10, 2025 AT RECEPTION NO. 202516980.

63. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF TOWER CENTER FILING NO. 1, RECORDED DECEMBER 10, 2025 AT RECEPTION NO. 202516981.

64. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTION TOWER CENTER, RECORDED DECEMBER 10, 2025 AT RECEPTION NO. 202516982.

65. TEMPORARY CONSTRUCTION EASEMENT AGREEMENT RECORDED DECEMBER 12, 2025 AT RECEPTION NO. 202517095.

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REVISIONS		File: EC22235-REPLAT2
6/17/2026	UPDATES PER TOWN COMMENTS	Orig. Issue Date: 5/8/2026
7/10/2026	UPDATES PER TOWN COMMENTS	Drawn By: MJP
7/31/2026	UPDATES PER TOWN COMMENTS	Checked By: KJK
7/12/2026	UPDATES PER TOWN COMMENTS	Project No. EC22235

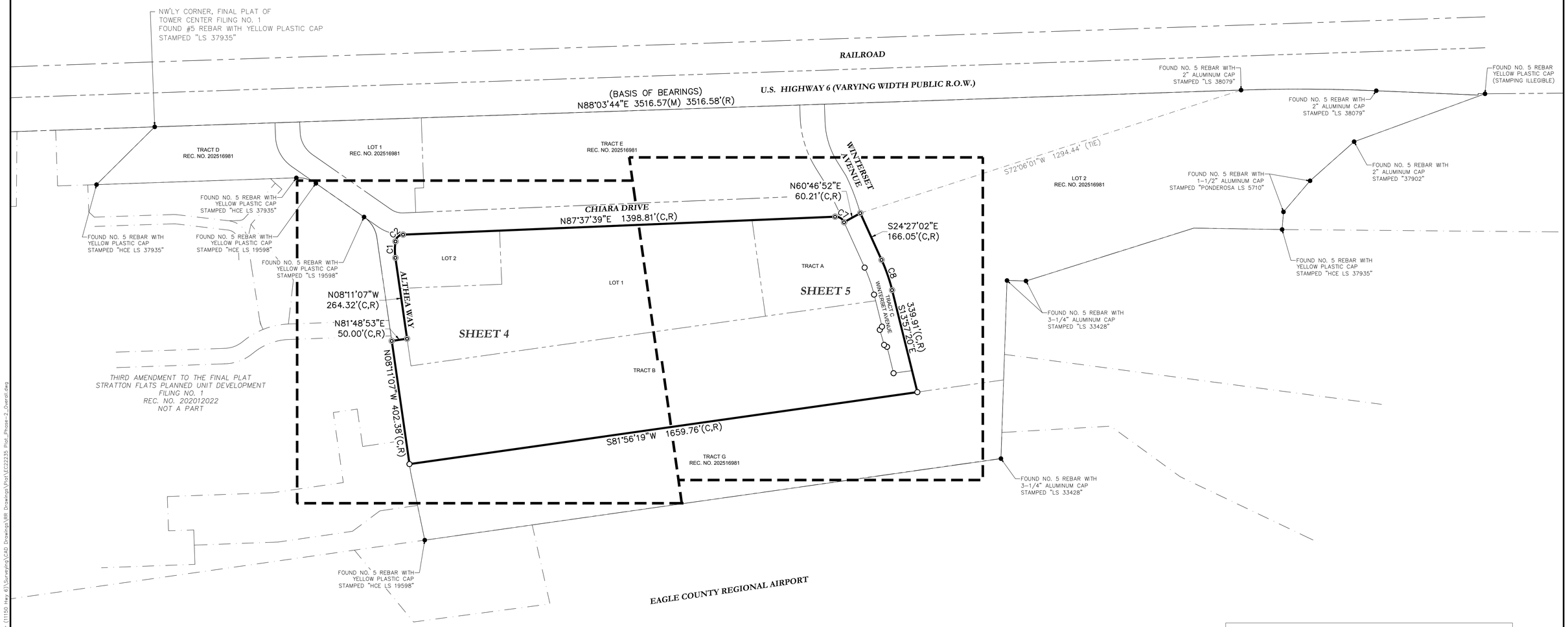
FINAL PLAT OF
TOWER CENTER FILING NO. 2
BEING A REPLAT OF TRACT F,
FINAL PLAT OF TOWER CENTER FILING NO. 1
SITUATED IN TRACTS 42, 58, AND 61, SECTION 4,
TOWNSHIP 5 SOUTH, RANGE 85 WEST OF THE 6TH
PRINCIPAL MERIDIAN
TOWN OF GYPSUM, COUNTY OF EAGLE, STATE OF
COLORADO
Sheet 2 of 5

Aug 12, 2026 - 12:02pm Plotted by: mpellegrini C:\Temp\AutoCAD\AcPublish_37132\EC22235 Plat_Phase-2_Rev3.dwg

FINAL PLAT OF

TOWER CENTER FILING NO. 2

BEING A REPLAT OF TRACT F, FINAL PLAT OF TOWER CENTER FILING NO. 1
SITUATED IN TRACTS 42, 58, AND 61, SECTION 4, TOWNSHIP 5 SOUTH, RANGE 85 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF GYPSUM, COUNTY OF EAGLE, STATE OF COLORADO



CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	53.17'	180.00'	16°55'33"	N0°16'38"E	52.98'
C2	35.80'	26.00'	78°53'15"	N48°11'02"E	33.04'
C7	36.16'	30.50'	67°55'19"	S58°24'41"E	34.08'
C8	103.58'	565.50'	10°29'41"	S19°12'11"E	103.44'

LEGEND

- FOUND MONUMENT, AS NOTED
- FOUND SURVEY MONUMENT – 5/8" X 18" REBAR WITH 1-1/4" DIAMETER RED PLASTIC CAP STAMPED "R&R ENG | PLS 34591"
- SET SURVEY MONUMENT – 5/8" X 18" REBAR WITH 1-1/4" DIAMETER RED PLASTIC CAP STAMPED "R&R ENG | PLS 34591"
- BOUNDARY LINE / PARCEL LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE

0' 150' 300'
SCALE: 1"=150'

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TOWN OF GYPSUM, COUNTY OF EAGLE, STATE OF COLORADO

Aug 12, 2026 - 12:00pm Plotted by: mgellegrini P:\EC22235 Gypsum Town Center (11150 Hwy 6)\Surveying\CAD Drawings\NRR Drawings\Plat\EC22235 Plat_Phase-2_Overall.dwg

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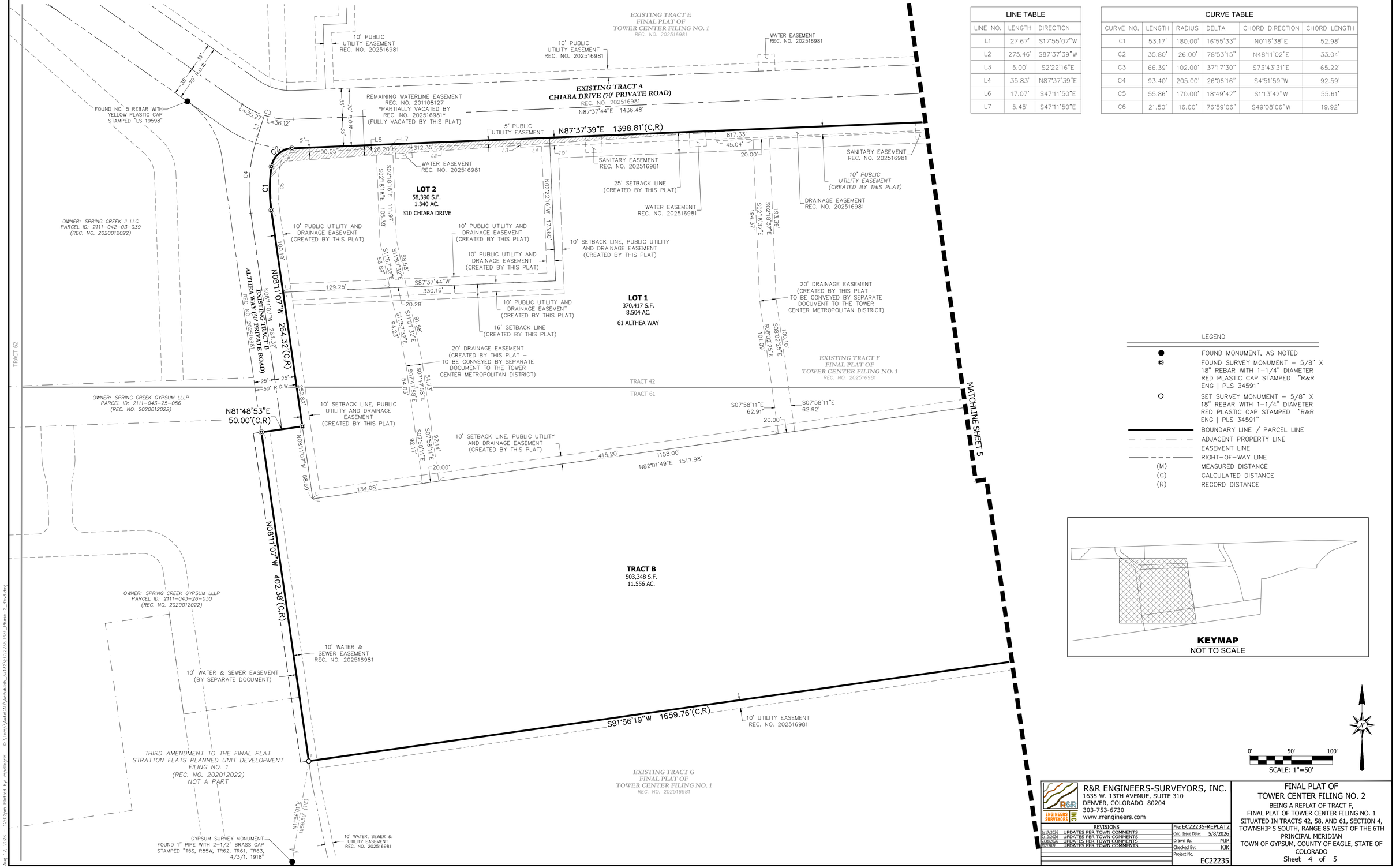
TOWN OF GYPSUM, COUNTY OF EAGLE, STATE OF COLORADO

LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L1	27.67'	S17°55'07"W
L2	275.46'	S87°37'39"W
L3	5.00'	S2°22'16"E
L4	35.83'	N87°37'39"E
L6	17.07'	S47°11'50"E
L7	5.45'	S47°11'50"E

CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	53.17'	180.00'	16°55'33"	N0°16'38"E	52.98'
C2	35.80'	26.00'	78°53'15"	N48°11'02"E	33.04'
C3	66.39'	102.00'	37°17'30"	S73°43'31"E	65.22'
C4	93.40'	205.00'	26°06'16"	S4°51'59"W	92.59'
C5	55.86'	170.00'	18°49'42"	S1°13'42"W	55.61'
C6	21.50'	16.00'	76°59'06"	S49°08'06"W	19.92'



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- RIGHT–OF–WAY LINE
- (M) MEASURED DISTANCE
- (C) CALCULATED DISTANCE
- (R) RECORD DISTANCE

KEYMAP
NOT TO SCALE

0' 50' 100'
SCALE: 1"=50'

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Sheet 4 of 5

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FINAL PLAT OF

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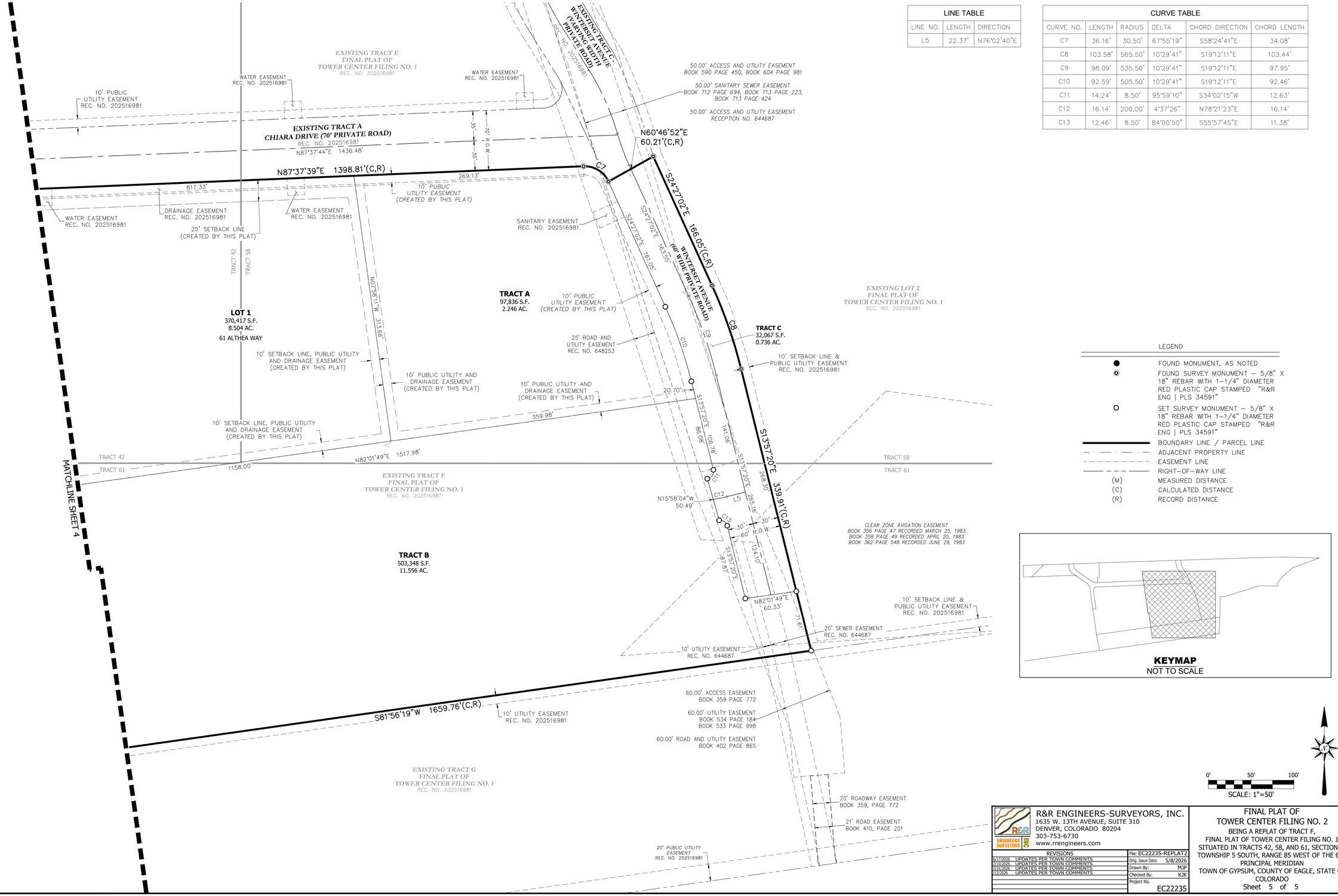
TOWN OF GYPSUM, COUNTY OF EAGLE, STATE OF COLORADO

LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L5	22.37'	N76°02'40"E

CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C7	36.16'	30.50'	67°55'19"	S58°24'41"E	34.08'
C8	103.58'	565.50'	10°29'41"	S19°12'11"E	103.44'
C9	98.09'	535.50'	10°29'41"	S19°12'11"E	97.95'
C10	92.59'	505.50'	10°29'41"	S19°12'11"E	92.46'
C11	14.24'	8.50'	95°59'10"	S34°02'15"W	12.63'
C12	16.14'	200.00'	4°37'26"	N78°21'23"E	16.14'
C13	12.46'	8.50'	84°00'50"	S55°57'45"E	11.38'



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- ◎ FOUND SURVEY MONUMENT – 5/8" X 18" REBAR WITH 1–1/4" DIAMETER RED PLASTIC CAP STAMPED "R&R ENG | PLS 34591"
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- (M) MEASURED DISTANCE
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SCALE: 1"=50'

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COLORADO
Sheet 5 of 5

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EXHIBIT C

SUBDIVISION IMPROVEMENT AGREEMENT TOWER CENTER HILLPOINTE SUBDIVISION PUD

SUBDIVISION IMPROVEMENT AGREEMENT

TOWER CENTER HILLPOINTE SUBDIVISION PUD

DATED: _____

TOWN OF GYPSUM, COLORADO

TABLE OF CONTENTS

1. Definitions. 2
2. Developer's Obligations. 4
3. Contractual Obligations. 4
4. Condition of Plat Approval. 5
5. Reimbursement of Costs and Expenses to Gypsum. 5
6. Compliance with Geological Assessment. 5
7. Required Improvements 5
8. Design Plans. 7
9. Design Standards. 7
10. Approval of Design Plans. 7
11. Public Improvement Installation Procedure. 7
12. Underground Utilities. 8
13. Construction Site Maintenance. 8
14. Construction Security. 9
15. Warranty. 9
16. Water. 10
17. Sewer. 13
18. Roads. 14
19. Additional Fees and Dedications Required by Gypsum. 14
20. Additional Fees Collected on behalf of other governmental Entities 14
21. Cost Recovery. 14
22. Reimbursement by Developer. 15

23. Developer's Breach. 15
24. Waiver of Consequential Damages. 16
25. Waiver of Breach. 16
26. Specific Performance. 16
27. Joint and Several Liability. 16
28. Assignment. 16
29. Binding Effect. 16
30. Contractors. 16
31. No Third-Party Beneficiaries. 16
32. Additional Documents or Action. 16
33. Notices. 16
34. Paragraph Captions. 18
35. Indemnification. 18
36. Entire Agreement. 18
37. Amendment. 18
38. Time is of the Essence; Force Majeure. 18
39. Covenants Running with the Land. 19
40. Severability. 19
41. Duly Authorized Signatories. 19
42. Duplicate Originals. 19
43. Venue and Governing Law. 19
44. Mortgagee Rights. 19

EXHIBITS

Exhibit A Legal Description of Property

Exhibit B Design Plans

Exhibit C Proposed Final Plat

Exhibit D Cost Estimate of Improvements

Exhibit E Landscaping Plans –Irrigation Water Supply Plan

SUBDIVISION IMPROVEMENT AGREEMENT

TOWER CENTER HILLPOINTE SUBDIVISION
(PUD ZONING)

THIS SUBDIVISION IMPROVEMENT AGREEMENT ("Agreement") is entered into this _____ day of _____, 20__, by and between the TOWN OF GYPSUM, Colorado ("Gypsum"), a home rule municipal corporation organized pursuant to Article XX of the Colorado Constitution and Gypsum's Home Rule Charter effective October 21, 1982, and EAGLE COUNTY LAND COMPANY, LLC, a Delaware limited liability company (referred to as "Developer"). Gypsum and Developer are collectively referred to as "Parties," or occasionally in the singular as "Party."

WHEREAS, Developer is the owner of real property described in Exhibit A, attached hereto and incorporated herein (the "Property") and has applied for Final Plat approval for the Property, which is located within Gypsum and to be known as the Final Plat of Tower Center Filing No. 2 to allow development of the Project consistent with the Development Plan, as such capitalized terms are defined herein;

WHEREAS, Developer and Gypsum desire to provide for the orderly development of the Property, and by this Agreement to provide for the construction of improvements and facilities to serve the Property and to mitigate the impact of the Project on Gypsum;

WHEREAS, the Property is a separate phase of the development known as Tower Center Planned Unit Development, and is subject to Town of Gypsum Ordinance No. 15 (Series of 2024), approving the Tower Center PUD Guide for the Tower Center Planned Unit Development recorded May 08, 2025, at Reception No. 202505904 (the "PUD");

WHEREAS, by a separate agreement, executed contemporaneously with the execution hereof ("Phase 1 SIA Amendment"), the Property shall be removed from that certain Tower Center Filing No. 1 Final Plat Subdivision Improvement Agreement, dated November 12, 2025, recorded December 10, 2025, at Reception No. 202516980 (the "Phase 1 SIA") and the rights and obligations created thereby;

WHEREAS, 80.00 ECU of the 408.65 ECU limitation, as provided in Subsection 16.E. of the Phase 1 SIA shall be transferred to Developer. The term ECU has replaced the term EQR, but has the same meaning and is calculated in the same manner as EQR.

WHEREAS, Developer may in the future request additional land to be included in the Project as a future Phase;

WHEREAS, Developer has agreed to pay for, at its own cost, the infrastructure improvements needed to serve the Property including but not limited to the water, sewer, and road facilities and related improvements; and

WHEREAS, Gypsum has considered, and contemporaneous with the approval of this Agreement has approved, the Final Subdivision Plat for the Project.

NOW, THEREFORE, in consideration of the mutual covenants contained in this Agreement and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties covenant and agree as follows:

1. Definitions. Unless otherwise defined herein or the context otherwise requires, capitalized terms used herein shall have the following meanings. These definitions shall be equally applicable to both the singular and the plural forms of the terms so defined. Any capitalized terms used but not defined herein shall have the meanings set forth in the Annexation Agreement or the Code.

A. "Agreement" shall mean this Subdivision Improvement Agreement.

B. "Annexation Agreement" shall mean the Annexation and Development Agreement for the Property, as amended, dated June 30, 2006, and recorded on June 30, 2006, in the real property records of the Eagle County Clerk and Recorder at Reception Number 200617643.

C. "Application" shall mean an application for approval filed under the Code for a development activity including, but not limited to, an application for zoning, subdivision, planned unit development, certificate of occupancy, water or sewer tap or connection, or building permit.

D. "Code" shall mean the Gypsum Municipal Code as in effect on the effective date of this Agreement and as may be amended from time to time.

E. "Construction Security" shall mean a letter of credit, cash or other financial security that is easily convertible into cash in a form acceptable to Gypsum to secure the construction of the Required Improvements.

F. "Design Plans" shall mean plans for the construction, installation, or improvement of the Project, including the Required Improvements, together with all subsequently approved updates to those plans, stamped by a professional engineer registered in the State of Colorado, attached hereto as Exhibit B and incorporated herein. Design Plans shall also include plans from Holy Cross Electric for the construction of electrical improvements necessary to support the Project. The Design Plans may, with approval of Gypsum, provide for Phased development.

G. "Developer" shall mean the individuals or entities identified as the Developer in the first paragraph of this Agreement, individually and collectively, and all successors, assigns, heirs and subsequent owners of all or any part of the Property.

H. "Development Plan" shall mean the proposed Final Plat and the PUD , subject to any modifications in such Development Plan as may be finally approved by Gypsum.

I. "Engineer's Cost Estimate" the estimated cost of constructing Required Improvements, including a 10% contingency, prepared on behalf of the Developer and stamped by a professional engineer, registered in the State of Colorado, attached hereto as Exhibit D and incorporated herein, upon which, among other uses, the amount of Construction Security shall be

based. The Engineer's Cost Estimate may, with approval of Gypsum, provide for Phased development.

J. "Final Plat" shall mean the proposed final plat for the Property to be approved pursuant to Chapter 17.20 of the Code for all or a portion of the Property, including all associated approval documents. The proposed final plat for the Property is attached hereto as Exhibit C.

K. "Gypsum" or "Town" shall mean the Town of Gypsum, Colorado.

L. "Phase" or "Phases" shall mean a portion of the Property to be subdivided by a Final Plat and developed consistent with the Design Plans and the Development Plan. In the event that a Phase is added to this Project, a Phasing Plan shall be attached by amendment hereto. In the event of a conflict between the Phasing Plan and a Final Plat, the Final Plat shall control. In the event that there is no Phasing Plan, a "Phase" shall mean the entire Project. Notwithstanding the foregoing, the defined term "Phase" shall only refer to a Phase pursuant to this Agreement, and shall not refer to any phase of the Phase 1 SIA, from which this Property and Project has been removed.

M. "Preliminary Plan" shall mean the PUD Preliminary Plan approved by Ordinance No. 15 (Series 2024) recorded on the date of May 5, 2025, at Reception number 202505904 in the Eagle County Clerk and Recorder's Office for development of the Property.

N. "Project" shall mean the development of the Property pursuant to the Annexation Agreement, Preliminary Plan, this Agreement and the Final Plat. The Project is currently anticipated to consist of up to 80 townhome style residential units. The ultimate configuration of land uses on the Property shall be controlled by the Final Plat approved for each Phase, if applicable, or the Final Plat for the Project.

O. "Property" shall mean the real property that is owned by the Developer and that is the subject of this Agreement containing approximately 8.504 acres, more or less, and described on Exhibit A attached hereto and incorporated herein.

P. "PUD" shall mean the Preliminary Plan together with the Tower Center PUD for the Tower Center Planned Unit Development recorded May 08, 2025 at Reception No. 20250590, a planned unit development zone approved pursuant to Chapter 18.08 of the Code.

Q. "Required Improvements" shall mean all public or private improvements for the Project required pursuant to this Agreement and as shown on the Design Plans, or as a condition of Final Plat approval, generally to be completed prior to the issuance of a building permit, except as otherwise expressly provided in this Agreement. If the Project is to be developed in Phases, completion of Required Improvements may also be divided into Phases.

R. "Special District" means Tower Center Metropolitan District a special district organized pursuant to Article 1, Title 32, C.R.S. to assist with the construction, development, acquisition, financing or maintenance of public Required Improvements.

S. "Subdivision" shall mean subdivision of the Property pursuant to Title 17 of the Code.

T. "Submittal Requirements" shall mean that the Application, submittal, or design complies with the requirements of this Agreement, the Code and regulations promulgated thereunder, the Gypsum Public Works Manual, and the Annexation Agreement, and the requirements of the applicable utility or service provider, if other than Gypsum, and provided further, that all standard fees charged generally by Gypsum are paid unless otherwise agreed to in writing.

U. "Warranty Period" shall mean the period of time commencing on the date of acceptance of the Bill of Sale for applicable Required Improvements by the Town Council and continuing for three (3) years. If the Developer submits a Required Improvement for final acceptance between November 1 and April 1 then in the event weather reasonably prevents proper inspection of the Required Improvements to determine whether any repairs and replacements are necessary the Town may extend the Warranty Period to the following May 1st.

V. "Warranty Security" shall mean a letter of credit, cash or other financial security that is easily converted into cash in a form acceptable to Gypsum to secure Developer's warranty obligations as regards public Required Improvements.

W. "Zoning" shall mean zoning of the Property pursuant to Title 18 of the Code established by the PUD.

2. Developer's Obligations. Developer shall develop the Property and provide the Required Improvements as provided herein and pursuant to the Annexation Agreement, PUD, the Final Plat for any portion of the Property, approved Design Plans and the Submittal Requirements, all under the regulatory supervision of Gypsum. The Final Plat and all other entitlements, permits, certificates, and other approvals will be reviewed and approved under the Submittal Requirements in effect at the time of the initial submittal of applications for the same. If any such authorities are in conflict, the terms of this Agreement shall supersede and control over the terms of any other authority, except that the Final Plat shall supersede and control over the terms of this Agreement. This Agreement shall not prevent Gypsum from imposing additional requirements that are consistent with the Code and do not directly conflict with this Agreement as conditions of approval of the Final Plat. All matters not covered by specific agreement shall be controlled by the Code and the Gypsum Public Works Manual.

3. Contractual Obligations. Developer agrees that the provisions and requirements of this Agreement are entered into with full knowledge, free will and without duress. Developer agrees and desires that the agreements contained herein regarding the payment of fees, installation and dedication of Required Improvements and conditions for development approvals, including the incorporation of provisions of the Submittal Requirements, are imposed by contract, independent of the continued validity or invalidity of any of the provisions of the Submittal Requirements. The agreements to pay fees, and construct and dedicate Required Improvements or provide Construction or Warranty Security are reasonable and binding commitments on the part of Developer and closely relate to Developer's estimates of the extent and timing of impacts to the

safety and welfare of Gypsum and its citizens which are expected to occur from the Project and are in rough proportion both in nature and extent to such impacts.

4. Condition of Plat Approval. The terms of this Agreement are hereby imposed upon all of the Property and any present or subsequent owners of all or a portion of the Property as a condition of approval by Gypsum of any Final Plat associated with the Project, and shall be referenced on every Final Plat within the Property.

5. Reimbursement of Costs and Expenses to Gypsum. Developer shall, as required by the Code, reimburse Gypsum for all costs and expenses incurred by Gypsum in reviewing Applications, preparation of this Agreement and amendments hereto, and other services or reviews requested or provided by Gypsum in connection with the Project, within thirty (30) days of the presentment of a bill therefore. Final action, including withholding building permits or certificates of occupancy, on any pending Application or other matter associated with any portion of the Property, including other Phases that at the time are subject to different ownership, may be withheld by Gypsum until outstanding costs and expenses have been reimbursed.

6. Compliance with Geological Assessment. An affiliate of Developer has submitted a geological investigation report. As a condition of every Final Plat approval, Developer shall comply with the requirements or recommendations of the geological report, including, but not limited to, site-specific exploration and testing regarding moisture sensitive soils; further evaluation of sink hole potential; review of development plans by a surface water hydrologist and geotechnical engineer for flood and debris flow mitigation requirements; special construction requirements or standards; and application of mitigating grading criteria, coupled with final grading plans based on site specific geotechnical engineering studies including subsurface exploration, sampling and laboratory testing.

7. Required Improvements

A. Engineer's Cost Estimate. Except as specifically provided herein or in the Final Plat, the Required Improvements shall be limited to those necessary to serve or mitigate the impacts of developing the Project. If the Project includes Phasing, Gypsum, in its sole discretion, may apportion certain Required Improvements to each Phase, or require all Required Improvements for the Project to be constructed at the time of a Final Plat for any Phase, as necessary to serve or mitigate the impacts of the Project. The current Engineer's Cost Estimate for the currently anticipated Required Improvements as accepted by Gypsum is attached hereto as Exhibit D and incorporated herein.

B. Construction Timing. The Design Plans set forth the specific on-site and off-site Required Improvements and construction timing for each Phase, if applicable. Prior to Gypsum recording any Final Plat within the Property, Developer shall provide Construction Security to secure all Required Improvements. In a Phased development, the Construction Security may, at the discretion of Gypsum, secure the Required Improvements for one or more Phases, or for the entire Project. Notwithstanding the posting of Construction Security, unless otherwise approved by the Town Manager in his sole discretion in writing, the Required Improvements are to be completed prior to building permits being issued. Notwithstanding the issuance of a building

permit prior to completion of the Required Improvements, no certificate of occupancy or temporary certificate of occupancy shall be issued until all Required Improvements are completed.

C. Necessary Required Improvements. Unless otherwise provided on the Final Plat or in this Agreement, the Required Improvements that must be completed prior to building permits being issued for the Property are listed below. For a project with Phases, pursuant to the Code, the following Required Improvements for a specific Phase must be complete prior to issuance of building permits for that specific Phase of the Project:

i. Streets, private streets, driveways, pedestrian/bicycle paths, and sidewalks with accompanying structures, drainage systems and signs as identified on the Design Plans or as otherwise required by Gypsum as a condition of Final Plat approval. All streets, roads and appurtenant infrastructure, including, but not limited to, streetlights, curb, gutter, signs, sidewalk, pedestrian paths and bicycle paths shall be constructed in accordance with the Design Plans.

ii. Domestic and water systems;

iii. Sanitary sewer system;

iv. Fire hydrants;

v. Survey monuments;

vi. Perimeter fencing and berms;

vii. Electricity, natural gas, telephone; cable;

viii. Parks, open space and medians; and

ix. Storm sewer, storm drainage facilities, subsurface drainage lines, and erosion control, as depicted on the Design Plans.

D. Exceptions. Notwithstanding the general requirement in this Agreement to complete the Required Improvements for a Phase prior to issuance of building permits for such Phase, or any other terms or conditions of this Agreement regarding the timing for completion of the Required Improvements: (i) the Town may, in its sole discretion waive said requirement when it may be impractical or impossible to complete certain Required Improvements prior to issuance of building permits and to condition issuance of a final certificate of occupancy on completion of such Required Improvements; (ii) the Town agrees to not withhold issuance of building permits for completion of the final top coat of roads, but rather to condition issuance of a final certificate of occupancy on completion of such final top coat; and (iii) the Town may waive this requirement, in its sole discretion, for institutional, commercial or multi-family uses when the anticipated completion date of the building is subsequent to the anticipated completion of the Required Improvements. Notwithstanding anything in the foregoing or elsewhere in this Agreement to the

contrary, the Town agrees that completion of the Required Improvements shall not be a condition to issuance of building permits but rather completion of the Required Improvements shall be a condition to issuance of final certificates of occupancy, and that the Town will issue temporary certificates of occupancy for the improvements if the Required Improvements are not yet completed.

8. Design Plans. In addition to the Design Plans, Developer shall also submit any and all plans not mentioned above which may be reasonably required by Gypsum or any other controlling jurisdiction. If Design Plans are to be submitted for each Phase, Design Plans for each subsequent Phase shall be attached hereto by amendment as an additional Exhibit B (e.g., the Design Plans for the second Phase shall be attached as Exhibit B-1).

9. Design Standards. Any construction related to development of the Project, including all Required Improvements, shall be constructed in accordance with the Submittal Requirements in effect at the time Gypsum receives an application for such construction, except as such Submittal Requirements are expressly modified by this Agreement. Should such Submittal Requirements change subsequent to the date of this Agreement, Developer agrees as a matter of contract to abide by such changes for all construction for which Gypsum approves Design Plans after the date of such changes.

10. Approval of Design Plans. As to the Design Plans for the Required Improvements, Gypsum shall approve Developer's set of stamped plans or provide the Developer a written explanation of required changes in a timely fashion. In the event any errors or omissions are discovered in the approved Design Plans, or in the event any modifications need to be made for any other reason to the approved Design Plans, Developer shall submit to Gypsum for approval modified Design Plans stamped by a registered professional engineer. Construction of Required Improvements shall not commence until Gypsum has approved Developer's Design Plans, or continue in deviation from approved Design Plans unless Gypsum has approved modified Design Plans.

11. Public Improvement Installation Procedure. The following procedure shall be followed regarding the installation and inspection of all Required Improvements:

A. Plan Submission. Developer shall submit stamped, detailed Design Plans to Gypsum for approval as provided in this Agreement. Construction shall not begin without Gypsum's approval of detailed Design Plans.

B. Pre-Construction Meeting. There shall be an on-site pre-construction meeting between Developer's engineer and construction manager, Gypsum's engineer and construction inspector, foremen from each general contractor and sub-contractor, and Developer's geotechnical engineer for the purpose of establishing appropriate lines of communication and other necessary details of the Project.

C. Geotechnical Engineer. Developer must contract with a registered geotechnical engineer to provide inspection, and testing if required, during the construction process. Copies of all testing must be provided to Gypsum. Developer must provide Gypsum with written verification of compliance with all geotechnical specifications.

D. Notice of Commencement. Developer shall give one (1) week notice to Gypsum in advance of beginning construction of any Required Improvements, describing the type of Required Improvement to be made and the time schedule for construction or installation.

E. Stop Work. If Gypsum determines that construction or installation is not complying with approved plans, Developer shall stop work at Gypsum's direction until corrections are made. Should Developer dispute Gypsum's decision, it may appeal that decision according to the appeals procedure provided by the International Residential Code as adopted by Gypsum.

F. Testing. Developer shall perform testing and allow Gypsum to inspect construction or installation at times and frequencies determined necessary by Gypsum in its sole direction. Construction shall not proceed beyond required inspections or testing unless approved by Gypsum.

G. Failed Tests. Developer shall contact Gypsum upon the failure of any performance testing, and any time problems arise which may prevent construction or installation in accordance with the approved plans.

H. Covering Excavation. No excavation, facility or Required Improvement, including water and sewer service connections, shall be covered until inspected by Gypsum, or until such inspection is waived in writing.

I. Conveyance to Gypsum. All public Required Improvements to be conveyed to Gypsum shall be, at the discretion of Gypsum, conveyed by Final Plat dedication, or special warranty deed, or both, and bill of sale, along with underlying land and rights-of-way in fee title or by easement, free and clear of any and all liens and encumbrances. Developer shall, at its sole cost and expense, cause a policy of title insurance to be issued for such conveyances and dedications.

J. Time for Completion. The required time for completion of all Required Improvements shall be two (2) years from the recording date of the Final Plat, either for the entire Project, or a Phase, as applicable. Gypsum may use the Construction Security to complete any Required Improvements not completed within the required time.

12. Underground Utilities. All water mains and subservice stub-outs, storm sewer, sanitary sewer, drainage, electricity, natural gas, telephone, fiber and cable television shall be installed underground and prior to construction of any overlaying street, curb, sidewalk, pedestrian/bicycle path or gutter to prevent unnecessary pavement cuts. In addition, Developer shall provide an AutoCAD drawing of as-built surveys of such utilities prepared by a professional land surveyor showing horizontal and vertical locations. Such survey must be completed prior to any back fill, and will constitute a condition precedent to the release of any Construction Security.

13. Construction Site Maintenance. During construction, Developer shall use proper dust and erosion control and maintain streets and roads in such a manner that they may be reasonably traveled upon. Gypsum may order construction to cease, or abatement measures to be taken, and Developer shall comply with such order, when Gypsum determines in its sole discretion that dust from construction activities related to the Project is unacceptable. The Construction

Security and Warranty Security required for construction of Required Improvements shall be sufficient to include costs associated with revegetation of area destroyed by such construction. Developer may secure construction areas within the Property from the general public during construction, except for necessary local traffic, representatives of Gypsum and other appropriate jurisdictions on official business and emergency service providers.

14. Construction Security.

A. Amount. Construction Security shall be in the amount of one hundred and ten percent (110%) of the Engineer's Cost Estimate, attached hereto as Exhibit D, submitted by the Developer and approved by Gypsum. The amount of Construction Security required at any one time may, with approval of Gypsum, provide for Phased development, and the Developer may elect to post a single Construction Security or separate Construction Securities for different Required Improvements, so long as all the total amount of required Construction Security is provided prior to recording at Final Plat, in which event the Construction Security for a particular Required Improvement shall be one hundred and ten percent (110%) of the Engineer's Cost Estimate for such Required Improvement. The Engineer's Cost Estimate shall be updated (i) annually within thirty (30) days of the anniversary date of Gypsum's approval of the Final Plat, and (ii) prior to approval of the Final Plat for each Phase, taking into consideration the progress of construction, market conditions, costs of materials and labor and other relevant factors. Within sixty (60) days of receipt of the Engineer's Cost Estimate or any update, Gypsum shall, in writing provided to Developer, reject, or accept with conditions and modifications, the Engineer's Cost Estimate, or the Engineer's Cost Estimate shall be deemed accepted as submitted. In the event the Engineer's Cost Estimate as approved by Gypsum indicates that the remaining estimated costs of constructing the Required Improvements exceeds the amount of the Construction Security, the Developer shall, within thirty (30) days of written notice from Gypsum, cause the Construction Security to be increased to an amount equal to or greater than the amount specified. Until such additional security is provided, Gypsum may withhold approvals for any application associated with the Project. Gypsum's failure to review or its approval of the Engineer's Cost Estimate shall in no way waive any of Developer's obligations or Gypsum's rights under this Agreement.

B. Release. As Required Improvements are completed in integrated component parts, inspected, approved and (if applicable) conveyed to Gypsum, the Construction Security shall be released in a proportional amount, unless a lesser amount of release is necessary to maintain Construction Security in an amount equal to one hundred ten percent (110%) of the cost to complete the remaining Required Improvements. Amounts to be released may be determined with reference to the Engineer's Cost Estimate approved by Gypsum.

15. Warranty.

A. Scope. For the full Warranty Period Developer shall warrant the construction, installation, and survivability of the applicable Required Improvements for the Project, or for each Phase, if applicable, and at Developer's sole cost and expense make all needed and necessary repairs and replacements due to defective materials, design or workmanship, breach of contract or failure to abide by the Submittal Requirements or Design Plans or other approved plans or standards, but not associated with ordinary and normal wear and tear. If after thirty (30) days from mailing of a written notice to Developer requesting repairs, which thirty (30) days shall

be extended for weather conditions preventing such work, Developer shall not have undertaken with due diligence such maintenance or repairs, then Gypsum may make the same at Developer's expense. In case of emergency, as determined in the sole discretion of Gypsum, such thirty (30) day period is waived.

B. Warranty Security. On or before the start of the Warranty Period for applicable Required Improvements, Developer shall post Warranty Security to secure such warranty obligations. This obligation is separate from the Developer's obligation under this Agreement to post Construction Security; however, the instrument posted to satisfy the Developer's Construction Security obligations may be used to also satisfy the Warranty Security obligation so long as it complies with the terms of this Section. Such Warranty Security shall remain in place and be available to Gypsum through the full Warranty Period and so long thereafter as is reasonably necessary for Gypsum to either determine that no repairs and replacements are necessary or draw on the Warranty Security. The Warranty Security shall be in an amount equal to 15% of the actual costs of the applicable Required Improvements, unless Gypsum determines in writing that a higher amount is necessary or a lower amount is adequate; provided that the Developer may elect to post a single Warranty Security or separate Warranty Securities for different Required Improvements, in which event the Warranty Security for a particular Required Improvement shall be fifteen (15%) percent of the actual costs for such Required Improvement.

C. Repairs Not Reimbursable. Developer shall not be entitled to reimbursement for any repairs or replacements made pursuant to this Section.

D. Cost Recovery Reduction. Gypsum may reduce any future cost recovery for costs incurred by Gypsum during or beyond the Warranty Periods for any repairs or replacements it elects to make due to defective materials, design or workmanship, breach of contract or failure to abide by the Design Plans or other approved plans or standards.

E. Warranty Period for Repairs. In the event of any needed and necessary repairs or replacements during the Warranty Period provided for in this section, the Developer's warranty obligations and full Warranty Period shall extend only for the subject improvement or component thereof until the subject improvement or component part thereof is repaired or replaced and the Town has inspected and accepted the same in accordance with the Code, not to exceed twelve (12) months following the expiration of the Warranty Period, or after Developer has completed such repairs or replacements, whichever is later.

16. Water. Gypsum shall provide water utility service to the Property, or to each Phase, as applicable, when Developer has met all of Gypsum's requirements for water service contained in this Agreement and the Code.

A. Water Rights Dedication. Developer's water rights dedication requirement for the Property shall be calculated based on the provisions of Chapter 13.02 of the Code and paragraph 3.1B of the Annexation Agreement. Developer shall pay the full in lieu of water rights fee based on such calculation prior to building permits being issued for any construction. The current in lieu water rights dedication fee is $15,000 per ECU (13.02.100(1)).

i. Estimated ECU Calculation. Gypsum and Developer agree that each residential unit has an initial estimated ECU of 1 ECU, resulting in a total ECU calculation for the Property of 40.0 ECU (1.0 x 80 units x 50% raw water supply credit as provided in Section 16.A. of the Phase 1 SIA). Based upon the 80 residential units contained in the Final Plat for this Phase of the Project, the amount of the Water Rights Dedication Fee due at the time of Final Plat approval for this Phase of the Project shall be $600,000 ($15,000 x 40 ECU). An additional Water Rights Dedication Fee shall be due for each Final Plat for each Phase, if applicable. Pursuant to the Code, Section 13.02.100(1) and Section 13.02.190, final payment of water rights dedication fees is to occur at the time of approval of the Final Plat. One ECU provides water supply for a single-family home up to four bedrooms and 3,000 square feet enclosed living space, pursuant to the Code, Section 13.02.050.1.(C).

ii. Additional ECU Determination and Payment. Any additional water rights dedication fees shall be paid during the building permit stage. At the time of approval of a building permit, each lot owner shall demonstrate estimated ECUs and any additional ECUs that are required. The lot owner will be assessed in full and shall pay the required additional water rights dedication fee prior to issuance of a building permit. Additional ECUs may only be approved for indoor use. Pursuant to the Code, Gypsum may re-verify actual use at each lot, and retains the discretion to assess appropriate additional water rights dedication fees if the actual use exceeds the estimate in this Agreement.

iii. ECU Limitation. Notwithstanding the above, there shall be no more than 80 ECU allocated to building permits in this Project, without Gypsum's prior written approval.

B. Water Tap Fees. Developer shall pay $3,000 of the water service tap fee per ECU upon Final Plat approval for this Phase of the Project, as credit toward future water tap fees to be determined at the time of building permit application. The pre-paid water service tap fee due for the 80 ECU at Final Plat for this Phase of the Project shall be $240,000.00 (80 ECU x $3,000.00). An additional partial Water Tap Fee shall be due for each Phase. Lot owners submitting a request for a building permit shall pay the remaining portion of Gypsum's water service tap fee at the time the individual connection is made, based on the water service tap fee charged generally by Gypsum at the time of connection and for the ECU determination made at that time. The current fee for water taps is $10,000 per ECU. The total amount of the Water Tap Fee due at building permit issuance for this Phase of the Project is estimated at one (1) ECU per residential unit, for an estimated total of $800,000.00 (80 ECU x $10,000.00), based on the current Water Tap Fee imposed, and Developer's partial payment of the Water Tap Fee paid at time of Final Plat approval for this Phase of the Project shall be credited against the amounts due at building permit issuance. Pursuant to the Code, Gypsum may re-verify actual use at each lot, and

retains the discretion to assess appropriate additional water service tap fees if the actual use exceeds the ECUs estimated in this Agreement.

C. Connection Fees. Developer shall pay all costs, materials, labor and fees required to connect water service lines to water main lines, including Gypsum inspection charges.

D. Service Line. All service lines and stub-outs shall be installed by the Developer, at the Developer's cost. No reimbursement shall be allowed, unless otherwise provided herein.

E. Required Improvements. All service lines and other Required Improvements within the Property as depicted on the Design Plans shall be installed at the sole cost of Developer, without any reimbursement by Gypsum prior to recording of the Final Plat for each Phase of the Project, unless adequate security approved by Gypsum is posted. Required Improvements are depicted in the Design Plans. All improvements, except service lines and drainage facilities not located within road platforms, shall be completed and dedicated to Gypsum, unless otherwise provided herein.

F. Non-Potable Irrigation System. Developer shall install, at Developer's sole cost and expense, a non-potable irrigation system approved by Gypsum, connected to and integrated with the Stratton Flats raw water system, to irrigate all residential and commercial lawns and open space to be irrigated in accordance with the Sketch Plan, Preliminary Plan and the Landscaping Plans - Irrigation Water Supply Plan, prepared by Outdoor Design Group, Inc., and attached here to as Exhibit E and incorporated herein; except for fire hydrants and public drinking fountains (where compliance with the Code shall be made).

G. Inadequate System Capacity. Gypsum estimates that it currently has sufficient water system capacity to serve the number of units proposed for the Property so long as such units are planned to be below the "blue line" which indicates the elevation to which Gypsum can provide water service. To the extent any planned units are to be above the blue line, Developer agrees to provide Gypsum with an adequate plan to provide water delivery prior to Final Plat approval, including proposed financing, engineering, and fire protection. In any case, use of Gypsum's water system capacity is on a "first come, first serve" basis and sufficient capacity may not be available when building permits are requested. For the purpose of this Agreement, insufficient water system capacity to serve the Property means insufficient system capacity of whatsoever kind of nature, be it well water, treatment or distribution capacity to serve all properties currently served by Gypsum whether located within or without Gypsum, and also serve the Property. Gypsum may impose a temporary or permanent moratorium on issuing water taps to serve the Property, should Gypsum determine in its sole subjective discretion that it has insufficient water treatment capacity to serve the Property. Upon any such moratorium, Gypsum shall take reasonable efforts to increase system capacity to serve the Property. Should Gypsum fail to provide water service to the Property when desired, the Developer's sole remedy shall be to require Gypsum to disconnect the Property from Gypsum and terminate this Agreement and all of the easements set forth in this Agreement, including the Avigation Easement, and/or to seek a refund of any amounts paid for water right dedication fees and/or water service tap fees paid for any lots affected by the moratorium. If Gypsum subsequently provides water service to the Property, all refunded fees shall be repaid to Gypsum as a condition of service.

17. Sewer. Gypsum shall provide sewage utility service to each Phase of the Project when Developer has met all of Gypsum's requirements for sewage service contained in this Agreement and the Code.

A. Sewer Tap Fees. Developer shall pay $336,000 ($4,200 per ECU x 80 ECU) of the tap fee per Section 13.03.130(3) of the Code), of the sewer service tap fee at approval of the Final Plat for this Phase of the Project, as credit toward future tap fees determined at the time the building permit is issued. The total amount of the sewer service tap fee due at building permit is estimated at one (1) ECU per residential unit, for an estimated total of $1,120,000.00 (80 ECU x $14,000.00), based on the current tap fee imposed. An additional partial sewer service tap fee shall be paid for each Phase. Lot owners submitting a building permit application shall pay Gypsum's remaining sewer service tap fee, at the time that the individual connection is made, based on the sewer tap fee charged generally by Gypsum at the time of connection. The current fee for sewer taps is $14,000.00 per ECU. Pursuant to the Code, Gypsum may re-verify actual use at each residential unit, and retains the discretion to assess appropriate additional sewer service tap fees if the actual use exceeds the ECUs estimated in this Agreement.

B. Connection Fees. Developer shall pay all costs, materials, labor and fees required to connect sewer service lines to sewer main lines. Developer shall pay sewer connection fees for each connection of a sewer service line at the time of connection, based on the connection fee charged generally by Gypsum at the time of connection. A reinspection fee shall be paid for any service connections that are not approved on the initial inspection.

C. Service Lines. All service lines and stub-outs shall be installed by the Developer, at Developer's cost. No reimbursement shall be allowed, unless otherwise provided herein.

D. Required Improvements. All service lines and other Required Improvements within the Property as depicted on the Design Plans shall be installed at the sole cost of Developer, without any reimbursement by Gypsum, unless otherwise provided herein.

E. Storm Water Drainage. All storm water drainage improvements and facilities within the Property as depicted on the Design Plans shall be installed at the sole cost of Developer, without any reimbursement by Gypsum, unless otherwise provided herein. All storm water drainage improvements shall be conveyed to and become the property of the individual property owners or, for improvements located within common areas or public areas, to a property owners association and/or a special district. All storm water drainage improvements located within street rights of way or on other property owned by or conveyed to Gypsum by Developer shall be conveyed to and become the property of Gypsum. In the event improvements not conveyed to Gypsum are not properly maintained, and Gypsum determines it is necessary to maintain the same, Gypsum may do such maintenance as it deems necessary in its discretion and may charge or assess such amounts against the affected portions of the Property or the entire Property, as it deems equitable, and certify collection thereof to the Eagle County Assessor pursuant to Section 31-20-105, C.R.S., impose a lien on the Property, and/or seek a judgment against the Developer and/or its successors in interest to recover any deficiencies.

F. System Design. Final design for the sewer service system and lines shall be provided to Gypsum for each Phase of the Project prior to the issuance of a building permit, and shall be subject to review and reasonable approval for conformance with Gypsum's Public Works Manual.

18. Roads.

A. On-Site Improvements. All roads, streets, curbs, gutter, sidewalks, bicycle/pedestrian paths, necessary drainage facilities and other Required Improvements within the Property shall be constructed and installed at Developer's cost, without any reimbursement by Gypsum, unless otherwise provided herein. The roads within the Property are to remain private, subject to an easement for the use and benefit of the public. Gypsum shall have no obligation to maintain, including snow plowing and snow removal, any private roads or related transportation and drainage improvements located on the Property, which shall be owned, operated, and maintained by Developer, the Special District, Developer's successors in interest, or a property owner's association established at the time of Final Plat approval. Gypsum, any emergency service provider, and any utility provider shall at all times have access to the Property by way of any private roads.

19. Additional Fees and Dedications Required by Gypsum.

A. Law Enforcement Services. The Parties recognize and agree that development of the Property will have an impact on Gypsum's ability to provide law enforcement services. The Developer of each Phase of the Project agrees to pay a law enforcement impact fee for each residential unit in the amount of $250, at the time of Final Plat for such Phase of the Project involving residential uses. The total fee for the 80 units in this Phase is $20,000.

20. Additional Fees Collected on behalf of other governmental Entities

A. Fire District Impact Fees. As provided by the Code, Developer shall pay to Gypsum on behalf of the Gypsum Fire Protection District all fire district impact fees. The impact fee shall be due at the time of Final Plat approval for each Phase of the Project, and is currently $235,277.60 (80 x $2,940.97=$235,277.60). Fire District Impact Fees for non-residential development are calculated at building permit submittal.

B. School Impact Fee. Pursuant to Chapter 17.38 of the Code and upon the recommendation of the School Board, the Developer for each Phase of the Project shall pay a cash impact fee in lieu of dedicating land to the School District at the time of recording such Final Plat subject to the fee. The exact fees to be paid shall be based on the acreage and units approved at each Final Plat. Such impact fee is based on the School District's land dedication requirement and in lieu fee based on the fair market value of land, as determined by the School District. For this Phase, the School District has determined the fair market value of the land to be $45,814 per acre and the impact of the 80 multifamily units to be 0.214 acres. The School District Impact Fee for the 80 units in this Phase is $9,804.20, and is due before the recording of the Final Plat.

21. Cost Recovery. There is no cost recovery anticipated for this Project.

22. Reimbursement by Developer. Should other developers, as a condition to their development approval, install the Required Improvements specifically identified in the previous Section of this Agreement, or which are required as a condition of future development approval for the Property, Developer shall pay to Gypsum or such other developer as directed by Gypsum, Developer's proportionate share of the cost of constructing the Required Improvements, as determined by Gypsum. Such payment shall be made by Developer upon the earliest development approval for the Property from which Developer's proportionate share can be determined.

23. Developer's Breach.

A. If the Developer of a Phase of the Project breaches the terms or conditions of this Agreement, including without limitation, failure to commence or complete any Required Improvements for such Phase on or before the deadline for the same in this Agreement, the Town shall send written notice of breach to such Developer, which notice shall describe such breach in reasonable detail. If the Developer does not cure such breach on or before the date that is 30 days after receipt of such notice (or, if the nature of the breach reasonably requires longer than 30 days to cure, or if Developer does not commence such cure within such 30-day period and thereafter pursue such cure to completion), then said Developer shall be deemed in default under this Agreement. Notwithstanding anything to the contrary in this Agreement, only if Developer does not cure such breach after such notice and within such cure period shall Developer be deemed in breach of this Agreement and the Town shall be entitled to exercise its rights and remedies provided in this Agreement for a breach by Developer.

B. Upon breach by Developer, until the breach is otherwise remedied, by the Developer or by Gypsum, Gypsum shall have the right to refuse to approve any Application for any phase of development within the Property and/or disconnect public services by Gypsum. Upon such breach and written order from Gypsum, Developer shall also cease any development activity, including construction pursuant to a previously issued building permit. Any amounts due and owing to Gypsum under this Agreement which are not paid in a timely manner may be certified to the Eagle County Treasurer pursuant to Section 31-20-105, C.R.S., for collection with taxes. Gypsum may also record a lien against the Property and/or seek a judgment against the Developer and/or its successors in interest to recover any deficiencies.

C. In the event that Gypsum determines to draw on the Construction Security or the Warranty Security and determines to perform or contract for the construction of the Required Improvements, and in the event that the amount of such security is inadequate or such security is otherwise not available, then Gypsum is entitled to charge or assess such amounts against the Property and certify collection thereof to the Eagle County Assessor pursuant to Section 31-20-105, C.R.S., impose a lien on the Property, and/or seek a judgment against the Developer and/or its successors in interest to recover any deficiencies.

D. In the event that Gypsum determines to draw on the Construction Security, Warranty Security, or other security, Gypsum shall give notice of any claim that Gypsum may assert against Developer to the surety thereunder, unless waived in writing by the surety. Gypsum's act of giving such notice, or failure to give notice, shall not be a breach of this agreement and shall not affect the Gypsum's right to seek or pursue any remedy provided for in the security or under any other provisions of this Agreement.

24. Waiver of Consequential Damages. Developer waives any and all claims against Gypsum, its employees, engineers and attorneys, for consequential, special or punitive damages arising out of or relating to this Agreement, including but not limited to, damages incurred for losses of financing, business and reputation, and for loss of profits including but not limited to loss of profits due to impaired bonding capacity or diminution of credit status, except those reasonably anticipated cost recovery reimbursements arising directly from this Agreement.

25. Waiver of Breach. The waiver by any Party to this Agreement of a breach of any term or provision of this Agreement shall not operate or be construed as a waiver of any subsequent breach by any Party.

26. Specific Performance. In addition to any of the remedies the Parties may have upon the breach of this Agreement by the other Party, the aggrieved Party shall have the right to request a court of proper jurisdiction to enter a mandatory injunction against the other Party requiring specific performance of the terms contained in this Agreement.

27. Joint and Several Liability. Notwithstanding any other provision contained in this Agreement to the contrary, unless released in writing by Gypsum, all of the terms, conditions and provisions of this Agreement to be performed by Developer, shall be joint and several obligations of all entities constituting the Developer, and Gypsum may seek enforcement of any such terms, conditions and provisions against either or both entities without the necessity of joining the other entity.

28. Assignment. This Agreement may not be assigned or delegated without the written consent of Gypsum, which will not be unreasonably withheld, conditioned, or delayed.

29. Binding Effect. This Agreement shall inure to the benefit of, and be binding upon, Parties and their respective legal representatives, successors and assigns. This Agreement shall continue upon Subdivision and shall bind Developer and all of Developer's purchasers, lessors, successors and assigns, including subsequent owners of any portion of or lot or parcel within the Property until all provisions are satisfied. Either Party may record this Agreement in the real property records of Eagle County, Colorado.

30. Contractors. Developer shall give notice of the terms of this Agreement in all contracts for construction of the improvements and provide a copy of this Agreement to the contractors.

31. No Third-Party Beneficiaries. Nothing in this Agreement shall be deemed to create any third-party benefits or beneficiaries, or create a right of cause of action for the enforcement of its terms, in any entity or person not a party to this Agreement.

32. Additional Documents or Action. Parties agree to execute any additional document and to take any additional action necessary to carry out this Agreement.

33. Notices. Any notice required or permitted by this Agreement shall be in writing and shall be deemed to have been sufficiently given for all purposes if sent by certified or registered mail, postage and fees prepaid, addressed to the Party to whom such notice is intended to be given at the address set forth below, or at such other address as has been previously furnished in writing

to the other Party. Such notice shall be deemed to have been given when deposited in the U.S. Mail.

TOWN	DEVELOPER
Town of Gypsum Attn: Town Manager Gypsum Town Hall Post Office Box 130 Gypsum, Colorado 81637	Eagle County Land Company LLC 15700 W. 103rd St. Lemont, IL 60439 Attn: Anthony Lamonia
With Copy To:	With Copy To:
Collins Cole Winn Ulmer PLLC Attn: Kathryn Winn 165 S. Union Blvd., Ste 785 Lakewood Colorado 80228	Firsel, Ross, Gussis & Alexander Attn: Sam Gussis 10 Parkway North Blvd Suite 110 Deerfield, IL 60015

Shortly after the recordation of this Agreement, the Developer intends to sell the Property to HP-257012 Gypsum, LLC, a Delaware limited liability company ("Hillpointe"). If and upon the consummation of such sale, Hillpointe will be the Developer with respect to the Property acquired, and notices to Hillpointe shall be sent to:

HP-257007 Gypsum, LLC
c/o Hillpointe, LLC
631 W. Morse Boulevard, Suite 200
Winter Park, Florida 32789
Attn: Steven Campisi, Managing Partner

With a copy to:

Hillpointe, LLC
Office of the General Counsel
631 W. Morse Boulevard, Suite 200
Winter Park, Florida 32789
Attn: Seth L. Coleman, Esq.

AND:

Polsinelli PC
1401 Lawrence Street, Suite 2300
Denver, Colorado 80202
Attn: Charlie Smith, Esq.

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

35. Indemnification. Developer shall indemnify, defend and hold Gypsum, and its employees, agents, engineers and attorneys, harmless from and against all costs, claims, damages, judgments, losses and expenses of every nature, including reasonable attorneys' fees, arising at any time from any act or omission of Developer, its employees, subcontractors and their employees, and all other persons directly or indirectly involved in or performing work for the Developer on the Project. Developer's obligation to indemnify and hold harmless shall include any liability Gypsum may have on account of any change in direction, nature, quality, or quantity of historical drainage flow, resulting from the development of the Property, or from construction of streets and storm sewers within or serving the Property, or damages to any Property within the Project resulting from natural conditions including but not limited to expansive soils, geologic hazard, wildfire hazard or flood hazard, if Developer is established to be negligent. Developer's obligations in this Section shall not apply to any costs, claims, damages, judgments, losses and expenses arising out of or related to the negligence of, or breach of this Agreement by, Gypsum or its employees, agents, engineers or attorneys.

36. Entire Agreement. This Agreement represents the entire agreement between the Parties and supersedes any prior oral or collateral agreements or understandings regarding the matters contemplated herein. Upon full execution and recording of the Phase 1 SIA Amendment, the Property shall be deemed removed from the Phase 1 SIA and the rights and obligations created thereby.

37. Amendment. This Agreement may be amended only by an instrument in writing signed by Parties.

38. Time is of the Essence; Force Majeure. All the time limits stated in this Agreement are of the essence of this Agreement. Notwithstanding anything to the contrary in this Agreement, if Developer is delayed, disrupted, or restricted in commencing or completing, or is prevented from commencing or completing, or it would be impossible for Developer to commence or complete any obligation, task, or action, because of events, conditions, or circumstances related to or arising out of any one or more of the following: strikes, lockouts, or labor disputes; acts of God; natural disasters; pestilence, epidemics, pandemics, or public health crisis, or any disease or condition related thereto; delays in obtaining, inability to obtain, or shortages of, services, contractors, labor or materials or reasonable substitutes therefor; governmental orders, ordinances, policies, regulations, or actions, including but not limited to, declared states of emergency, mandated closures, moratoria or similar actions, limits on the size or location of gatherings or workforces, acts of civil or military authority, acts to preserve health, safety, or welfare, riots or other civil commotions; fire or other casualty; the closing or impaired operations of financial or debt markets, systems, or institutions; or other event or circumstance beyond the reasonable control of the Developer (collectively, "Force Majeure"), then Developer shall be excused from commencing or completing such obligations, tasks, or actions for a reasonable period no less than the duration of the Force Majeure causes, events, conditions, or circumstances, and all periods, dates, and deadlines set forth in this Agreement related to the commencing or completion of such obligations, tasks, or actions shall be automatically extended for a reasonable period no less than the duration

of the Force Majeure causes, events, conditions, or circumstances. In the event of a Force Majeure event, Developer must send written notice of to the Town within thirty (30) days after Developer becomes aware of the occurrence of the Force Majeure event, expressly stating that a Force Majeure event has occurred and the expected duration of the event, based upon the information reasonably available to Developer at the time of such notice. The period of Force Majeure shall commence on the date of applicable event or circumstance giving rise to Force Majeure, and extend until the end of the Force Majeure event. In the event the Force Majeure event extends for more than one hundred twenty (120) days, the Town and Developer shall amend this Agreement to extend affected time limits as reasonably mutually agreed based upon the nature and expected duration of the Force Majeure, which amendment may be negotiated and executed by the Town Manager without need for approval by Town Council; provided that any amendment that extends a time limit imposed by the Code, or any other law or regulations, must be approved by Town Council.

39. Covenants Running with the Land. All provisions contained in this Agreement touch and concern the Property, constitute covenants running with the land, and shall be binding upon the Developer and each of Developer's successors in interest.

40. Severability. In the event that any of the terms, covenants or conditions of this Agreement or their application shall be held invalid as to any person, entity or circumstance by any court having competent jurisdiction, the remainder of this Agreement and the application in effect of its terms, covenants or conditions to such persons, entities or circumstances shall not be effected thereby.

41. Duly Authorized Signatories. By execution of this Agreement, the undersigned each individually represent that he or she is duly authorized to execute and deliver this Agreement and that the subject Party shall be bound by the signatory's execution of this Agreement.

42. Duplicate Originals. This Agreement may be executed in two or more counterparts, each of which shall be an original, but all of which together shall constitute one and the same instrument.

43. Venue and Governing Law. Any action arising out of this Agreement shall be brought in the District Court, Eagle County, Colorado. This Agreement shall be governed by the laws of the State of Colorado.

44. Mortgagee Rights. Notwithstanding anything to the contrary in this Agreement, if the Property or any portion thereof serves as collateral for a loan that is secured by a mortgage, deed of trust, or other security instrument (a "Mortgage"), then the lender, mortgagee, or beneficiary of such Mortgage (the "Mortgagee") shall have the right, but not the obligation, to remedy or cure any event of default or breach by Developer under this Agreement, and the Town will accept such remedy or cure by Mortgagee; provided that any remedy or cure by Mortgagee shall not be construed as an assumption by Mortgagee of, or create any liability to Mortgagee with respect to the obligations of owner under this Agreement unless Mortgagee acquires ownership of the Property. No Mortgagee shall have an affirmative obligation hereunder, nor shall Town have the right to seek performance of this Agreement from Mortgagees, except in the event a Mortgagee acquires legal title to all, or a portion of the Property, in which event the Mortgagee shall be bound

by the terms, conditions, and restrictions of this Agreement. The Town shall send all notices of default under this Agreement to each Mortgagee named by the Developer to the address provided by Developer concurrently with sending such notice to Developer. If a Mortgagee elects in writing to cure a default of Developer, and the cure of such default would reasonably require possession of or the right to access the Property, then provided the Mortgagee commences an action to foreclose upon the Property or a process to acquire the Property in lieu of foreclosure, or the applicable portion thereof, all cure periods under this Agreement shall automatically toll for the duration of the foreclosure or acquisition process and such reasonable time afterwards as may be required for such Mortgagee to commence cure of the applicable default.

[REMAINDER OF PAGE BLANK; SIGNATURE PAGES FOLLOW]

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

TOWN OF GYPSUM

By: _____
Scott Green, Mayor
Gypsum Town Hall
Post Office Box 130
Gypsum, Colorado 81637

Attest:

_____
Polly Keene, Town Clerk

STATE OF COLORADO)
) ss.
COUNTY OF EAGLE)

The foregoing Subdivision Improvement Agreement was acknowledged before me this _____ day of _____, 20__, by Scott Green, as Mayor of Gypsum, Colorado.

Witness my hand and official seal.

My commission expires: _____

_____
Notary Public

DEVELOPER:

EAGLE COUNTY LAND COMPANY, LLC,
a Delaware limited liability company

By: _____
_____
_____

STATE OF COLORADO)
) ss.
COUNTY OF EAGLE)

The foregoing Subdivision Improvement Agreement was acknowledged before me this _____ day of _____, 20__, by _____, as _____ of _____.

Witness my hand and official seal.

My commission expires: _____

_____
Notary Public

EXHIBIT A
LEGAL DESCRIPTION OF PROPERTY

EXHIBIT A
PROPOSED LOT 1

BEING A PART OF TRACT F, TOWER CENTER FILING NO. 1, THE PLAT OF WHICH IS RECORDED IN THE OFFICE OF THE EAGLE COUNTY CLERK AND RECORDER AT RECEPTION NUMBER 202516981, SAID PLAT LOCATED IN THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 85 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF GYPSUM, COUNTY OF EAGLE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCIRBED AS FOLLOWS:

COMMENCING AT THE POINT OF CURVATURE OF THE NORTH LINE, TOWN CENTER FILING NO. 1, MONUMENTED BY A FOUND #5 REBAR WITH 2" ALUMINUM CAP STAMPED "LS 38079" FLUSH WITH GROUND;

THENCE SOUTH 75°06'58" WEST, A DISTANCE OF 1637.19 FEET, TO THE **POINT OF BEGINING**;

THENCE SOUTH 07°58'11" EAST, A DISTANCE OF 313.66 FEET ;

THENCE SOUTH 82°01'49" WEST, A DISTANCE OF 1158.00 FEET ;

THENCE NORTH 08°11'07" WEST, A DISTANCE OF 252.81 FEET ;

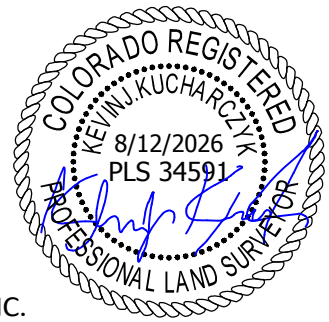
THENCE NORTH 87°37'44" EAST, A DISTANCE OF 330.16 FEET ;

THENCE NORTH 02°22'16" WEST, A DISTANCE OF 173.60 FEET ;

THENCE NORTH 87°37'39" EAST, A DISTANCE OF 817.33 FEET , TO THE POINT OF BEGINNING

THE ABOVE-DESCRIBED PARCEL CONTAINING A CALCULATED AREA OF 370,417 SQUARE FEET OR 8.504 ACRES, MORE OR LESS.

THE BASIS OF BEARINGS FOR THIS LEGAL DESCRIPTION IS THE NORTHERLY LINE OF SAID TOWER CENTER FILING NO. 1, MONUMENTED AT THE POINT OF CURVATURE OF THE NORTH LINE OF LOT 2 BY A FOUND #5 REBAR WITH 2" ALUMINUM CAP STAMPED "LS 38079" FLUSH WITH GROUND, AND AT THE NORTHWESTERLY CORNER OF TRACT D, MONUMENTED BY A FOUND #5 REBAR WITH YELLOW PLASTIC CAP STAMPED "LS 37935" FLUSH WITH GROUND. SAID LINE BEARS SOUTH 88°03'44" WEST, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.

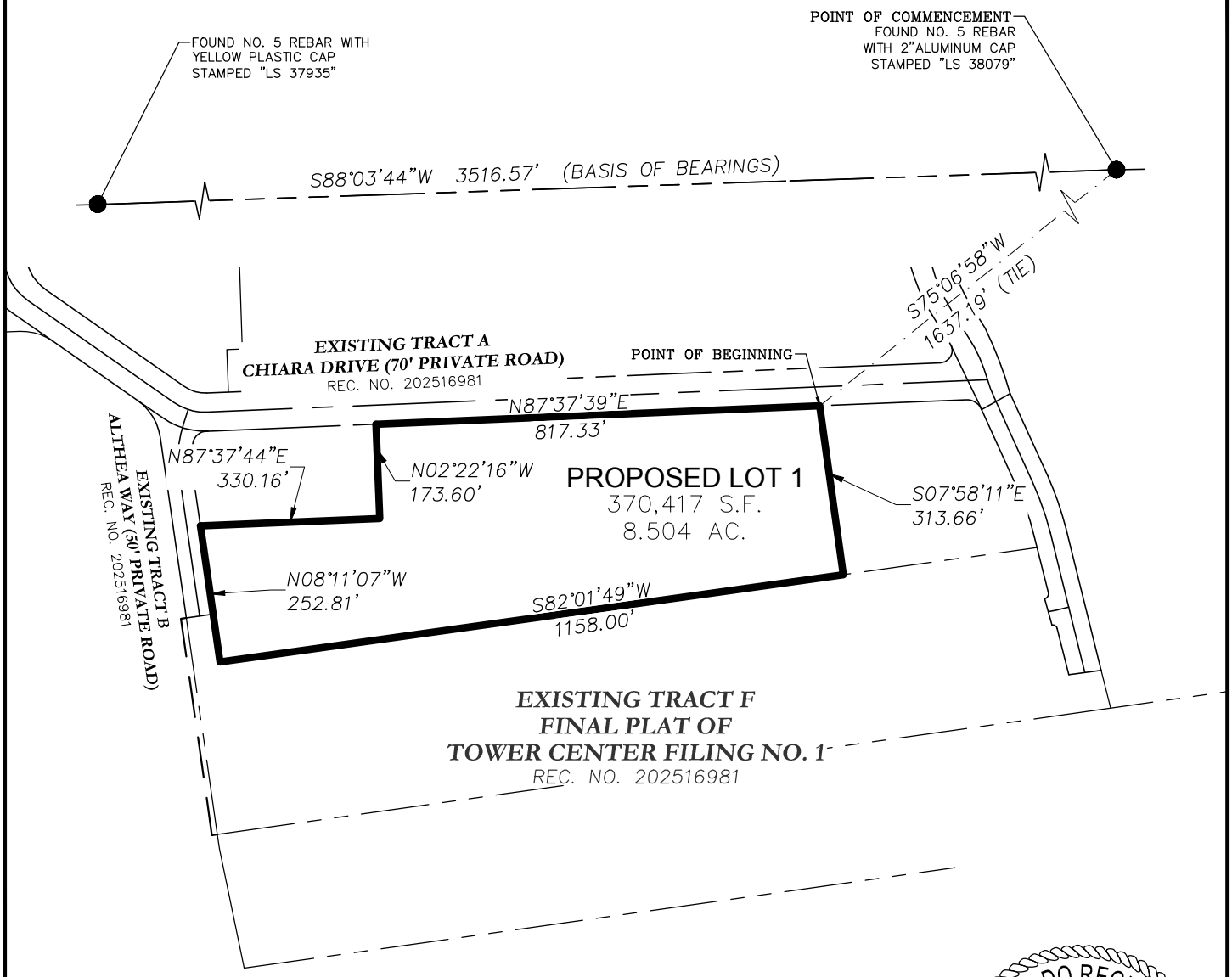


KEVIN J. KUCHARCZYK
COLORADO REG. NO. 34591
FOR AND ON BEHALF OF:
RCR ENGINEERS AND SURVEYORS, INC.

EXHIBIT

ILLUSTRATION

PROPOSED LOT 1 BEING A PART OF TRACT F, TOWER CENTER FILING NO.1
SITUATED IN TRACTS 42, 58, AND 61 SECTION 4, TOWNSHIP 5 SOUTH, RANGE 85 WEST
OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF GYPSUM, COUNTY OF EAGLE, STATE OF COLORADO



0' 300'

SCALE: 1"=300'

NOTE
This map is to depict the accompanying description and is for informational purposes only. It does not represent a monumented land survey.

COLORADO REGISTERED
KEVIN J. KUCHARCZYK
8/12/2026
PLS 34591
PROFESSIONAL LAND SURVEYOR

PROPOSED LOT 1 EXHIBIT				
REVISIONS		Orig. Issue Date: 8/12/2026	Sheet 2 of 2	R&R ENGINEERS-SURVEYORS, INC.
		Drawn By: KES		1635 W. 13TH AVENUE, SUITE 310
		Checked By: KJK		DENVER, COLORADO 80204
		Project No. EC22235		303-753-6730
				www.rrengineers.com

Aug 12, 2026 - 2:03pm Plotted by: mpellegrini P:\EC22235 Gypsum Town Center (11150 Hwy 6)\Surveying\CAD Drawings\RR Drawings\Legal Exhibits\EC22235 Lot 1 Exhibit.dwg

EXHIBIT B
DESIGN PLANS

TOWER CENTER PARK & WINTERSET EXTENSION

CONSTRUCTION DOCUMENTS

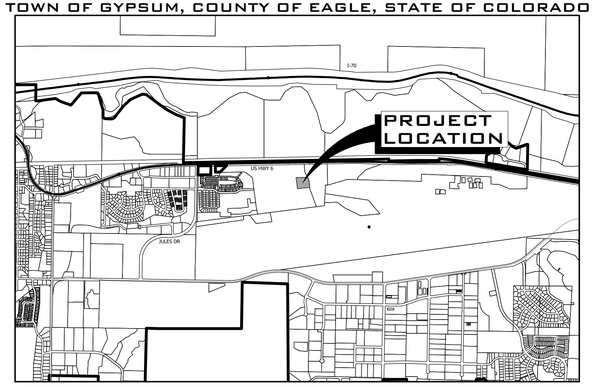
BEING A REPLAT OF PORTIONS OF PARCELS B, H AND I, AMENDED EXEMPTION PLAT OF LEHMANN PARCELS SITUATED IN TRACTS 42, 58, 61, AND 63, SECTIONS 3 AND 4, TOWNSHIP 5 SOUTH, RANGE 85 WEST OF THE 6TH PRINCIPAL MERIDIAN

TOWN OF GYPSUM, COUNTY OF EAGLE, STATE OF COLORADO

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

SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	GENERAL NOTES
3	EXISTING & DEMO PLAN
4	SITE PLAN
5	UTILITY PLAN
6	GRADING PLAN
7	GRADING DETAILS
8	WINTERSET P&P
9	SIGNAGE & STRIPING PLAN
10	DUST, EROSION & SEDIMENT CONTROL PLAN - INITIAL
11	DUST, EROSION & SEDIMENT CONTROL PLAN - INTERIM
12	DUST, EROSION & SEDIMENT CONTROL PLAN - FINAL
13	E&S DETAIL1
14	E&S DETAIL 2
15	E&S DETAIL 3
16	E&S DETAIL 4
17	DETAILS
18	PHOTOMETRICS PLAN
19	CUT SHEET
L-1	LANDSCAPE PLAN
L-2	LANDSCAPE PLAN
L-3	LANDSCAPE PLAN
L-4	LANDSCAPE PLAN
I100	IRRIGATION PLAN
I101	IRRIGATION DETAILS
I102	IRRIGATION DETAILS
I103	IRRIGATION DETAILS



VICINITY MAP

SCALE: 1" = 2000'

CONTACT LIST

DEVELOPER	CIVIL ENGINEER	SURVEYOR	PLANNING AND LANDSCAPING
HILLPOINTE, LLC	R&R ENGINEERS–SURVEYORS, LLC	R&R ENGINEERS–SURVEYORS, LLC	STRATA DESIGN & PLANNING
3373 CHERRY CREEK DRIVE NORTH SUITE #801 EAST TOWER, DENVER CO 80209 312–415–0123 CONTACT: MARK FOSTER	1635 WEST 13TH AVENUE, SUITE 310 DENVER, CO 80204 303–753–6730 CONTACT: ISAAC COHRS, P.E.	1635 13TH AVENUE, SUITE 310 DENVER, CO 80204 303–753–6730 CONTACT: KEVIN KUCHARCZYK	1635 WEST 13TH AVENUE, SUITE 310 DENVER, CO 80204 720–339–1158 CONTACT: TERRY STONE
PHOTOMETRICS	**WATER/WASTEWATER**	**GAS DEPARTMENT**	**ELECTRIC DEPARTMENT**
CULLEN LIGHTING STUDIO, LLC	TOWN OF GYPSUM	BLACK HILLS ENERGY	HOLY CROSS ENERGY
17626 ALMA LN SUPERIOR, COLORADO 80027 720–441–4020 CONTACT: KATE CULLEN	50 LUNDGREN BLVD GYPSUM, CO 81637 970–524–1744 CONTACT: JERRY LAW	1515 WYNKOOP ST #500 DENVER, CO 80202 970–914–8326 CONTACT: MARK FADICK	3799 HWY 82 PO BOX 2150 GLENWOOD SPRINGS, CO 81602 970–947–5439 CONTACT: KEITH HERNANDEZ
DRY UTILITY	**DRY UTILITY**		
COMCAST	LUMEN		
720–979–1921 CONTACT: BRETT WESPHALL	970–309–2973 CONTACT: JASON SHARPE		

LEGAL DESCRIPTION

GENERAL PROVISIONS

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF GYPSUM STANDARD PLANS, DETAILS AND SPECIFICATIONS, LATEST AVAILABLE EDITIONS. WHERE NOT INDICATED IN TOWN STANDARDS, DEFAULT TO CDOT STANDARDS AND SPECIFICATIONS, LATEST EDITION.
2. THE CONTRACTOR SHALL LIMIT CONSTRUCTION ACTIVITIES TO THOSE AREAS WITHIN THE LIMITS OF DISTURBANCE AS SHOWN ON THE PLANS. ANY DISTURBANCE BEYOND THESE LIMITS SHALL BE RESTORED TO ORIGINAL CONDITION BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. CONSTRUCTION ACTIVITIES INCLUDE THE PARKING OF VEHICLES OR EQUIPMENT, DISPOSAL OF LITTER, AND ANY OTHER ACTION WHICH WOULD ALTER EXISTING CONDITIONS. THE CONTRACTOR SHALL NOT PARK ANY VEHICLES OR EQUIPMENT IN, OR DISTURB ANY AREA NOT APPROVED BY THE ENGINEER.
3. ALL EXISTING ACCESSES SHALL REMAIN OPEN TO TRAFFIC THROUGHOUT CONSTRUCTION, WITH THE EXCEPTION OF MINOR CLOSURES OF LESS THAN ONE HOUR. THE CONTRACTOR SHALL APPLY FOR THE APPROVAL FROM THE ENGINEER AND TOWN FOR ALL MINOR CLOSURES PER TRAFFIC CONTROL PLAN - GENERAL SPECIAL PROVISIONS.
4. THE CONTRACTOR SHALL PROTECT ALL WORK AREAS AND FACILITIES FROM WATER AT ALL TIMES. AREAS AND FACILITIES SUBJECTED TO FLOODING SHALL BE PROMPTLY DEWATERED AND RESTORED AT NO COST TO THE PROJECT.
5. CONTROL OF SURFACE RUNOFF AND THE REPAIR OF DAMAGES RESULTING FROM RUNOFF IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR. THE COST TO CONTROL SURFACE RUNOFF OR REPAIR DAMAGES WILL NOT BE PAID FOR SEPARATELY, BUT SHALL BE INCLUDED IN THE WORK.
6. THE CONTRACTOR SHALL KEEP EXISTING DRAINAGE STRUCTURES FUNCTIONAL AND MAINTAIN DRAINAGE TO THOSE STRUCTURES. MAINTAINING DRAINAGE WILL NOT BE PAID FOR SEPARATELY, BUT SHALL BE INCLUDED IN THE WORK.
7. THE CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTS DESIGNATED TO REMAIN FROM DAMAGE DURING CONSTRUCTION OPERATIONS. ANY MONUMENTS DISTURBED BY THE CONTRACTOR THAT ARE NOT DESIGNATED FOR RELOCATION SHALL BE RESET AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL NOTE THOSE MONUMENTS IN THE FIELD PRIOR TO CONSTRUCTION.
8. SANITARY FACILITIES SHALL BE LOCATED ON SITE. SANITARY FACILITIES SHALL BE FULLY OPERATIONAL BEFORE CONSTRUCTION CAN BEGIN. SANITARY FACILITY PAY ITEM SHALL INCLUDE CLEANING A MINIMUM OF TWICE A WEEK.
9. THE CONTRACTOR SHALL HAVE: ONE COPY OF THE GEOTECHNICAL INVESTIGATION BY HP KUMAR DATED MAY 12, 2020, ONE COPY OF APPROVED AND SIGNED PLANS AND REVIEWED SHOP DRAWINGS, ONE COPY OF THE MOST CURRENT CONSTRUCTION SPECIFICATIONS FOR THE PROJECT AT THE JOB SITE AT ALL TIMES. AND ONE COPY OF THE SURVEY COMPLETED BY R&R SURVEY DATED 08/29/2025.
10. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE TOWN OF GYPSUM ENGINEERING & WATER DEPARTMENTS. OR THEIR ASSIGNED REPRESENTATIVE. THE TOWN AND THEIR ASSIGNED REPRESENTATIVES RESERVE THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DO NOT CONFORM TO THE MOST CURRENT PLANS AND SPECIFICATIONS. REQUIRED QUALITY CERTIFICATIONS AND DOCUMENTATION SHALL BE SUBMITTED TO THE TOWN AND THEIR REPRESENTATIVES PRIOR TO PLACEMENT OR USE OF THE MATERIALS.
11. PROJECT TESTING WILL BE PROVIDED BY THE CONTRACTOR AND OVERSEEN BY THE TOWN ENGINEER, WATER DEPARTMENT, OR TOWN REPRESENTATIVE. CONTRACTOR TO PROVIDE 24 HOUR NOTICE FOR ALL REQUIRED TESTS.
12. SOURCE OF MAPPING: EXISTING FIELD CONDITIONS WERE GENERATED BY R&R SURVEY DATED 08/29/2025.
13. CONTRACTOR SHALL OBTAIN FROM THE CIVIL ENGINEER A PLAN SET MARKED "FOR CONSTRUCTION" PRIOR TO COMMENCING ANY WORK.
14. AS-BUILT/RECORD INFORMATION SHALL BE TRACKED ON THE CONSTRUCTION SET IN ACCORDANCE WITH THE TOWN OF GYPSUM PUBLIC WORKS MANUAL WITH MEANS/METHODS OF DATA RECORD PROVIDED BY CONTRACTOR. USE OF SURVEY BY TOWN OR OWNER DOES NOT RELIEVE CONTRACTOR OF PROVISION OF RECORD INFORMATION FOR ALL UTILITIES.

FLOODPLAIN NOTE

THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, EAGLE COUNTY AND INCORPORATED AREAS, PANEL 368 OF 1125, MAP NUMBER 08037C0368D, DATED 12, 04, 2007.

SOILS NOTE

HYDROLOGIC SOIL GROUP AND K FACTOR, WHOLE SOIL REPORTS (DATED 2/20/2025) HAVE BEEN COLLECTED FROM THE NATIONAL RESOURCES CONSERVATION SERVICE NO SOILS HAVE BEEN IDENTIFIED AS IMPACTED BY GEOLOGIC HAZARDS.

NO.	REVISION	BY	DATE
1	1ST SUBMITTAL	IFC	5/8/26
2	2ND SUBMITTAL	DSS	6/17/26
3	3RD SUBMITTAL	DSS	7/10/26
4	4TH SUBMITTAL	DSS	7/31/26

R&R ENGINEERS SURVEYORS INC

R&R ENGINEERS-SURVEYORS, INC.
1635 WEST 13TH AVENUE, SUITE 310
DENVER, COLORADO 80204
PHONE: 303-753-6730

WWW.RRENGINEERS.COM

TOWER CENTER ROADWAY & PARK

SITE ADDRESS: HIGHWAY 6 AND SUNNY AVE
GYPSUM, CO 81637

PREPARED FOR: HILLPOINTE, LLC
3773 CHERRY CREEK DRIVE NORTH
SUITE #801 EAST TOWER, DENVER CO 80209

CIVIL DRAWINGS

JOB NO. HA25126
DATE: 04/21/2026
DWN: CJB CHKD: IFC
NAME

COVER SHEET

NO. 1

PATH:P:\HA25126 TOWER CENTER RESIDENTIAL (GYPSUM)\ENGINEERING\5 DRAWINGS\PLANS\PHASE 1.5 - PARK\CDS\HA25126 - GYPSUM TOWER CENTER - COVER-PARKS.DWG, PLOT DATE:7/31/2026 3:00:19 PM, BY:DANIEL SCHWEIKERT

TOWER CENTER PARK & WINTERSET EXTENSION
CONSTRUCTION DOCUMENTS
BEING A REPLAT OF PORTIONS OF PARCELS B, H AND I, AMENDED EXEMPTION PLAT OF LEHMANN PARCELS SITUATED IN TRACTS 42, 58, 61, AND 63, SECTIONS 3 AND 4, TOWNSHIP 5 SOUTH, RANGE 85 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF GYPSUM, COUNTY OF EAGLE, STATE OF COLORADO

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

MASTER LEGEND

EXISTING	PROPOSED	
T	T	COMMUNICATIONS
CATV	CATV	CABLE TV
F/O	F/O	FIBER OPTIC
GAS	GAS	NATURAL GAS PIPE
	JT	JOINT DRY UTILITY TRENCH (COMM, CATV, F/O, GAS, ELECTRIC)
OHE	OHE	POWER - OVERHEAD
UGE	UGE	POWER - UNDERGROUND
SS	SS	SANITARY SEWER PIPE
ST		STORM SEWER PIPE
W	W	WATER PIPE
IRR	IRR	IRRIGATION PIPE
		EASEMENT
		FLOODPLAIN LIMIT
		LOT LINE
		PROPERTY LINE
		RIGHT OF WAY
		SECTION LINE
		SETBACK
x	x	FENCE LINE
		ROAD CURB AND GUTTER
		SIDEWALK
		TREE LINE
		WALL - RETAINING
		WATER SURFACE ELEVATION
5820	5280	MAJOR CONTOUR
5822	5822	MINOR CONTOUR
		LIGHT POLE
TR	TR	TRANSFORMER PAD
		UTILITY POLE
FO	FO	FIBER OPTIC STRUCTURE
GM	GM	GAS METER
SS		SANITARY SEWER MANHOLE
		SANITARY SEWER CLEANOUT
ST		STORM SEWER MANHOLE
		STORM SEWER AREA INLET
		STORM SEWER CURB INLET
		STORM SEWER FLARED END SECTION
		FIRE HYDRANT
IRR	IRR	IRRIGATION STRUCTURE
		WATER FITTING
W	W	WATER METER
		WATER TAP / CORP STOP
		WATER VALVE
W	W	IRRIGATION MANHOLE
		TREES
		CONCRETE
		GRAVEL / RIPRAP

GENERAL CONSTRUCTION AND SURVEY NOTES

1. LOCAL JURISDICTIONAL REQUIREMENTS SHALL OVERRIDE THE SPECIFICATIONS ON THESE GENERAL NOTES PAGES IF APPLICABLE.
2. CONTRACTOR AGREES THAT THEY SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF THE WORK ON THIS PROJECT, EXCEPTING FROM LIABILITY ARISING FROM SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.
3. ANY DISCREPANCY OR CONFLICT WITHIN THE DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER. DISCREPANCIES OR CONFLICTS NOT BROUGHT TO THE ENGINEER'S ATTENTION AND CLARIFIED DURING BIDDING OF THE PROJECT WILL BE DEEMED TO HAVE BEEN BID OR PROPOSED IN THE MORE COSTLY MANNER, AND THE BETTER QUALITY OR GREATER QUANTITY OF THE WORK SHALL BE PROVIDED BY THE CONTRACTOR IN ACCORDANCE WITH ENGINEER'S INTERPRETATION.
4. LOCATIONS, ELEVATIONS, AND DIMENSION OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME THESE DRAWINGS WERE PREPARED, BUT DO NOT PURPORT TO BE ABSOLUTELY CORRECT. THE INDICATED LOCATION OF UNDERGROUND UTILITIES, STRUCTURES, AND FACILITIES IS APPROXIMATE AND REFLECTS THE BEST INFORMATION AVAILABLE FROM SURVEYS AND RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT SIZE, LOCATION, DEPTH, HEIGHT, ELEVATION, DIMENSION, AND EXTENT OF ALL UNDERGROUND AND OVERHEAD FACILITIES AND OTHER FEATURES AFFECTING THEIR WORK PRIOR TO PROCEEDING WITH ANY CONSTRUCTION ACTIVITY THAT MAY AFFECT SUCH FACILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE CAUSED BY FAILURE TO COMPLY WITH THESE INSTRUCTIONS.
5. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND ALL RESPECTIVE GOVERNMENTAL OR UTILITY AGENCIES AFFECTED BY CONSTRUCTION 72 HOURS PRIOR TO STARTING CONSTRUCTION. ANY TIE-IN SHALL BE COORDINATED BY THE CONTRACTOR WITH THE PUBLIC WORKS DEPARTMENT, AT LEAST 48 HOURS IN ADVANCE.
6. THE CONTRACTOR'S SURVEYOR SHALL OBTAIN AN AUTOCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARKS, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO THE OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK. ALL BENCHMARKS OR MONUMENTS THAT NEED TO BE RELOCATED SHALL BE DONE SO BY A LICENSED SURVEYOR.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER/DEVELOPER AND ENGINEER OF ANY PROBLEM CONFORMING TO THE APPROVED PLANS FOR ANY ELEMENT OF THE PROPOSED IMPROVEMENTS PRIOR TO CONSTRUCTION.
8. THE CONTRACTOR MUST HAVE THE APPROVED CONSTRUCTION DRAWINGS IN THEIR POSSESSION PRIOR TO THE START OF CONSTRUCTION. AT LEAST ONE (1) COPY OF THE APPROVED PLANS, WITH REVISIONS, MUST BE KEPT ON-SITE AT ALL TIMES.
9. THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS SPECIFIC AUTHORIZATION HAS BEEN GRANTED BY ADJACENT PROPERTY OR RIGHT OF WAY OWNER.
10. CONTRACTOR SHALL MAINTAIN A CLEAN AND ORDERLY JOB SITE AT ALL TIMES.
11. ALL STATIONS AND OFFSETS REFER TO THE CONSTRUCTION REFERENCE LINE, WHICH SHALL BE THE CENTERLINE OF THE ROADWAY, UNLESS OTHERWISE NOTED.
12. ATTENTION IS DIRECTED TO THE FACT THAT THESE PLANS MAY HAVE BEEN ALTERED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
13. THE CONSTRUCTION LENGTHS INDICATED IN THESE PLANS ARE APPROXIMATE. ACTUAL LIMITS MAY BE SET IN THE FIELD AS DIRECTED BY THE ENGINEER.
14. THE CONTRACTOR SHALL OBTAIN, AT THEIR OWN EXPENSE, ALL APPLICABLE CODES, LICENSES, STANDARDS, SPECIFICATIONS, PERMITS, BONDS, ETC. WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK.
15. THE CONTRACTOR SHALL HAVE A FOREMAN, OR RESPONSIBLE PARTY ON SITE AT ALL TIMES WHEN WORK IS BEING PERFORMED. ALL WORKERS ON THE JOB SITE WILL BE COURTEOUS TO THE PUBLIC AT ALL TIMES AND SHALL REFER ANY QUESTIONS OR CONCERNS TO THE CONTRACTOR'S FOREMAN OR MUNICIPALITY INSPECTOR.
16. THE CONTRACTOR SHALL MAINTAIN DETAILED "RECORD" DRAWINGS THROUGH THE COURSE OF CONSTRUCTION THAT DETAIL ALL FIELD ADJUSTMENTS IN THE EVENT SURVEYED AS-BUILT INFORMATION CANNOT BE OBTAINED PRIOR TO UTILITY BURIAL. RECORD DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER ALONG WITH SURVEYED AS-BUILT DRAWINGS FOR APPROVAL PRIOR TO FINAL ACCEPTANCE OF THE WORK BY THE OWNER.
17. "AS-BUILT" DRAWINGS ARE TO BE PREPARED BY A LICENSED SURVEYOR PER JURISDICTIONAL PERMIT REQUIREMENTS AND SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO FINAL ACCEPTANCE OF THE WORK BY OWNER. AS-BUILT DRAWINGS MUST DEPICT THE SIZE, TYPE OF MATERIAL, AND HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITY, STORMWATER RELATED SITE IMPROVEMENTS. THIS INCLUDES BUT IS NOT LIMITED TO STORMWATER PIPES (INVERTS MUST BE SHOWN), INLETS, CURBS, SWALES, BERMS AND GRADE CHANGES IN PAVED AREAS. IN PARKING AND RETENTION AREAS THE AS-BUILT DRAWINGS MUST INCLUDE TOP-OF-BANK, TOE-OF-SLOPE, GRADE BREAKS, AND BOTTOM ELEVATIONS. PAVED, CONCRETE, AND LANDSCAPED AREAS MUST BE CLEARLY DEFINED. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE AS-BUILTS THAT MEET ALL OWNER, GOVERNMENTAL AGENCIES, AND ENGINEER OF RECORD'S REQUIREMENTS. AS-BUILTS MUST BE PERFORMED AND SIGNED AND SEALED BY A STATE LICENSED LAND SURVEYOR.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL QUALITY CONTROL MEASURES AND TESTING TO ENSURE THE WORK CONFORMS TO THE SPECIFICATIONS AND DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR ARRANGING ALL NECESSARY INSPECTIONS. ANY WORK FOUND TO BE DEFECTIVE OR NOT IN COMPLIANCE SHALL BE CORRECTED BY THE ENGINEER AT THEIR OWN EXPENSE.
19. CONSTRUCTION EASEMENTS, RIGHT-OF-WAY, AND OTHER CRITICAL EASEMENTS SHALL BE DELINEATED WITH TEMPORARY STAKING BY THE CONTRACTOR.
20. REFER TO FINAL RECORDED PLAT FOR LOT, TRACT, PARCEL, AND EASEMENT LOCATIONS AND DESIGNATIONS.
21. ALL RETAINING WALLS OVER 4' IN HEIGHT REQUIRE A STAMPED ENGINEER DESIGN DRAWING (MEASURED FROM BOTTOM OF FOOTER TO TOP OF WALL).
22. THE INFORMATION PROVIDED ON THESE PLANS DEPICT ONLY THE TOP OF WALL ELEVATION AND THE BOTTOM OF WALL ELEVATION WHERE THE FACE OF THE WALL MEETS THE FINISHED GRADE. DEPTH OF FOOTINGS OR ANY OTHER REQUIRED STRUCTURAL ELEMENTS ARE NOT INCLUDED. RETAINING WALLS SHALL BE DESIGNED BY OTHERS.
23. THE ENGINEER SHALL NOT HAVE CONTROL OVER OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK SHOWN ON THESE PLANS. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S SCHEDULES OR FAILURE TO CARRY OUT THE WORK. THE ENGINEER IS NOT RESPONSIBLE FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTOR, OR THEIR AGENTS OR EMPLOYEES, OR OF ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK.
24. ALL TRENCH EXCAVATIONS SHALL BE PROPERLY SLOPED, SHORED, OR OTHERWISE SUPPORTED IN A MANNER REQUIRED BY OSHA AND AS REQUIRED BY STATE OR LOCAL LAWS.
25. IF CONFLICTING INFORMATION IS NOTED WITHIN THESE PLANS, THE CONTRACTOR IS TO IMMEDIATELY CONTACT THE ENGINEER FOR CLARIFICATION.
26. AT STORM SEWER STUB CONNECTION POINTS, THE CONTRACTOR IS TO USE WATER TIGHT HDPE OR EQUIVALENT AND ENSURE NO WATER LEAKS INTO THE STORM MAIN.
27. DIGITAL MAP FILE SUBMITTALS: SUBMITTALS REQUIRE ALL MAP RELATED DATA TO BE SUBMITTED IN DIGITAL MAP FILES IN EITHER CAD (DWG), GIS (SHAPEFILE OR GEODATABASE), OR BOTH CAD AND GIS FORMATS.
28. ASSOCIATED TABULAR INFORMATION: PERTINENT TABULAR INFORMATION ASSOCIATED WITH THE MAP DATA BEING SUBMITTED IS REQUIRED TO BE INCLUDED WITHIN THE CAD OR GIS FILES. FOR EXAMPLE, ALL FEATURE TYPES NEED TO BE DEFINED AND EASILY DISTINGUISHABLE FROM ONE ANOTHER. IN ADDITION, ALL PERTINENT INFORMATION ASSOCIATED TO THE INDIVIDUAL FEATURES IS REQUIRED TO BE INCLUDED WITH THE FEATURE INSIDE THE CAD OR GIS FILE.
29. COORDINATE SYSTEM: REQUIRED THAT ALL DIGITAL MAP DATA SUBMITTALS HAVE A KNOWN COORDINATE SYSTEM ASSIGNED TO THEM. THE COORDINATE SYSTEM IS REQUIRED TO BE EITHER A DEFINABLE LOCAL SYSTEM OR NAD 1983 STATE PLANE COLORADO CENTRAL FIPS 0502, US SURVEY FEET. IF THE DATA IS DELIVERED ON A LOCAL SYSTEM, IT IS REQUIRED TO HAVE AN ASSOCIATED CONTROL SHEET DEFINING FEATURES WITH THEIR ASSOCIATED LATITUDE/LONGITUDE (WITH THE PROPER REFERENCE FRAME NOTED I.E. WGS84 VS NAD83 2011) AND NORTHING/EASTING WHICH CAN BE USED TO DEFINE THE COORDINATE SYSTEM. ANOTHER OPTION WOULD BE A .JOB/.DC/..JXL FILE THAT DEFINES THE COORDINATE SYSTEM. THE VERTICAL DATUM IS REQUIRED TO BE NAVD88 OR NGVD29. ARBITRARY VERTICAL DATUMS ARE NOT ALLOWED ("HERE-KEY" POSITIONS MUST BE CORRECTED USING OPUS OR SIMILAR POST PROCESSING SOFTWARE, IN ORDER TO DERIVE A CORRECTED LATITUDE, LONGITUDE, AND ELLIPSOID HEIGHT). PROJECT MUST BE TIED TO A MINIMUM OF TWO TOWN OF GYPSUM LOCAL COORDINATE SYSTEM MONUMENTS_.

DEMOLITION NOTES

1. LOCAL JURISDICTIONAL REQUIREMENTS SHALL OVERRIDE THE SPECIFICATIONS ON THESE GENERAL NOTES PAGES, IF APPLICABLE.
2. ALL EXISTING ABOVE AND BELOW GROUND STRUCTURES WITHIN THE LIMITS OF CONSTRUCTION SHALL BE DEMOLISHED OR REMOVED UNLESS NOTED OTHERWISE WITHIN THIS CONSTRUCTION SET AND/OR PROJECT SPECIFICATIONS. ALL PAVEMENT, BASE COURSES, SIDEWALKS, CURBS, BUILDINGS, FOUNDATIONS, ETC., WITHIN THE AREA TO BE DEMOLISHED SHALL BE REMOVED TO FULL DEPTH. THIS INCLUDES FOUNDATION SLABS, WALLS, AND FOOTINGS. CAVITIES LEFT BY STRUCTURE REMOVAL SHALL BE BACKFILLED WITH SATISFACTORY MATERIALS AND COMPACTED PER THE PROJECT SPECIFICATIONS, AS DETERMINED BY THE ONSITE GEOTECHNICAL ENGINEER.
3. ITEMS SHOWN TO BE RELOCATED SHALL BE CAREFULLY REMOVED AND STORED BY THE CONTRACTOR UNTIL SUCH TIME AS THEY CAN BE PLACED IN THEIR NEW LOCATION. CONTRACTOR SHALL VERIFY THESE ITEMS WITH THE OWNER PRIOR TO CONSTRUCTION.
4. IF ELEMENTS ARE DISCOVERED THAT ARE NOT DEPICTED IN THIS SET OF PLANS OR SUPPORTING REPORTS, THEY SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER.
5. CLEARING LIMITS SHALL BE PHYSICALLY MARKED IN THE FIELD.
6. ALL DEMOLITION WASTE AND CONSTRUCTION DEBRIS SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE DESIGNATED AND SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF OFFSITE IN A STATE APPROVED WASTE SITE AND IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS. TAKE CARE TO PROTECT UTILITIES AND STRUCTURES THAT ARE TO REMAIN. REPAIR DAMAGE ACCORDING TO THE APPROPRIATE UTILITY COMPANY STANDARDS AND AT THE CONTRACTOR'S EXPENSE.
7. ALL UTILITY DISCONNECTION, REMOVAL, RELOCATION, CUTTING, CAPPING AND /OR ABANDONMENT SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY / AGENCY.
8. ALL UTILITY AND STRUCTURE REMOVAL, RELOCATION, CUTTING, CAPPING AND/OR ABANDONMENT SHALL BE COORDINATED AND PROPERLY DOCUMENTED BY A CERTIFIED PROFESSIONAL, WHEN APPLICABLE, WITH THE APPROPRIATE UTILITY COMPANY, MUNICIPALITY AND/OR AGENCY. DEMOLITION OF REGULATED ITEMS MAY INCLUDE, BUT IS NOT LIMITED TO: WELLS, ASBESTOS, UNDERGROUND STORAGE TANKS, SEPTIC TANKS AND ELECTRIC TRANSFORMERS. DEMOLITION CONTRACTOR SHALL REFER TO ANY ENVIRONMENTAL STUDIES FOR DEMOLITION RECOMMENDATIONS AND GUIDANCE. AVAILABLE ENVIRONMENTAL STUDIES MAY INCLUDE, BUT ARE NOT LIMITED TO: PHASE I ESA, PHASE II, AND ASBESTOS SURVEY. ALL APPLICABLE ENVIRONMENTAL STUDIES SHALL BE MADE AVAILABLE UPON REQUEST.
9. EROSION AND SEDIMENTATION CONTROL MEASURES AROUND AREAS OF DEMOLITION SHALL BE PROPERLY INSTALLED AND SHALL FUNCTION PROPERLY PRIOR TO INITIALIZATION OF DEMOLITION ACTIVITIES. ADDITIONALLY, THE CONTRACTOR SHALL USE SUITABLE METHODS TO CONTROL DUST AND DIRT CAUSED BY THE DEMOLITION ACTIVITIES.
10. CONTRACTOR SHALL COORDINATE AN ASBESTOS INSPECTION/SURVEY PRIOR TO DEMOLITION OF ANY BUILDING. ASBESTOS OR HAZARDOUS MATERIALS, IF FOUND ON SITE, SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIALS CONTRACTOR. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY IF HAZARDOUS MATERIALS ARE ENCOUNTERED. THE DEVELOPER AND OR OWNER SHALL PROVIDE THE PHASE I ESA TO THE CONTRACTOR.
11. CONTRACTOR SHALL ADHERE TO ALL LOCAL, STATE, FEDERAL AND OSHA REGULATIONS DURING ALL DEMOLITION ACTIVITIES.
12. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES, STRUCTURES, AND FEATURES TO REMAIN. ANY ITEMS TO REMAIN THAT HAVE BEEN DISTURBED OR DAMAGED AS A RESULT OF CONSTRUCTION SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. REPAIR TO PRE-CONSTRUCTION CONDITION OR BETTER.
13. CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC CONTROL MEASURES IN ACCORDANCE WITH STATE DEPARTMENT OF TRANSPORTATION REGULATIONS AND AS REQUIRED BY LOCAL AGENCIES WHEN WORKING IN AND/OR ALONG STREETS, ROADS, HIGHWAYS, ETC. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN APPROVAL AND COORDINATE WITH LOCAL AND/OR STATE AGENCIES REGARDING THE NEED, EXTENT AND LIMITATIONS ASSOCIATED WITH INSTALLING AND MAINTAINING TRAFFIC CONTROL MEASURES.
14. DAMAGE TO LOOPS OR ANY SIGNAL EQUIPMENT CAUSED BY CONSTRUCTION OF THIS PROJECT MUST BE REPAIRED OR REPLACED TO ORIGINAL OR BETTER CONDITION BY THE CONTRACTOR AT NO COST TO THE OWNER OR MUNICIPALITY.
15. ASPHALT/CONCRETE REMOVAL SHALL BE FULL DEPTH TO SUBGRADE PROVIDE NEAT, STRAIGHT, FULL DEPTH, SAW CUTS OF EXISTING PAVEMENT. LANDSCAPE AREAS SHALL BE BACKFILLED PER LANDSCAPE PLANS/GUIDELINES.
16. NO TREES SHALL BE REMOVED, NOR VEGETATION DISTURBED BEYOND THE LIMITS OF CONSTRUCTION WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE OWNER'S REPRESENTATIVE.
17. THE CONTRACTOR WILL BE RESPONSIBLE FOR ENSURING THAT APPROPRIATE MEASURES ARE TAKEN IF PREVIOUSLY UNIDENTIFIED ENVIRONMENTAL IMPACTS ARE DISCOVERED ON THE DEVELOPMENT SITE.
18. UPON DISCOVERY OF PREVIOUSLY UNIDENTIFIED CONTAMINATION, THE CONTRACTOR WILL BE RESPONSIBLE FOR ENSURING WORKERS' HEALTH AND SAFETY. IF UNSAFE WORKING CONDITIONS PREVAIL, THE CONTRACTOR WILL BE RESPONSIBLE FOR STOPPING WORK WITHIN SAID AREA IMMEDIATELY. THE CONTRACTOR SHALL MAKE AN ATTEMPT TO DOCUMENT AND ASSESS THE NATURE AND DISPOSITION OF THE IDENTIFIED IMPACT. FOLLOWING THIS INITIAL DOCUMENTATION, THE CONTRACTOR WILL NOTIFY THE ENVIRONMENTAL CONSULTANT OF THE DISCOVERY.
19. IF IT IS SAFE TO OPERATE WITHIN THE AFFECTED AREA, THE CONTRACTOR, UNDER THE DIRECTION OF THE ENVIRONMENTAL CONSULTANT, WILL APPLY APPROPRIATE MEASURES TO PRECLUDE EXACERBATION OF THE IDENTIFIED IMPACT.
20. UPON NOTIFICATION, THE ENVIRONMENTAL CONSULTANT SHALL CONDUCT A PRELIMINARY INVESTIGATION OF THE AFFECTED AREA(S) AND DETERMINE THE APPROPRIATE COURSE OF ACTION. FURTHERMORE, THE ENVIRONMENTAL CONSULTANT SHALL BE RESPONSIBLE FOR INITIATING THE REQUISITE NOTIFICATION PROCEDURES IN ACCORDANCE WITH THE REQUIREMENTS OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION.
21. WORK WILL RESUME WITHIN THE AFFECTED AREA AT THE DIRECTION OF THE ENVIRONMENTAL CONSULTANT.
22. APPROVAL FROM THE PERMIT ISSUING JURISDICTION MUST BE OBTAINED PRIOR TO THE REMOVAL OF NATIVE VEGETATION.
23. CONTRACTOR TO COORDINATE WITH LOCAL UTILITY PROVIDERS PRIOR TO ANY MODIFICATION OR ANY INTERRUPTION IN SERVICE.
24. ANY DISTURBANCE OR DAMAGE TO EXISTING FEATURES WITHIN RIGHTS-OF-WAYS SHALL BE REPAIRED TO ORIGINAL CONDITION OR BETTER, AND THE RIGHT OF WAY OWNER SHALL BE NOTIFIED IMMEDIATELY.
25. ANY DESTRUCTION OF PAVEMENT AS A RESULT OF UTILITY CONSTRUCTION SHALL BE REPLACED THE FULL LANE WIDTH PER APPLICABLE CONSTRUCTION STANDARDS.
26. IF ANY HISTORICAL OR CULTURAL ARTIFACTS ARE DISCOVERED DURING DEMOLITION, THE CONTRACTOR SHALL IMMEDIATELY CEASE WORK IN THAT AREA AND NOTIFY THE OWNER AND APPROPRIATE AUTHORITIES.
27. THE CONTRACTOR SHALL COMPLY WITH LOCAL NOISE ORDINANCES AND RESTRICT LOUD DEMOLITION ACTIVITIES TO THE HOURS SPECIFIED BY LOCAL REGULATIONS OR AS DIRECTED BY THE OWNER
28. THE CONTRACTOR SHALL MONITOR AND CONTROL VIBRATIONS FROM DEMOLITION ACTIVITIES TO PREVENT DAMAGE TO ADJACENT STRUCTURES AND UTILITIES.

TEMPORARY TRAFFIC CONTROL NOTES

1. LOCAL JURISDICTIONAL REQUIREMENTS SHALL OVERRIDE THE SPECIFICATIONS ON THESE GENERAL NOTES PAGES, IF APPLICABLE.
2. THE CONTRACTOR SHALL PROVIDE FOR THE SAFE MOVEMENT OF PEDESTRIANS AND VEHICLES THROUGHOUT ALL PHASES OF CONSTRUCTION, INCLUDING DELIVERIES AND DROP-OFFS IN WORK ZONES. THE CONTRACTOR SHALL FURNISH, ERECT AND MAINTAIN ALL NECESSARY TRAFFIC CONTROL AND SAFETY DEVICES, IN ACCORDANCE WITH THE FEDERAL HIGHWAY ADMINISTRATION (FHWA) AND MUTCD STANDARDS AS WELL AS ANY ADDITIONAL REQUIREMENTS IMPOSED BY THE STATE'S DOT.
3. ALL TRAFFIC CONTROL MEASURES SHALL PRIORITIZE SAFETY ABOVE ALL ELSE.
4. ACCESS TO ALL SIDE STREETS AND DRIVEWAYS SHALL BE CONTINUOUSLY MAINTAINED FOR THE DURATION OF THE PROJECT UNLESS PREVIOUSLY APPROVED BY THE LOCAL JURISDICTION.
5. ANY LANE CLOSURE REQUIRES APPROVAL BY THE LOCAL JURISDICTION DEPARTMENT AS WELL AS ADVANCED NOTICE OF 72 HOURS WHEN THE LANE CLOSURE IS TO OCCUR. CONTRACTOR TO TAKE ADDITIONAL CONSIDERATION IN COMMUNICATION OF SPECIFIC HOMES AND BUSINESSES THAT ARE TO BE IMPACTED.
6. ENSURE EMERGENCY VEHICLES CAN ACCESS AT ALL TIMES. ANY BLOCKAGES OR DIVERSIONS SHOULD BE COMMUNICATED TO LOCAL EMERGENCY SERVICES IN ADVANCE.
7. DURING PERIODS OF LANE CLOSURES, THE CONTRACTOR IS TO PROVIDE A DOT CERTIFIED SITE TRAFFIC SUPERVISOR FOR THE INSTALLATION, MAINTENANCE, AND REMOVAL OF TRAFFIC CONTROL DEVICES (E.G. BARRICADES, SIGNS, ARROW PANELS, ETC.) AS OUTLINED IN THE STATE'S DEPARTMENT OF TRANSPORTATION STANDARDS.
8. TRAFFIC CONTROL MEASURES ARE TO BE MONITORED, PARTICULARLY DURING PEAK HOURS, TO ENSURE THAT CONTROL MEASURES ARE EFFECTIVE AND THAT NO DANGEROUS SITUATIONS ARISE.
9. BE PREPARED TO ADJUST TRAFFIC CONTROL MEASURES AS NEEDED. WHAT WORKS DURING ONE PHASE OF CONSTRUCTION MAY NOT BE SUITABLE FOR ANOTHER.
10. IF WORK IS BEING PERFORMED AT NIGHT, ENSURE ALL TRAFFIC CONTROL DEVICES ARE CLEARLY VISIBLE. THIS MIGHT REQUIRE ADDITIONAL LIGHTING OR REFLECTIVE MATERIALS.
11. MAINTAIN THOROUGH DOCUMENTATION OF ALL TRAFFIC CONTROL MEASURES, INCLUDING ADJUSTMENTS MADE DURING THE CONSTRUCTION PROCESS.

EROSION AND SEDIMENT CONTROL NOTES

1. LOCAL JURISDICTIONAL REQUIREMENTS SHALL OVERRIDE THE SPECIFICATIONS ON THESE GENERAL NOTES PAGES, IF APPLICABLE.
2. THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS COMPRISED OF THE EROSION PLANS AND STANDARD DETAILS IN THIS PLAN SET PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS. ALL STORMWATER POLLUTION PREVENTION MEASURES PRESENTED IN THESE DRAWINGS, AND/OR IN THE STORMWATER POLLUTION PREVENTION PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.
3. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORMWATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORMWATER POLLUTION PREVENTION PLAN AND THE STATE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERIC PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SITE CONDITIONS DURING CONSTRUCTION UNTIL THE PROJECT IS ACCEPTED.
5. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMP'S) AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO THE OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
6. BEST MANAGEMENT PRACTICES AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY OR OWNER.
7. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS SHALL ALWAYS BE RETAINED ON SITE.
8. THE CONTRACTOR SHALL LIMIT CLEARING TO THE MINIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
9. CONTRACTOR TO LIMIT DISTURBANCE OF SITE IN STRICT ACCORDANCE WITH EROSION CONTROL SEQUENCING SHOWN ON THESE PLANS. NO UNNECESSARY OR IMPROPERLY SEQUENCED CLEARING AND/OR GRADING SHALL BE PERMITTED.
10. CONTRACTOR SHALL APPLY EROSION CONTROL BLANKETS TO ALL SLOPES 3:1 (H:V) OR STEEPER.
11. THE GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
12. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
13. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
14. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATION IS PROHIBITED.
15. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORMWATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
16. ALL DENUDED AREAS THAT WILL BE INACTIVE FOR 14 DAYS OR MORE, MUST BE STABILIZED TEMPORARILY WITH THE USE OF FAST-GERMINATING ANNUAL GRASS/GRAN VARIETIES, STRAW/HAY, MULCH, WOOD CELLULOSE FIBERS, TACKIFIERS, NETTING OR BLANKETS AS SHOWN ON THESE DRAWINGS.
17. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED AS SHOWN ON THE PLANS. THESE AREAS SHALL BE SEEDED, SODDED AND/OR VEGETATED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN.
18. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE. ONLY USE INGRESS/EGRESS LOCATIONS AS PROVIDED.
19. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
20. CONTRACT

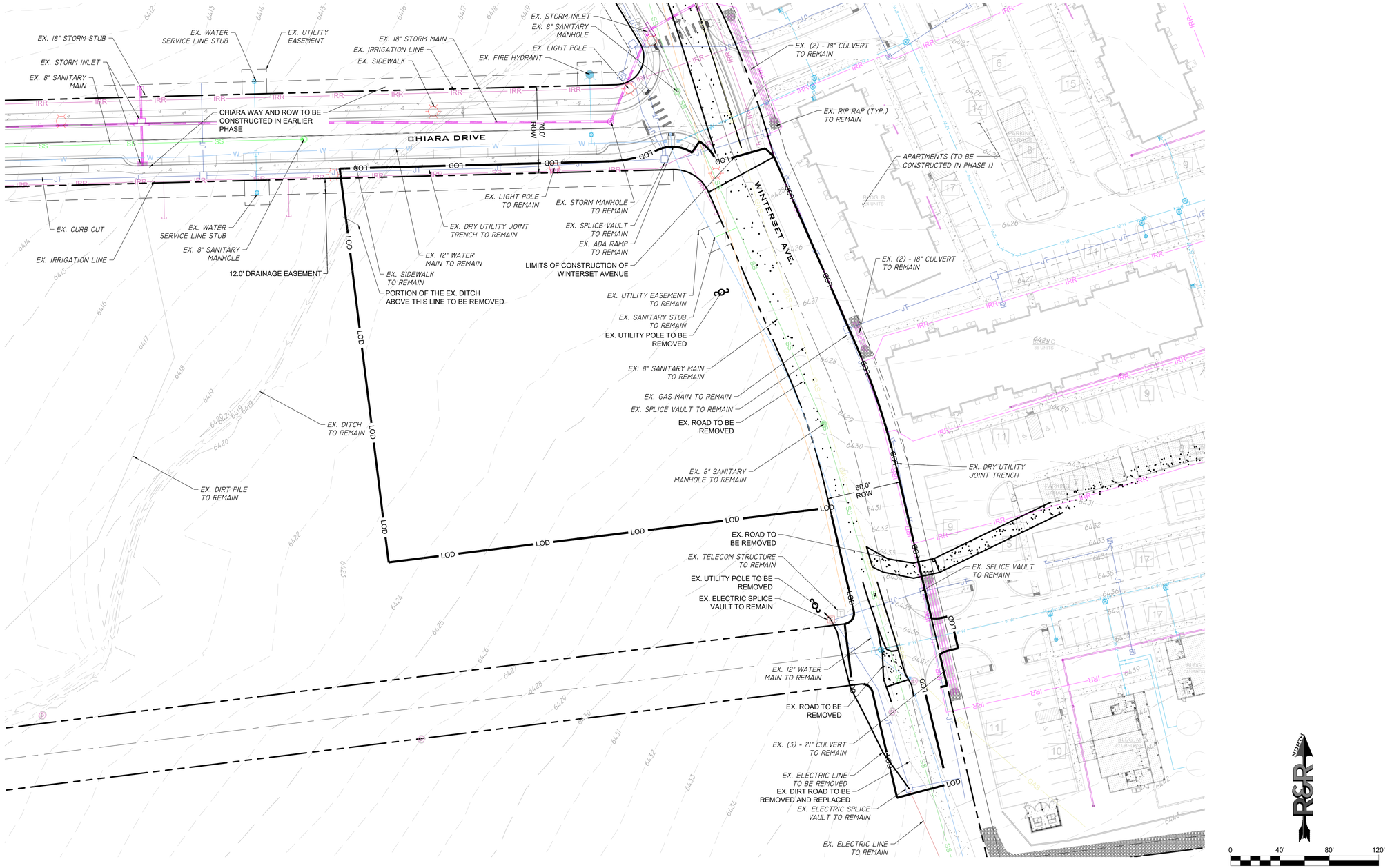
TOWER CENTER PARK & WINTERSET EXTENSION

CONSTRUCTION DOCUMENTS

BEING A REPLAT OF PORTIONS OF PARCELS B, H AND I, AMENDED EXEMPTION PLAT OF LEHMANN PARCELS
SITUATED IN TRACTS 42, 58, 61, AND 63, SECTIONS 3 AND 4, TOWNSHIP 5 SOUTH, RANGE 85 WEST OF
THE 6TH PRINCIPAL MERIDIAN
TOWN OF GYPSUM, COUNTY OF EAGLE, STATE OF COLORADO

KEY MAP
N.T.S.

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



NO.	REVISION	BY	DATE
1	1ST SUBMITTAL	IFC	5/8/26
2	2ND SUBMITTAL	DSS	6/17/26
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DENVER, COLORADO 80204
PHONE: 303-753-6730

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TOWER CENTER ROADWAY & PARK

SITE ADDRESS: HIGHWAY 6 AND SUNNY AVE
GYPSUM, CO 81637

PREPARED FOR: HILLPOINTE, LLC
3773 CHERRY CREEK DRIVE NORTH
SUITE #801 EAST TOWER, DENVER CO 80209

CIVIL DRAWINGS

JOB NO.	HA25126		
DATE:	04/21/2026		
DWN:	CJB	CHKD:	IFC

NAME
EXISTING & DEMO PLAN

NO.
3

PATH: P:\HA25126 TOWER CENTER RESIDENTIAL (GYPSUM)\ENGINEERING\5 DRAWINGS\PLANS\PHASE 1.5 - PARK\CDS\HA25126 - GYPSUM TOWER CENTER - EXIS-PARKS.DWG, PLOT DATE:7/31/2026 3:01:19 PM, BY:DANIEL SCHWEIKERT

TOWER CENTER PARK & WINTERSET EXTENSION

CONSTRUCTION DOCUMENTS

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TOWN OF GYPSUM, COUNTY OF EAGLE, STATE OF COLORADO

KEY MAP
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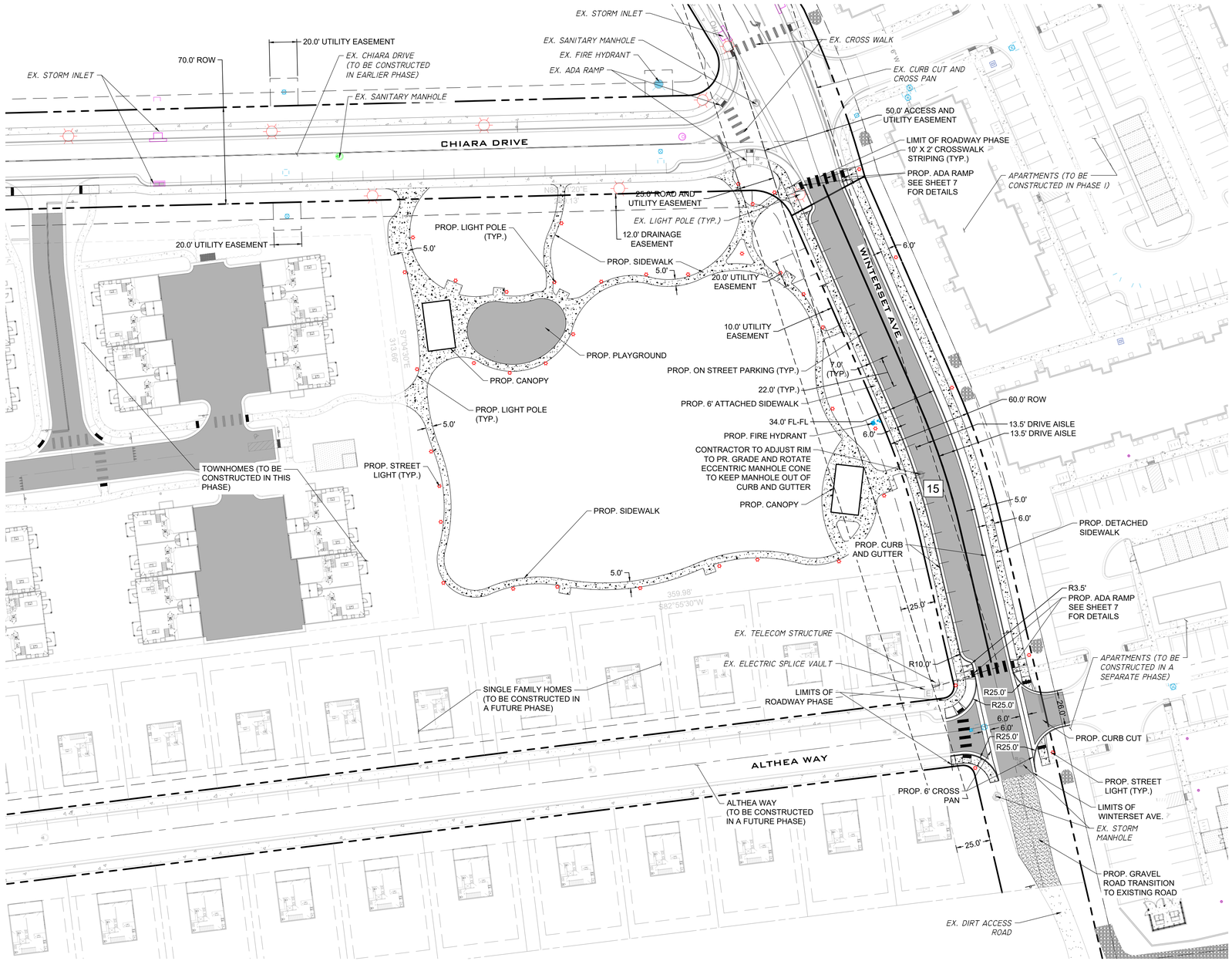

NORTH

0 40' 80' 120'

SCALE: 1" = 40'

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JOB NO.	HA25126
DATE:	04/21/2026
DWN: CJB	CHKD: IFC
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SITE PLAN

NO. 4

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TOWER CENTER PARK & WINTERSET EXTENSION

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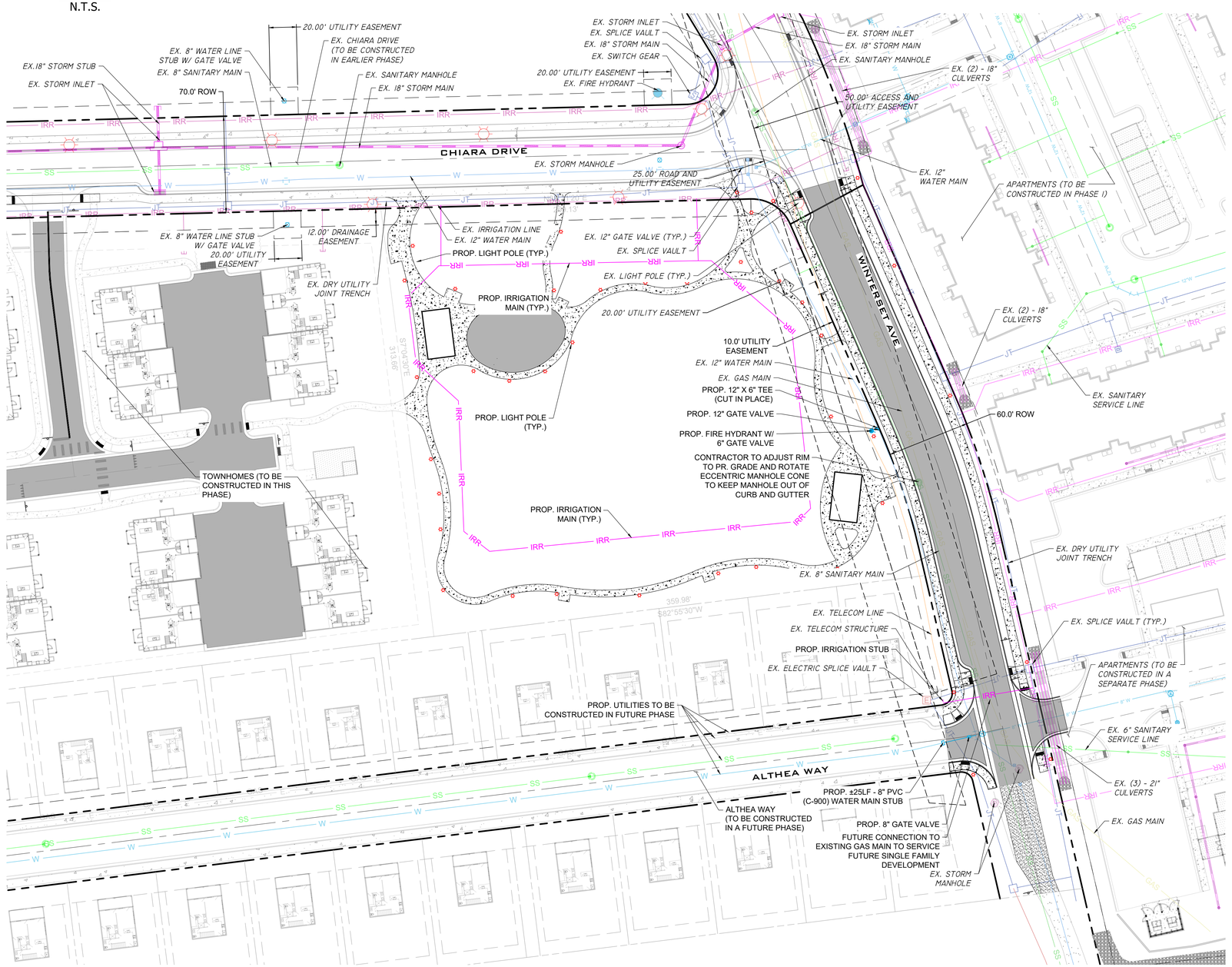
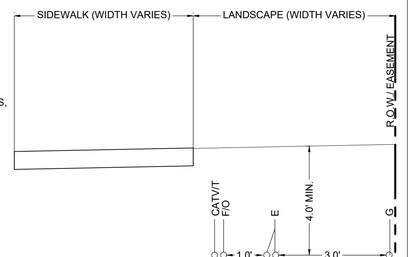


LEGEND:

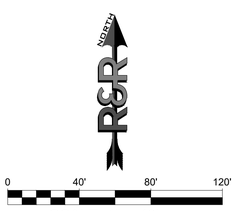
PROPOSED JOINT DRY UTILITY TRENCH (COMM, CATV, F/O, GAS, ELECTRIC)



JOINT DRY UTILITY ALIGNMENT (N.T.S.)

LEGEND:

G - GAS
E - ELECTRIC
F/O - FIBER OPTIC
T - COMMUNICATION
CATV - CABLE TV



SCALE: 1" = 40'

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CIVIL DRAWINGS

JOB NO.	HA25126
DATE:	04/21/2026
DWN: CJB	CHKD: IFC
NAME	

UTILITY PLAN

NO. 5

PATH:P:\HA25126 TOWER CENTER RESIDENTIAL (GYPSUM)\ENGINEERING\5 DRAWINGS\PLANS\PHASE 1.5 - PARK\CDS\HA25126 - GYPSUM TOWER CENTER - UTIL-PARKS.DWG, PLOT DATE:7/31/2026 3:02:25 PM, BY:DANIEL SCHWEIKERT

TOWER CENTER PARK & WINTERSET EXTENSION

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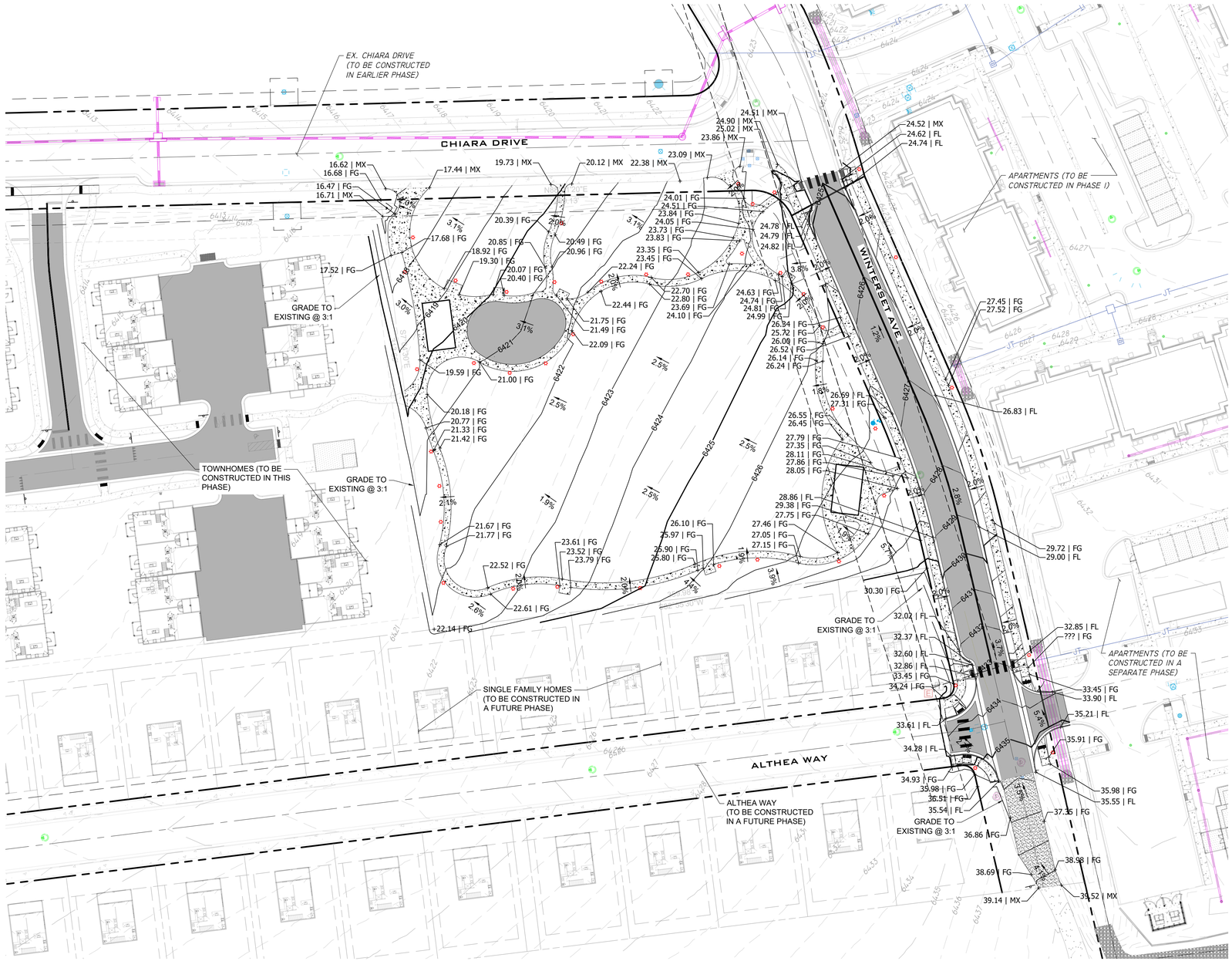
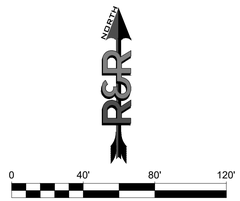
TOWN OF GYPSUM, COUNTY OF EAGLE, STATE OF COLORADO

KEY MAP
N.T.S.

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





SCALE: 1" = 40'

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SITE ADDRESS: HIGHWAY 6 AND SUNNY AVE
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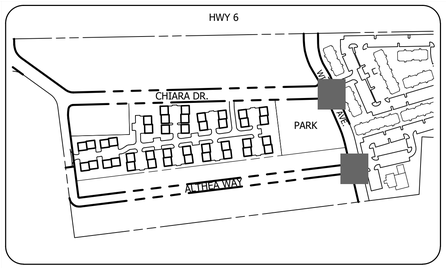
CIVIL DRAWINGS

JOB NO.	HA25126
DATE:	04/21/2026
DWN: CJB	CHKD: IFC
NAME	

GRADING PLAN

NO. 6

PATH:P:\HA25126_TOWER CENTER RESIDENTIAL_(GYPSUM)\ENGINEERING\5_DRAWINGS\PLANS\PHASE 1.5 – PARK\COS\HA25126 – GYPSUM_TOWER_CENTER – GRAD–PARKS.DWG, PLOT DATE:7/31/2026, 3:03:21 PM, BY:DANIEL SCHWEIKERT



KEY MAP
N.T.S.

TOWER CENTER PARK & WINTERSET EXTENSION
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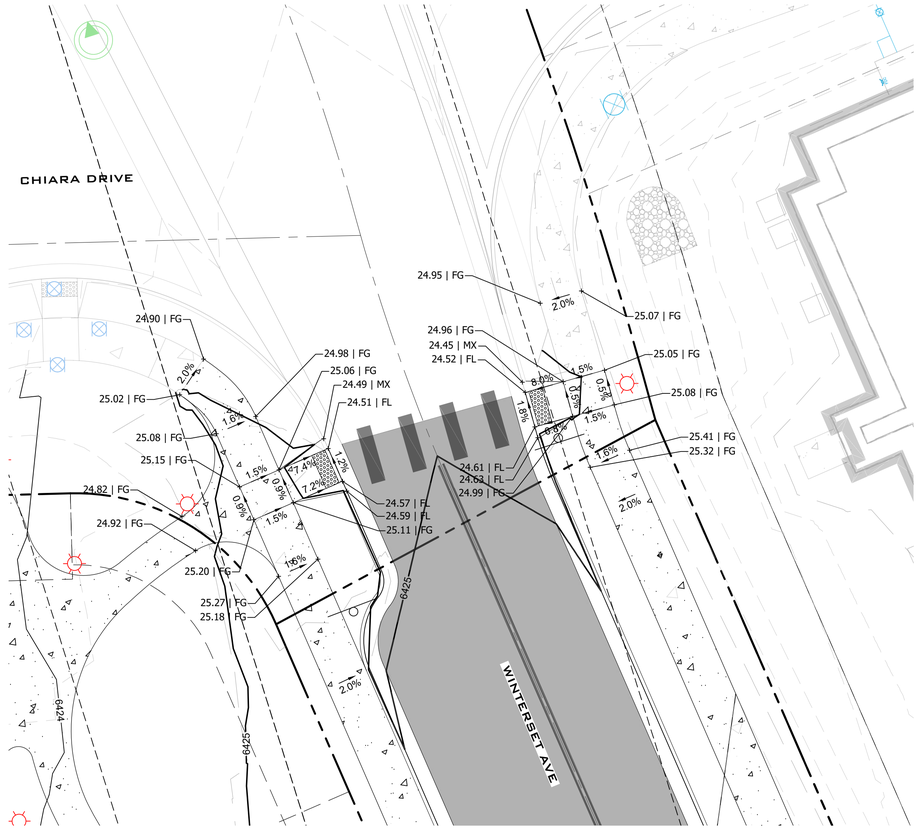

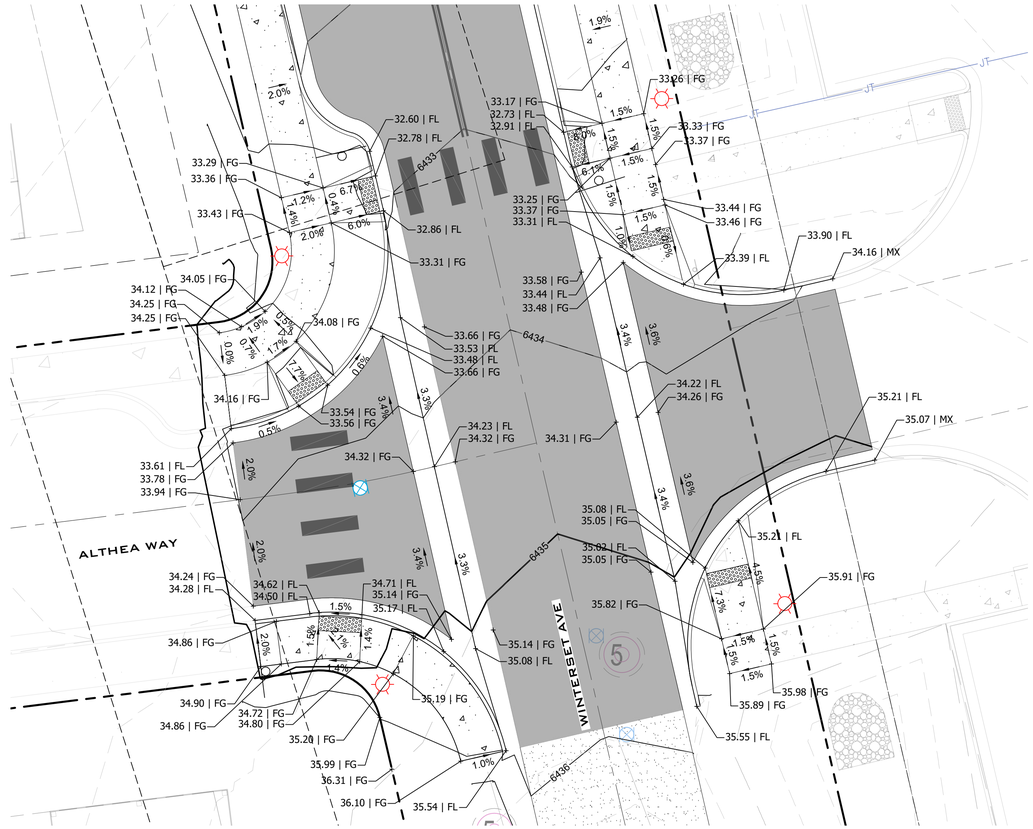

SCALE: 1" = 40'

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TOWER CENTER ROADWAY & PARK

SITE ADDRESS: HIGHWAY 6 AND SUNNY AVE
GYPSUM, CO 81637

PREPARED FOR:
HILLPOINTE, LLC
3773 CHERRY CREEK DRIVE NORTH
SUITE #801 EAST TOWER, DENVER CO 80209

CIVIL DRAWINGS

JOB NO.	HA25126
DATE:	04/21/2026
DWN: CJB	CHKD: IFC
NAME	GRADING DETAILS
NO.	7

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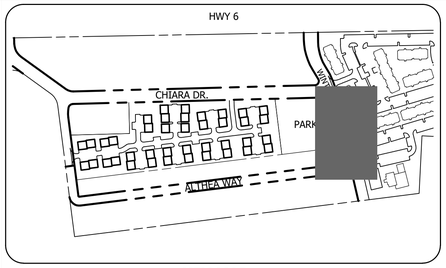

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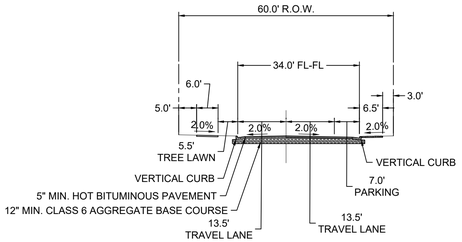
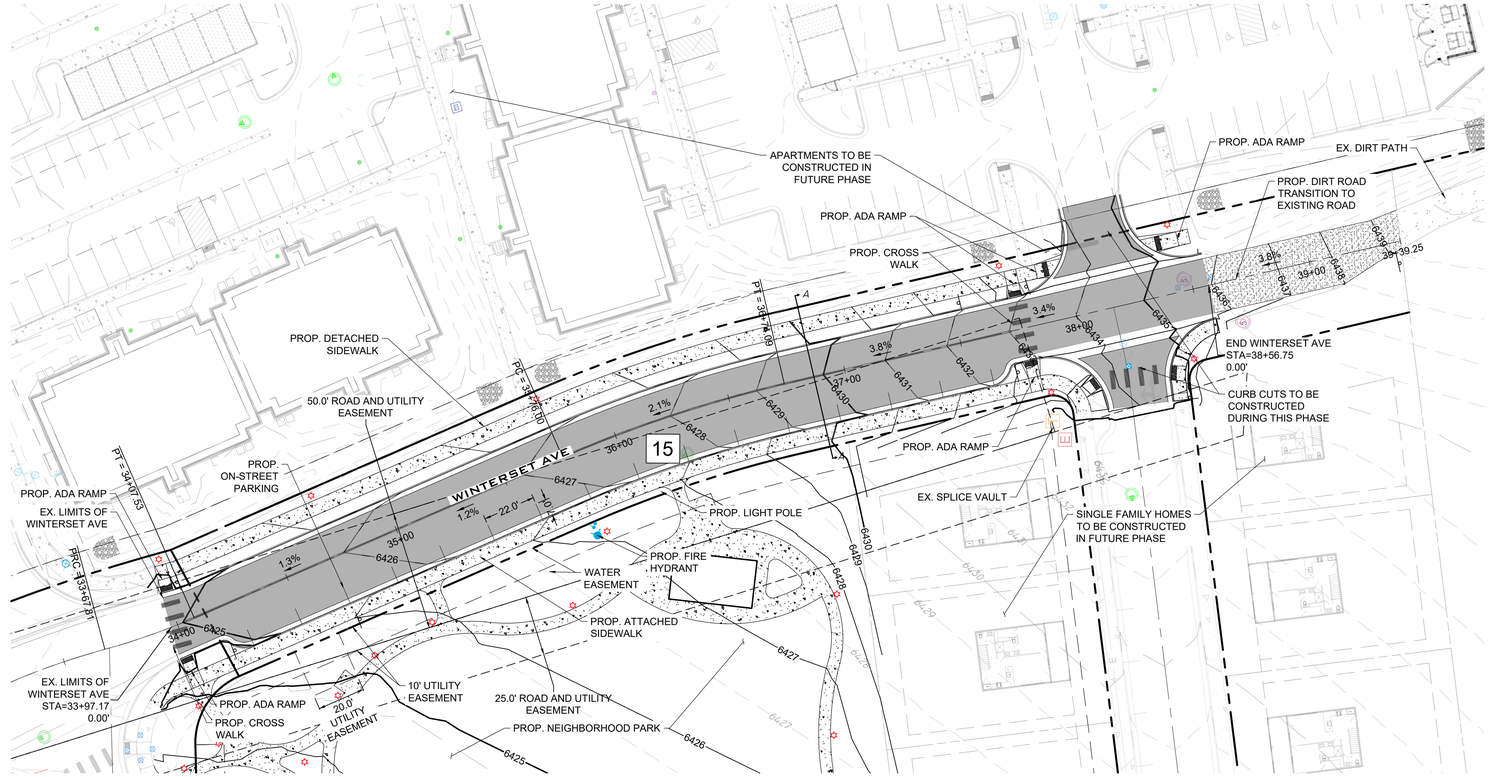
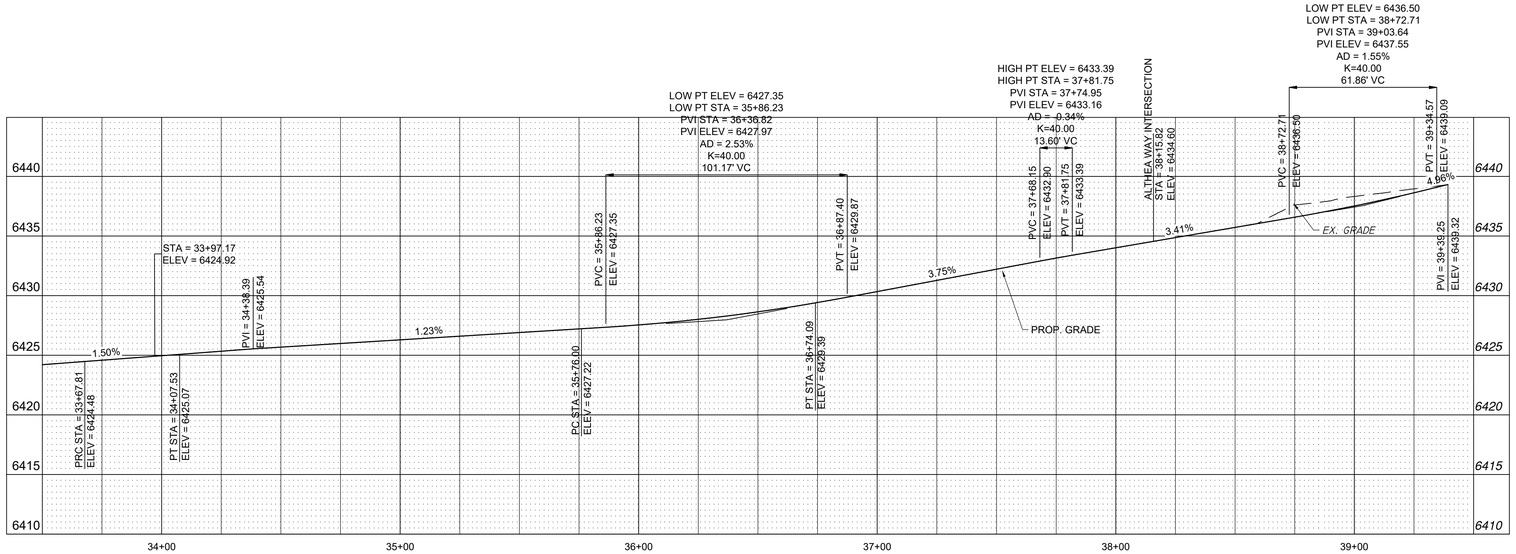


WINTERSET AVE. CROSS SECTION A-A
60' R.O.W. 6" VERTICAL CURB
SCALE: 1" = 20'



WINTERSET AVE PLAN VIEW
SCALE: 1" =20'



WINTERSET AVE PROFILE VIEW
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=4'

SCALE: 1" = 20'

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CHKD:	IFC

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WINTERSET P&P

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8

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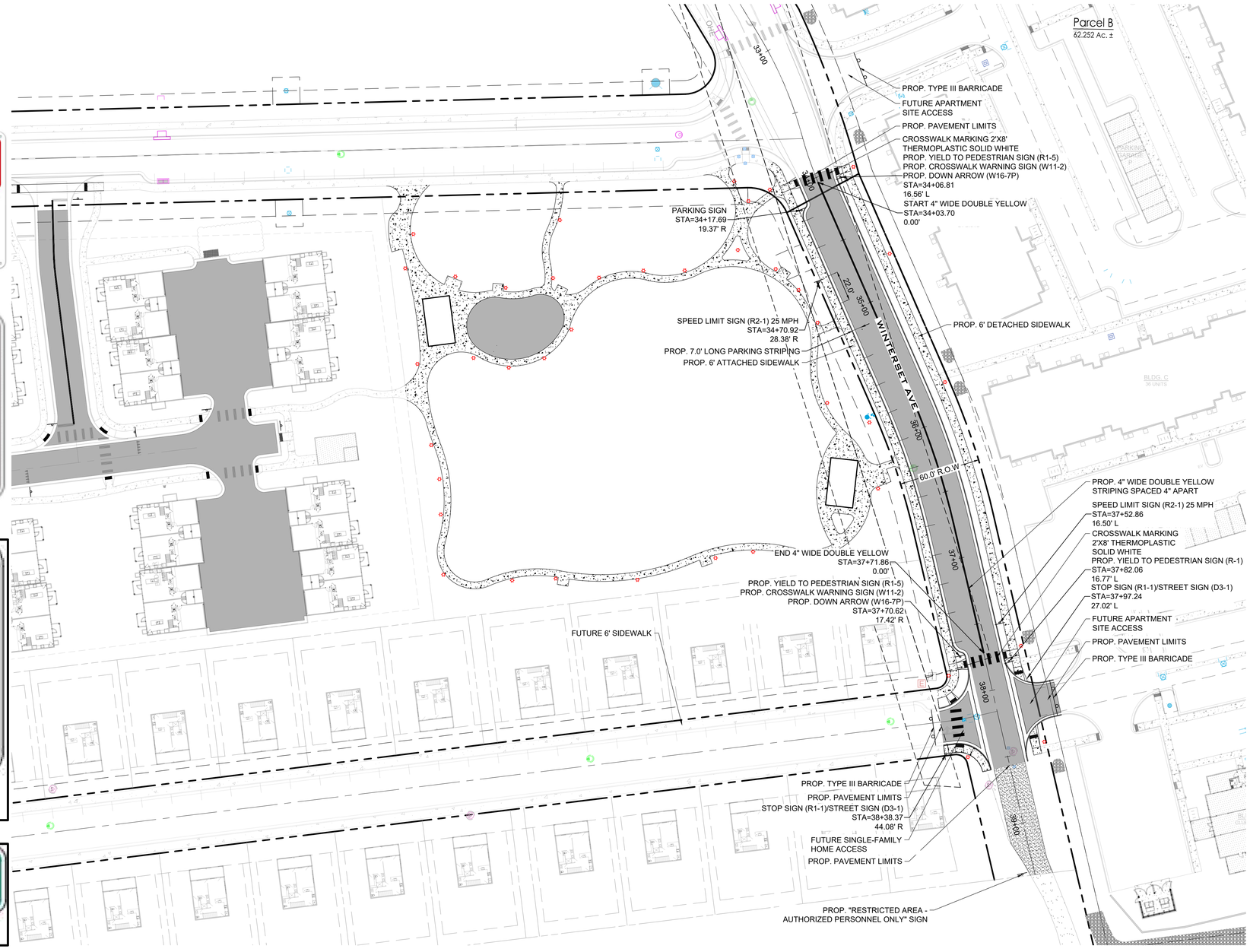


RESTRICTED AREA
AIRPORT PROPERTY AUTHORIZED PERSONNEL ONLY

R1-5

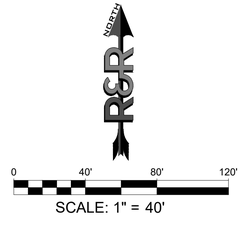
R2-1

D3-1

SIGNING AND STRIPING NOTES:

1. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
3. ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY THE TOWN OF GYPSUM.
4. ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT MUTCD STANDARDS.
5. STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
6. ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
7. ALL STREET NAME SIGNS SHALL HAVE 6" BLADE HEIGHT, 4" LETTERS, WHITE ON GREEN HIP, WITH BORDER, UPPER/LOWER CASE AND DOUBLE SIDED 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6" LETTERING, UPPER-LOWER CASE ON 12" BLANK, WITH A WHITE BORDER THAT IS NOT RECESSED. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 35 MPH OR HIGHER SHALL HAVE 8" UPPER-LOWER CASE LETTERING ON 12" BLANK WITH A WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE 2012 MUTCD "STANDARD HIGHWAY SIGNS". SIGNAL POLE MOUNTED AND OVERHEAD STREET NAME SIGNS SHALL BE PER MUTCD SIZE STANDARDS.
8. ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
9. ALL SIGNS/POSTS TO BE DEDICATED IN THE TOWN OF GYPSUM SHALL BE 2 3/8" DIAMETER AND MEET THE SIZE REQUIREMENTS FOR THE SPEED OF THE STREET. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN.
10. ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
11. ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALKS LINES SHALL BE 12" WIDE AND A MAXIMUM OF 8' LONG PER CDOT S-627-1. (CROSSWALK LINES 8' LONG ARE PREFERRED.)
12. ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.
13. CONTRACTOR SHALL BE AWARE OF ALL CONSTRUCTED UTILITY LOCATIONS PRIOR TO SIGN POST INSTALLATIONS.
14. ALL STRIPING DIMENSIONS ARE TAKEN FROM CENTER OF STRIPE OR STRIPING GROUP.
15. ALL CROSSWALK BARS SHALL BE PLACED IN ALIGNMENT WITH STRIPES AND AT MIDDLE OF DRIVE LANES TO KEEP OUT OF WHEEL PATH.

R1-1



SCALE: 1" = 40'

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PREPARED FOR: HILLPOINTE, LLC
3773 CHERRY CREEK DRIVE NORTH
SUITE #801 EAST TOWER, DENVER CO 80209

CIVIL DRAWINGS

JOB NO.	HA25126		
DATE:	04/21/2026		
DWN:	CJB	CHKD:	IFC
NAME			

SIGNAGE & STRIPING PLAN

NO. 9

PATH:P:\HA25126 TOWER CENTER RESIDENTIAL (GYPSUM)\ENGINEERING\5 DRAWINGS\PLANS\PHASE 1.5 – PARK\CDS\HA25126 – GYPSUM TOWER CENTER – SIGNAGE–PARKS.DWG, PLOT DATE:7/31/2026, 3:05:49 PM, BY:DANIEL SCHNEKERT

TOWER CENTER PARK & WINTERSET EXTENSION
CONSTRUCTION DOCUMENTS

BEING A REPLAT OF PORTIONS OF PARCELS B, H AND I, AMENDED EXEMPTION PLAT OF LEHMANN PARCELS SITUATED IN TRACTS 42, 58, 61, AND 63, SECTIONS 3 AND 4, TOWNSHIP 5 SOUTH, RANGE 85 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF GYPSUM, COUNTY OF EAGLE, STATE OF COLORADO

KEY MAP
N.T.S.

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

NOTE:

1. CONTRACTOR TO FURNISH AND APPLY DUST PALLIATIVE ON EARTHWORK AREAS AND HAUL ROADS WHENEVER CONSTRUCTION IS TAKING PLACE.
2. LIMITS OF DISTURBANCE, CONSTRUCTION FENCE, AND SILT FENCE RUN ALONG THE PROPERTY LINE. FOR VISUAL REPRESENTATION AND CLARITY THESE OBJECTS ARE OFFSET BEHIND PROPERTY LINE.

BMP LEGEND

CF		CONSTRUCTION FENCE
CWA		CONCRETE WASHOUT AREA
ECB		EROSION CONTROL BLANKET
IP		INLET PROTECTION
LOD	LOD	LIMITS OF DISTURBANCE
OP		OUTLET PROTECTION
RS		ROCK SOCK
SCL		SEDIMENT CONTROL LOG
SF	SF	SILT FENCE
SP		STOCKPILE MANAGEMENT
SSA		STABILIZED STAGING AREA
TS		TEMPORARY/PERMANENT SEEDING & MULCHING
VTC		VEHICLE TRACKING

SCALE: 1" = 40'

NO.	REVISION	BY	DATE
1	1ST SUBMITTAL	IFC	5/8/26
2	2ND SUBMITTAL	DSS	6/17/26
3	3RD SUBMITTAL	DSS	7/10/26
4	4TH SUBMITTAL	DSS	7/31/26

R&R ENGINEERS SURVEYORS INC

R&R ENGINEERS-SURVEYORS, INC.
1635 WEST 13TH AVENUE, SUITE 310
DENVER, COLORADO 80204
PHONE: 303-753-6730

WWW.RRENGINEERS.COM

TOWER CENTER ROADWAY & PARK

SITE ADDRESS: HIGHWAY 6 AND SUNNY AVE
GYPSUM, CO 81637

PREPARED FOR: HILLPOINTE, LLC
3773 CHERRY CREEK DRIVE NORTH
SUITE #801 EAST TOWER, DENVER CO 80209

CIVIL DRAWINGS

JOB NO.	HA25126
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NAME	

DUST, EROSION & SEDIMENT CONTROL PLAN - INITIAL

NO. 10

PATH-P:\HA25126 TOWER CENTER RESIDENTIAL (GYPSUM)\ENGINEERING\5 DRAWINGS\PLANS\PHASE 1-5 - PARK\COS\HA25126 - GYPSUM TOWER CENTER - EROS-PARKS.DWG, PLOT DATE:7/31/2026, 3:06:49 PM, BY:DANIEL SCHMEKERT

TOWER CENTER PARK & WINTERSET EXTENSION

CONSTRUCTION DOCUMENTS

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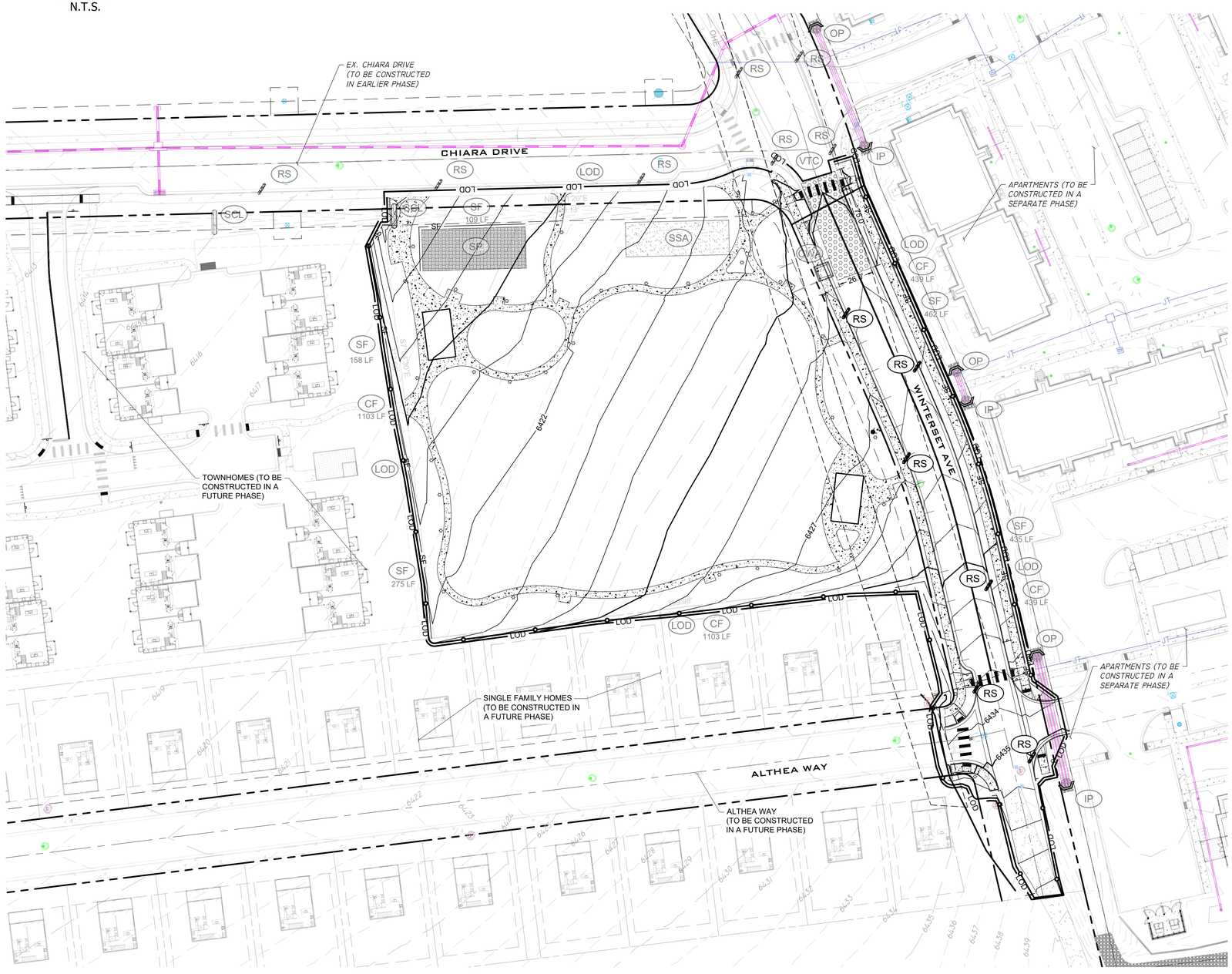

BMP LEGEND

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SP		STOCKPILE MANAGEMENT
SSA		STABILIZED STAGING AREA
TS		TEMPORARY/PERMANENT SEEDING & MULCHING
VTC		VEHICLE TRACKING

NORTH
0 40' 80' 120'
SCALE: 1" = 40'

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TOWER CENTER ROADWAY & PARK

SITE ADDRESS: HIGHWAY 6 AND SUNNY AVE
GYPSUM, CO 81637

PREPARED FOR: HILLPOINTE, LLC
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SUITE #801 EAST TOWER, DENVER CO 80209

CIVIL DRAWINGS

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NAME
DUST, EROSION & SEDIMENT CONTROL PLAN - INTERIM

NO.
11

PATH: P:\HA25126 TOWER CENTER RESIDENTIAL (GYPSUM)\ENGINEERING\5 DRAWINGS\PLANS\PHASE 1.5 - PARK\CDS\HA25126 - GYPSUM TOWER CENTER - EROS-PARKS.DWG, PLOT DATE: 7/31/2026, 3:06:56 PM, BY: DANIEL SCHMEKERT

TOWER CENTER PARK & WINTERSET EXTENSION

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TOWN OF GYPSUM, COUNTY OF EAGLE, STATE OF COLORADO

KEY MAP
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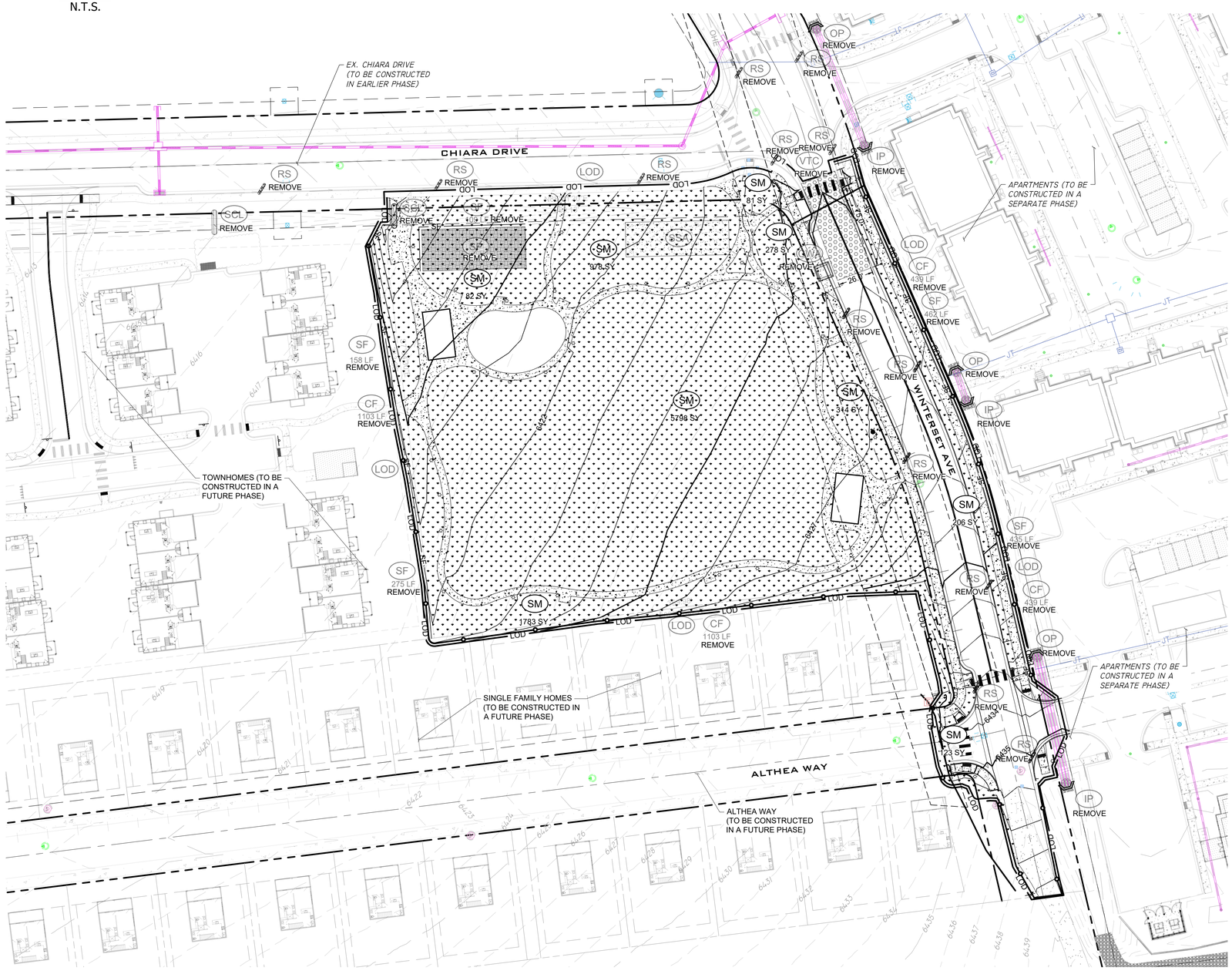

BMP LEGEND

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0 40' 80' 120'
SCALE: 1" = 40'

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SITE ADDRESS: HIGHWAY 6 AND SUNNY AVE
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PREPARED FOR: HILLPOINTE, LLC
3773 CHERRY CREEK DRIVE NORTH
SUITE #801 EAST TOWER, DENVER CO 80209

CIVIL DRAWINGS

JOB NO. HA25126
DATE: 04/21/2026
DWN: CJB CHKD: IFC
NAME
DUST, EROSION & SEDIMENT CONTROL PLAN - FINAL

NO. 12

PATH: P:\HA25126 TOWER CENTER RESIDENTIAL (GYPSUM)\ENGINEERING\5 DRAWINGS\PLANS\PHASE 1.5 - PARK\CDS\HA25126 - GYPSUM TOWER CENTER - EROS-PARKS.DWG, PLOT DATE: 7/31/2026, 3:07:03 PM, BY: DANIEL SCHMEKERT

TOWER CENTER PARK & WINTERSET EXTENSION
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Know what's **below.**
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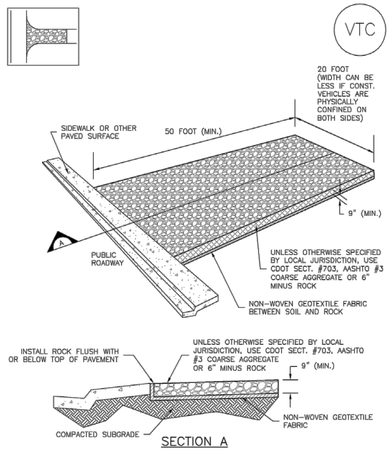
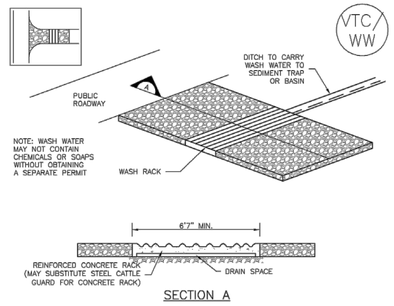
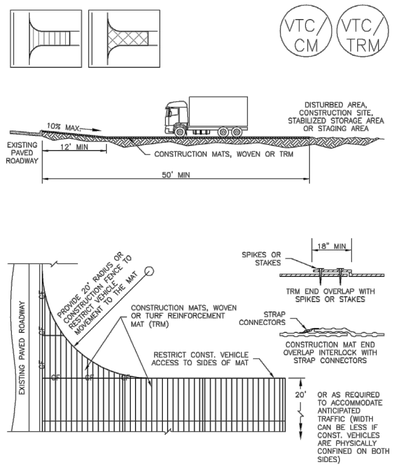


VTC–1. AGGREGATE VEHICLE TRACKING CONTROL



VTC–2. AGGREGATE VEHICLE TRACKING CONTROL WITH WASH RACK



VTC–3. VEHICLE TRACKING CONTROL W/ CONSTRUCTION MAT OR TURF REINFORCEMENT MAT (TRM)

STABILIZED CONSTRUCTION ENTRANCE/EXIT INSTALLATION NOTES

1. SEE PLAN VIEW FOR
   –LOCATION OF CONSTRUCTION ENTRANCE(S)/EXIT(S).
   –TYPE OF CONSTRUCTION ENTRANCE(S)/EXITS(S) (WITH/WITHOUT WHEEL WASH, CONSTRUCTION MAT OR TRM).

2. CONSTRUCTION MAT OR TRM STABILIZED CONSTRUCTION ENTRANCES ARE ONLY TO BE USED ON SHORT DURATION PROJECTS (TYPICALLY RANGING FROM A WEEK TO A MONTH) WHERE THERE WILL BE LIMITED VEHICULAR ACCESS.

3. A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE LOCATED AT ALL ACCESS POINTS WHERE VEHICLES ACCESS THE CONSTRUCTION SITE FROM PAVED RIGHT-OF-WAYS.

4. STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.

5. A NON-WOVEN GEOTEXTILE FABRIC SHALL BE PLACED UNDER THE STABILIZED CONSTRUCTION ENTRANCE/EXIT PRIOR TO THE PLACEMENT OF ROCK.

6. UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. §703, AASHTO §3 COARSE AGGREGATE OR 6" (MINUS) ROCK.

STABILIZED CONSTRUCTION ENTRANCE/EXIT MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

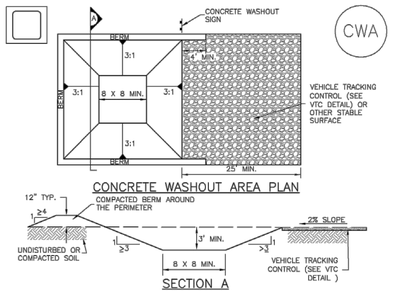
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY TO THE STABILIZED ENTRANCE/EXIT TO MAINTAIN A CONSISTENT DEPTH.

5. SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED THROUGHOUT THE DAY AND AT THE END OF THE DAY BY SHOVELING OR SWEEPING. SEDIMENT MAY NOT BE WASHED DOWN STORM SEWER DRAINS.

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

(DETAILS ADAPTED FROM CITY OF BROOMFIELD, COLORADO, NOT AVAILABLE IN AUTOCAD)



CWA–1. CONCRETE WASHOUT AREA

CWA INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   –CWA INSTALLATION LOCATION.

2. DO NOT LOCATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY, DO NOT LOCATE WITHIN 1,000' OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONSTRAINTS MAKE THIS INFEASIBLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (16 MIL MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINED ABOVE GROUND STORAGE ARE SHOULD BE USED.

3. THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.

4. CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8' BY 8' SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER. THE PIT SHALL BE AT LEAST 3' DEEP.

5. BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.

6. VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA.

7. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.

8. USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

CWA MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. THE CWA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE. CONCRETE MATERIALS, ACCUMULATED IN PIT, SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF 2'.

5. CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE IN A WATER-TIGHT CONTAINER AND DISPOSED OF PROPERLY.

6. THE CWA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.

7. WHEN THE CWA IS REMOVED, COVER THE DISTURBED AREA WITH TOP SOIL, SEED AND MULCH OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

(DETAIL ADAPTED FROM DOUGLAS COUNTY, COLORADO AND THE CITY OF PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD).

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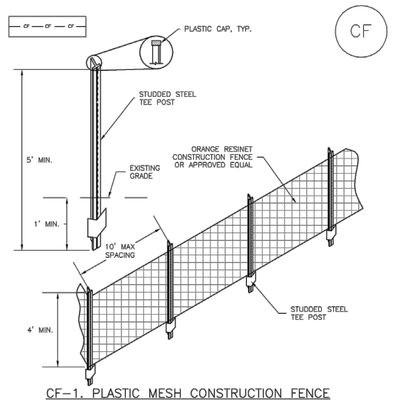

CF–1. PLASTIC MESH CONSTRUCTION FENCE

CONSTRUCTION FENCE INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   –LOCATION OF CONSTRUCTION FENCE.

2. CONSTRUCTION FENCE SHOWN SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.

3. CONSTRUCTION FENCE SHALL BE COMPOSED OF ORANGE, CONTRACTOR-GRADE MATERIAL THAT IS AT LEAST 4' HIGH. METAL POSTS SHOULD HAVE A PLASTIC CAP FOR SAFETY.

4. STUDDED STEEL TEE POSTS SHALL BE UTILIZED TO SUPPORT THE CONSTRUCTION FENCE. MAXIMUM SPACING FOR STEEL TEE POSTS SHALL BE 10'.

5. CONSTRUCTION FENCE SHALL BE SECURELY FASTENED TO THE TOP, MIDDLE, AND BOTTOM OF EACH POST.

CONSTRUCTION FENCE MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. CONSTRUCTION FENCE SHALL BE REPAIRED OR REPLACED WHEN THERE ARE SIGNS OF DAMAGE SUCH AS RIPS OR SAGS. CONSTRUCTION FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.

5. WHEN CONSTRUCTION FENCES ARE REMOVED, ALL DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE FENCE SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED, OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

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SURVEYORS INC

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CIVIL DRAWINGS

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E&S DETAIL1

NO. 13

PATH:P:\HA25126 TOWER CENTER RESIDENTAL (GYPSUM)\ENGINEERING\5 DRAWINGS\PLANS\PHASE 1.5 – PARK\CDS\HA25126 – GYPSUM TOWER CENTER – EROS-DETL-PARKS.DWG, PLOT DATE:7/31/2026, 3:07:18 PM, BY:DANIEL SCHWEIKERT

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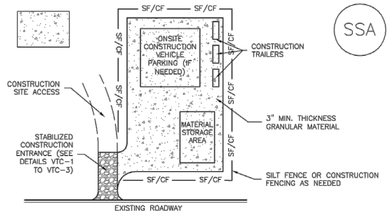


SSA–1. STABILIZED STAGING AREA

STABILIZED STAGING AREA INSTALLATION NOTES

1. SEE PLAN VIEW FOR
   –LOCATION OF STAGING AREA(S).
   –CONTRACTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM THE LOCAL JURISDICTION.
2. STABILIZED STAGING AREA SHOULD BE APPROPRIATE FOR THE NEEDS OF THE SITE. OVERSIZING RESULTS IN A LARGER AREA TO STABILIZE FOLLOWING CONSTRUCTION.
3. STAGING AREA SHALL BE STABILIZED PRIOR TO OTHER OPERATIONS ON THE SITE.
4. THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM 3" THICK GRANULAR MATERIAL.
5. UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.
6. ADDITIONAL PERIMETER BMPs MAY BE REQUIRED INCLUDING BUT NOT LIMITED TO SILT FENCE AND CONSTRUCTION FENCING.

STABILIZED STAGING AREA MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY IF RUTTING OCCURS OR UNDERLYING SUBGRADE BECOMES EXPOSED.

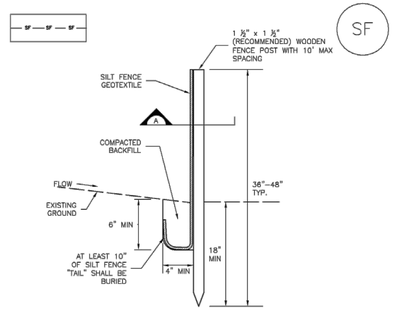
STABILIZED STAGING AREA MAINTENANCE NOTES

5. STABILIZED STAGING AREA SHALL BE ENLARGED IF NECESSARY TO CONTAIN PARKING, STORAGE, AND UNLOADING/LOADING OPERATIONS.
6. THE STABILIZED STAGING AREA SHALL BE REMOVED AT THE END OF CONSTRUCTION. THE GRANULAR MATERIAL SHALL BE REMOVED OR, IF APPROVED BY THE LOCAL JURISDICTION, USED ON SITE, AND THE AREA COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY LOCAL JURISDICTION.

NOTE: MANY MUNICIPALITIES PROHIBIT THE USE OF RECYCLED CONCRETE AS GRANULAR MATERIAL FOR STABILIZED STAGING AREAS DUE TO DIFFICULTIES WITH RE-ESTABLISHMENT OF VEGETATION IN AREAS WHERE RECYCLED CONCRETE WAS PLACED.

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

(DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO, NOT AVAILABLE IN AUTOCAD)



SILT FENCE

SECTION A

SF–1. SILT FENCE

SILT FENCE INSTALLATION NOTES

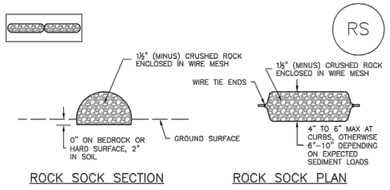
1. SILT FENCE MUST BE PLACED AWAY FROM THE TOE OF THE SLOPE TO ALLOW FOR WATER PONDING. SILT FENCE AT THE TOE OF A SLOPE SHOULD BE INSTALLED IN A FLAT LOCATION AT LEAST SEVERAL FEET (2–5 FT) FROM THE TOE OF THE SLOPE TO ALLOW ROOM FOR PONDING AND DEPOSITION.
2. A UNIFORM 6" X 4" ANCHOR TRENCH SHALL BE EXCAVATED USING TRENCHER OR SILT FENCE INSTALLATION DEVICE. NO ROAD GRADERS, BACKHOES, OR SIMILAR EQUIPMENT SHALL BE USED.
3. COMPACT ANCHOR TRENCH BY HAND WITH A "JUMPING JACK" OR BY WHEEL ROLLING. COMPACTION SHALL BE SUCH THAT SILT FENCE RESISTS BEING PULLED OUT OF ANCHOR TRENCH BY HAND.
4. SILT FENCE SHALL BE PULLED TIGHT AS IT IS ANCHORED TO THE STAKES. THERE SHOULD BE NO NOTICEABLE SAG BETWEEN STAKES AFTER IT HAS BEEN ANCHORED TO THE STAKES.
5. SILT FENCE FABRIC SHALL BE ANCHORED TO THE STAKES USING 1" HEAVY DUTY STAPLES OR NAILS WITH 1" HEADS. STAPLES AND NAILS SHOULD BE PLACED 3" ALONG THE FABRIC DOWN THE STAKE.
6. AT THE END OF A RUN OF SILT FENCE ALONG A CONTOUR, THE SILT FENCE SHOULD BE TURNED PERPENDICULAR TO THE CONTOUR TO CREATE A "J–HOOK." THE "J–HOOK" EXTENDING PERPENDICULAR TO THE CONTOUR SHOULD BE OF SUFFICIENT LENGTH TO KEEP RUNOFF FROM FLOWING AROUND THE END OF THE SILT FENCE (TYPICALLY 10' – 20').
7. SILT FENCE SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.

SILT FENCE MAINTENANCE NOTES

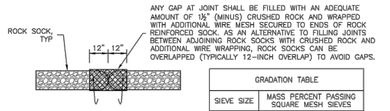
1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. SEDIMENT ACCUMULATED UPSTREAM OF THE SILT FENCE SHALL BE REMOVED AS NEEDED TO MAINTAIN THE FUNCTIONALITY OF THE BMP, TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 6".
5. REPAIR OR REPLACE SILT FENCE WHEN THERE ARE SIGNS OF WEAR, SUCH AS SAGGING, TEARING, OR COLLAPSE.
6. SILT FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION, OR IS REPLACED BY AN EQUIVALENT PERIMETER SEDIMENT CONTROL BMP.
7. WHEN SILT FENCE IS REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

(DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.



ROCK SOCK SECTION ROCK SOCK PLAN



ROCK SOCK JOINTING

GRADATION TABLE	
SIEVE SIZE	MASS PERCENT PASSING SQUARE MESH SIEVES
	NO. 4
2"	100
1½"	90 – 100
1"	20 – 55
¾"	0 – 15
⅜"	0 – 5
MATCHES SPECIFICATIONS FOR NO. 4 COARSE AGGREGATE FOR CONCRETE PER AASHTO M43. ALL ROCK SHALL BE FRACTURED FACE, ALL SIDES.	

ROCK SOCK INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   –LOCATION(S) OF ROCK SOCKS.
2. CRUSHED ROCK SHALL BE 1½" (MINUS) IN SIZE WITH A FRACTURED FACE (ALL SIDES) AND SHALL COMPLY WITH GRADATION SHOWN ON THIS SHEET (1½" MINUS).
3. WIRE MESH SHALL BE FABRICATED OF 10 GAGE POULTRY MESH, OR EQUIVALENT, WITH A MAXIMUM OPENING OF ½", RECOMMENDED MINIMUM ROLL WIDTH OF 48"
4. WIRE MESH SHALL BE SECURED USING "HOG RINGS" OR WIRE TIES AT 6" CENTERS ALONG ALL JOINTS AND AT 2' CENTERS ON ENDS OF SOCKS.
5. SOME MUNICIPALITIES MAY ALLOW THE USE OF FILTER FABRIC AS AN ALTERNATIVE TO WIRE MESH FOR THE ROCK ENCLOSURE.

RS–1. ROCK SOCK PERIMETER CONTROL

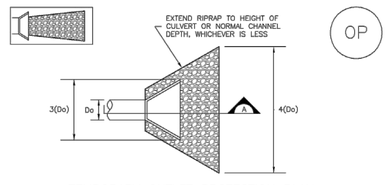
ROCK SOCK MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. ROCK SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED, OR DAMAGED BEYOND REPAIR.
5. SEDIMENT ACCUMULATED UPSTREAM OF ROCK SOCKS SHALL BE REMOVED AS NEEDED TO MAINTAIN FUNCTIONALITY OF THE BMP, TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY ½ OF THE HEIGHT OF THE ROCK SOCK.
6. ROCK SOCKS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.
7. WHEN ROCK SOCKS ARE REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

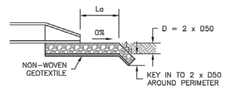
(DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

NOTE: THE DETAILS INCLUDED WITH THIS FACT SHEET SHOW COMMONLY USED, CONVENTIONAL METHODS OF ROCK SOCK INSTALLATION IN THE DENVER METROPOLITAN AREA. THERE ARE MANY OTHER SIMILAR PROPRIETARY PRODUCTS ON THE MARKET. UDFCD NEITHER NDORSES NOR DISCOURAGES USE OF PROPRIETARY PROTECTION PRODUCTS; HOWEVER, IN THE EVENT PROPRIETARY METHODS ARE USED, THE APPROPRIATE DETAIL FROM THE MANUFACTURER MUST BE INCLUDED IN THE SWMP AND THE BMP MUST BE INSTALLED AND MAINTAINED AS SHOWN IN THE MANUFACTURER'S DETAILS.



TEMPORARY OUTLET PROTECTION PLAN



SECTION A

TABLE OP–1. TEMPORARY OUTLET PROTECTION SIZING TABLE			
PIPE DIAMETER, Do (INCHES)	DISCHARGE, Q (CFS)	APRON LENGTH, La (FT)	RIPRAP D50 DIAMETER MIN (INCHES)
8	2.5 5	5 10	4 6
12	5 10	10 13	4 6
18	10 20 30 40	10 16 23 26	6 9 12 16
24	30 40 50 60	16 26 26 30	9 9 12 16

OP–1. TEMPORARY OUTLET PROTECTION

TEMPORARY OUTLET PROTECTION INSTALLATION NOTES

1. SEE PLAN VIEW FOR
   –LOCATION OF OUTLET PROTECTION.
   –DIMENSIONS OF OUTLET PROTECTION.
2. DETAIL IS INTENDED FOR PIPES WITH SLOPE ≤ 10%. ADDITIONAL EVALUATION OF RIPRAP SIZING AND OUTLET PROTECTION DIMENSIONS REQUIRED FOR STEEPER SLOPES.
3. TEMPORARY OUTLET PROTECTION INFORMATION IS FOR OUTLETS INTENDED TO BE UTILIZED LESS THAN 2 YEARS.

TEMPORARY OUTLET PROTECTION INSPECTION AND MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

(DETAILS ADAPTED FROM AURORA, COLORADO AND PREVIOUS VERSION OF VOLUME 3, NOT AVAILABLE IN AUTOCAD)

NO.	REVISION	BY	DATE
1	1ST SUBMITTAL	IFC	5/8/26
2	2ND SUBMITTAL	DSS	6/17/26
3	3RD SUBMITTAL	DSS	7/10/26
4	4TH SUBMITTAL	DSS	7/31/26

R&R ENGINEERS SURVEYORS INC
R&R ENGINEERS-SURVEYORS, INC.
1635 WEST 13TH AVENUE, SUITE 310
DENVER, COLORADO 80204
PHONE: 303-753-6730
WWW.RRENGINEERS.COM

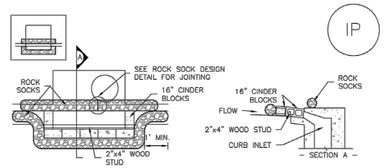
TOWER CENTER ROADWAY & PARK
SITE ADDRESS: HIGHWAY 6 AND SUNNY AVE
GYPSUM, CO 81637
PREPARED FOR: HILLPOINTE, LLC
3773 CHERRY CREEK DRIVE NORTH
SUITE #801 EAST TOWER, DENVER CO 80209

CIVIL DRAWINGS
JOB NO. HA25126
DATE: 04/21/2026
DWN: CJB CHK'D: IFC
NAME
E&S DETAIL 2
NO. 14

PATH:P:\HA25126 TOWER CENTER RESIDENTAL (GYPSUM)\ENGINEERING\5 DRAWINGS\PLANS\PHASE 1.5 – PARK\COS\HA25126 – GYPSUM TOWER CENTER – EROS–DETL–PARKS.DWG, PLOT DATE:7/31/2026, 3:07:29 PM, BY:DANIEL SCHMEKERT

TOWER CENTER PARK & WINTERSET EXTENSION
CONSTRUCTION DOCUMENTS
BEING A REPLAT OF PORTIONS OF PARCELS B, H AND I, AMENDED EXEMPTION PLAT OF LEHMANN PARCELS
SITUATED IN TRACTS 42, 58, 61, AND 63, SECTIONS 3 AND 4, TOWNSHIP 5 SOUTH, RANGE 85 WEST OF
THE 6TH PRINCIPAL MERIDIAN
TOWN OF GYPSUM, COUNTY OF EAGLE, STATE OF COLORADO

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



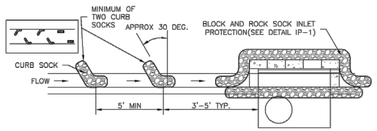
IP–1. BLOCK AND ROCK SOCK SUMP OR ON GRADE INLET PROTECTION

BLOCK AND CURB SOCK INLET PROTECTION INSTALLATION NOTES

1. SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.

2. CONCRETE "CINDER" BLOCKS SHALL BE LAID ON THEIR SIDES AROUND THE INLET IN A SINGLE ROW, ABUTTING ONE ANOTHER WITH THE OPEN END FACING AWAY FROM THE CURB.

3. GRAVEL BAGS SHALL BE PLACED AROUND CONCRETE BLOCKS, CLOSELY ABUTTING ONE ANOTHER AND JOINTED TOGETHER IN ACCORDANCE WITH ROCK SOCK DESIGN DETAIL.



IP–2. CURB ROCK SOCKS UPSTREAM OF INLET PROTECTION

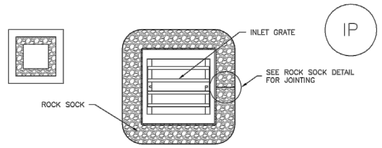
CURB ROCK SOCK INLET PROTECTION INSTALLATION NOTES

1. SEE ROCK SOCK DESIGN DETAIL INSTALLATION REQUIREMENTS.

2. PLACEMENT OF THE SOCK SHALL BE APPROXIMATELY 30 DEGREES FROM PERPENDICULAR IN THE OPPOSITE DIRECTION OF FLOW.

3. SOCKS ARE TO BE FLUSH WITH THE CURB AND SPACED A MINIMUM OF 5 FEET APART.

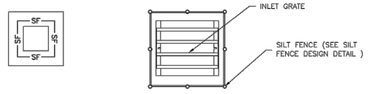
4. AT LEAST TWO CURB SOCKS IN SERIES ARE REQUIRED UPSTREAM OF ON–GRADE INLETS.



IP–3. ROCK SOCK SUMP/AREA INLET PROTECTION

ROCK SOCK SUMP/AREA INLET PROTECTION INSTALLATION NOTES
1. SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.

2. STRAW WATTLES/SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF ROCK SOCKS FOR INLETS IN PERVIOUS AREAS. INSTALL PER SEDIMENT CONTROL LOG DETAIL.



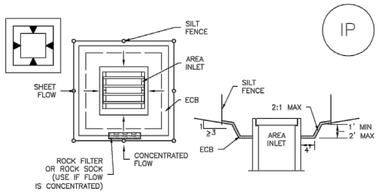
IP–4. SILT FENCE FOR SUMP INLET PROTECTION

SILT FENCE INLET PROTECTION INSTALLATION NOTES

1. SEE SILT FENCE DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.

2. POSTS SHALL BE PLACED AT EACH CORNER OF THE INLET AND AROUND THE EDGES AT A MAXIMUM SPACING OF 3 FEET.

3. STRAW WATTLES/SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF SILT FENCE FOR INLETS IN PERVIOUS AREAS. INSTALL PER SEDIMENT CONTROL LOG DETAIL.



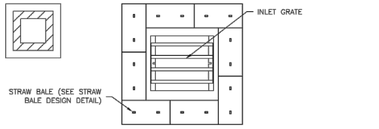
IP–5. OVEREXCAVATION INLET PROTECTION

OVEREXCAVATION INLET PROTECTION INSTALLATION NOTES

1. THIS FORM OF INLET PROTECTION IS PRIMARILY APPLICABLE FOR SITES THAT HAVE NOT YET REACHED FINAL GRADE AND SHOULD BE USED ONLY FOR INLETS WITH A RELATIVELY SMALL CONTRIBUTING DRAINAGE AREA.

2. WHEN USING FOR CONCENTRATED FLOWS, SHAPE BASIN IN 2:1 RATIO WITH LENGTH ORIENTED TOWARDS DIRECTION OF FLOW.

3. SEDIMENT MUST BE PERIODICALLY REMOVED FROM THE OVEREXCAVATED AREA.

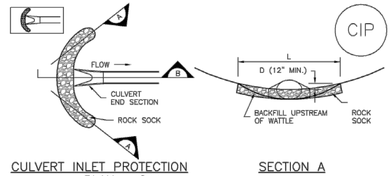


IP–6. STRAW BALE FOR SUMP INLET PROTECTION

STRAW BALE BARRIER INLET PROTECTION INSTALLATION NOTES

1. SEE STRAW BALE DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.

2. BALES SHALL BE PLACED IN A SINGLE ROW AROUND THE INLET WITH ENDS OF BALES TIGHTLY ABUTTING ONE ANOTHER.



CULVERT INLET PROTECTION PLAN

SECTION A

SECTION B

CIP–1. CULVERT INLET PROTECTION

CULVERT INLET PROTECTION INSTALLATION NOTES

1. SEE PLAN VIEW FOR –LOCATION OF CULVERT INLET PROTECTION.

2. SEE ROCK SOCK DESIGN DETAIL FOR ROCK GRADATION REQUIREMENTS AND JOINTING DETAIL.

CULVERT INLET PROTECTION MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. SEDIMENT ACCUMULATED UPSTREAM OF THE CULVERT SHALL BE REMOVED WHEN THE SEDIMENT DEPTH IS ½ THE HEIGHT OF THE ROCK SOCK.

5. CULVERT INLET PROTECTION SHALL REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS PERMANENTLY STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.

(DETAILS ADAPTED FROM AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD)

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GENERAL INLET PROTECTION INSTALLATION NOTES

1. SEE PLAN VIEW FOR: –LOCATION OF INLET PROTECTION. –TYPE OF INLET PROTECTION (IP.1, IP.2, IP.3, IP.4, IP.5, IP.6)

2. INLET PROTECTION SHALL BE INSTALLED PROMPTLY AFTER INLET CONSTRUCTION OR PAVING IS COMPLETE (TYPICALLY WITHIN 48 HOURS). IF A RAINFALL/RUNOFF EVENT IS FORECAST, INSTALL INLET PROTECTION PRIOR TO ONSET OF EVENT.

3. MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

INLET PROTECTION MAINTENANCE NOTES

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3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. SEDIMENT ACCUMULATED UPSTREAM OF INLET PROTECTION SHALL BE REMOVED AS NECESSARY TO MAINTAIN BMP EFFECTIVENESS, TYPICALLY WHEN STORAGE VOLUME REACHES 50% OF CAPACITY, A DEPTH OF 6" WHEN SILT FENCE IS USED, OR ¼ OF THE HEIGHT FOR STRAW BALES.

5. INLET PROTECTION IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS PERMANENTLY STABILIZED, UNLESS THE LOCAL JURISDICTION APPROVES EARLIER REMOVAL OF INLET PROTECTION IN STREETS.

6. WHEN INLET PROTECTION AT AREA INLETS IS REMOVED, THE DISTURBED AREA SHALL BE COVERED WITH TOP SOIL, SEEDED AND MULCHED, OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

(DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD)

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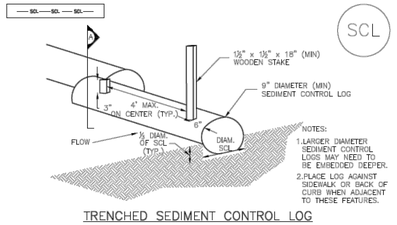
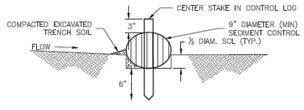
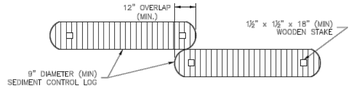
NOTE: SOME MUNICIPALITIES DISCOURAGE OR PROHIBIT THE USE OF STRAW BALES FOR INLET PROTECTION. CHECK WITH LOCAL JURISDICTION TO DETERMINE IF STRAW BALE INLET PROTECTION IS ACCEPTABLE.



TRENCHED SEDIMENT CONTROL LOG

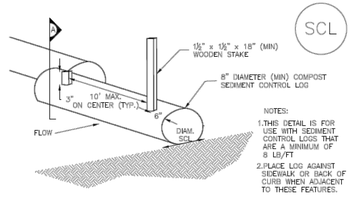


SECTION (A)
TRENCHED SEDIMENT CONTROL LOG

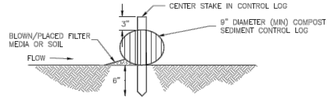


LOG JOINTS

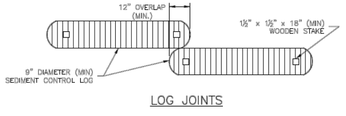
SCL–1. TRENCHED SEDIMENT CONTROL LOG



COMPOST SEDIMENT CONTROL LOG (WEIGHTED)

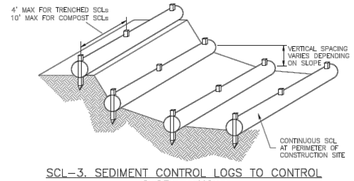


SECTION (A)
COMPOST SEDIMENT CONTROL LOG



LOG JOINTS

SCL–2. COMPOST SEDIMENT CONTROL LOG (WEIGHTED)



SCL–3. SEDIMENT CONTROL LOGS TO CONTROL SLOPE LENGTH

NO.	REVISION	BY	DATE
1	1ST SUBMITTAL	IFC	5/8/26
2	2ND SUBMITTAL	DSS	6/17/26
3	3RD SUBMITTAL	DSS	7/10/26
4	4TH SUBMITTAL	DSS	7/31/26

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TOWER CENTER ROADWAY & PARK
SITE ADDRESS: HIGHWAY 6 AND SUNNY AVE
GYPSUM, CO 81637
PREPARED FOR: HILLPOINTE, LLC
3773 CHERRY CREEK DRIVE NORTH
SUITE #801 EAST TOWER, DENVER CO 80209

CIVIL DRAWINGS
JOB NO. HA25126
DATE: 04/21/2026
DWN: CJB CHKD: IFC
NAME
E&S DETAIL 3
NO. 15

PATH:P:\HA25126 TOWER CENTER RESIDENTIAL (GYPSUM)\ENGINEERING\5 DRAWINGS\PLANS\PHASE 1.5 – PARK\COS\HA25126 – GYPSUM TOWER CENTER – EROS–DETL–PARKS.DWG, PLOT DATE:7/31/2026, 3:07:40 PM, BY:DANIEL SCHWEIKERT

TOWER CENTER PARK & WINTERSET EXTENSION
CONSTRUCTION DOCUMENTS
BEING A REPLAT OF PORTIONS OF PARCELS B, H AND I, AMENDED EXEMPTION PLAT OF LEHMANN PARCELS SITUATED IN TRACTS 42, 58, 61, AND 63, SECTIONS 3 AND 4, TOWNSHIP 5 SOUTH, RANGE 85 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF GYPSUM, COUNTY OF EAGLE, STATE OF COLORADO

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

SC-2 Sediment Control Log (SCL)

SEDIMENT CONTROL LOG INSTALLATION NOTES

1. SEE PLAN VIEW FOR LOCATION AND LENGTH OF SEDIMENT CONTROL LOGS.

2. SEDIMENT CONTROL LOGS THAT ACT AS A PERIMETER CONTROL SHALL BE INSTALLED PRIOR TO ANY UPGRADIENT LAND–DISTURBING ACTIVITIES.

3. SEDIMENT CONTROL LOGS SHALL CONSIST OF STRAW, COMPOST, EXCELSIOR OR COCONUT FIBER, AND SHALL BE FREE OF ANY NOXIOUS WEED SEEDS OR DEFECTS INCLUDING RIPS, HOLES AND OBVIOUS WEAR.

4. SEDIMENT CONTROL LOGS MAY BE USED AS SMALL CHECK DAMS IN DITCHES AND SWALES. HOWEVER, THEY SHOULD NOT BE USED IN PERENNIAL STREAMS.

5. IT IS RECOMMENDED THAT SEDIMENT CONTROL LOGS BE TRENCHED INTO THE GROUND TO A DEPTH OF APPROXIMATELY ⅓ OF THE DIAMETER OF THE LOG. IF TRENCHING TO THIS DEPTH IS NOT FEASIBLE AND/OR DESIRABLE (SHORT TERM INSTALLATION WITH DESIRE NOT TO DAMAGE LANDSCAPE) A LESSER TRENCHING DEPTH MAY BE ACCEPTABLE WITH MORE ROBUST STAKING. COMPOST LOGS THAT ARE 8 LB/FT DO NOT NEED TO BE TRENCHED.

6. THE UPHILL SIDE OF THE SEDIMENT CONTROL LOG SHALL BE BACKFILLED WITH SOIL OR FILTER MATERIAL THAT IS FREE OF ROCKS AND DEBRIS. THE SOIL SHALL BE TIGHTLY COMPACTED INTO THE SHAPE OF A RIGHT TRIANGLE USING A SHOVEL OR WEIGHTED LAWN ROLLER OR BLOWN IN PLACE.

7. FOLLOW MANUFACTURERS' GUIDANCE FOR STAKING. IF MANUFACTURERS' INSTRUCTIONS DO NOT SPECIFY SPACING, STAKES SHALL BE PLACED ON 4' CENTERS AND EMBEDDED A MINIMUM OF 6" INTO THE GROUND. 3" OF THE STAKE SHALL PROTRUDE FROM THE TOP OF THE LOG. STAKES THAT ARE BROKEN PRIOR TO INSTALLATION SHALL BE REPLACED. COMPOST LOGS SHOULD BE STAKED 10' ON CENTER.

SEDIMENT CONTROL LOG MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. SEDIMENT ACCUMULATED UPSTREAM OF SEDIMENT CONTROL LOG SHALL BE REMOVED AS NEEDED TO MAINTAIN FUNCTIONALITY OF THE BMP, TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY ½ OF THE HEIGHT OF THE SEDIMENT CONTROL LOG.

5. SEDIMENT CONTROL LOG SHALL BE REMOVED AT THE END OF CONSTRUCTION.COMPOST FROM COMPOST LOGS MAY BE LEFT IN PLACE AS LONG AS BAGS ARE REMOVED AND THE AREA SEEDED. IF DISTURBED AREAS EXIST AFTER REMOVAL, THEY SHALL BE COVERED WITH TOP SOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

(DETAILS ADAPTED FROM TOWN OF PARKER, COLORADO, JEFFERSON COUNTY, COLORADO, DOUGLAS COUNTY, COLORADO, AND CITY OF AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

Temporary and Permanent Seeding (TS/PS) EC-2

Seeding dates for the highest success probability of perennial species along the Front Range are generally in the spring from April through early May and in the fall after the first of September until the ground freezes. If the area is irrigated, seeding may occur in summer months, as well. See Table TS/PS-3 for appropriate seeding dates.

Table TS/PS-1. Minimum Drill Seeding Rates for Various Temporary Annual Grasses

Species[a] (Common name)	Growth Season[b]	Pounds of Pure Live Seed (PLS)/acre[c]	Planting Depth (inches)
1. Oats	Cool	35 - 50	1 - 2
2. Spring wheat	Cool	25 - 35	1 - 2
3. Spring barley	Cool	25 - 35	1 - 2
4. Annual ryegrass	Cool	10 - 15	½
5. Millet	Warm	3 - 15	½ - ¾
6. Sudangrass	Warm	5–10	½ - ¾
7. Sorghum	Warm	5–10	½ - ¾
8. Winter wheat	Cool	20–35	1 - 2
9. Winter barley	Cool	20–35	1 - 2
10. Winter rye	Cool	20–35	1 - 2
11. Triticale	Cool	25–40	1 - 2

[a] Successful seeding of annual grass resulting in adequate plant growth will usually produce enough dead-plant residue to provide protection from wind and water erosion for an additional year. This assumes that the cover is not disturbed or mowed closer than 8 inches.

Hydraulic seeding may be substituted for drilling only where slopes are steeper than 3:1 or where access limitations exist. When hydraulic seeding is used, hydraulic mulching should be applied as a separate operation, when practical, to prevent the seeds from being encapsulated in the mulch.

[b] See Table TS/PS-3 for seeding dates. Irrigation, if consistently applied, may extend the use of cool season species during the summer months.

[c] Seeding rates should be doubled if seed is broadcast, or increased by 50 percent if done using a Brillion Drill or by hydraulic seeding.

EC-2 Temporary and Permanent Seeding (TS/PS)

Table TS/PS-2. Minimum Drill Seeding Rates for Perennial Grasses

Common[a] Name	Botanical Name	Growth Season[b]	Growth Form	Seeds/ Pound	Pounds of PLS/acre
Alakali Soil Seed Mix					
Alkali sacaton	*Sporobolus airoides*	Cool	Bunch	1,750,000	0.25
Basin wildrye	*Elymus cinereus*	Cool	Bunch	165,000	2.5
Sodar streambank wheatgrass	*Agropyron riparium 'Sodar'*	Cool	Sod	170,000	2.5
Jose tall wheatgrass	*Agropyron elongatum 'Jose'*	Cool	Bunch	79,000	7.0
Arriba western wheatgrass	*Agropyron smithii 'Arriba'*	Cool	Sod	110,000	5.5
Total					**17.75**
Fertile Loamy Soil Seed Mix					
Ephriam crested wheatgrass	*Agropyron cristatum 'Ephriam'*	Cool	Sod	175,000	2.0
Dural hard fescue	*Festuca ovina 'duriuscula'*	Cool	Bunch	565,000	1.0
Lincoln smooth brome	*Bromus inermis leyss 'Lincoln'*	Cool	Sod	130,000	3.0
Sodar streambank wheatgrass	*Agropyron riparium 'Sodar'*	Cool	Sod	170,000	2.5
Arriba western wheatgrass	*Agropyron smithii 'Arriba'*	Cool	Sod	110,000	7.0
Total					**15.5**
High Water Table Soil Seed Mix					
Meadow foxtail	*Alopecurus pratensis*	Cool	Sod	900,000	0.5
Redtop	*Agrostis alba*	Warm	Open sod	5,000,000	0.25
Reed canarygrass	*Phalaris arundinacea*	Cool	Sod	68,000	0.5
Lincoln smooth brome	*Bromus inermis leyss 'Lincoln'*	Cool	Sod	130,000	3.0
Pathfinder switchgrass	*Panicum virgatum 'Pathfinder'*	Warm	Sod	389,000	1.0
Alkar tall wheatgrass	*Agropyron elongatum 'Alkar'*	Cool	Bunch	79,000	5.5
Total					**10.75**
Transition Turf Seed Mix[e]					
Ruebens Canadian bluegrass	*Poa compressa 'Ruebens'*	Cool	Sod	2,500,000	0.5
Dural hard fescue	*Festuca ovina 'duriuscula'*	Cool	Bunch	565,000	1.0
Citation perennial ryegrass	*Lolium perenne 'Citation'*	Cool	Sod	247,000	3.0
Lincoln smooth brome	*Bromus inermis leyss 'Lincoln'*	Cool	Sod	130,000	3.0
Total					**7.5**

Temporary and Permanent Seeding (TS/PS) EC-2

Table TS/PS-2. Minimum Drill Seeding Rates for Perennial Grasses (cont.)

Common Name	Botanical Name	Growth Season[b]	Growth Form	Seeds/ Pound	Pounds of PLS/acre
Sandy Soil Seed Mix					
Blue grama	*Bouteloua gracilis*	Warm	Sod-forming bunchgrass	825,000	0.5
Camper little bluestem	*Schizachyrium scoparium 'Camper'*	Warm	Bunch	240,000	1.0
Prairie sandreed	*Calamovilfa longifolia*	Warm	Open sod	274,000	1.0
Sand dropseed	*Sporobolus cryptandrus*	Cool	Bunch	5,298,000	0.25
Vaughn sideoats grama	*Bouteloua curtipendula 'Vaughn'*	Warm	Sod	191,000	2.0
Arriba western wheatgrass	*Agropyron smithii 'Arriba'*	Cool	Sod	110,000	5.5
Total					**10.25**
Heavy Clay, Rocky Foothill Seed Mix					
Ephriam crested wheatgrass[d]	*Agropyron cristatum 'Ephriam'*	Cool	Sod	175,000	1.5
Oahe Intermediate wheatgrass	*Agropyron intermedium 'Oahe'*	Cool	Sod	115,000	5.5
Vaughn sideoats grama[e]	*Bouteloua curtipendula 'Vaughn'*	Warm	Sod	191,000	2.0
Lincoln smooth brome	*Bromus inermis leyss 'Lincoln'*	Cool	Sod	130,000	3.0
Arriba western wheatgrass	*Agropyron smithii 'Arriba'*	Cool	Sod	110,000	5.5
Total					**17.5**

[a] All of the above seeding mixes and rates are based on drill seeding followed by crimped straw mulch. These rates should be doubled if seed is broadcast and should be increased by 50 percent if the seeding is done using a Brillion Drill or is applied through hydraulic seeding. Hydraulic seeding may be substituted for drilling only where slopes are steeper than 3:1. If hydraulic seeding is used, hydraulic mulching should be done as a separate operation.

[b] See Table TS/PS-3 for seeding dates.

[c] If site is to be irrigated, the transition turf seed rates should be doubled.

[d] Crested wheatgrass should not be used on slopes steeper than 6H to 1V.

[e] Can substitute 0.5 lbs PLS of blue grama for the 2.0 lbs PLS of Vaughn sideoats grama.

EC-2 Temporary and Permanent Seeding (TS/PS)

Table TS/PS-3. Seeding Dates for Annual and Perennial Grasses

	Annual Grasses (Numbers in table reference species in Table TS/PS-1)		Perennial Grasses	
Seeding Dates	**Warm**	**Cool**	**Warm**	**Cool**
January 1–March 15			✓	✓
March 16–April 30	4	1,2,3	✓	✓
May 1–May 15	4		✓	
May 16–June 30	4,5,6,7			
July 1–July 15	5,6,7			
July 16–August 31				
September 1–September 30		8,9,10,11		
October 1–December 31			✓	✓

Mulch

Cover seeded areas with mulch or an appropriate rolled erosion control product to promote establishment of vegetation. Anchor mulch by crimping, netting or use of a non-toxic tackifier. See the Mulching BMP Fact Sheet for additional guidance.

Maintenance and Removal

Monitor and observe seeded areas to identify areas of poor growth or areas that fail to germinate. Reseed and mulch these areas, as needed.

An area that has been permanently seeded should have a good stand of vegetation within one growing season if irrigated and within three growing seasons without irrigation in Colorado. Reseed portions of the site that fail to germinate or remain bare after the first growing season.

Seeded areas may require irrigation, particularly during extended dry periods. Targeted weed control may also be necessary.

Protect seeded areas from construction equipment and vehicle access.

NO.	REVISION	BY	DATE
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2	2ND SUBMITTAL	DSS	6/17/26
3	3RD SUBMITTAL	DSS	7/10/26
4	4TH SUBMITTAL	DSS	7/31/26

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TOWER CENTER ROADWAY & PARK
SITE ADDRESS: HIGHWAY 6 AND SUNNY AVE
GYPSUM, CO 81637
PREPARED FOR: HILLPOINTE, LLC
3773 CHERRY CREEK DRIVE NORTH
SUITE #801 EAST TOWER, DENVER CO 80209

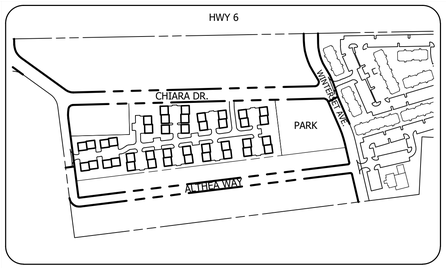
CIVIL DRAWINGS

JOB NO. HA25126
DATE: 04/21/2026
DWN: CJB CHKD: IFC
NAME

E&S DETAIL 4

NO. 16

PATH:P:\HA25126 TOWER CENTER RESIDENTIAL (GYPSUM)\ENGINEERING\5 DRAWINGS\PLANS\PHASE 1.5 – PARK\CDS\HA25126 – GYPSUM TOWER CENTER – EROS–DETL–PARKS.DWG, PLOT DATE:7/31/2026, 3:07:49 PM, BY:DANIEL SCHWEIKERT



KEY MAP
N.T.S.

TOWER CENTER PARK & WINTERSET EXTENSION
CONSTRUCTION DOCUMENTS

BEING A REPLAT OF PORTIONS OF PARCELS B, H AND I, AMENDED EXEMPTION PLAT OF LEHMANN PARCELS SITUATED IN TRACTS 42, 58, 61, AND 63, SECTIONS 3 AND 4, TOWNSHIP 5 SOUTH, RANGE 85 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF GYPSUM, COUNTY OF EAGLE, STATE OF COLORADO

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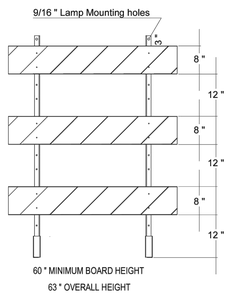
TYPE III BARRICADES



HOLES

Power Post
- 5/16" dia., 9/16" dia. for lamp

Steel Square Tube
- 7/16" dia., 9/16" dia. for lamp

Angle Iron Holes
- 11/32" dia. 9/16" dia. for lamp

Specs	
Power Post	63"L x 1.75"W 3.25 lbs.
Steel Square Tube Upright	63"L x 1.75"W 9 lbs.,14 gauge galvanized
Steel Square Tube Feet	60"L x 1.75"W 6"H riser 9 lbs.,14 gauge galvanized
Angle Iron Upright	63"L x 1.5"W 7 lbs., 10 gauge galvanized
Angle Iron Feet	60"L x 1.5"W 6"H riser 7 lbs., 10 gauge galvanized
Volcano Rubber Base	30.25"L x 14"W recycled rubber 4.63"H steel base plate 43.25 lbs.
Plastic Boards	High Density Polyethylene
Available Board Sizes	1" x 8" x 4' 1" x 8" x 6' 1" x 8" x 8' 1" x 8" x 10' 1" x 8" x 12'
Reflective Sheeting	Available in all grades - in left, right, or chevron stripes - on one or both sides of boards

Power Post™
Durable plastic square tube

Plastic Boards
High density polyethylene material resists fading, chipping, or splintering

Angle Iron Uprights & Feet

Steel Square Tube Uprights & Feet

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TOWER CENTER ROADWAY & PARK

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CIVIL DRAWINGS

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17

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TOWER CENTER ROADWAY & PARK
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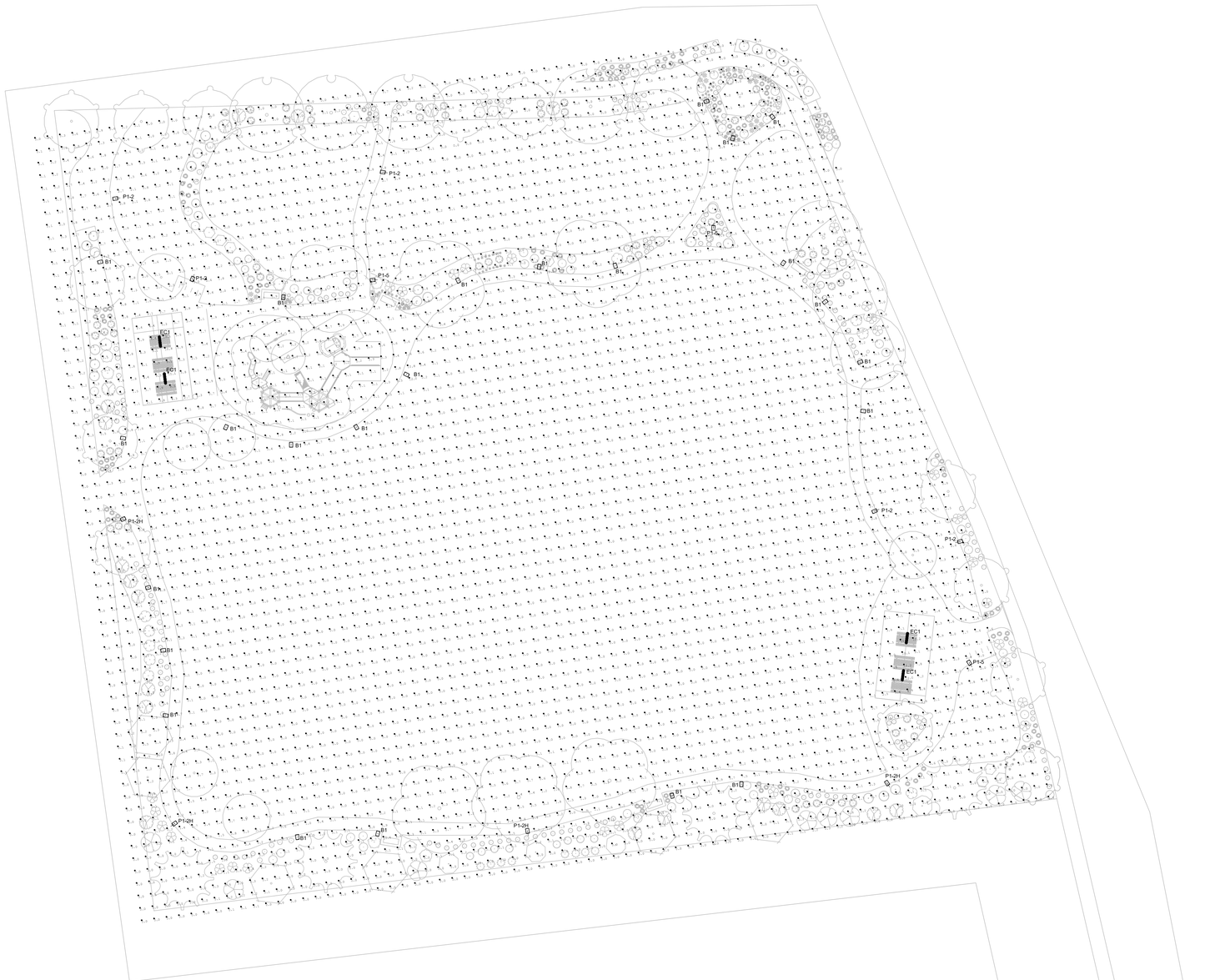

Luminaire Schedule

Symbol	Tag	Label	Arrangement	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	B1	IK3A-BOLxx-PLED-II-12LED-175mA-30K	Single	0.900	1046	7	168
	C1	96-4-L40-830-HIAFR-DIM-UNV	Single	0.900	3808	29.4	117.6
	P1-2	IK5A-xx-PLED-II-20LED-350mA-30K	Single	0.900	3288	23.6	118
	P1-2H	IK5A-xx-PLED-II-20LED-350mA-30K-HS	Single	0.900	2406	23.6	94.4
	P1-5	IK5A-xx-PLED-VSQ-M-20LED-350mA-30K	Single	0.900	3404	23.6	70.8

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Overall site	Illuminance	Fc	0.55	14.3	0.0	N.A.	N.A.

NO.	REVISION	BY	DATE
1	1ST SUBMITTAL	IFC	5/8/26
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CIVIL DRAWINGS

JOB NO: HA25126
DATE: 04/21/2026
DWN: CJB | CHK'D: IFC
NAME

NO.

PATH: P:\HA25126 TOWER CENTER RESIDENTIAL (GYPSUM)\ENGINEERING\3 TRANSFERS\2-I INCOMING\CULLEN LIGHTING\PHASE 1-5 - PARKS\2026-0731 - 4TH SUBMITTAL LIGHTING\TOWN CENTER - GYPSUM_260728 - STANDARD\TOWN CENTER - GYPSUM_260728.DWG, PLOT DATE: 7/31/2026 2:55:27 PM, BY: DANIEL SCHWEIKERT

TOWER CENTER ROADWAY & PARK
CONSTRUCTION DOCUMENTS
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U.S. ARCHITECTURAL LIGHTING

IKON Series

TYPE B1

SPECIFICATIONS

LED MODULES: IKON3 — IKON5

- **12 PLED™ Module** 7 - 27 Watts UNV (120-277) Only
- **20 PLED™ Module** 11 - 56 Watts UNV (120-277) & 347-480
- **36 PLED™ Module** 18 - 92 Watts UNV (120-277) & 347-480

Note: See Photometric Guide For Specific Wattages and Lumen Output By Distribution and CCT.

ORDERING INFORMATION

Ordering Example: IKSA-PLEXT/PLED-IM-M/20LED-525mA/40K/UNV/9005-S

Luminaire	Optics	# of LED's	Drive Current	CCT	Voltage	Finish	Options
Luminaire	**Optics**	**LED**			**Voltage**	**Finish**	**Options**
IKONS *=> A for Angled Shade *=> B for Domed Shade **IK5*- PL** **IK5*- PL-EXT** **IK5*- PM** **IK5*- WM**	**PLED Optics** Narrow Throw Optics **II-FR** **IV-CL** **VSQ-N** Medium Throw Optics **II** **III-M** **IV** **VSQ-M** Wide Throw Optics **III-W** **IV-FT** **VSQ-W**	**# of LED's** **36LED** **20LED** **12LED** **24LED** (B2) **12LED** (B1)	**Drive Current** 175mA 350mA 525mA 700mA 875mA 175mA 350mA 525mA 700mA 175mA 350mA 525mA 700mA	**Color Temp-CCT** **27K** (2700K) **30K** (3000K) **40K** (4000K) **50K** (5000K) Consult Factory for Other LED Color, CCT, & CRI Options **TRA** True Amber* *115A Max Drive Current is 525mA	**Voltage** **UNV** (120-277) **347** **480** **UNV** (120-277) **UNV** (120-277)	**Standard Textured Finish** Black **9005-T** White **9003-T** Grey **7004-T** Dark Bronze **8019-T** Green **6005-T** **Premium Finish** Rust **RST** Patina Copper **PC** For smooth finish replace suffix "T" with suffix "S" (Example: 9005-S) Consult factor for custom colors	House Side Shield Optic Level PLED® **HS** External Glare Shield Module Level 360° **EGS** Square Pole Bracket for Pole Mount **SPB** Emergency Battery Pack and Driver.[1] **EM** Twist Lock Receptacle Only (Specify # of Pins) **TPR#** Zhaga 18 Receptacle Only **Z18** Button Photocell **PC** Twist Lock Photocell + Voltage (Example: 7PCUV) **7PCuV** Single Fuse (Example: 5F277V) **SF+V** Double Fuse (Example: 2F480) **DF+V** Blue-Tooth Programmable Photo/Motion Sensor (Factory-Higher/30'/90 Pixels/15x7) **FSP** High/Low Dimming for Switch by Others/Select Levels 80'/100 or 25'/30 (Example: HLW30) **HLSW**

ORDERING NOTES:
1 - IK3-MM, IK3-MM4DT, & IK3-PM only available with HS/PLED, EGS, and HLSW Options.
2 - IK3 WM4H & EXT available with or without EM option for consistent look. Order EM in options for EM Battery Pack & Driver.
3 - IK3 WM4H & WM4H4DT can only have 1 of the following options: TPR18, BPC, or EM.
4 - IK3-BOL Available in Custom Heights, Consult Factory.
5 - EM Option not available in IK2-WM, IK2-WM4DT, and IK2-PM.
6 - HS/PLED not available with VSQ Distributions.
7 - FSP is Outboard Sensor and For R. Only. Consult Factory for other Control Options.

OPTIONS

High Low Dimming For Switches (HLSW)
The HLSW is a Small Electronic Switch which Provides High Low Dimming Control Through the LED Driver's 0-10V Control. Switching is Done by Adding a Secondary AC Switched Hot Trigger Line to the HLSW in Addition to the Normal AC Power Line. When the Secondary Trigger Line is Powered, the Fixture will go to 100% Dimming. With no Power to the Trigger, the Fixture will operate at 50% or 25% Dimming. Switches for the Trigger Line can be a Normal AC Switch/Breaker or Timed Switch/Breaker.

Outdoor Fixture Sensors and Controls
Options for many wireless and preset Outdoor Sensors and Controls can be integrated and factory installed. Consult Factory for compatibility.

Emergency Driver and Battery Backup (EM)
EM is 120-277VAC input only and consumes a max of 4 Watts. EM provides 10 Watts of Illumination for a minimum of 90 minutes.

U.S. ARCHITECTURAL LIGHTING

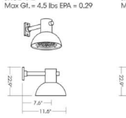
IKON Series

IKON3 POLE MOUNT SPECIFICATIONS

IK3A-PL Max Gt. = 4.1 lbs EPA = 0.27

IK3A-PL-EXT Max Gt. = 4.3 lbs EPA = 3.1

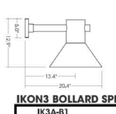
IK3D-PL Max Gt. = 4.5 lbs EPA = 0.29



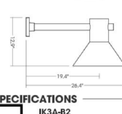
IK3D-PL-EXT Max Gt. = 4.7 lbs EPA = 0.33

IKON5 POLE MOUNT SPECIFICATIONS

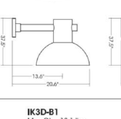
IK5A-PL Max Gt. = 15.7 lbs EPA = 0.81



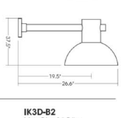
IK5A-PL-EXT Max Gt. = 16.23 lbs EPA = 0.88



IK5D-PL Max Gt. = 16.3 lbs EPA = 0.85

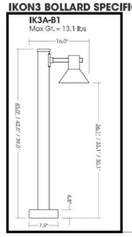


IK5D-PL-EXT Max Gt. = 16.8 lbs EPA = 0.92

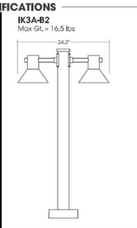


IKON3 BOLLARD SPECIFICATIONS

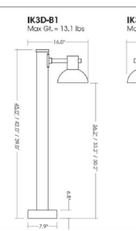
IK3A-B1 Max Gt. = 13.1 lbs



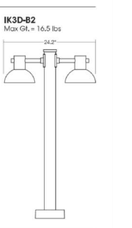
IK3A-B2 Max Gt. = 16.5 lbs



IK3D-B1 Max Gt. = 13.1 lbs



IK3D-B2 Max Gt. = 16.5 lbs



NOTES
1 Luminaire input based on HAIFR Shielding, 80 CRI 4000K CCT, and max performance may vary +/-5%, see page 2 for FIXTURE PERFORMANCE DATA. Additional lumen packages available, see Options.
2 Acrylic diffusers only.
3 Stainless steel latches required for applications with harsh chemicals. See page 4 for MOUNTING DETAILS.
4 Not available with LTO or L220 lumen packages. 4' or 8' only. Temperature restrictions apply. See page 2 for FIXTURE PERFORMANCE DATA.
5 Not available with LTO or L220 lumen packages. 4' or 8' only. Temperature restrictions apply. See page 2 for FIXTURE PERFORMANCE DATA.
6 40°C maximum ambient operating temperature. Max luminaire length 48" (bollards 12') 72" wire-length hubs. See page 3 for FIXTURE DETAILS.
7 Specify is increments of 100 nominal lumens. Options must be specified with next higher lumen package.
8 L29 lumen package max for 2', L62 max for 4', L109 max for 8'. Not available with EM batteries. Must be suspended minimum 12" from ceiling.
9 Not available with EM batteries.
10 Not available with EM batteries, controls, or 347V. Lumen restrictions apply. See FIXTURE PERFORMANCE DATA on page 2.
11 Not recommended for use in harsh environments, such as a car wash.
12 When TP option is specified, fixture is not NSF/ANSI 2 certified. Requires a tamper-resistant tool, see Accessories.
13 Factory-installed in end of housing. Increases overall length by 1/4".
14 Factory-installed in ends of housing. Not available with occupancy sensor option. Increases overall length by 1/4".
15 4' only, factory-installed in back of fixture.
16 4' and 8' only, factory-installed in back of fixture.
17 Must specify RCWPWU Option.
18 Must specify RCWPWU Option.
19 See page 4 for SENSOR PLACEMENT DETAILS.
20 Not available with EM batteries.
21 Ordered separately, please specify quantity required per project.

96 LED
Fully Enclosed & Gasketed Industrial

Williams

TYPE C1

CATALOG #:
TYPE:
PROJECT:

IP65 Rated · IP66 Rated · IP67 Rated · Fill Wave Rated · NEMA 4X · NSF

ORDERING EXAMPLE: 96 - 4 - L62/840 - HAIFR - OPTIONS - CONTROL/ORV - UNV

SERIES	LENGTH	LUMENS [7]		CRI	CCT	SHIELDING
96	2 2'	2'	8'	8 80	30 3000K	**HAIFR** Frosted, ribbed, impact-resistant acrylic
	4 4'	L21 2,100lm	L80 8,000lm	9 90	35 3500K	**SFRA** Frosted, smooth, impact-resistant acrylic
	8 8' [8]	L29 2,900lm	L130 13,000lm		40 4000K	**SFPC** Frosted, smooth, UV stabilized polycarbonate
		L40 4,000lm	L160 16,000lm		50 5000K	**DFR** Drop, frosted, impact-resistant acrylic
		4'	L220 22,000lm			**DCL** Clear, drop, impact-resistant acrylic with frosted ends
		L40 4,000lm				**SCLA** Clear, smooth, impact-resistant acrylic
		L62 6,200lm				**SCPC** Clear, smooth, UV stabilized polycarbonate
		L81 8,120lm				

OPTIONS [9]
All wet location cords are yellow. See page 4 for CORD OPTIONS.

EM/6WC 6-watt emergency, low temperature battery [10]
EM/10W 10-watt emergency battery [11]
EM/10WMM/WET Remote mount 10-watt emergency battery with wet location enclosure. [12]
(L___) Additional lower lumen packages available. [7] Example: 4,300 lumens = 96-4-L62/840-HBAFR-(L43)
HASO High ambient operating temperature, 50°C [8]
LA Low ambient operating temperature [9]
PCL Injection-molded polycarbonate latches [3]
TP Tamper-resistant screws [20]
WET/1 (1) 1/2" watertight hub, side access [14]
WET/2 (2) 1/2" watertight hubs, side access [14]
WET/T (1) 1/2" watertight hub, back access [14]
WET/2 (2) 1/2" watertight hubs, back access [14]
SSCM8 (2) Stainless steel u-hangers
WMB (2) Stainless steel 45° wall mount brackets
GC2/L/10 10' adjustable cable suspension system with loop
GC2/YTB/5 (2) Cable suspension kits, 5' length [19]
GC2/YTB/10 (2) Cable suspension kits, 10' length [19]
RCWPWU Rigid ceiling mount bracket [18]

CONTROL [19]
Click HERE for control and sensor options.
~ None

DRIVER
See page 4 for ADDITIONAL DRIVER OPTIONS.
DIM Driver with external 0-10V dimming wires
DRV Driver without external dimming wires
DIM1 1% Driver with external 0-10V dimming wires

VOLTAGE
120 120V
277 277V
UNV 120-277V
347 347V [20]

ACCESSORIES
TPTG TOOL Tamper-resistant tool for tri-groove screws. [20]

NOTES
1 Luminaire input based on HAIFR Shielding, 80 CRI 4000K CCT, and max performance may vary +/-5%, see page 2 for FIXTURE PERFORMANCE DATA. Additional lumen packages available, see Options.
2 Acrylic diffusers only.
3 Stainless steel latches required for applications with harsh chemicals. See page 4 for MOUNTING DETAILS.
4 Not available with LTO or L220 lumen packages. 4' or 8' only. Temperature restrictions apply. See page 2 for FIXTURE PERFORMANCE DATA.
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6 40°C maximum ambient operating temperature. Max luminaire length 48" (bollards 12') 72" wire-length hubs. See page 3 for FIXTURE DETAILS.
7 Specify is increments of 100 nominal lumens. Options must be specified with next higher lumen package.
8 L29 lumen package max for 2', L62 max for 4', L109 max for 8'. Not available with EM batteries. Must be suspended minimum 12" from ceiling.
9 Not available with EM batteries.
10 Not available with EM batteries, controls, or 347V. Lumen restrictions apply. See FIXTURE PERFORMANCE DATA on page 2.
11 Not recommended for use in harsh environments, such as a car wash.
12 When TP option is specified, fixture is not NSF/ANSI 2 certified. Requires a tamper-resistant tool, see Accessories.
13 Factory-installed in end of housing. Increases overall length by 1/4".
14 Factory-installed in ends of housing. Not available with occupancy sensor option. Increases overall length by 1/4".
15 4' only, factory-installed in back of fixture.
16 4' and 8' only, factory-installed in back of fixture.
17 Must specify RCWPWU Option.
18 Must specify RCWPWU Option.
19 See page 4 for SENSOR PLACEMENT DETAILS.
20 Not available with EM batteries.
21 Ordered separately, please specify quantity required per project.

96 LED
Fully Enclosed & Gasketed Industrial

FEATURES

- Fully gasketed fixture is built tough to resist contaminants
- Stainless steel latches provide long-lasting protection against corrosion
- Gasketed tested to withstood water penetration at 1500 PSI with 1.4 GPM hose rate, ensuring reliability in high-pressure washdown scenarios
- Tamper-resistant latches available
- Seamless closed-cell gasket, poured and formed in place, creates a vapor-tight seal
- NEMA 4X, IP65, IP66, IP67, and NSF/ANSI Standard 2 – Splash Zone certified
- High and low ambient options for extreme environments
- Wireless in-fixture control solutions available
- Made Right Here® in the USA

SPECIFICATIONS

- ENCLOSURE – Outer housing consists of SVA (fl) fiberglass, rated for flame and weather resistance.
- INTERNAL HOUSING – .050" aluminum.
- LATCHING – Stainless steel latches. Injection-molded polycarbonate latches available (not recommended for use in harsh environments, such as a car wash).
- REFLECTOR – 92% minimum average reflective white polyester powder coat bonded to phosphate-free, multi-stage pretreated metal.
- SHIELDING – Frosted, ribbed, impactresistant acrylic, Zone certified
- ELECTRICAL – High-quality midpower LED board, L70 –60,000 hours, –20°C to 40°C max ambient operating temperature, 50°C max with HA50 option, –40°C min with LA option (restrictions apply, see fixture performance data). 50/60 Hz constant current driver.
- MOUNTING – Surface or suspended. Stainless steel ceiling mount brackets included. Wall mount when specified with WMB.
- LISTINGS –
  - cETLus conforms to UL STD 1598 and UL STD 8750. Certified to CAN/CSA STD C22.2 No. 250.0. Suitable for wet locations.
  - NSF/ANSI Standard 2–Splash Zone certified, IP65, IP66, and IP67 certified, and rated for NEMA 4X.
  - Pressure wash rated to 1500 PSI.
  - RMB compliant.
  - Build America, Buy American (BABA) and Buy American Act (BAA) compliant. Request certification at hew.com/buy-american
- WARRANTY – 5-year limited warranty, see hew.com/warranty

FIXTURE PERFORMANCE DATA

	LED PACKAGE	DELIVERED LUMENS	WATTAGE	SYSTEM EFF. (lm/W)	MAXIMUM TEMPERATURE (°C) STANDARD	MAXIMUM TEMPERATURE (°C) EMERGENCY	MINIMUM TEMPERATURE (°C) LA OPTION
2ft	L21	2201	18	122	40	–	-30
	L29	3028	25	121	40	–	-30
	L40	3836	31	124	40	–	-30
4ft	L40	4086	30	136	40	40	-30
	L62	6434	48	134	40	30	-40
	L81	8121	60	135	30	25	-40
8ft	L110	11075	88	126	30	–	-40
	L80	8078	61	131	40	40	-40
	L130	13126	95	137	40	30	-40
	L160	16188	123	132	30	25	-40
	L220	22056	166	133	30	–	-40

- Photometrics tested in accordance with IESNA LM-79. Results based on HAIFR shielding, 80 CRI4000K CCT, average wattage for 120V through 277V input, and 25°C ambient temperature. Actual performance may vary +/-5%.
- To calculate lumen output in emergency mode, multiply the battery wattage by the efficacy.
- Use multiplier tables to calculate additional options.

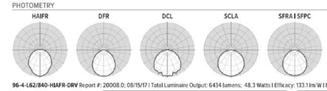
MULTIPLIER TABLES

	COLOR TEMPERATURE CCT	COLOR TEMPERATURE CONVERSION FACTOR
2ft	3000K	0.96
	3500K	0.97
	4000K	1.00
	5000K	1.03
4ft	3000K	0.79
	3500K	0.80
	4000K	0.83
	5000K	0.86

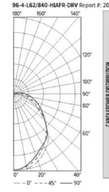
	SHIELDING LENS	SHIELDING CONVERSION FACTOR
	HAIFR	1.00
	SFRA	1.07
	SFPC	0.91
	DFR	1.05
	DCL [1]	1.06
	SCLA [1]	1.09
	SCPC [1]	Consult Factory

[1] Due to clear lens, striations in the light distribution will be visible.

PHOTOMETRY



96-4-L62/840-HAIFR-ORV Report #: 20000.0; 08/15/17 | Total Luminaire Output: 6434 lumens; 48.3 Watts | Efficacy: 133.1 lm/W | 83.6 CRI; 4041K CCT



VERTICAL ANGLE	HORIZONTAL ANGLE 0°	45°	90°	ZONAL LUMENS
0	2318	2318	2318	
5	2252	2298	2283	220
15	2209	2169	2120	617
25	2066	1943	1865	899
35	1910	1666	1704	1065
45	1370	1279	1389	1055
55	943	1007	1062	901
65	546	695	828	691
75	231	449	599	457
85	38	291	361	252
90	15	185	272	
95	14	150	257	143
105	8	84	138	79
115	4	39	85	39
125	0	8	42	14
135	0	0	9	2
145	0	0	2	1
155	0	0	0	0
165	0	0	0	0
175	0	0	0	0
180	0	0	0	0

ZONE	LUMENS	% FIXTURE
0 - 30	1736	27
0 - 40	2801	44
0 - 60	4757	74
0 - 90	6156	96
90 - 120	262	4
90 - 150	275	4
90 - 180	278	4
0 - 180	6434	100

U.S. ARCHITECTURAL LIGHTING

IKON Series

TYPE P1-2

SPECIFICATIONS

LED MODULES: IKON3 — IKON5

- **12 PLED™ Module** 7 - 27 Watts UNV (120-277) Only
- **20 PLED™ Module** 11 - 56 Watts UNV (120-277) & 347-480
- **36 PLED™ Module** 18 - 92 Watts UNV (120-277) & 347-480

Note: See Photometric Guide For Specific Wattages and Lumen Output By Distribution and CCT.

ORDERING INFORMATION

Ordering Example: IKSA-PLEXT/PLED-IM-M/20LED-525mA/40K/UNV/9005-S

Luminaire	Optics	# of LED's	Drive Current	CCT	Voltage	Finish	Options
Luminaire	**Optics**	**LED**			**Voltage**	**Finish**	**Options**
IKONS *=> A for Angled Shade *=> B for Domed Shade **IK5*- PL** **IK5*- PL-EXT** **IK5*- PM** **IK5*- WM**	**PLED Optics** Narrow Throw Optics **II-FR** **IV-CL** **VSQ-N** Medium Throw Optics **II** **III-M** **IV** **VSQ-M** Wide Throw Optics **III-W** **IV-FT** **VSQ-W**	**# of LED's** **36LED** **20LED** **12LED** **24LED** (B2) **12LED** (B1)	**Drive Current** 175mA 350mA 525mA 700mA 875mA 175mA 350mA 525mA 700mA 175mA 350mA 525mA 700mA	**Color Temp-CCT** **27K** (2700K) **30K** (3000K) **40K** (4000K) **50K** (5000K) Consult Factory for Other LED Color, CCT, & CRI Options **TRA** True Amber* *115A Max Drive Current is 525mA	**Voltage** **UNV** (120-277) **347** **480** **UNV** (120-277) **UNV** (120-277)	**Standard Textured Finish** Black **9005-T** White **9003-T** Grey **7004-T** Dark Bronze **8019-T** Green **6005-T** **Premium Finish** Rust **RST** Patina Copper **PC** For smooth finish replace suffix "T" with suffix "S" (Example: 9005-S) Consult factor for custom colors	House Side Shield Optic Level PLED® **HS** External Glare Shield Module Level 360° **EGS** Square Pole Bracket for Pole Mount **SPB** Emergency Battery Pack and Driver.[1] **EM** Twist Lock Receptacle Only (Specify # of Pins) **TPR#** Zhaga 18 Receptacle Only **Z18** Button Photocell **PC** Twist Lock Photocell + Voltage (Example: 7PCUV) **7PCuV** Single Fuse (Example: 5F277V) **SF+V** Double Fuse (Example: 2F480) **DF+V** Blue-Tooth Programmable Photo/Motion Sensor (Factory-Higher/30'/90 Pixels/15x7) **FSP** High/Low Dimming for Switch by Others/Select Levels 80'/100 or 25'/30 (Example: HLW30) **HLSW**

ORDERING NOTES:
1 - IK3-MM, IK3-MM4DT, & IK3-PM only available with HS/PLED, EGS, and HLSW Options.
2 - IK3 WM4H & EXT available with or without EM option for consistent look. Order EM in options for EM Battery Pack & Driver.
3 - IK3 WM4H & WM4H4DT can only have 1 of the following options: TPR18, BPC, or EM.
4 - IK3-BOL Available in Custom Heights, Consult Factory.
5 - EM Option not available in IK2-WM, IK2-WM4DT, and IK2-PM.
6 - HS/PLED not available with VSQ Distributions.
7 - FSP is Outboard Sensor and For R. Only. Consult Factory for other Control Options.

OPTIONS

High Low Dimming For Switches (HLSW)
The HLSW is a Small Electronic Switch which Provides High Low Dimming Control Through the LED Driver's 0-10V Control. Switching is Done by Adding a Secondary AC Switched Hot Trigger Line to the HLSW in Addition to the Normal AC Power Line. When the Secondary Trigger Line is Powered, the Fixture will go to 100% Dimming. With no Power to the Trigger, the Fixture will operate at 50% or 25% Dimming. Switches for the Trigger Line can be a Normal AC Switch/Breaker or Timed Switch/Breaker.

Outdoor Fixture Sensors and Controls
Options for many wireless and preset Outdoor Sensors and Controls can be integrated and factory installed. Consult Factory for compatibility.

Emergency Driver and Battery Backup (EM)
EM is 120-277VAC input only and consumes a max of 4 Watts. EM provides 10 Watts of Illumination for a minimum of 90 minutes.

U.S. ARCHITECTURAL LIGHTING

IKON Series

TYPE P1-2H

SPECIFICATIONS

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- **12 PLED™ Module** 7 - 27 Watts UNV (120-277) Only
- **20 PLED™ Module** 11 - 56 Watts UNV (120-277) & 347-480
- **36 PLED™ Module** 18 - 92 Watts UNV (120-277) & 347-480

Note: See Photometric Guide For Specific Wattages and Lumen Output By Distribution and CCT.

ORDERING INFORMATION

Ordering Example: IKSA-PLEXT/PLED-IM-M/20LED-525mA/40K/UNV/9005-S

Luminaire	Optics	# of LED's	Drive Current	CCT	Voltage	Finish	Options
Luminaire	**Optics**	**LED**			**Voltage**	**Finish**	**Options**
IKONS *=> A for Angled Shade *=> B for Domed Shade **IK5*- PL** **IK5*- PL-EXT** **IK5*- PM** **IK5*- WM**	**PLED Optics** Narrow Throw Optics **II-FR** **IV-CL** **VSQ-N** Medium Throw Optics **II** **III-M** **IV** **VSQ-M** Wide Throw Optics **III-W** **IV-FT** **VSQ-W**	**# of LED's** **36LED** **20LED** **12LED** **24LED** (B2) **12LED** (B1)	**Drive Current** 175mA 350mA 525mA 700mA 875mA 175mA 350mA 525mA 700mA 175mA 350mA 525mA 700mA	**Color Temp-CCT** **27K** (2700K) **30K** (3000K) **40K** (4000K) **50K** (5000K) Consult Factory for Other LED Color, CCT, & CRI Options **TRA** True Amber* *115A Max Drive Current is 525mA	**Voltage** **UNV** (120-277) **347** **480** **UNV** (120-277) **UNV** (120-277)	**Standard Textured Finish** Black **9005-T** White **9003-T** Grey **7004-T** Dark Bronze **8019-T** Green **6005-T** **Premium Finish** Rust **RST** Patina Copper **PC** For smooth finish replace suffix "T" with suffix "S" (Example: 9005-S) Consult factor for custom colors	House Side Shield Optic Level PLED® **HS** External Glare Shield Module Level 360° **EGS** Square Pole Bracket for Pole Mount **SPB** Emergency Battery Pack and Driver.[1] **EM** Twist Lock Receptacle Only (Specify # of Pins) **TPR#** Zhaga 18 Receptacle Only **Z18** Button Photocell **PC** Twist Lock Photocell + Voltage (Example: 7PCUV) **7PCuV** Single Fuse (Example: 5F277V) **SF+V** Double Fuse (Example: 2F480) **DF+V** Blue-Tooth Programmable Photo/Motion Sensor (Factory-Higher/30'/90 Pixels/15x7) **FSP** High/Low Dimming for Switch by Others/Select Levels 80'/100 or 25'/30 (Example: HLW30) **HLSW**

ORDERING NOTES:
1 - IK3-MM, IK3-MM4DT, & IK3-PM only available with HS/PLED, EGS, and HLSW Options.
2 - IK3 WM4H & EXT available with or without EM option for consistent look. Order EM in options for EM Battery Pack & Driver.
3 - IK3 WM4H & WM4H4DT can only have 1 of the following options: TPR18, BPC, or EM.
4 - IK3-BOL Available in Custom Heights, Consult Factory.
5 - EM Option not available in IK2-WM, IK2-WM4DT, and IK2-PM.
6 - HS/PLED not available with VSQ Distributions.
7 - FSP is Outboard Sensor and For R. Only. Consult Factory for other Control Options.

OPTIONS

High Low Dimming For Switches (HLSW)
The HLSW is a Small Electronic Switch which Provides High Low Dimming Control Through the LED Driver's 0-10V Control. Switching is Done by Adding a Secondary AC Switched Hot Trigger Line to the HLSW in Addition to the Normal AC Power Line. When the Secondary Trigger Line is Powered, the Fixture will go to 100% Dimming. With no Power to the Trigger, the Fixture will operate at 50% or 25% Dimming. Switches for the Trigger Line can be a Normal AC Switch/Breaker or Timed Switch/Breaker.

Outdoor Fixture Sensors and Controls
Options for many wireless and preset Outdoor Sensors and Controls can be integrated and factory installed. Consult Factory for compatibility.

Emergency Driver and Battery Backup (EM)
EM is 120-277VAC input only and consumes a max of 4 Watts. EM provides 10 Watts of Illumination for a minimum of 90 minutes.

U.S. ARCHITECTURAL LIGHTING

IKON Series

TYPE P1-5

SPECIFICATIONS

LED MODULES: IKON3 — IKON5

- **12 PLED™ Module** 7 - 27 Watts UNV (120-277) Only
- **20 PLED™ Module** 11 - 56 Watts UNV (120-277) & 347-480
- **36 PLED™ Module** 18 - 92 Watts UNV (120-277) & 347-480

Note: See Photometric Guide For Specific Wattages and Lumen Output By Distribution and CCT.

ORDERING INFORMATION

Ordering Example: IKSA-PLEXT/PLED-IM-M/20LED-525mA/40K/UNV/9005-S

Luminaire	Optics	# of LED's	Drive Current	CCT	Voltage	Finish	Options
Luminaire	**Optics**	**LED**			**Voltage**	**Finish**	**Options**
IKONS *=> A for Angled Shade *=> B for Domed Shade **IK5*- PL** **IK5*- PL-EXT** **IK5*- PM** **IK5*- WM**	**PLED Optics** Narrow Throw Optics **II-FR** **IV-CL** **VSQ-N** Medium Throw Optics **II** **III-M** **IV** **VSQ-M** Wide Throw Optics **III-W** **IV-FT** **VSQ-W**	**# of LED's** **36LED** **20LED** **12LED** **24LED** (B2) **12LED** (B1)	**Drive Current** 175mA 350mA 525mA 700mA 875mA 175mA 350mA 525mA 700mA 175mA 350mA 525mA 700mA	**Color Temp-CCT** **27K** (2700K) **30K** (3000K) **40K** (4000K) **50K** (5000K) Consult Factory for Other LED Color, CCT, & CRI Options **TRA** True Amber* *115A Max Drive Current is 525mA	**Voltage** **UNV** (120-277) **347** **480** **UNV** (120-277) **UNV** (120-277)	**Standard Textured Finish** Black **9005-T** White **9003-T** Grey **7004-T** Dark Bronze **8019-T** Green **6005-T** **Premium Finish** Rust **RST** Patina Copper **PC** For smooth finish replace suffix "T" with suffix "S" (Example: 9005-S) Consult factor for custom colors	House Side Shield Optic Level PLED® **HS** External Glare Shield Module Level 360° **EGS** Square Pole Bracket for Pole Mount **SPB** Emergency Battery Pack and Driver.[1] **EM** Twist Lock Receptacle Only (Specify # of Pins) **TPR#** Zhaga 18 Receptacle Only **Z18** Button Photocell **PC** Twist Lock Photocell + Voltage (Example: 7PCUV) **7PCuV** Single Fuse (Example: 5F277V) **SF+V** Double Fuse (Example: 2F480) **DF+V** Blue-Tooth Programmable Photo/Motion Sensor (Factory-Higher/30'/90 Pixels/15x7) **FSP** High/Low Dimming for Switch by Others/Select Levels 80'/100 or 25'/30 (Example: HLW30) **HLSW**

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Emergency Driver and Battery Backup (EM)
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U.S. ARCHITECTURAL LIGHTING

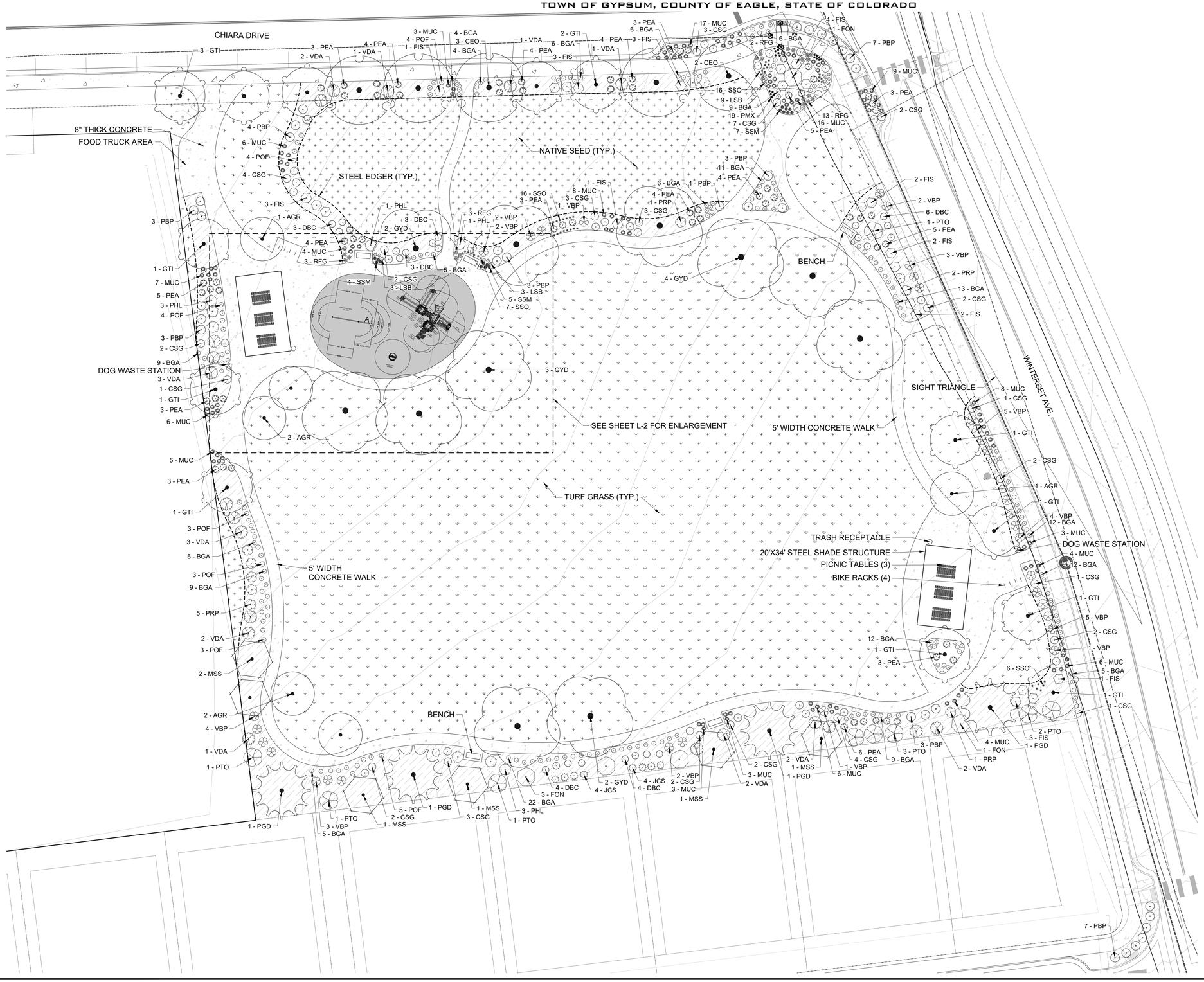
IKON Series

IKON3 POLE MOUNT SPECIFICATIONS

IK3A-PL Max Gt. = 4.1 lbs EPA = 0.27

TOWER CENTER RESIDENTIAL
FINAL CONSTRUCTION DRAWINGS

BEING A REPLAT OF PORTIONS OF PARCELS B, H AND I, AMENDED EXEMPTION PLAT OF LEHMANN PARCELS
SITUATED IN TRACTS 42, 58, 61, AND 63, SECTIONS 3 AND 4, TOWNSHIP 5 SOUTH, RANGE 85 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF GYPSUM, COUNTY OF EAGLE, STATE OF COLORADO



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

LEGEND

- TURF GRASS
- NATIVE SEED
- WOOD MULCH
- PEA GRAVEL
- CONCRETE WALK
- STEEL EDGER
- PROPOSED TOPO

NO.	REVISION	BY	DATE
1	1ST SUBMITTAL - CD	TL	5/29/26
2	2ND SUBMITTAL - CD	TL	7/23/26
3	3RD SUBMITTAL - CD	TL	7/31/26

STRATA DESIGN & PLANNING

STRATA DESIGN AND PLANNING
1635 W. 13TH AVE, SUITE 310
DENVER, 80204

thinkstratadesign.com

TOWER CENTER RESIDENTIAL

SITE ADDRESS: HIGHWAY 6 AND SUNNY AVE
GYPSUM, CO 81637

PREPARED FOR: HILLPOINTE, LLC
3773 CHERRY CREEK DRIVE NORTH
SUITE #801 EAST TOWER, DENVER CO 80209

LANDSCAPE DRAWINGS

JOB NO. HA25126
DATE: 07/30/2026
DWN: ER CHKD: TL
NAME

LANDSCAPE PLAN

NO. L-1

NORTH 1" = 20' 0 20 40 60 feet

PATH=P:\HA25126 TOWER CENTER RESIDENTIAL (GYPSUM)\STRATA\2 LANDSCAPE CAD\1 SHEETS\CITY SUBMITTAL SHEET SET PARK DWG, PLOT DATE=7/30/2026 2:01:28 PM, BY=TYLER LONDONO

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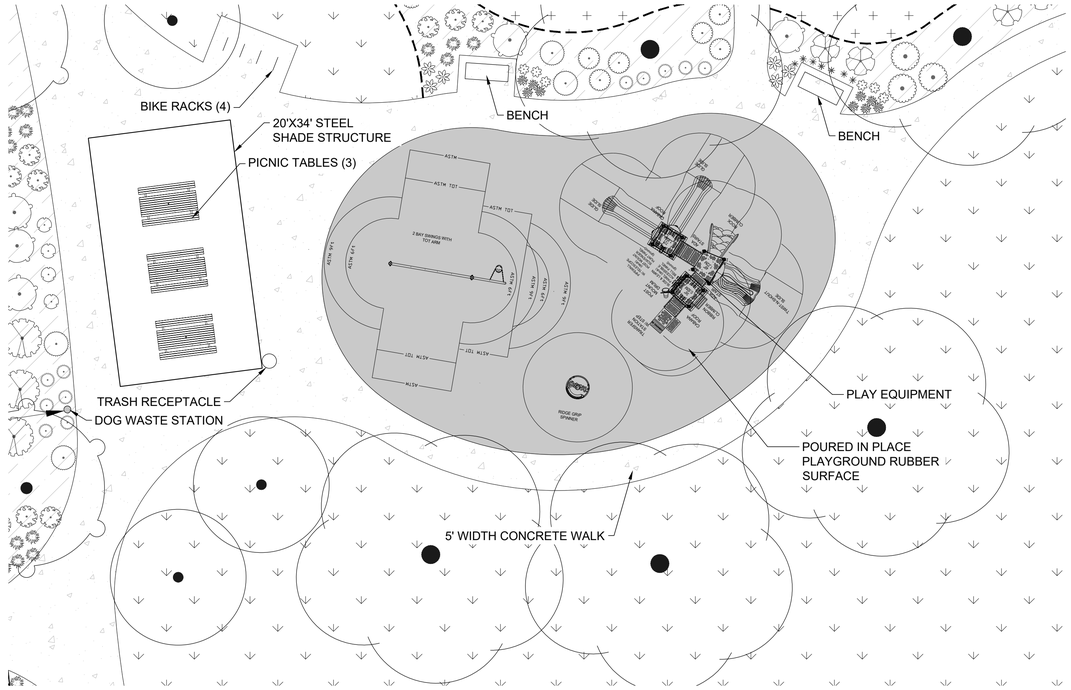
TOWN OF GYPSUM, COUNTY OF EAGLE, STATE OF COLORADO

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



PLAYGROUND RENDERING

LEGEND

- TURF GRASS
- NATIVE SEED
- WOOD MULCH
- PEA GRAVEL
- CONCRETE WALK
- STEEL EDGER
- PROPOSED TOPO

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONT.	QTY
TREES					
	AGR	Acer grandidentatum / Bigtooth Maple	2.5" Cal.	B&B	6
	CEO	Celtis occidentalis / Common Hackberry	2"	B&B	8
	GTI	Gleditsia triacanthos inermis 'Shademaster' / Shademaster Honey Locust	2"	B&B	14
	GYD	Gymnocladus dioicus / Kentucky Coffeetree	2"	B&B	6
	MSS	Malus x 'Spring Snow' / Spring Snow Crabapple	2"	B&B	7
EVERGREEN TREES					
	PGD	Picea glauca 'Densata' / Black Hills White Spruce	6' Ht.	B&B	4
SHRUBS					
	DBC	Daphne x burkwoodii 'Carol Mackie' / Carol Mackie Daphne	5 GAL.	Pot	23
	FON	Forestiera neomexicana / New Mexico Privet	5 GAL.	Pot	4
	FIS	Forsythia x intermedia 'Spring Glory' / Spring Glory Forsythia	5 GAL.	Pot	15
	PEA	Perovskia abrotanoides / Russian Sage	5 GAL.	Pot	66
	PHL	Philadelphus lewisii / Wild Mock Orange	5 GAL.	Pot	8
	POF	Potentilla fruticosa / Bush Cinquefoil	5 GAL.	Pot	26
	PBP	Prunus besseyi 'P011S' / Pawnee Buttes® Sand Cherry	5 GAL.	Pot	34
	PRP	Prunus glandulosa 'Rosea Plena' / Pink Flowering Almond	5 GAL.	Pot	9
	PTO	Prunus tomentosa / Nanking Cherry	5'	B&B	9
	VBP	Viburnum burejaeticum 'P017S' / Mini Man™ Dwarf Manchurian Viburnum	5 GAL.	Pot	28
	VDA	Viburnum dentatum 'Arrowwood' / Arrowwood Viburnum	4'	B&B	20
EVERGREEN SHRUBS					
	CSG	Cytisus purgans 'Spanish Gold' / Spanish Gold Broom	5 GAL.	Pot	50
	JCS	Juniperus chinensis 'Spartan' / Spartan Juniper	5 GAL.	Pot	8
GRASSES					
	BGA	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	1 GAL.	Pot	160
	MUC	Muhlenbergia capillaris / Pink Muhly Grass	1 GAL.	Pot	109
	SSO	Schizachyrium scoparium 'Standing Ovation' / Standing Ovation Little Bluestem	1 GAL.	Pot	45
PERENNIALS					
	LSB	Leucanthemum x superbum 'Becky' / Becky Shasta Daisy	1 GAL.	Pot	15
	PMX	Penstemon x mexicali 'P008S' / Red Rocks® Penstemon	1 GAL.	Pot	19
	RFG	Rudbeckia fulgida 'Goldsturm' / Goldsturm Black Eyed Susan	1 GAL.	Pot	21
	SSM	Salvia x sylvestris 'May Night' / May Night Salvia	1 GAL.	Pot	16

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LANDSCAPE DRAWINGS

JOB NO. HA25126
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DWN: ER CHKD: TL
NAME

LANDSCAPE PLAN

NO. L-2

PATH:P:\HA25126_TOWER CENTER RESIDENTIAL (GYPSUM)\STRATA\2 LANDSCAPE CAD\1 SHEETS\CITY SUBMITTAL SHEET SET_PARK.DWG PLOT DATE:7/30/2026 2:01:35 PM BY:TYLER LONDONO

TOWER CENTER RESIDENTIAL
FINAL CONSTRUCTION DRAWINGS
BEING A REPLAT OF PORTIONS OF PARCELS B, H AND I, AMENDED EXEMPTION PLAT OF LEHMANN PARCELS
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TOWN OF GYPSUM, COUNTY OF EAGLE, STATE OF COLORADO

Know what's **below.**
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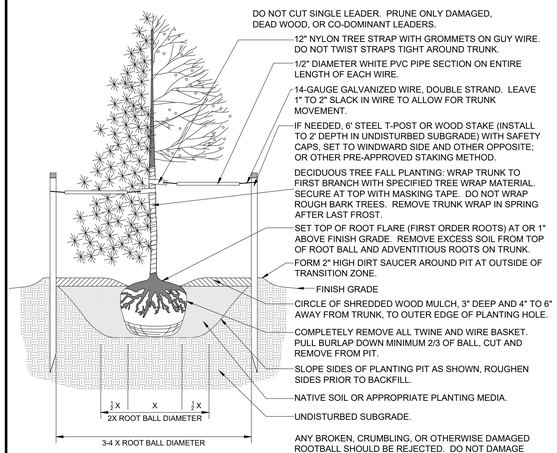
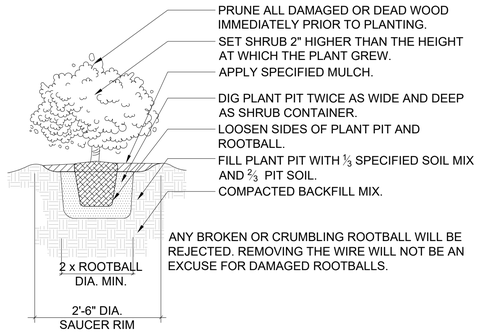
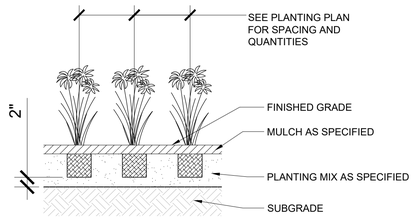


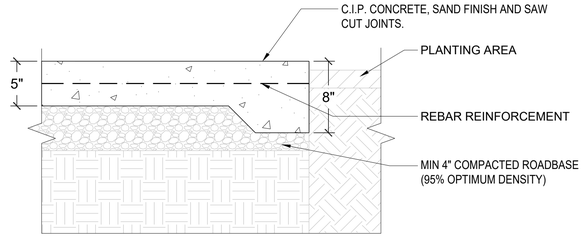
1 TREE PLANTING
6" = 1'-0" P-NN-03



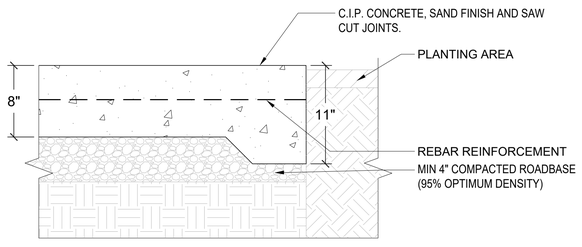
2 SHRUB PLANTING
1/2" = 1'-0"



3 PERENNIAL PLANTING
NTS P-NN-01



4 PEDESTRIAN PAVING
1 1/2" = 1'-0"



5 VEHICULAR PAVING
1 1/2" = 1'-0"

PLANTING NOTES
1. ALL NEW LANDSCAPE AREAS ARE TO BE WATERED WITH AN AUTOMATIC WATER CONSERVING IRRIGATION SYSTEM.
2. ALL IRRIGATED TURF AND PLANTING BED AREAS SHALL NOT EXCEED 4:1 SLOPES.
3. INSTALL 3" MIN. DEPTH MULCH IN PLANTING BEDS.
4. ANY PLANT SUBSTITUTIONS ARE TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
5. SOIL AMENDMENTS AND TOPSOIL SHALL BE USED IN SOD AND PLANTING BED AREAS
6. IF THERE IS A DISCREPANCY BETWEEN PLANT QUANTITIES ON PLANT LABELS AND PLANT SYMBOLS, PLAN TAKES PRECEDENCE. THE SUMMARY OF ALL OTHER QUANTITIES REPRESENTS AN APPROXIMATE QUANTITY ONLY AND MAY REQUIRE SOME ADJUSTMENT IN MATERIAL QUANTITY AT TIME OF CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR HIS/HER OWN CONSTRUCTION QUANTITY ESTIMATES.
7. CONTRACTOR SHALL COORDINATE IRRIGATION AND PLANTING WORK SUCH THAT INSTALLED IRRIGATION EQUIPMENT SHALL NOT CAUSE ADJUSTMENT OF PLANTING LOCATIONS CONTRARY TO THE PLANS. IF IRRIGATION EQUIPMENT IS INSTALLED IN LOCATIONS OBSTRUCTING THE INTENDED LOCATIONS OF PLANTINGS, THE IRRIGATION EQUIPMENT SHALL BE RELOCATED.
8. NEW TREES SHALL BE PLANTED A MINIMUM OF 20' AWAY FROM EACH OTHER AND 6' FROM WALKS, PATHS AND EDGES, UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT. NO TREES SHALL BE PLANTED ABOVE IRRIGATION LINES OR UNDERGROUND UTILITIES.
9. ALL TREES SHALL BE LOCATED A MINIMUM OF 10' OFF THE FLOWLINE OF THE CURB ON ALL PUBLIC STREETS, A MINIMUM OF 10' OFF ANY UTILITY UNLESS OTHERWISE SHOWN.
10. ALL EXISTING LANDSCAPE, IRRIGATION EQUIPMENT, CONCRETE OR FENCING, ON OR OFF SITE DISTURBED BY CONSTRUCTION OPERATIONS SHALL BE REPAIRED AND RESTORED BY THE CONTRACTOR TO OWNER STANDARDS OR ORIGINAL CONDITION.
11. ALL PLANT MATERIAL SHALL BE STAKED OR PLACED BY THE CONTRACTOR AND OBSERVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING OPERATIONS. ALL PLANT MATERIAL SHALL BE OBSERVED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT.
12. CONTRACTOR SHALL HAND DIG ALL PLANTING PITS ADJACENT TO UTILITIES. IF UTILITIES ARE DAMAGED REPAIRS SHALL BE MADE AT THE CONTRACTOR'S EXPENSE.
13. IF CONDITIONS DO NOT ALLOW STRICT CONFORMANCE TO THE NOTES, DETAILS AND SPECIFICATIONS, THE CONTRACTOR SHALL REQUEST APPROVAL FROM THE LANDSCAPE ARCHITECT BEFORE PERFORMING WORK IN AN ALTERNATIVE MANNER.
14. ANY IMPLICATIONS TO THE PLANTING PLAN DUE TO LIGHTING INSTALLATION TO BE APPROVED WITH LANDSCAPE ARCHITECT BEFORE INSTALLATION

GENERAL NOTES
1. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SAFETY IN, ON OR ABOUT THE PROJECT SITE. ANY DAMAGE TO ADJACENT PROPERTY OR UTILITIES, NOT DESIGNATED FOR REMOVAL, RELOCATION OR REPLACEMENT, SHALL BE REPAIRED AND/OR REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
2. THE LANDSCAPE ARCHITECT/ENGINEER AND/OR OWNER MAKE NO WARRANTY AS TO THE CORRECTNESS AND/OR COMPLETENESS OF THE EXISTING UTILITY LOCATIONS SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES INCLUDING WATER, SEWER, STORM DRAINS, GAS TRANSMISSION LINES, AND OTHER UTILITIES ABOVE AND BELOW THE SURFACE THAT MAY AFFECT THE PROJECT. SHOULD DISCREPANCY OR CONFLICT BE DISCOVERED THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY, AND SHALL NOT CONTINUE CONSTRUCTION UNTIL SAID CONFLICT CAN BE RESOLVED IN WRITING.
3. HAND DIG WITHIN DRIP LINE OF EXISTING TREES.
4. REFER TO CIVIL FOR EROSION CONTROL, UTILITY, AND ASPHALT PAVEMENT LAYOUT AND GRADING PLANS.
5. REPORT ANY DISCREPANCIES IMMEDIATELY TO THE LANDSCAPE ARCHITECT, STRATA DESIGN AND PLANNING, 1635 W 13TH AVE SUITE 310, DENVER, CO 80204
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION SURVEYING. LAYOUT AND STAKING OF ALL IMPROVEMENTS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF IMPROVEMENTS. DISCREPANCIES TO THE BASE INFORMATION SHALL BE BROUGHT TO THE LANDSCAPE ARCHITECT'S ATTENTION FOR A DECISION PRIOR TO COMMENCING WITH THE WORK. NOTIFICATION OF REQUEST FOR FIELD REVIEW SHALL BE MADE A MINIMUM OF 24 HOURS IN ADVANCE.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE LANDSCAPE ARCHITECT IF ANY SIGNIFICANT INCONSISTENCIES BETWEEN THE EXISTING CONDITIONS AND THESE PLANS ARE DISCOVERED.
8. CONTRACTOR TO REPAIR ALL TURF, NATIVE SEED, VEGETATION AND IRRIGATION DAMAGED BY CONSTRUCTION.
9. POSITIVE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES. ALL DEPRESSIONS, SWALES, ETC. NOT SHOWN ON THE CONSTRUCTION DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
10. CONTRACTOR SHALL INSTALL SLEEVING FOR IRRIGATION IMPROVEMENTS PRIOR TO INSTALLING PAVEMENT. SEE PLANTING NOTES FOR ADDITIONAL INFORMATION ABOUT IRRIGATION MODIFICATIONS.
11. ALL WORK SHALL BE CONFINED TO THE AREA WITHIN THE LIMITS OF CONSTRUCTION AS SHOWN ON THE PLAN. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE RETURNED TO THEIR ORIGINAL CONDITIONS AT THE CONTRACTORS EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE OWNER'S REPRESENTATIVE PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK.

TURF GRASS INFORMATION
RTF SOD, OR APPROVED EQUAL
AVAILABLE THROUGH: GREEN VALLEY TURF
13159 N. US HIGHWAY 85
LITTLETON, CO 80125
P: 303.798.6764
WEB: WWW.GVT.NET

WOOD MULCH INFORMATION
CASCADE CEDAR MULCH
APPLIED AT 3" DEPTH MINIMUM
AVAILABLE THROUGH: PIONEER (OR APPROVED EQUAL) 8189 BRANDON DR.
LITTLETON, CO 80125
P: 303.791.3535
https://www.pioneerco.com/

NATIVE SEED INFORMATION
LOW GROW MIX:
30% EPHRAIM CRESTED WHEATGRASS
25% SHEEP FESCUE
20% PERENNIAL RYE
15% CHEWINGS FESCUE
10% CANADA BLUE GRASS
SEEDING RATE:
DRYLAND - 20-25 LBS/AC
AVAILABLE THROUGH: ARKANSAS VALLEY SEED, INC.
4300 MONACO STREET
DENVER, CO 80216
P: 303.320.7500
WEB: WWW.AVSEEDS.COM

EDGER INFORMATION
RYERSON 4"" ROLL TOP EDGING
AVAILABLE THROUGH: RYERSON
P: 855.793.7766
P: WWW.RYERSON.COM

NO.	REVISION	BY	DATE
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LANDSCAPE DRAWINGS

JOB NO.	HA25126
DATE:	07/30/2026
DWN: ER	CHKD: TL

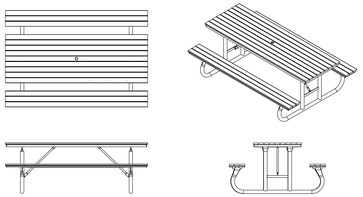
NAME
LANDSCAPE DETAILS
NO.
L-3

PATH: P:\HA25126 TOWER CENTER RESIDENTIAL (GYPSUM)\STRATA\2 LANDSCAPE CAD\1 SHEETS\CITY SUBMITTAL SHEET SET PARK.DWG, PLOT DATE: 7/30/2026 2:01:16 PM, BY: TV, FR LONDON0

TOWER CENTER RESIDENTIAL
FINAL CONSTRUCTION DRAWINGS

BEING A REPLAT OF PORTIONS OF PARCELS B, H AND I, AMENDED EXEMPTION PLAT OF LEHMANN PARCELS
SITUATED IN TRACTS 42, 58, 61, AND 63, SECTIONS 3 AND 4, TOWNSHIP 5 SOUTH, RANGE 85 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF GYPSUM, COUNTY OF EAGLE, STATE OF COLORADO

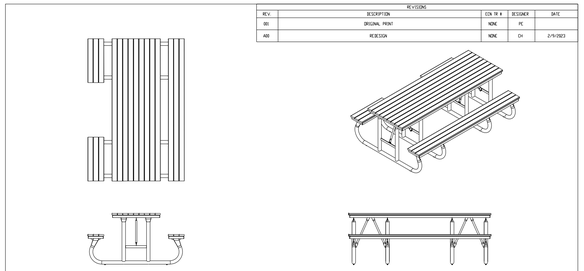
Know what's **below.**
Call before you dig.



ANOVA FURNISHINGS
8' RECTANGULAR RECYCLED PLASTIC PICNIC TABLE
ITEM #T2010R
DIMENSION: 34"H X 65"W X 96"L
ACTUAL WEIGHT: 283LBS
COLOR: TBD

https://www.anovafurnishings.com/categories/picnic-tables/8-rectangular-recycled-plastic-picnic-table

1 PICNIC TABLE
NTS

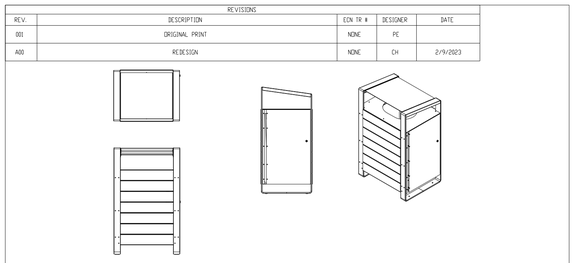


REVISIONS				
REV.	DESCRIPTION	ECN TR #	DESIGNER	DATE
001	ORIGINAL PRINT	NONE	PE	
A00	REDESIGN	NONE	CH	2/9/2023

ANOVA FURNISHINGS
8' RECTANGULAR RECYCLED PLASTIC ADA PICNIC TABLE
ITEM #T1038R
DIMENSION: 34"H X 65"W X 96"L
ACTUAL WEIGHT: 408LBS
COLOR: TBD

https://www.anovafurnishings.com/categories/picnic-tables/anova-8-rectangular-recycled-plastic-ada-picnic-table-t1038r

2 ADA PICNIC TABLE
NTS

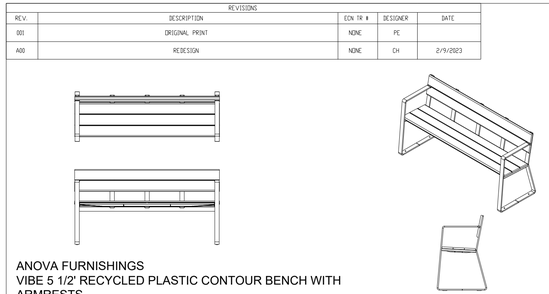


REVISIONS				
REV.	DESCRIPTION	ECN TR #	DESIGNER	DATE
001	ORIGINAL PRINT	NONE	PE	
A00	REDESIGN	NONE	CH	2/9/2023

ANOVA FURNISHINGS
VIBE 45 GALLON RECYCLED PLASTIC TRASH RECEPTACLE WITH BONNET TOP
ITEM #RLA45R
DIMENSION: 49"H X 24"W X 30"D
ACTUAL WEIGHT: 297LBS
COLOR: TBD

https://www.anovafurnishings.com/categories/commercial-outdoor-receptacles/anova-vibe-45-gallon-recycled-plastic-trash-receptacle-with-bonnet-top-rla45r

3 TRASH RECEPTACLE
1/4" = 1'-0"



REVISIONS				
REV.	DESCRIPTION	ECN TR #	DESIGNER	DATE
001	ORIGINAL PRINT	NONE	PE	
A00	REDESIGN	NONE	CH	2/9/2023

ANOVA FURNISHINGS
VIBE 5 1/2' RECYCLED PLASTIC CONTOUR BENCH WITH ARMRESTS
ITEM #RLA80R
DIMENSION: 34"H X 23"W X 66"L
ACTUAL WEIGHT: 132LBS
COLOR: TBD

https://www.anovafurnishings.com/categories/benches/vibe-5-1-2-recycled-plastic-contour-bench-with-armrests

4 BENCH
NTS

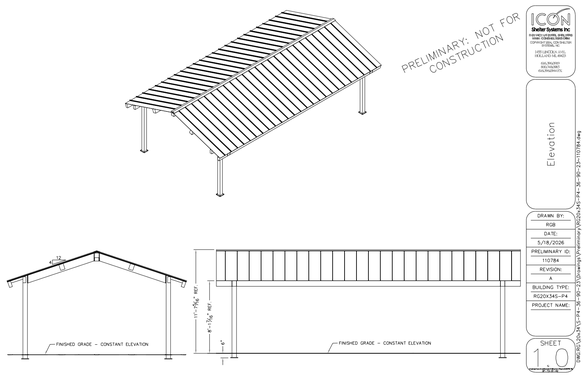
DOG WASTE STATION WITH SIGN, BAG DISPENSER, AND RECEPTACLE
https://www.uline.com/BL_8262/Dog-Waste-System

5 DOG WASTE STATION
NTS

ANOVA FURNISHINGS
STREETSIDE 1-LOOP BIKE RACK
FINISH: TBD

https://www.anovafurnishings.com/categories/bike-racks/streetside-3-bike-1-loop-bike-rack-powder-coated-surface-mount

6 BIKE RACK
NTS



7 SHADE STRUCTURE
NTS

NO.	REVISION	BY	DATE
1	1ST SUBMITTAL - CD	TL	5/29/26
2	2ND SUBMITTAL - CD	TL	7/23/26
3	3RD SUBMITTAL - CD	TL	7/31/26

STRATA DESIGN & PLANNING
1635 W. 13TH AVE, SUITE 310
DENVER, 80204
thinkstratadesign.com

TOWER CENTER RESIDENTIAL

SITE ADDRESS: HIGHWAY 6 AND SUNNY AVE, GYPSUM, CO 81637

PREPARED FOR: HILLPOINTE, LLC, 3773 CHERRY CREEK DRIVE NORTH, SUITE #801 EAST TOWER, DENVER CO 80209

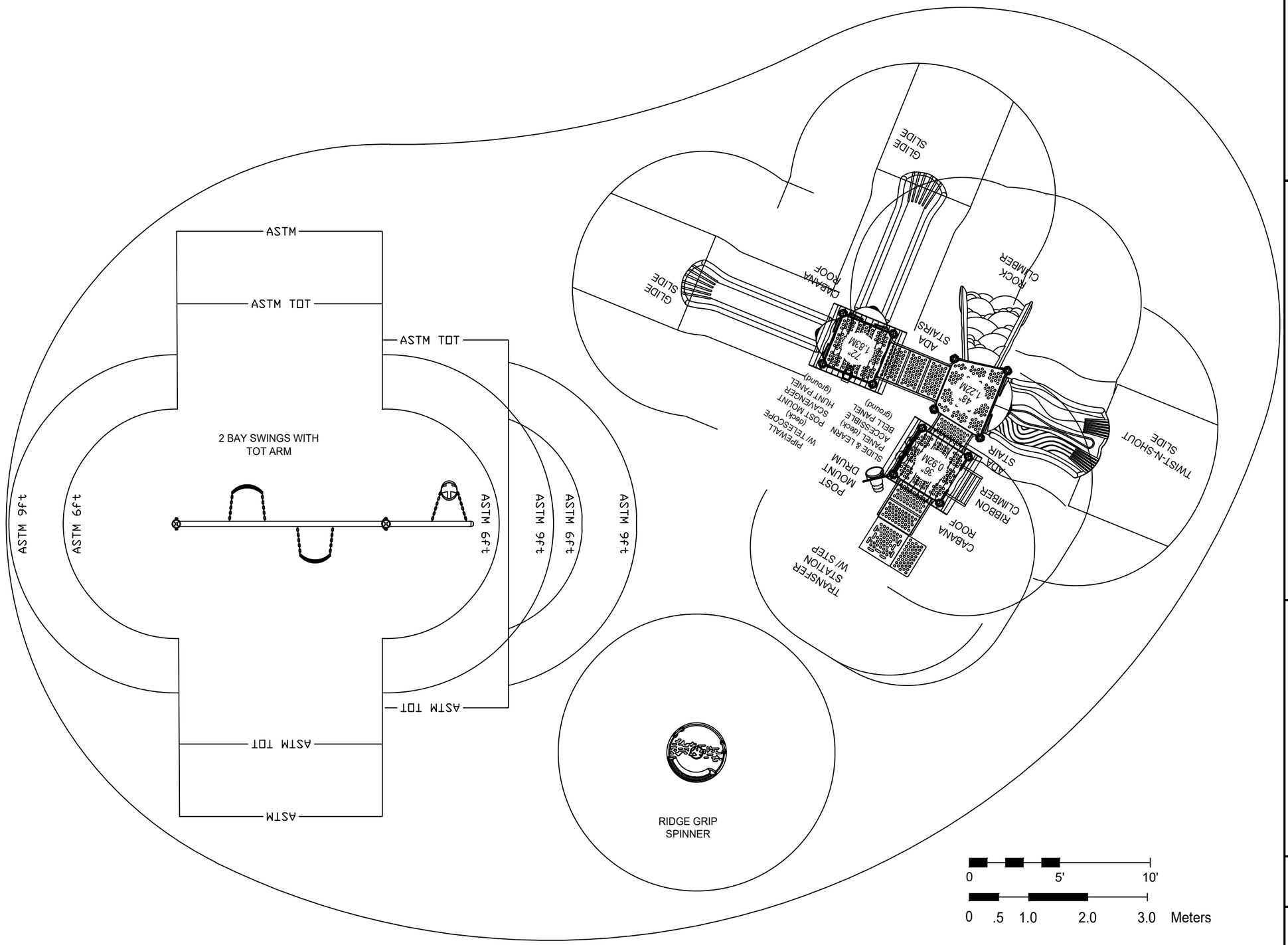
LANDSCAPE DRAWINGS

JOB NO. HA25126
DATE: 07/30/2026
DWN: ER CHKD: TL

NAME
LANDSCAPE DETAILS

NO. L-4

PATH:P:\HA25126 TOWER CENTER RESIDENTIAL (GYPSUM)\STRATA\2 LANDSCAPE CAD\1 SHEETS\CITY SUBMITTAL SHEET SET PARK.DWG PLOT DATE:7/30/2026 2:01:16 PM BY:TYLER LINDOVO



*PLAYGROUND SUPERVISION REQUIRED

PLAYWORLD

EQUIPMENT SIZE:
SEE DWG

USE ZONE:
X' x Y'

AREA:
0.00 SqFt.

PERIMETER:
SEE DWG

FALL HEIGHT:
8 Ft.

USER CAPACITY:
#

AGE GROUP:
5-12

ADA SCHEDULE	Total Elevated Play Activities: X		
	Total Ground-Level Play Activities: X		
	Accessible Elevated Activities	Accessible Ground-Level Activities	Accessible Ground-Level Play Types
Required	X	X	X
Provided	X	X	X

✓ ASTM F1487-17
✓ CPSC #325

PROJECT NO:	SCALE:
14030A	**3/16"=1'-0"**
DRAWN BY: **ABERUBE**	Paper Size **B**
DATE: **5/16/2026**	

GYPSUM TOWN PARK

GYPSUM CO

TOWER CENTER ROADWAY & PARK
CONSTRUCTION DOCUMENTS

BEING A REPLAT OF PORTIONS OF PARCELS B, H AND I, AMENDED EXEMPTION PLAT OF LEHMANN PARCELS
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THE 6TH PRINCIPAL MERIDIAN
TOWN OF GYPSUM, COUNTY OF EAGLE, STATE OF COLORADO

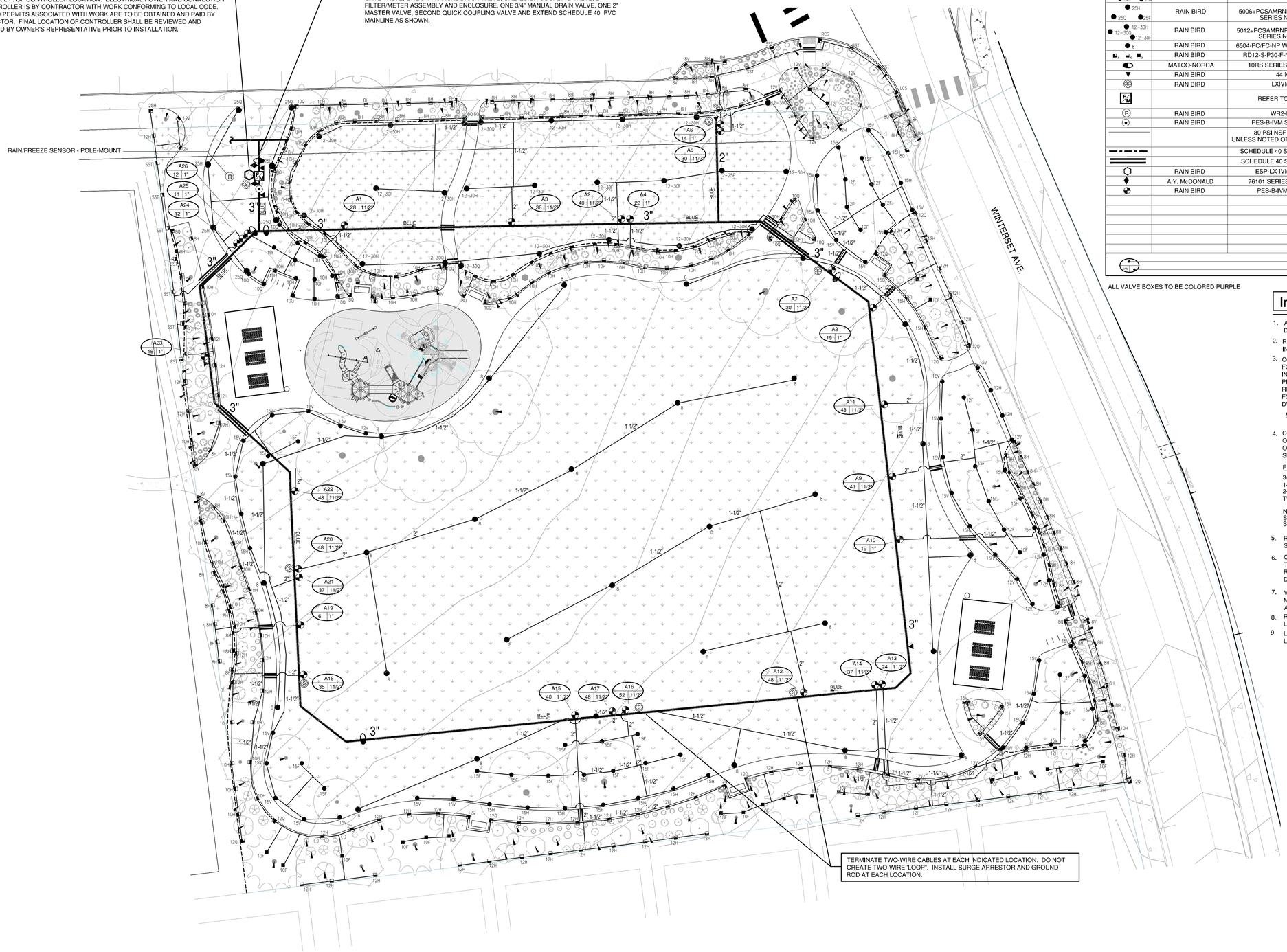
811 Know what's **below.** **Call** before you dig.

CONTROLLER LOCATION "A"

PEDESTAL MOUNT ONE RAIN BIRD ESP-LX-IVM SERIES 60 STATION TWO-WIRE CONTROLLER AT INDICATED LOCATION. 120 VOLT ELECTRICAL POWER IS AVAILABLE WITHIN XX L.F. OF CONTROLLER LOCATION. ELECTRICAL POWER AND CONNECTION TO CONTROLLER IS BY CONTRACTOR WITH WORK CONFORMING TO LOCAL CODE. FEES AND PERMITS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID BY CONTRACTOR. FINAL LOCATION OF CONTROLLER SHALL BE REVIEWED AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

POINT OF CONNECTION

TIE ONTO 2-1/2" IRRIGATION STUB-OUT AT 18"-24" DEPTH AT INDICATED LOCATION. EXTEND 2" K SOFT COPPER AT 24" DEPTH TO FILTER ASSEMBLY. INSTALL ONE 2" GATE VALVE, ONE 3/4" MANUAL DRAIN VALVE, ONE QUICK COUPLING VALVE, 2" FILTER/METER ASSEMBLY AND ENCLOSURE, ONE 3/4" MANUAL DRAIN VALVE, ONE 2" MASTER VALVE, SECOND QUICK COUPLING VALVE AND EXTEND SCHEDULE 40 PVC MAINLINE AS SHOWN.



TERMINATE TWO-WIRE CABLES AT EACH INDICATED LOCATION. DO NOT CREATE TWO-WIRE 'LOOP". INSTALL SURGE ARRESTOR AND GROUND ROD AT EACH LOCATION.

Irrigation Equipment and Materials Schedule

SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION	DETAIL NO.	COMMENTS
8H 10H 12H 15H	RAIN BIRD	RD06-S-P30-F-NP W/ NOZZ.	POP-UP SPRAY HEAD	1	PURPLE LETTERING
25H 25Q 25F	RAIN BIRD	5006+PCSAMRNPW/ MPR-25 SERIES NOZZ.	GEAR DRIVEN ROTOR	2	PURPLE CAP
12-30H 12-30Q 12-30F	RAIN BIRD	5012+PCSAMRNP W/ MPR-30 SERIES NOZZ.	HI-POP GEAR DRIVEN ROTOR	3	PURPLE CAP
8	RAIN BIRD	6504-PC/FC-NP W/ #8 NOZZLE	GEAR DRIVEN ROTOR	2	PURPLE CAP
8V, 8H, 8F	RAIN BIRD	RD12-S-P30-F-NP W/ NOZZ.	HI-POP SPRAY HEAD	4	PURPLE LETTERING
	MATCO-NORCA	10RS SERIES - LINE SIZE	GATE VALVE	7	
	RAIN BIRD	44 NP	QUICK COUPLING VALVE	8	PURPLE COVER
S	RAIN BIRD	LXIVMSD	TWO-WIRE SURGE PROTECTOR	15	
FM		REFER TO DETAIL	IRR. FILTER AND METER ASS'Y	13	
R	RAIN BIRD	WR2-RFC	WIRELESS RAIN/FREEZE SENSOR	12	
	RAIN BIRD	PES-B-IVM SERIES - 2"	MASTER VALVE	9	
		80 PSI NSF - 1" DIA, UNLESS NOTED OTHERWISE	POLYETHYLENE LATERAL	10	PURPLE PIPE
		SCHEDULE 40 SOLVENT WELD	PVC MAINLINE	10 & 14	PURPLE PIPE
		SCHEDULE 40 SOLVENT WELD	PVC SLEEVING		
	RAIN BIRD	ESP-LX-IVM SERIES	ELECTRIC CONTROLLER	11	
	A.Y. McDONALD	76101 SERIES - 3/4" DIA.	MANUAL DRAIN VALVE	6	
	RAIN BIRD	PES-B-IVM SERIES	ELECTRIC CONTROL VALVE	5	

CONTROLLER & STATION NO.
CONTROL VALVE SIZE

ALL VALVE BOXES TO BE COLORED PURPLE

Irrigation Construction Notes

1. ALL BASE INFORMATION HAS BEEN TAKEN FROM DRAWINGS PREPARED BY STRATA DESIGN & PLANNING.
2. REFER TO TECHNICAL SPECIFICATIONS AND CONSTRUCTION DETAILS FOR INSTALLATION PROCEDURES.
3. CONTRACTOR SHALL FIELD VERIFY PRESSURE AT BACKFLOW PREVENTER LOCATION FOR EACH TAP PRIOR TO ORDERING MATERIALS OR STARTING ANY IRRIGATION INSTALLATION AND NOTIFY CONSULTANT OF ANY DIFFERENCES FROM STATED PRESSURE. IF CONTRACTOR FAILS TO NOTIFY CONSULTANT HE ASSUMES FULL RESPONSIBILITY FOR ANY SYSTEM ALTERATIONS. SYSTEM HAS BEEN DESIGNED FOR A PUMP DISCHARGE PRESSURE OF 85 PSI AT IRRIG. PUMP STATION (PER DESIGN DWGS.).

AVAIL. DYNAMIC PRESSURE AT PUMP STA	REQUIRED PRESSURE
85 PSI	84 PSI

4. CONTRACTOR SHALL COORDINATE INSTALLATION OF SLEEVING WITH INSTALLATION OF CONCRETE FLATWORK AND PAVING. ALL SLEEVING IS BY CONTRACTOR UNLESS OTHERWISE NOTED. UNLESS NOTED OTHERWISE ON IRRIGATION PLANS INSTALL SLEEVING BASED ON SLEEVE SIZING GUIDE BELOW:

PIPE SIZE OR WIRE QUANTITY	REQUIRED SLEEVE
3/4" - 1" PIPING	1-2" PVC SLEEVE
1-1/2" - 2" PIPING	1-4" PVC SLEEVE
2-1/2" - 3" PIPING	1-6" PVC SLEEVE
TWO-WIRE CABLE	1-2" PVC SLEEVE

NOTE: EACH LENGTH OF SLEEVED PIPE SHOWN SHALL BE ROUTED THROUGH SEPARATE SLEEVE. IRRIGATION WIRE BUNDLE SHALL BE ROUTED IN SEPARATE SLEEVE/CONDUIT WITHOUT IRRIGATION PIPING

5. REFER TO PLANTING PLAN FOR EXACT TREE LOCATIONS AND QUANTITIES, TREES SHOWN ON IRRIGATION PLANS ARE APPROXIMATE.
6. CONTRACTOR SHALL REPAIR OF REPLACE ANY EXISTING IRRIGATION EQUIPMENT, TURF, PLANT MATERIAL OR SITE FEATURES DAMAGED DURING NEW INSTALLATION. REPLACEMENT OR REPAIR OF DAMAGED EQUIPMENT OR MATERIAL SHALL BE DETERMINED BY THE OWNER AND THE CONSULTANT.
7. VALVE BOXES SHALL BE LOCATED 36" MINIMUM FROM CENTERLINE OF ALL SWALES, 24" MINIMUM FROM EDGES OF ALL WALKS, CURBS, DRIVES AND OTHER HARD SURFACE AREAS.
8. REFER TO IRRIGATION TECHNICAL SPECIFICATIONS FOR PLANTING AND IRRIGATION LAY-OUT REQUIREMENTS, COORDINATION AND PRIORITIES.
9. LATERAL PIPING DIAMETERS SHALL INCLUDE 1", 1 1/2" AND 2". 3/4" AND 1 1/4" DIAMETER LATERAL PIPE IS NOT ACCEPTABLE.

Avocet IRRIGATION DESIGN
11757 W. KEN CARYL AVE., SUITE F-508
LITTLETON, COLORADO 80127
303-562-5698
avocet@wispertel.net

SCALE 1" = 20'
0 10 20 40
NORTH

NO.	REVISION	BY	DATE
			7-31-26

R&R ENGINEERS
ENGINEERS SURVEYORS
R&R ENGINEERS-SURVEYORS, INC.
1635 WEST 13TH AVENUE, SUITE 310
DENVER, COLORADO 80204
PHONE: 303-753-6730
WWW.RRENGINEERS.COM

TOWER CENTER ROADWAY & PARK
SITE ADDRESS: HIGHWAY 6 AND SUNNY AVE
GYPSUM, CO 81637
PREPARED FOR: HILLPOINTE, LLC
3773 CHERRY CREEK DRIVE NORTH
SUITE #801 EAST TOWER, DENVER CO 80209

CIVIL DRAWINGS

JOB NO.	HA25126
DATE:	04/21/2026
DWN: DCZ	CHK'D: DCZ
NAME	IRRIGATION PLAN
NO.	I100

PATH: C:\USERS\DAVID ZUCKERMAN\DESKTOP\--DWG\TOWN CENTER PARK -- GYPSUM - STRATA\IRRIGATION -- TOWN CENTER PARK 5--29--26.DWG, PLOT DATE: 7/31/2026 1:03:30 PM, BY: DAVID ZUCKERMAN

TOWER CENTER ROADWAY & PARK
CONSTRUCTION DOCUMENTS
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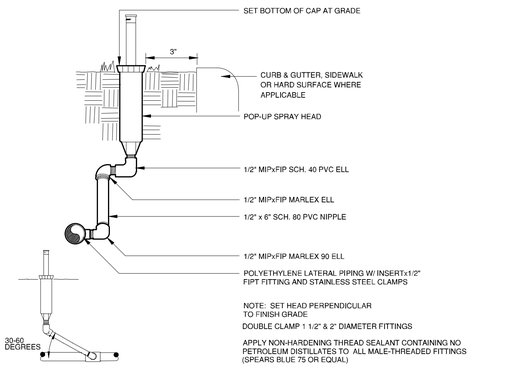
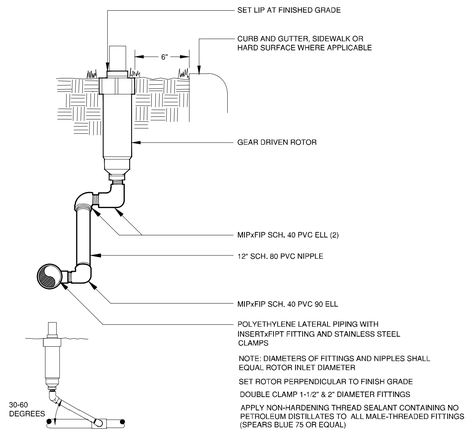
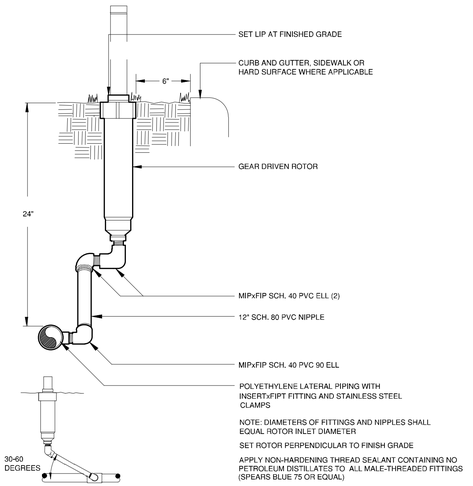
THE 6TH PRINCIPAL MERIDIAN
TOWN OF GYPSUM, COUNTY OF EAGLE, STATE OF COLORADO



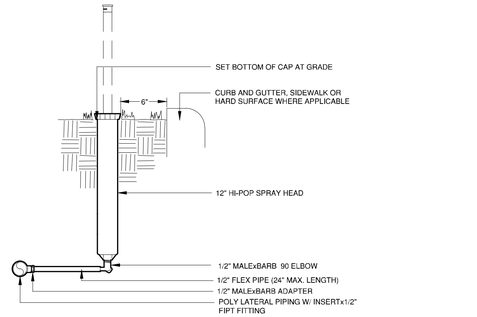
POP-UP SPRAY HEAD — 1



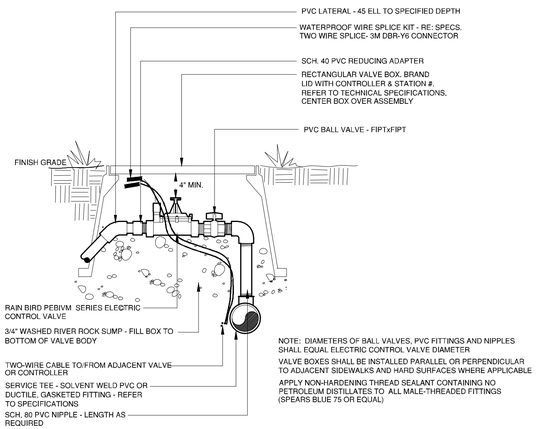
GEAR DRIVEN ROTOR — 2



HI-POP GEAR DRIVEN ROTOR — 3

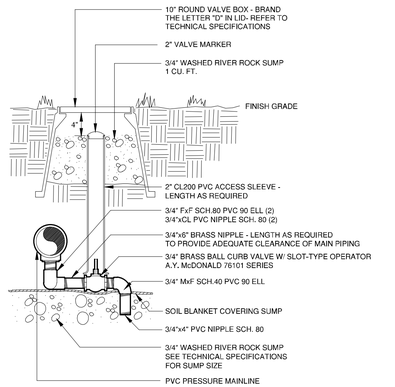


HI-POP SPRAY HEAD — 4



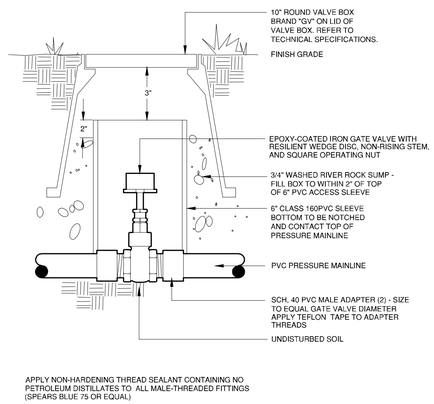
EQUIP VALVE BOX WITH INTEGRAL LAVENDER-COLORED LID INDICATING NON-POTABLE WATER IN USE.

ELECTRIC CONTROL VALVE — 5



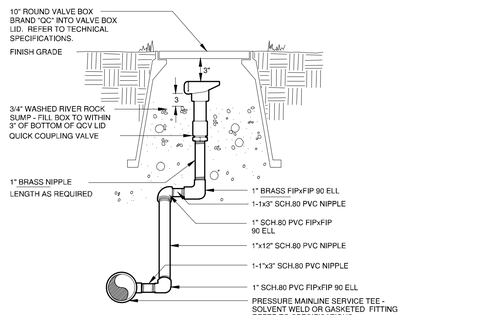
EQUIP VALVE BOX WITH INTEGRAL LAVENDER-COLORED LID INDICATING NON-POTABLE WATER IN USE.

MANUAL DRAIN VALVE — 6



EQUIP VALVE BOX WITH INTEGRAL LAVENDER-COLORED LID INDICATING NON-POTABLE WATER IN USE.

GATE VALVE - 2" and LARGER — 7



EQUIP VALVE BOX WITH INTEGRAL LAVENDER-COLORED LID INDICATING NON-POTABLE WATER IN USE.

QUICK COUPLING VALVE — 8

NO.	REVISION	BY	DATE
			7-31-26

R&R ENGINEERS
SURVEYORS
R&R ENGINEERS-SURVEYORS, INC.
1635 WEST 13TH AVENUE, SUITE 310
DENVER, COLORADO 80204
PHONE: 303-753-6730
WWW.RRENGINEERS.COM

TOWER CENTER ROADWAY & PARK
SITE ADDRESS: HIGHWAY 6 AND SUNNY AVE, GYPSUM, CO 81637
PREPARED FOR: HILLPOINTE, LLC, 3773 CHERRY CREEK DRIVE NORTH, SUITE #801 EAST TOWER, DENVER CO 80209

CIVIL DRAWINGS

JOB NO.	HA25126
DATE:	04/21/2026
DWN: DCZ	CHKD: DCZ
NAME	

IRRIGATION DETAILS

NO. I101

PATH: C:\USERS\DAVID ZICKERMAN\DESKTOP\+DWG\TOWN CENTER PARK - GYPSUM - STRATA\IRRIGATION - TOWN CENTER PARK 5-29-26.DWG, PLOT DATE: 7/31/2026 1:04:13 PM, BY: DAVID ZICKERMAN

TOWER CENTER ROADWAY & PARK
CONSTRUCTION DOCUMENTS
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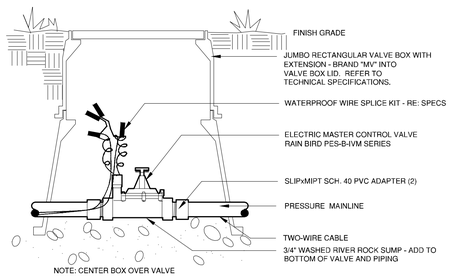
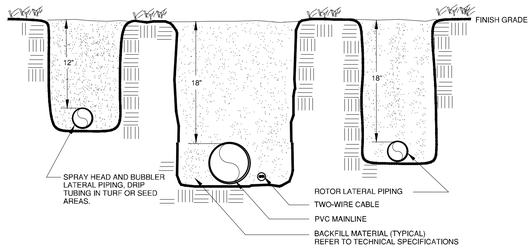


NOTE: CENTER BOX OVER VALVE ASSEMBLY.

APPLY NON-HARDENING THREAD SEALANT CONTAINING NO PETROLEUM DISTILLATES TO ALL MALE-THREADED FITTINGS (SPEARS BLUE 75 OR EQUAL)

MASTER VALVE — 9



NOTE: REFER TO TECHNICAL SPECIFICATIONS FOR MINIMUM TRENCH WIDTHS.

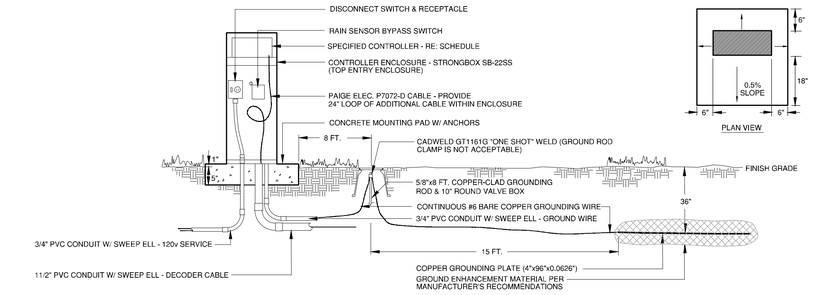
TRENCHES — 10

NOTES:

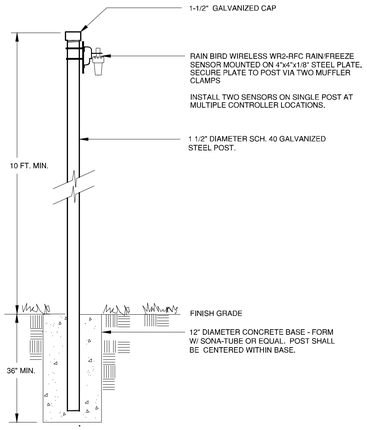
CONTRACTOR TO GROUND AND PROVIDE SURGE PROTECTION FOR CONTROLLER IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND GROUNDING SHOWN.

INSTALL A DISCONNECT SWITCH AND 120 VOLT GFI RECEPTACLE WITHIN PEDESTAL

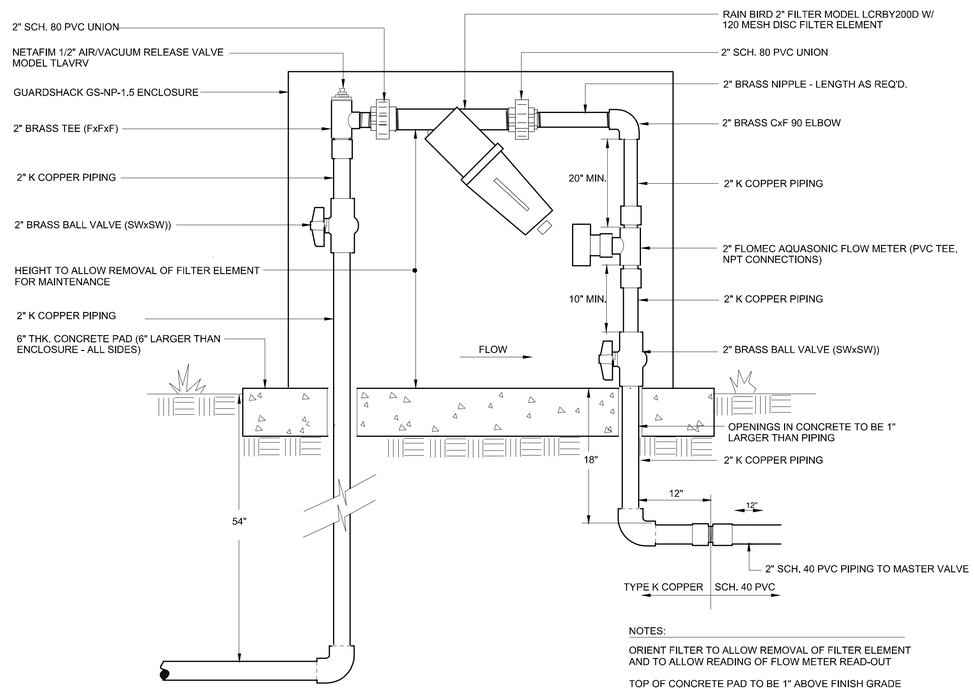
ALL ELECTRICAL WORK TO CONFORM TO LOCAL CODE.



ELECTRIC CONTROLLER - TWO-WIRE SYSTEM — 11



RAIN/FREEZE SENSOR — 12

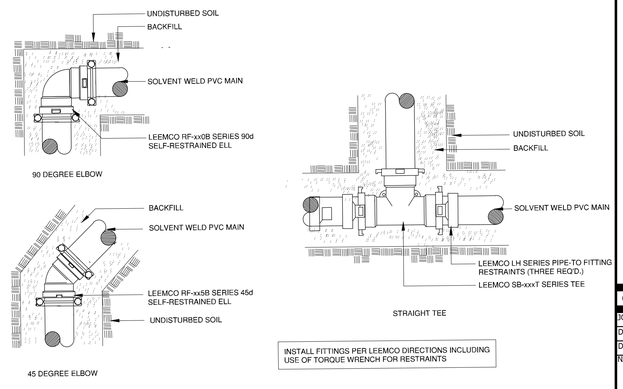


NOTES:

ORIENT FILTER TO ALLOW REMOVAL OF FILTER ELEMENT AND TO ALLOW READING OF FLOW METER READ-OUT

TOP OF CONCRETE PAD TO BE 1" ABOVE FINISH GRADE

IRRIGATION FILTER AND WATER METER POINT OF CONNECTION — 13



INSTALL FITTINGS PER LEEMCO DIRECTIONS INCLUDING USE OF TORQUE WRENCH FOR RESTRAINTS

MAINLINE FITTINGS - 3" PIPING — 14

NO.	REVISION	BY	DATE
			7-31-26

R&R ENGINEERS
SURVEYORS

R&R ENGINEERS-SURVEYORS, INC.
1635 WEST 13TH AVENUE, SUITE 310
DENVER, COLORADO 80204
PHONE: 303-753-6730

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TOWER CENTER ROADWAY & PARK
SITE ADDRESS: HIGHWAY 6 AND SUNNY AVE, GYPSUM, CO 81637
PREPARED FOR: HILLPOINTE, LLC, 3773 CHERRY CREEK DRIVE NORTH, SUITE #801 EAST TOWER, DENVER CO 80209

CIVIL DRAWINGS

JOB NO. HA25126
DATE: 04/21/2026
DWN: DCZ CHKD: DCZ
NAME

IRRIGATION DETAILS

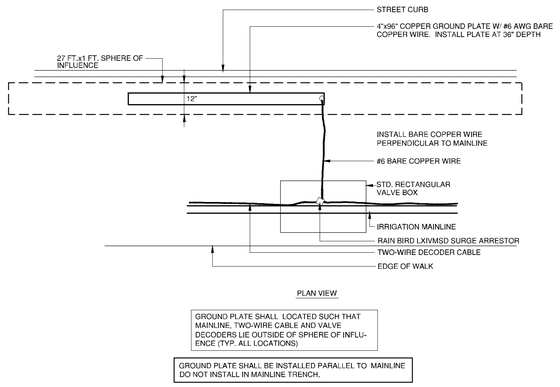
NO. I102

PATH: C:\USERS\DAVID ZICKERMAN\DESKTOP\+DWG\TOWN CENTER PARK - GYPSUM - STRATA\IRRIGATION - TOWN CENTER PARK 5-29-26.DWG, PLOT DATE: 7/31/2026 1:04:44 PM, BY: DAVID ZICKERMAN

TOWER CENTER ROADWAY & PARK

CONSTRUCTION DOCUMENTS

BEING A REPLAT OF PORTIONS OF PARCELS B, H AND I, AMENDED EXEMPTION PLAT OF LEHMANN PARCELS
SITUATED IN TRACTS 42, 58, 61, AND 63, SECTIONS 3 AND 4, TOWNSHIP 5 SOUTH, RANGE 85 WEST OF
THE 6TH PRINCIPAL MERIDIAN
TOWN OF GYPSUM, COUNTY OF EAGLE, STATE OF COLORADO



TWO-WIRE SURGE ARRESTOR 15

NO.	REVISION	BY	DATE
			7-31-26

R&R ENGINEERS
SURVEYORS

R&R ENGINEERS-SURVEYORS, INC.
1635 WEST 13TH AVENUE, SUITE 310
DENVER, COLORADO 80204
PHONE: 303-753-6730

WWW.RRENGINEERS.COM

TOWER CENTER ROADWAY & PARK

SITE ADDRESS: HIGHWAY 6 AND SUNNY AVE
GYPSUM, CO 81637

PREPARED FOR: HILLPOINTE, LLC
3773 CHERRY CREEK DRIVE NORTH
SUITE #801 EAST TOWER, DENVER CO 80209

CIVIL DRAWINGS

JOB NO. HA25126
DATE: 04/21/2026
DWN: DCZ CHKD: DCZ
NAME

IRRIGATION DETAILS

NO.

I103

PATH= C:\USERS\DAVID.ZICKERMAN\DESKTOP\--DWG\TOWN CENTER PARK-- GYPSUM - STRATA\IRRIGATION -- TOWN CENTER PARK 5--29--26.DWG, PLOT DATE=7/31/2026 1:05:13 PM, BY=DAVID ZICKERMAN

May 13, 2026

Jacob Rivera, PE, PMP, CFM
Town Engineer
Town of Gypsum
50 Lundgren Blvd – P.O. Box 130
Gypsum, CO 81637

RE: Gypsum Tower Center Roadway and Park (Phase 1.5) – Drainage Conformance Letter

Mr. Rivera,

Introduction and Project Scope

This project involves the construction of the Gypsum Tower Center Winterset Avenue Extension and park (Site). The development of the Site will include the installation of curb, gutters, sidewalks, ADA curb ramps and the curb returns for the future Althea Way intersection. The proposed development is bounded by the Gypsum Tower Center Apartments to the east, Chiara Drive to the north, future Gypsum Town Center Townhomes to the west and future single-family homes to the south. Stormwater from this development will follow drainage patterns that were set in the "Phase III Drainage Report for Tower Center" which will serve as the Master Drainage Report.

Existing Conditions

The Site is currently undeveloped with native grass, brush and vegetation. The site generally slopes from southeast to northwest at grades ranging from 2%-5%. To the north of the site, Chiara Drive and the previously installed portion of Winterset Avenue have been completely developed. To the east of the Site, the Gypsum Tower Center Apartments have been completely developed. These areas are to remain unaffected by this development and will be utilized as tie-in points for this project.

Proposed Conditions

This project will include the southbound extension of Winterset Avenue to its eventual terminus directly south of the future Althea Way intersection. It will also include the development of a recreational park that consists of green space, internal walk, site lighting, playground, and shade structures. This development is anticipated to disturb +/- 3.18 acres.

Runoff within the Winterset Avenue ROW will be captured and carried north via curb and gutter to two storm inlets that were installed as a part of the previously constructed portion of Winterset Avenue. The neighborhood park runoff will sheet flow northwest

towards existing storm inlets located along Chiara Drive. Runoff will ultimately enter the storm sewer system and enter the existing detention pond.

Design Criteria

The Rational Method was used for basins less than 25 acres as defined by the Town of Gypsum Public Works manual and the USDCM. The 5-year, 25-year and 100-year storm events were analyzed as a part of this conformance letter. Storm pipes, inlets, swales and detention pond are sized to convey/detain the 25-year storm and to safely bypass the 100-year storm event.

This drainage analysis utilizes the updated imperviousness and runoff coefficient values from the USDCM, dated for 2024. Rainfall intensity values utilize NOAA Atlas 14 data, dated for August 2024.

Proposed Drainage Sub-Basins

The Site has been delineated into 5 sub-basins and adheres to the drainage patterns set by the Master Drainage Report. Refer to Appendix C for a Proposed Drainage Map.

Basin C-7 (0.42 ac) (I=71.4%) encompasses the southeastern half of Winterset Avenue. Runoff is conveyed north via curb and gutter to existing storm inlet 8 at Design Point 8. Stormwater then enters the storm sewer system and conveyed to an existing detention pond on the east side of Tower Center. (Q25 = 0.81cfs)

Basin C-8 (0.09 ac) (I=95.0%) encompasses a northwest portion of Winterset Avenue. Runoff is conveyed north via curb and gutter to existing storm inlet 9 at Design Point 9. Stormwater then enters the storm sewer system and conveyed to an existing detention pond on the east side of Tower Center. (Q25 = 0.22cfs)

Basin C-9 (0.68 ac) (I=80.4%) encompasses the southwestern half of Winterset Avenue and south half of Chiara Drive. Runoff is conveyed northwest via curb and gutter to existing storm inlet 10 at Design Point 10. Stormwater then enters the storm sewer system and conveyed to an existing detention pond on the east side of Tower Center. (Q25 = 1.76cfs)

Basin C-12.1 (2.62 ac) (I=24.9%) encompasses the neighborhood park. Runoff sheet flows northwest to an existing swale at Design Point 12.1. This basin will be captured along with Basin C12.2 that will be analyzed and developed in a future phase. Runoff will be captured downstream at existing storm inlet 13 at Design Point 13. Stormwater will ultimately enter the storm sewer system and conveyed to an existing detention pond on the east side of Tower Center. (Q25 = 1.76cfs)

Basin C-12.2 (5.35 ac) (I=58.9%) encompasses the eastern half of the Townhomes that will be constructed in a future phase. During the interim phase this basin will remain undeveloped and stormwater will sheet flow to an existing storm inlet at Design Point 13. During the final phase, stormwater is conveyed via curb and gutter to existing storm inlet

13 at Design Point 13. Stormwater then enters the storm sewer system and conveyed to an existing detention pond on the east side of Tower Center. (Q25 = 5.26cfs)

Conclusion

The drainage strategy for the Site follows the drainage patterns defined by the Master Drainage Report and is in conformance with the anticipated runoff values set by the Master Drainage Report. Existing storm infrastructure will provide adequate capacity and no downstream facilities will be impacted.

Master Drainage Report vs Proposed Development			
Design Point	Master Drainage Report 25 YR	Proposed Development 25 YR	Difference
	[cfs]	[cfs]	[cfs]
8	0.81	0.81	0.00
9	1.02	1.02	0.00
10	1.27	1.27	0.00
13	6.19	6.24	0.05

Sincerely,

R&R Engineers-Surveyors, Inc.

Daniel Schweikert, PE
Project Manager

APPENDIX A

- FIRM Panel
- Soil Survey Report
- NOAA Atlas 14 Rainfall Intensity Data
- Mile High Flood District Tables 6-3 and 6-5

NOTES TO USERS

...is for use in administering the National Flood Insurance Program. It ...necessarily identify all areas subject to flooding, particularly from local ...sources of small size. The **community map repository** should be ...for possible updated or additional flood hazard information.

...n more detailed information in areas where **Base Flood Elevation** ...olor **floodways** have been determined, users are encouraged to consult ...l Profiles and Floodway Data tables contained within the Flood Insur... ...dy (FIS) report that accompanies this FIRM. Users should be aware that ...wn on the FIRM represent rounded whole-foot elevations. These BFEs ...ded for flood insurance rating purposes only and should not be used ...le source of flood elevation information. Accordingly, flood elevation ...ented in the FIS should be utilized in conjunction with the FIRM for ...of construction and/or floodplain management.

Base Flood Elevation (BFEs) shown on this map apply only land- ...0.0' North American Vertical Datum (NAVD). Users of this FIRM ...e aware that coastal flood elevations may also be provided in the ... of Stillwater Elevations table in the Flood Insurance Study report for ...munity. Elevations shown in the Summary of Stillwater Elevations table ...used for construction, and/or floodplain management purposes when ...igher than the elevations shown on this FIRM.

...s of the **floodways** were computed at cross sections and interpolated ...cross sections. The floodways were based on hydraulic considerations ...rd to requirements of the National Flood Insurance Program. Floodway ...nd other pertinent floodway data are provided in the Flood Insurance ...ort for this jurisdiction.

...reas not in Special Flood Hazard Areas may be protected by **flood ...structures.** Refer to Section 2.4 "Flood Protection Measures" of ...l Insurance Study report for information on flood control structures ...sdiction.

...ection used in the preparation of this map is Universal Tranverse ...(UTM) zone 13. The **horizontal datum** is NAD83, GRS1980 ... Differences in datum, spheroid, projection or UTM zones used in ...uction of FIRMs for adjacent jurisdictions may result in slight positional ...ns in map features across jurisdiction boundaries. These differences ...ect the accuracy of the FIRM.

...vations on this map are referenced to the North American Vertical ...f 1988. These flood elevations must be compared to structure and ...levations referenced to the same **vertical datum.** For information ... conversion between the National Geodetic Vertical Datum of 1929 ...North American Vertical Datum of 1988, visit the National Geodetic ...ebsite at www.ngs.noaa.gov or contact the National Geodetic Survey ...owing address:

...ference System Division
...Geodetic Survey, NOAA
...ing Metro Center
...-West Highway
...ing, Maryland 20910
...3-3242

...current elevation, description, and/or location information for **bench marks** ...n this map, please contact the Information Services Branch of the ...Geodetic Survey at **(301) 713-3242,** or visit their website at ...s.noaa.gov.

...p information shown on this FIRM was provided in digital format by ...nty Geographic Information Systems.

...e limits shown on this map are based on the best data available ...e of publication. Because changes due to annexations or de-annexations ...e occurred after this map was published, map users should contact ...te community officials to verify current corporate limit locations.

...fer to the separately printed **Map Index** for an overview map of the ...howing the layout of map panels; community map repository addresses; ...sting of Communities table containing National Flood Insurance Program ...r each community as well as a listing of the panels on which each ...ty is located.

...mpanying Flood Insurance Study report, Letters of Map Revision or ...f Map Amendment revising portions of this panel, and digital versions ...ANEL may be available. Contact the **FEMA Map Service Center** at ...ving phone numbers and Internet address for information on all related ...available from FEMA:

...00-358-9616
...-358-9620
...a.gov/msc

...ve **questions about this map** or questions concerning the National ...urance Program in general, please call **1-877-FEMA-MAP** (1-877-336- ...visit the FEMA website at www.fema.gov.

...e reflects more detailed and up-to-date stream channel configurations ...se shown on the previous FIRM for this jurisdiction. The floodplains ...dways that were transferred from the previous FIRM may have been ... to conform to these new stream channel configurations. As a ...he Flood Profiles and Floodway Data tables in the Flood Insurance ...port may reflect stream channel distances that differ from what is ...this map.

LEGEND

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUN... BY THE 1% ANNUAL CHANCE FLOOD EVENT

The 1% annual chance flood (100-year flood), also known as the base flood, ... that has a 1% chance of being equaled or exceeded in any given year. T... Flood Hazard Area is the area subject to flooding by the 1% annual chance fl... of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. ... Flood Elevation is the water surface elevation of the 1% annual chance flood.

ZONE A No base flood elevations determined.

ZONE AE Base flood elevations determined.

ZONE AH Flood depths of 1 to 3 feet (usually areas of ponding); ... elevations determined.

ZONE AO Flood depths of 1 to 3 feet (usually sheet flow on slopi... average depths determined. For areas of alluvial fan flooding, ... also determined.

ZONE AR Area of special flood hazard formerly protected from the 1... chance flood event by a flood control system that was su... decertified. Zone AR indicates that the former flood control ... being restored to provide protection from the 1% annual ... greater flood event.

ZONE A99 Area to be protected from 1% annual chance flood event by ... flood protection system under construction; no base flood ... determined.

ZONE V Coastal flood zone with velocity hazard (wave action); no ... elevations determined.

ZONE VE Coastal flood zone with velocity hazard (wave action); base flood ... determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas th... kept free of encroachment so that the 1% annual chance flood can be carri... substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X Areas of 0.2% annual chance flood; areas of 1% annual ch... with average depths of less than 1 foot or with drainage area ... 1 square mile; and areas protected by levees from 1% ann... flood.

OTHER AREAS

ZONE X Areas determined to be outside the 0.2% annual chance floodplain.

ZONE D Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AR...

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard...

- Floodplain boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Areas ... Base Flood Elevations, flood depths or velocities.
- 513 — Base Flood Elevation line and value; elevation in feet*
- (EL 987) — Base Flood Elevation value where uniform wi... elevation in feet*

*Referenced to the North American Vertical Datum of 1988

- (A)—(A) Cross Section Line
- (23)---(23) Transect Line
- 97°07'30", 32°22'30" — Geographic coordinates referenced to the North... Datum of 1983 (NAD 83)
- 4276000M — 1000-meter Universal Transverse Mercator grid value
- 600000 FT — 5000-foot grid ticks
- DX5510 × — Bench mark (see explanation in Notes to Users ... this FIRM panel).
- M1.5 — River Mile

MAP REPOSITORY
Refer to Repository Listing on Index Map

EFFECTIVE DATE OF COUNTYWIDE
FLOOD INSURANCE RATE MAP
DECEMBER 4, 2007

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

For community map revision history prior to countywide mapping, refer to the ... Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your ... agent or call the National Flood Insurance Program at (800) 638-6620.

MAP SCALE 1" = 500'

250 0 500 1000 FEET

150 0 150 300 METERS

PANEL 0368D

FIRM

FLOOD INSURANCE RATE M...

EAGLE COUNTY,
COLORADO
AND INCORPORATED ARE...

PANEL 368 OF 1125

(SEE MAP INDEX FOR FIRM PANEL L...

CONTAINS:

COMMUNITY	NUMBER	PANEL
EAGLE COUNTY, UNINCORPORATED AREAS	080051	0368
GYPSUM, TOWN OF	080295	0368

Notice to User: The **Map Number** shown below sh... when placing map orders; the **Community Nu...** above should be used on insurance applications fo... community.

MAP NU... 080370...

EFFECTIVE ... DECEMBER ...

Federal Emergency Management ...

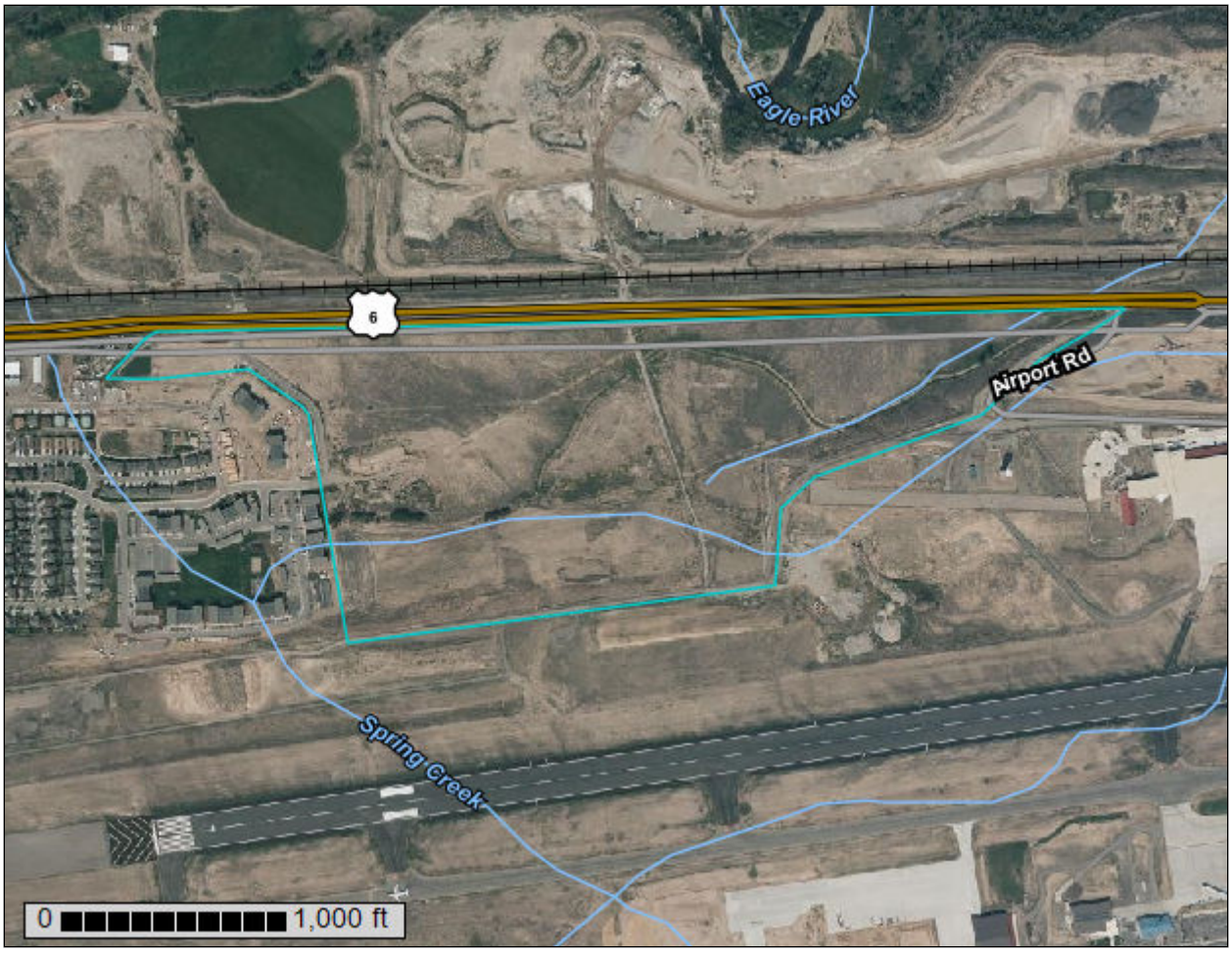
United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Aspen-Gypsum Area, Colorado, Parts of Eagle, Garfield, and Pitkin Counties

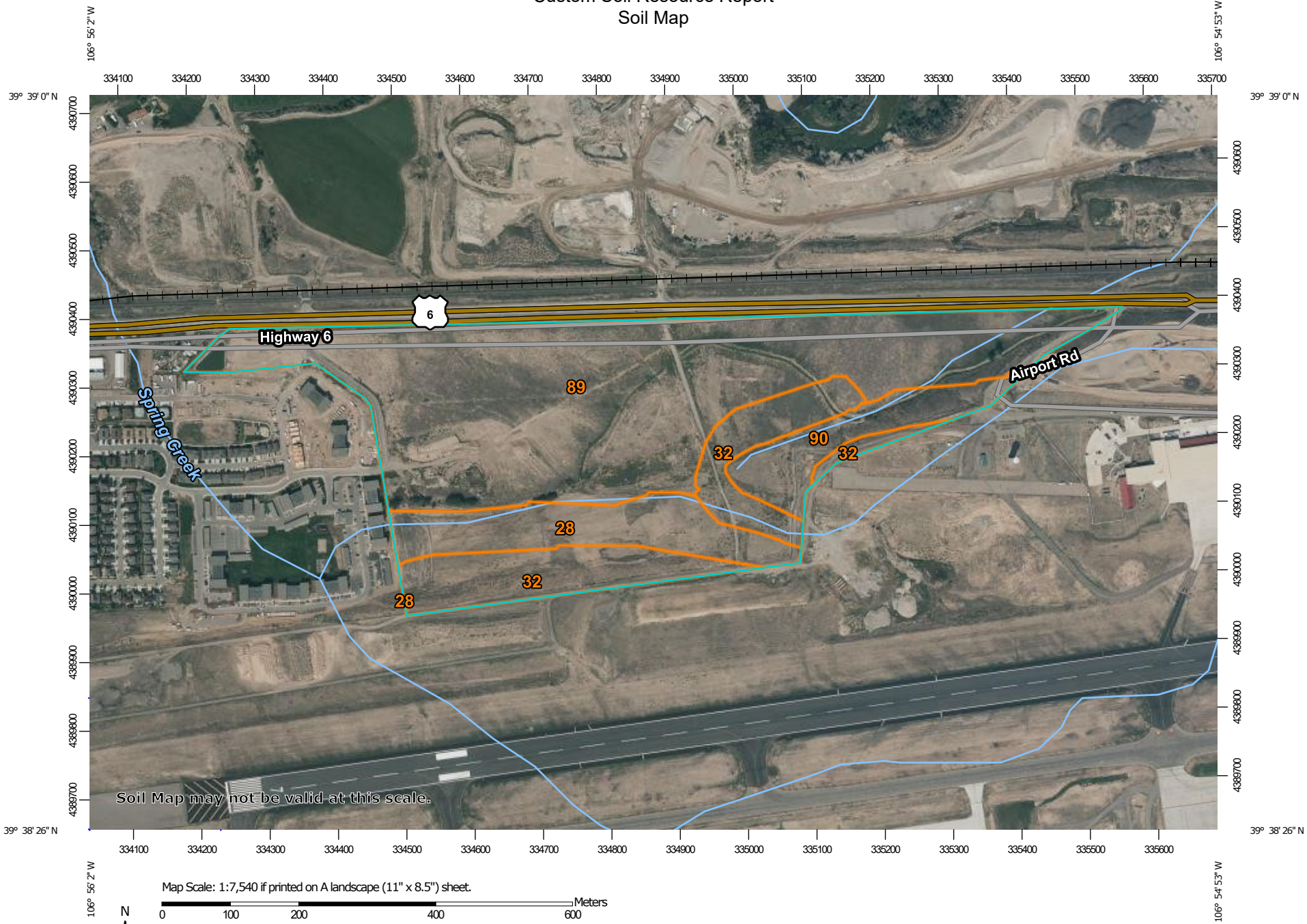


February 20, 2025

Contents

Preface.....2
How Soil Surveys Are Made.....5
Soil Map.....8
Soil Map.....9
Legend.....10
Map Unit Legend.....12
Map Unit Descriptions.....12
Aspen-Gypsum Area, Colorado, Parts of Eagle, Garfield, and Pitkin Counties.....14
28—Dahlquist-Southace complex, 25 to 50 percent slopes.....14
32—Dotsero sandy loam, 1 to 12 percent slopes.....16
89—Mussel loam, 1 to 6 percent slopes.....17
90—Mussel loam, 6 to 12 percent slopes.....18
References.....20

Custom Soil Resource Report
Soil Map



Map Scale: 1:7,540 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 100 200 400 600

Feet: 0 350 700 1400 2100

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 13N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Aspen-Gypsum Area, Colorado, Parts of Eagle, Garfield, and Pitkin Counties
Survey Area Data: Version 15, Aug 29, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 5, 2021—Sep 7, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background

MAP LEGEND

MAP INFORMATION

imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
28	Dahlquist-Southace complex, 25 to 50 percent slopes	9.4	11.8%
32	Dotsero sandy loam, 1 to 12 percent slopes	13.9	17.4%
89	Mussel loam, 1 to 6 percent slopes	50.2	63.0%
90	Mussel loam, 6 to 12 percent slopes	6.2	7.8%
Totals for Area of Interest		**79.7**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Aspen-Gypsum Area, Colorado, Parts of Eagle, Garfield, and Pitkin Counties

28—Dahlquist-Southace complex, 25 to 50 percent slopes

Map Unit Setting

National map unit symbol: jq5g
Elevation: 6,200 to 7,400 feet
Mean annual precipitation: 12 to 16 inches
Mean annual air temperature: 42 to 46 degrees F
Frost-free period: 105 to 115 days
Farmland classification: Not prime farmland

Map Unit Composition

Dahlquist and similar soils: 40 percent
Southace and similar soils: 35 percent
Minor components: 25 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Dahlquist

Setting

Landform: Terraces, alluvial fans
Landform position (three-dimensional): Riser
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Mixed alluvium

Typical profile

H1 - 0 to 6 inches: cobbly sandy loam
H2 - 6 to 13 inches: very cobbly sandy clay loam
H3 - 13 to 23 inches: very cobbly sandy loam
H4 - 23 to 60 inches: extremely cobbly sandy loam

Properties and qualities

Slope: 25 to 50 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.20 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 15 percent
Available water supply, 0 to 60 inches: Low (about 3.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7e
Hydrologic Soil Group: B
Ecological site: R048AY303CO - Loamy Slopes
Other vegetative classification: LOAMY SLOPES (null_31)
Hydric soil rating: No

Description of Southace

Setting

Landform: Terraces, alluvial fans
Landform position (three-dimensional): Riser
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Mixed alluvium

Typical profile

H1 - 0 to 10 inches: very stony sandy loam
H2 - 10 to 22 inches: extremely stony sandy loam
H3 - 22 to 60 inches: extremely stony loamy coarse sand

Properties and qualities

Slope: 25 to 50 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 6.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 10 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Very low (about 2.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7s
Hydrologic Soil Group: A
Ecological site: R048AY287CO - Stony Foothills
Other vegetative classification: Stony Foothills (null_81)
Hydric soil rating: No

Minor Components

Other soils

Percent of map unit: 10 percent
Hydric soil rating: No

Gypsiorthids

Percent of map unit: 10 percent
Hydric soil rating: No

Rock outcrop

Percent of map unit: 5 percent
Hydric soil rating: No

32—Dotsero sandy loam, 1 to 12 percent slopes

Map Unit Setting

National map unit symbol: jq5m
Elevation: 6,300 to 7,200 feet
Mean annual precipitation: 11 to 16 inches
Mean annual air temperature: 40 to 44 degrees F
Frost-free period: 85 to 105 days
Farmland classification: Not prime farmland

Map Unit Composition

Dotsero and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Dotsero

Setting

Landform: Terraces, structural benches, mountains
Landform position (three-dimensional): Mountainflank, riser
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Colluvium derived from basalt and/or residuum weathered from basalt and/or colluvium derived from pumice and/or residuum weathered from pumice and/or colluvium derived from tuff and/or residuum weathered from tuff

Typical profile

H1 - 0 to 7 inches: sandy loam
H2 - 7 to 41 inches: gravelly sandy loam
H3 - 41 to 60 inches: fine sandy loam

Properties and qualities

Slope: 1 to 12 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): High (2.00 to 6.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 10 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Moderate (about 6.5 inches)

Interpretive groups

Land capability classification (irrigated): 4e
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: A

Ecological site: R048AY292CO - Deep Loam
Other vegetative classification: DEEP LOAM (null_11)
Hydric soil rating: No

Minor Components

Other soils
Percent of map unit: 15 percent
Hydric soil rating: No

89—Mussel loam, 1 to 6 percent slopes

Map Unit Setting
National map unit symbol: jq7m
Elevation: 6,500 to 7,500 feet
Mean annual precipitation: 13 to 14 inches
Mean annual air temperature: 42 to 44 degrees F
Frost-free period: 75 to 90 days
Farmland classification: Not prime farmland

Map Unit Composition
Mussel and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Mussel

Setting
Landform: Terraces, fans
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Calcareous alluvium

Typical profile
H1 - 0 to 8 inches: loam
H2 - 8 to 42 inches: sandy clay loam
H3 - 42 to 60 inches: gravelly sandy clay loam

Properties and qualities
Slope: 1 to 6 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.20 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 15 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Available water supply, 0 to 60 inches: Moderate (about 8.9 inches)

Interpretive groups

Land capability classification (irrigated): 4e
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: B
Ecological site: R048AY306UT - Upland Loam (Wyoming Big Sagebrush)
Other vegetative classification: Rolling Loam (null_60)
Hydric soil rating: No

Minor Components

Other soils

Percent of map unit: 10 percent
Hydric soil rating: No

90—Mussel loam, 6 to 12 percent slopes

Map Unit Setting

National map unit symbol: jq7p
Elevation: 6,500 to 7,500 feet
Mean annual precipitation: 13 to 14 inches
Mean annual air temperature: 42 to 44 degrees F
Frost-free period: 75 to 90 days
Farmland classification: Not prime farmland

Map Unit Composition

Mussel and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Mussel

Setting

Landform: Terraces, hills, fans
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Base slope, tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Calcareous alluvium

Typical profile

H1 - 0 to 8 inches: loam
H2 - 8 to 42 inches: sandy clay loam
H3 - 42 to 60 inches: gravelly sandy clay loam

Properties and qualities

Slope: 6 to 12 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Medium

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.20 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 15 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Moderate (about 8.9 inches)

Interpretive groups

Land capability classification (irrigated): 4e
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: B
Ecological site: R048AY306UT - Upland Loam (Wyoming Big Sagebrush)
Other vegetative classification: Rolling Loam (null_60)
Hydric soil rating: No

Minor Components

Other soils

Percent of map unit: 10 percent
Hydric soil rating: No

NOAA Atlas 14, Volume 8, Version 2
Location name: Gypsum, Colorado, USA*
Latitude: 39.6456°, Longitude: -106.9212°
Elevation: m/ft**
* source: ESRI Maps
** source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Deborah Martin, Sandra Pavlovic, Ishani Roy, Michael St. Laurent, Carl Trypaluk, Dale Unruh, Michael Yekta, Geoffery Bonnin

NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	**0.103** (0.086-0.126)	**0.150** (0.125-0.185)	**0.228** (0.189-0.282)	**0.293** (0.241-0.364)	**0.381** (0.299-0.498)	**0.450** (0.342-0.600)	**0.518** (0.376-0.717)	**0.588** (0.404-0.845)	**0.680** (0.444-1.02)	**0.749** (0.474-1.15)
10-min	**0.150** (0.126-0.185)	**0.220** (0.184-0.271)	**0.334** (0.277-0.412)	**0.428** (0.353-0.532)	**0.558** (0.437-0.730)	**0.659** (0.501-0.879)	**0.759** (0.551-1.05)	**0.861** (0.591-1.24)	**0.995** (0.650-1.49)	**1.10** (0.694-1.68)
15-min	**0.183** (0.153-0.225)	**0.268** (0.224-0.330)	**0.407** (0.338-0.503)	**0.522** (0.431-0.649)	**0.681** (0.533-0.890)	**0.803** (0.611-1.07)	**0.926** (0.672-1.28)	**1.05** (0.721-1.51)	**1.21** (0.793-1.82)	**1.34** (0.847-2.05)
30-min	**0.244** (0.204-0.300)	**0.337** (0.281-0.414)	**0.487** (0.405-0.601)	**0.611** (0.504-0.760)	**0.782** (0.612-1.02)	**0.913** (0.694-1.22)	**1.04** (0.758-1.44)	**1.18** (0.808-1.69)	**1.35** (0.882-2.02)	**1.48** (0.937-2.27)
60-min	**0.315** (0.263-0.387)	**0.406** (0.339-0.499)	**0.556** (0.462-0.686)	**0.680** (0.561-0.846)	**0.853** (0.669-1.11)	**0.987** (0.751-1.32)	**1.12** (0.815-1.55)	**1.26** (0.865-1.81)	**1.44** (0.941-2.16)	**1.58** (0.999-2.42)
2-hr	**0.386** (0.324-0.470)	**0.476** (0.399-0.580)	**0.624** (0.522-0.765)	**0.749** (0.622-0.924)	**0.924** (0.731-1.19)	**1.06** (0.814-1.40)	**1.20** (0.880-1.64)	**1.34** (0.931-1.90)	**1.53** (1.01-2.26)	**1.68** (1.07-2.53)
3-hr	**0.447** (0.377-0.542)	**0.529** (0.445-0.642)	**0.666** (0.559-0.812)	**0.784** (0.653-0.962)	**0.952** (0.759-1.22)	**1.08** (0.839-1.42)	**1.22** (0.903-1.66)	**1.36** (0.956-1.93)	**1.56** (1.04-2.29)	**1.71** (1.10-2.56)
6-hr	**0.580** (0.492-0.698)	**0.652** (0.553-0.786)	**0.779** (0.658-0.943)	**0.893** (0.748-1.09)	**1.06** (0.858-1.36)	**1.20** (0.941-1.57)	**1.35** (1.01-1.82)	**1.51** (1.07-2.11)	**1.74** (1.17-2.52)	**1.92** (1.25-2.82)
12-hr	**0.724** (0.618-0.864)	**0.824** (0.702-0.984)	**0.994** (0.844-1.19)	**1.14** (0.963-1.38)	**1.36** (1.10-1.71)	**1.53** (1.20-1.97)	**1.71** (1.29-2.27)	**1.90** (1.36-2.61)	**2.16** (1.47-3.08)	**2.37** (1.56-3.43)
24-hr	**0.877** (0.753-1.04)	**1.01** (0.867-1.20)	**1.24** (1.06-1.47)	**1.43** (1.21-1.71)	**1.70** (1.38-2.12)	**1.92** (1.52-2.43)	**2.14** (1.62-2.79)	**2.37** (1.70-3.20)	**2.68** (1.84-3.75)	**2.92** (1.94-4.16)
2-day	**1.04** (0.895-1.22)	**1.19** (1.02-1.39)	**1.44** (1.24-1.70)	**1.66** (1.42-1.97)	**1.97** (1.62-2.44)	**2.23** (1.78-2.80)	**2.49** (1.90-3.22)	**2.76** (2.01-3.69)	**3.14** (2.18-4.33)	**3.44** (2.31-4.82)
3-day	**1.13** (0.982-1.32)	**1.30** (1.12-1.52)	**1.57** (1.35-1.84)	**1.81** (1.55-2.13)	**2.15** (1.77-2.64)	**2.42** (1.94-3.02)	**2.70** (2.08-3.47)	**3.00** (2.19-3.97)	**3.41** (2.38-4.65)	**3.73** (2.52-5.17)
4-day	**1.21** (1.05-1.41)	**1.38** (1.20-1.61)	**1.67** (1.44-1.95)	**1.92** (1.64-2.25)	**2.27** (1.88-2.77)	**2.55** (2.05-3.17)	**2.84** (2.19-3.63)	**3.15** (2.31-4.14)	**3.57** (2.50-4.83)	**3.90** (2.64-5.36)
7-day	**1.42** (1.24-1.65)	**1.60** (1.39-1.85)	**1.89** (1.64-2.19)	**2.14** (1.84-2.50)	**2.49** (2.07-3.02)	**2.78** (2.25-3.41)	**3.07** (2.38-3.87)	**3.38** (2.50-4.38)	**3.79** (2.68-5.06)	**4.12** (2.82-5.58)
10-day	**1.61** (1.41-1.85)	**1.79** (1.56-2.06)	**2.09** (1.82-2.41)	**2.34** (2.03-2.72)	**2.70** (2.26-3.25)	**2.99** (2.43-3.64)	**3.29** (2.56-4.11)	**3.59** (2.67-4.62)	**4.01** (2.85-5.31)	**4.34** (2.98-5.83)
20-day	**2.11** (1.86-2.41)	**2.34** (2.06-2.67)	**2.71** (2.37-3.10)	**3.02** (2.63-3.47)	**3.44** (2.89-4.08)	**3.78** (3.09-4.54)	**4.12** (3.23-5.06)	**4.46** (3.34-5.64)	**4.92** (3.53-6.39)	**5.27** (3.67-6.96)
30-day	**2.53** (2.24-2.88)	**2.80** (2.48-3.19)	**3.25** (2.86-3.71)	**3.61** (3.16-4.14)	**4.11** (3.46-4.83)	**4.49** (3.68-5.34)	**4.86** (3.84-5.93)	**5.24** (3.94-6.55)	**5.73** (4.13-7.36)	**6.10** (4.27-7.96)
45-day	**3.07** (2.72-3.47)	**3.41** (3.02-3.86)	**3.95** (3.49-4.49)	**4.39** (3.85-5.00)	**4.96** (4.18-5.77)	**5.39** (4.44-6.36)	**5.80** (4.60-7.00)	**6.21** (4.69-7.67)	**6.71** (4.86-8.52)	**7.08** (4.99-9.15)
60-day	**3.53** (3.14-3.98)	**3.93** (3.50-4.44)	**4.56** (4.04-5.15)	**5.05** (4.44-5.73)	**5.69** (4.80-6.57)	**6.15** (5.07-7.20)	**6.59** (5.23-7.88)	**7.00** (5.31-8.58)	**7.51** (5.46-9.44)	**7.86** (5.57-10.1)

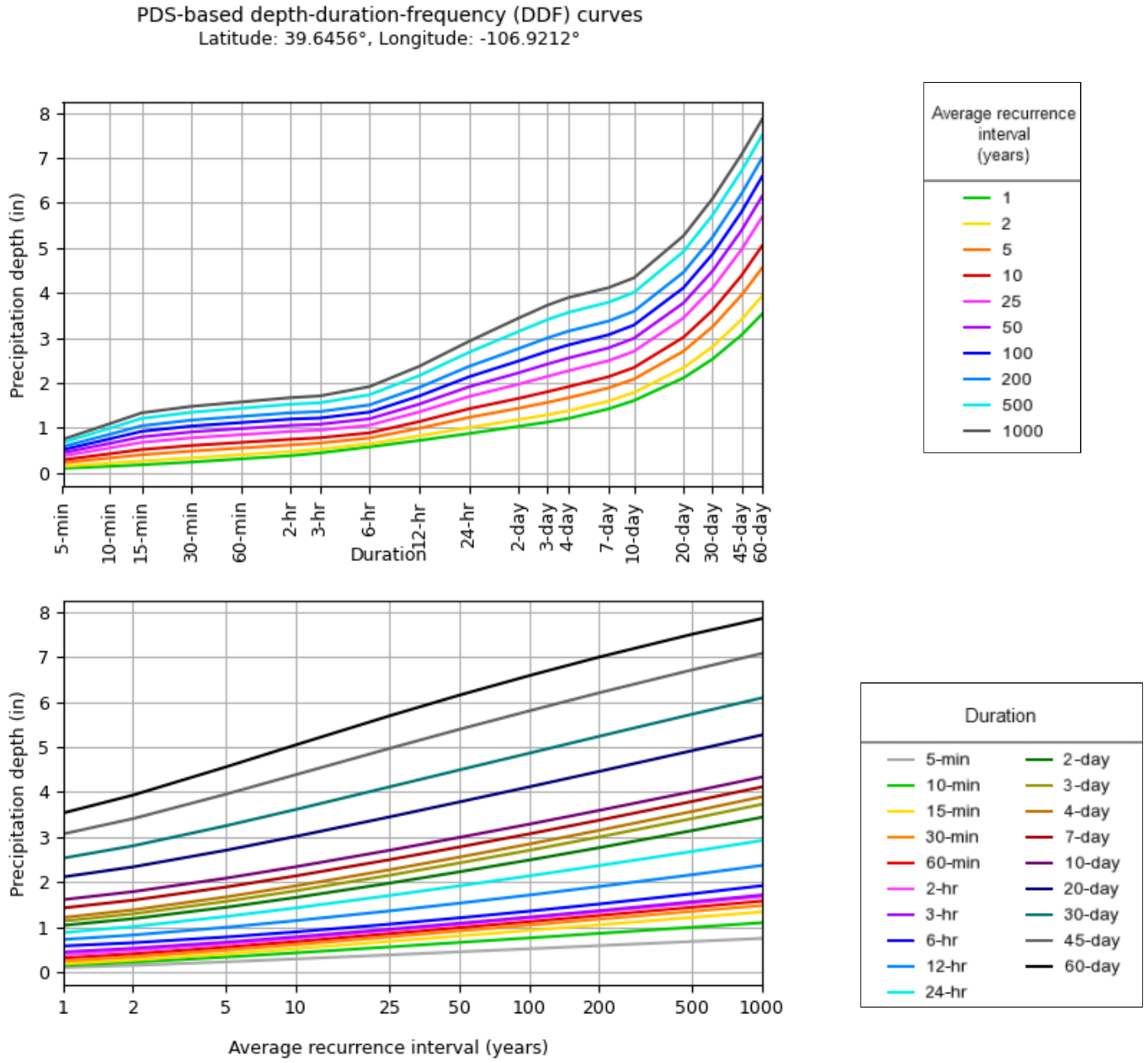
[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

Back to Top

PF graphical



NOAA Atlas 14, Volume 8, Version 2

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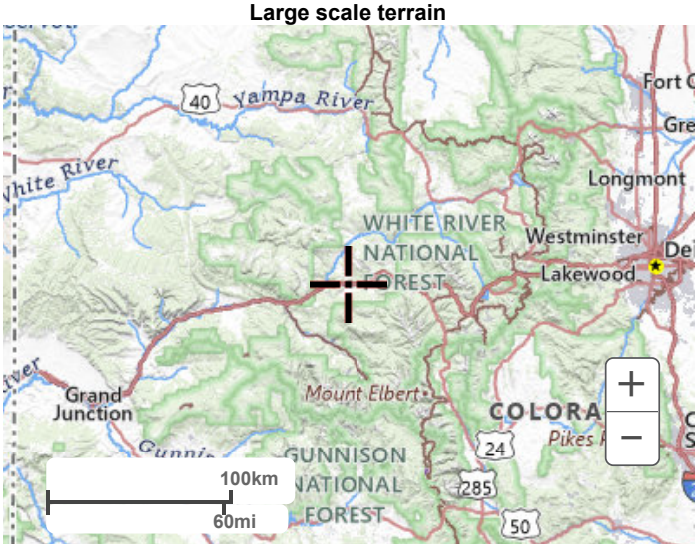
Back to Top

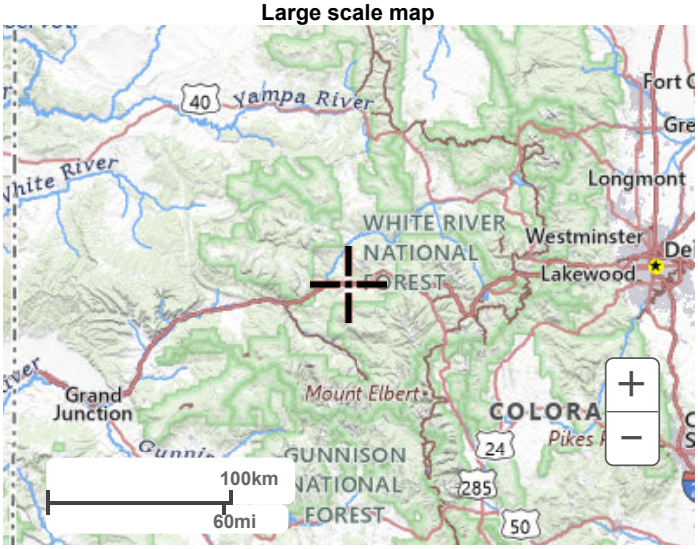
Maps & aerials

Small scale terrain

Large scale terrain



Large scale map



Large scale aerial

Back to Top

US Department of Commerce
National Oceanic and Atmospheric Administration
National Weather Service
National Water Center
1325 East West Highway
Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

Disclaimer

TABLE 6-3. RECOMMENDED IMPERVIOUSNESS BY SURFACE TYPES

SURFACE TYPES		IMPERVIOUSNESS
Roadways and Paved Streets		95%
Concrete Driveways and Walks		95%
Roofs		95%
Gravel	No Traffic (Pedestrian Use)	40%
	Low-traffic Areas (Maintenance Paths and Substations)	60%
	High-traffic Areas (Roadways and Parking)	80%
Disturbed Soil (Including Lawns, Managed/Active Turf, Landscaped Areas with Water-Wise Vegetation, and Uncompacted Gravel/Mulch Planting Beds)		20%
Undisturbed or Decompacted Soil (Native Grasses and Open Space Areas)		5%
Artificial Turfs[1]	Landscape Applications (without Subgrade Drainage Layer)	25% – 45%
	Sport Fields (with Underdrain Pipe System)	60% – 80%
Water Surfaces (Lakes/Reservoirs/Irrigation Ponds)		100%
Solar Fields[2]	Grass Cover (Varies with Panel Orientation Relative to Ground Contours)	10% – 45%
	Gravel Cover (Varies with Panel Orientation Relative to Ground Contours)	50% – 75%
Historic Flow Analysis, Greenbelts, Agricultural		5%
Newly Graded Areas		65%
Stormwater Control Measures[3]	Retention Ponds & Constructed Wetland Ponds	100%
	Rooftop Systems – Blue Roofs	95%
	Rooftop Systems – Green Roofs (extensive)	65%
	Rooftop Systems – Green Roofs (intensive)	50%
	Permeable Pavement – CGP/PGP/RGP	55%
	Permeable Pavement – PICP	45%
	Extended Detention Basins	25%
	Receiving Pervious Areas (incl. Grass Buffers & Grass Swales)	20%
	Bioretention & Sand Filters	10%

[1] Consult with the manufacturer to get a recommended value.

[2] Assumes 1:1 ratio of panels to aisles. See MHFD's technical memorandum regarding *Determination of Solar Panel Field Runoff Coefficients and Imperviousness Values* for additional information on procedures for determining percent imperviousness based on panel width, panel spacing, and panel orientation relative to ground contours and how to reflect other impervious areas such as roads and pads that may be part of a solar field and layouts with wider inter-panel spacing.

[3] See MHFD's technical memorandum regarding *Evaluation of Percent Imperviousness for Stormwater Control Measures* for background information.

TABLE 6-5. RUNOFF COEFFICIENT EQUATIONS BASED ON NRCS HSG AND STORM RETURN PERIOD

NRCS HSG	STORM RETURN PERIOD						
	WQE & 2-Year	5-Year	10-Year	25-Year	50-Year	100-Year	500-Year
A	$C_A = 0.840I^{1.302}$	$C_A = 0.861I^{1.276}$	$C_A = 0.873I^{1.232}$	$C_A = 0.884I^{1.124}$	$C_A = 0.854I + 0.025$	$C_A = 0.779I + 0.110$	$C_A = 0.645I + 0.254$
B	$C_B = 0.835I^{1.169}$	$C_B = 0.857I^{1.088}$	$C_B = 0.807I + 0.057$	$C_B = 0.628I + 0.249$	$C_B = 0.558I + 0.328$	$C_B = 0.465I + 0.426$	$C_B = 0.366I + 0.536$
C/D	$C_{C/D} = 0.834I^{1.122}$	$C_{C/D} = 0.815I + 0.035$	$C_{C/D} = 0.735I + 0.132$	$C_{C/D} = 0.560I + 0.319$	$C_{C/D} = 0.494I + 0.393$	$C_{C/D} = 0.409I + 0.484$	$C_{C/D} = 0.315I + 0.588$

TABLE 6-7. RUNOFF COEFFICIENTS, *C*, NRCS HSG B

TOTAL OR EFFECTIVE % IMPERVIOUS	NRCS HSG B						
	WQE & 2-Year	5-Year	10-Year	25-Year	50-Year	100-Year	500-Year
2%	0.01	0.01	0.07	0.26	0.34	0.44	0.54
5%	0.03	0.03	0.10	0.28	0.36	0.45	0.55
10%	0.06	0.07	0.14	0.31	0.38	0.47	0.57
15%	0.09	0.11	0.18	0.34	0.41	0.50	0.59
20%	0.13	0.15	0.22	0.37	0.44	0.52	0.61
25%	0.17	0.19	0.26	0.41	0.47	0.54	0.63
30%	0.20	0.23	0.30	0.44	0.50	0.57	0.65
35%	0.24	0.27	0.34	0.47	0.52	0.59	0.66
40%	0.29	0.32	0.38	0.50	0.55	0.61	0.68
45%	0.33	0.36	0.42	0.53	0.58	0.64	0.70
50%	0.37	0.40	0.46	0.56	0.61	0.66	0.72
55%	0.42	0.45	0.50	0.59	0.63	0.68	0.74
60%	0.46	0.49	0.54	0.63	0.66	0.71	0.76
65%	0.50	0.54	0.58	0.66	0.69	0.73	0.77
70%	0.55	0.58	0.62	0.69	0.72	0.75	0.79
75%	0.60	0.63	0.66	0.72	0.75	0.77	0.81
80%	0.64	0.67	0.70	0.75	0.77	0.80	0.83
85%	0.69	0.72	0.74	0.78	0.80	0.82	0.85
90%	0.74	0.76	0.78	0.81	0.83	0.84	0.87
95%	0.79	0.81	0.82	0.85	0.86	0.87	0.88
100%	0.84	0.86	0.86	0.88	0.89	0.89	0.90

APPENDIX B

- Master Drainage Plan
    - Runoff Coefficient Calculations
    - Time of Concentration Calculations
    - Minor Storm Design Point Runoff Calculations
    - Major Storm Design Point Runoff Calculations
    - Inlet Capacity Calculations
    - Major Storm Profiles
    - Drainage Map

POST-DEVELOPMENT C VALUES

Designer: CJB.
Company: R&R Engineers-Surveyors
Date: 5/8/2026
Project: Gypsum Tower Center
Location: MASTER DRAINAGE

Global Parameters[1]				
Land Use	% Imp.	C_5	C_{25}	C_{100}
Landscape/Park/Open Space	5	0.03	0.28	0.45
Hardscape	95	0.81	0.85	0.87
Roof	95	0.81	0.85	0.87
Single Family & Townhomes	67	0.55	0.67	0.74
Commercial - Urban Core	80	0.67	0.75	0.80

Summary	
Total Area (ac)	50.81
Composite Impervious	47.4%
	From Table 6-3 in MHFD Volume 1
	From Table 6-4 in MHFD Volume 1

Cells of this color are for required user-input
Cells of this color are for optional user-input

Basin Name	Area (ac)	NRCS Hydrologic Soil Group	Landscape/Park/Open Space		Hardscape		Roof		Single Family & Townhomes		Commercial - Urban Core		% Check	Percent Imperviousness	Runoff Coefficient, C^2		
				%	Area (ac)	%	Area (ac)	%	Area (ac)	%	Area (ac)	%			5-yr	25-yr	100-yr
C1	3.46	B	1.48	42.8%	0.39	11.3%	0.00	0.0%	1.59	46.0%	0.00	0.0%	100.00%	43.6%	0.36	0.52	0.63
C2	3.45	B	1.33	38.6%	0.40	11.6%	0.00	0.0%	1.72	49.9%	0.00	0.0%	100.00%	46.3%	0.38	0.54	0.64
C3	2.65	B	0.00	0.0%	0.80	30.2%	0.00	0.0%	1.85	69.8%	0.00	0.0%	100.00%	75.5%	0.63	0.72	0.78
C4	9.53	B	9.53	100.0%	0.00	0.0%	0.00	0.0%	0.00	0.0%	0.00	0.0%	100.00%	5.0%	0.03	0.28	0.45
C6	0.19	B	0.03	15.8%	0.16	84.2%	0.00	0.0%	0.00	0.0%	0.00	0.0%	100.00%	80.8%	0.69	0.76	0.80
C7	0.42	B	0.11	26.2%	0.31	73.8%	0.00	0.0%	0.00	0.0%	0.00	0.0%	100.00%	71.4%	0.61	0.70	0.76
C8	0.09	B	0.00	0.0%	0.09	100.0%	0.00	0.0%	0.00	0.0%	0.00	0.0%	100.00%	95.0%	0.81	0.85	0.87
C9	0.70	B	0.13	18.6%	0.57	81.4%	0.00	0.0%	0.00	0.0%	0.00	0.0%	100.00%	78.3%	0.67	0.74	0.79
C10	1.98	B	0.00	0.0%	0.00	0.0%	0.00	0.0%	0.00	0.0%	1.98	100.0%	100.00%	80.0%	0.67	0.75	0.80
C11	0.34	B	0.15	44.1%	0.19	55.9%	0.00	0.0%	0.00	0.0%	0.00	0.0%	100.00%	55.3%	0.47	0.60	0.68
C12	7.95	B	3.87	48.7%	2.08	26.2%	1.05	13.2%	0.95	11.9%	0.00	0.0%	100.00%	47.8%	0.40	0.55	0.65
C13	5.68	B	1.93	34.0%	2.02	35.6%	1.15	20.2%	0.58	10.2%	0.00	0.0%	100.00%	61.6%	0.52	0.64	0.71
C14	0.95	B	0.19	20.0%	0.76	80.0%	0.00	0.0%	0.00	0.0%	0.00	0.0%	100.00%	77.0%	0.65	0.74	0.79
C15	2.00	B	0.10	5.0%	0.86	43.0%	0.12	6.0%	0.00	0.0%	0.92	46.0%	100.00%	83.6%	0.71	0.78	0.82
C16	0.81	B	0.24	29.6%	0.57	70.4%	0.00	0.0%	0.00	0.0%	0.00	0.0%	100.00%	68.3%	0.58	0.68	0.75
C17	4.98	B	0.00	0.0%	0.00	0.0%	0.00	0.0%	0.00	0.0%	4.98	100.0%	100.00%	80.0%	0.67	0.75	0.80
C18	1.22	B	0.37	30.3%	0.71	58.2%	0.00	0.0%	0.14	11.5%	0.00	0.0%	100.00%	64.5%	0.54	0.66	0.73
C19	1.00	B	1.00	100.0%	0.00	0.0%	0.00	0.0%	0.00	0.0%	0.00	0.0%	100.00%	5.0%	0.03	0.10	0.45
OS-1	2.04	B	1.60	78.4%	0.44	21.6%	0.00	0.0%	0.00	0.0%	0.00	0.0%	100.00%	24.4%	0.18	0.25	0.54
OS-2	1.37	B	1.37	100.0%	0.00	0.0%	0.00	0.0%	0.00	0.0%	0.00	0.0%	100.00%	5.0%	0.03	0.10	0.45

TIME OF CONCENTRATION

Designer: CJB.
Company: R&R Engineers-Surveyors
Date: 5/8/2026
Project: Gypsum Tower Center
Location: MASTER DRAINAGE

$$t_i = \frac{0.395(1.1 - C_5)\sqrt{L_i}}{S_i^{0.33}}$$

$$t_t = \frac{L_t}{60K\sqrt{S_t}} = \frac{L_t}{60V_t}$$

$$\text{Regional } t_c = (26 - 17i) + \frac{L_t}{60(14i + 9)\sqrt{S_t}}$$

$\text{Computed } t_c = t_i + t_t$

$t_{minimum}$= 5 (urban)
$t_{minimum}$= 10 (non-urban)

$\text{Selected } t_c = \max\{t_{minimum}, \min(\text{Computed } t_c, \text{Regional } t_c)\}$

Cells of this color are for required user-input

Subbasin Data				Overland (Initial) Flow Time			Channelized (Travel) Flow Time					Time of Concentration			
Basin	Area	% Impervious	C5	Overland Flow Length L_i (ft)	Overland Flow Slope S_i (ft/ft)	Overland Flow Time t_i (min)	Channelized Flow Length L_t (ft)	Channelized Flow Slope S_t (ft/ft)	NRCS Conveyance Factor K	Channelized Flow Velocity V_t (ft/sec)	Channelized Flow Time t_t (min)	Computed t_c (min)	Regional t_c (min)	Selected t_c (min)	Remarks
C1	3.46	43.6%	0.36	200.00	0.025	14.02	740.00	0.020	20	2.83	4.36	18.38	24.35	18.38	
C2	3.45	46.3%	0.38	200.00	0.025	13.59	620.00	0.020	20	2.83	3.65	17.25	22.84	17.25	
C3	2.65	75.5%	0.63	75.00	0.025	5.45	1445.00	0.020	20	2.83	8.51	13.96	21.88	13.96	
C4	9.53	5.0%	0.03	300.00	0.085	16.51	1650.00	0.018	20	2.68	10.25	26.76	46.28	26.76	
C6	0.19	80.8%	0.69	20.00	0.020	2.65	316.00	0.014	20	2.37	2.23	4.88	14.46	5.00	
C7	0.42	71.4%	0.61	20.00	0.020	3.18	542.00	0.024	20	3.10	2.92	6.09	16.93	6.09	
C8	0.09	95.0%	0.81	15.00	0.020	1.61	92.00	0.010	20	2.00	0.77	2.38	10.54	5.00	
C9	0.70	78.3%	0.67	40.00	0.020	3.95	887.00	0.025	20	3.16	4.67	8.63	17.38	8.63	
C10	1.98	80.0%	0.67	150.00	0.020	7.56	250.00	0.020	20	2.83	1.47	9.04	13.86	9.04	
C11	0.34	55.3%	0.47	35.00	0.020	5.39	400.00	0.023	20	3.03	2.20	7.59	19.23	7.59	
C12	7.95	47.8%	0.40	300.00	0.025	16.20	850.00	0.023	20	3.03	4.67	20.87	23.82	20.87	
C13	5.68	61.6%	0.52	100.00	0.020	8.35	400.00	0.015	20	2.45	2.72	11.08	18.62	11.08	
C14	0.95	77.0%	3.87	45.00	2.080	-5.76	860.00	0.016	20	2.53	5.67	-0.10	18.64	5.00	
C15	2.00	83.6%	0.71	100.00	0.020	5.65	400.00	0.010	20	2.00	3.33	8.98	15.01	8.98	
C16	0.81	68.3%	0.58	35.00	0.020	4.43	852.00	0.016	20	2.53	5.61	10.04	20.43	10.04	
C17	4.98	80.0%	0.67	200.00	0.020	8.73	1200.00	0.200	20	8.94	2.24	10.97	14.61	10.97	
C18	1.22	64.5%	0.54	100.00	0.020	7.99	895.00	0.150	20	7.75	1.93	9.92	17.17	9.92	
C19	1.00	5.0%	0.03	100.00	0.020	15.33	20.00	0.020	20	2.83	0.12	15.44	25.39	15.44	
OS-1	2.04	24.4%	0.18	40.00	0.020	8.31	1328.00	0.008	20	1.79	12.37	20.69	41.78	20.69	
OS-2	1.37	5.0%	0.03	45.00	0.020	10.28	375.00	0.008	20	1.79	3.49	13.78	32.35	13.78	

STORM DRAINAGE SYSTEM DESIGN - 5-YEAR DESIGN STORM

Designer: CJB.
Company: R&R Engineers-Surveyors
Date: 5/8/2026
Project: Gypsum Tower Center
Location: MASTER DRAINAGE

Cells of this color are for required user-input
Cells of this color are for optional user-input

$$I = \frac{28.5P_1}{(10 + t_c)^{0.786}}$$

DESIGN POINT	STREET/ CONTRIBUTING BASINS	DIRECT RUNOFF							TOTAL RUNOFF					STREET BYPASS				PIPE			TRAVEL TIME			Remarks
		Basin Name	Area (ac)	Coeff C	Tc (min)	C*A (ac)	I	Q (cfs)	Tc (min)	Sum Area (ac)	Sum C*A (ac)	I in/hr	Q cfs	Street Q cfs	Street Slope %	Length ft	Street Tt min	Design Q cfs	Slope %	PIPE SIZE	L ft	VEL ft/sec	Tt min	
		C1	3.46	0.36	18.38	1.23	1.14	1.41										1.41						
1	C1								18.38	3.46	1.23	1.14	1.41					1.41						
		C2	3.45	0.38	17.25	1.31	1.18	1.55										1.55						
2	DP1 & C2								18.38	6.91	2.54	1.14	2.91					2.91						
		C3	2.65	0.63	13.96	1.67	1.30	2.17										2.17						
3	DP2 & C3								18.38	9.56	4.21	1.14	4.81					4.81						
		C4	9.53	0.03	26.76	0.29	0.93	0.27										0.27						
4	C4								26.76	9.53	0.29	0.93	0.27					0.27						
5	DP3 & DP4								26.76	19.09	4.50	0.93	4.19					4.19						
		C6	0.19	0.69	5.00	0.13	1.89	0.25										0.25						
7	DP5, & C6		3.87		2.08				26.76	19.28	4.63	0.93	4.31					4.31						
		C7	0.42	0.61	6.09	0.25	1.78	0.45										0.45						
8	C7								6.09	0.42	0.25	1.78	0.45					0.45						
		C8	0.09	0.81	5.00	0.07	1.89	0.14										0.14						
9	DP8 & C8								6.09	0.51	0.33	1.78	0.58					0.58						
		C9	0.70	0.67	8.63	0.47	1.59	0.74										0.74						
10	C9								8.63	0.70	0.47	1.59	0.74					0.74						
		C10	1.98	0.67	9.04	1.33	1.56	2.07										2.07						
11	C10								9.04	1.98	1.33	1.56	2.07					2.07						
		C11	0.34	0.47	7.59	0.16	1.66	0.26										0.26						
12	DP9, DP10, DP11 & C11								9.04	3.53	2.28	1.56	3.56					3.56						
		C12	7.95	0.40	20.87	3.17	1.07	3.39										3.39						
13	C12								20.87	7.95	3.17	1.07	3.39					3.39						
14	DP12 & DP13								20.87	11.48	5.45	1.07	5.83					5.83						
		C13	5.68	0.52	11.08	2.94	1.44	4.25										4.25						
15	C13.0								11.08	5.68	2.94	1.44	4.25					4.25						
		C14	0.95	0.65	5.00	0.62	1.89	1.17										1.17						
16	DP15 & C14								11.08	6.63	3.57	1.44	5.15					5.15						
		C15	2.00	0.71	8.98	1.41	1.57	2.21										2.21						
17	C15								8.98	2.00	1.41	1.57	2.21					2.21						
		C16	0.81	0.58	10.04	0.47	1.50	0.70										0.70						
18	DP14, DP16, DP17 & C16.0								20.87	20.92	10.90	1.07	11.66					11.66						
19	DP7 & DP 18								26.76	40.20	15.53	0.93	14.47					14.47						
		C17	4.98	0.67	10.97	3.34	1.45	4.84										4.84						
20	C17								10.97	4.98	3.34	1.45	4.84					4.84						
21	DP 19 & DP20								26.76	45.18	18.86	0.93	17.58					17.58						
		C18	1.22	0.54	9.92	0.66	1.51	1.00										1.00						
22	DP21 & C18								26.76	46.40	19.53	0.93	18.20					18.20						
		C19	1.00	0.03	15.44	0.03	1.24	0.04										0.04						
23	DP22 & C19								26.76	47.40	19.56	0.93	18.23					18.23						
		OS-1	2.04	0.18	20.69	0.38	1.07	0.41										0.41						
24	OS-1								20.69	2.04	0.38	1.07	0.41					0.41						
		OS-2	1.37	0.03	13.78	0.05	1.31	0.06										0.06						
25	OS-2								13.78	1.37	0.05	1.31	0.06					0.06						

STORM DRAINAGE SYSTEM DESIGN - 25-YEAR DESIGN STORM

Designer: CJB.
Company: R&R Engineers-Surveyors
Date: 5/8/2026
Project: Gypsum Tower Center
Location: MASTER DRAINAGE

Cells of this color are for required user-input
Cells of this color are for optional user-input

$$I = \frac{28.5P_1}{(10+t_c)^{0.786}}$$

DESIGN POINT	STREET/ CONTRIBUTING BASINS	DIRECT RUNOFF							TOTAL RUNOFF					STREET BYPASS				PIPE			TRAVEL TIME			Remarks
		Basin Name	Area (ac)	Coeff C	Tc (min)	C*A (ac)	I	Q (cfs)	Tc (min)	Sum Area (ac)	Sum C*A (ac)	I in/hr	Q cfs	Street Q cfs	Street Slope %	Length ft	Street Tt min	Design Q cfs	Slope %	PIPE SIZE	L ft	VEL ft/sec	Tt min	
		C1	3.46	0.52	18.38	1.81	1.75	3.17										3.17						
1	C1								18.38	3.46	1.81	1.75	3.17					3.17						
		C2	3.45	0.54	17.25	1.86	1.81	3.37										3.37						
2	DP1 & C2								18.38	6.91	3.68	1.75	6.44					6.44						
		C3	2.65	0.72	13.96	1.92	2.00	3.84										3.84						
3	DP2 & C3								18.38	9.56	5.60	1.75	9.81					9.81						
		C4	9.53	0.28	26.76	2.67	1.43	3.82										3.82						
4	C4								26.76	9.53	2.67	1.43	3.82					3.82						
5	DP3 & DP4								26.76	19.09	8.26	1.43	11.82					11.82						
		C6	0.19	0.76	5.00	0.14	2.89	0.42										0.42						
7	DP5, & C6		3.87		2.08				26.76	19.28	8.41	1.43	12.03					12.03						
		C7	0.42	0.70	6.09	0.29	2.74	0.81										0.81						
8	C7								6.09	0.42	0.29	2.74	0.81					0.81						
		C8	0.09	0.85	5.00	0.08	2.89	0.22										0.22						
9	DP8 & C8								6.09	0.51	0.37	2.74	1.02					1.02						
		C9	0.70	0.74	8.63	0.52	2.44	1.27										1.27						
10	C9								8.63	0.70	0.52	2.44	1.27					1.27						
		C10	1.98	0.75	9.04	1.49	2.40	3.56										3.56						
11	C10								9.04	1.98	1.49	2.40	3.56					3.56						
		C11	0.34	0.60	7.59	0.20	2.55	0.52										0.52						
12	DP9, DP10, DP11 & C11								9.04	3.53	2.58	2.40	6.19					6.19						
		C12	7.95	0.55	20.87	4.38	1.64	7.19										7.19						
13	C12								20.87	7.95	4.38	1.64	7.19					7.19						
14	DP12 & DP13								20.87	11.48	6.96	1.64	11.42					11.42						
		C13	5.68	0.64	11.08	3.62	2.21	8.02										8.02						
15	C13.0								11.08	5.68	3.62	2.21	8.02					8.02						
		C14	0.95	0.74	5.00	0.70	2.89	2.02										2.02						
16	DP15 & C14								11.08	6.63	4.32	2.21	9.57					9.57						
		C15	2.00	0.78	8.98	1.55	2.40	3.73										3.73						
17	C15								8.98	2.00	1.55	2.40	3.73					3.73						
		C16	0.81	0.68	10.04	0.55	2.30	1.27										1.27						
18	DP14, DP16, DP17 & C16.0								20.87	20.92	13.39	1.64	21.96					21.96						
19	DP7 & DP 18								26.76	40.20	21.79	1.43	31.17					31.17						
		C17	4.98	0.75	10.97	3.74	2.22	8.30										8.30						
20	C17								10.97	4.98	3.74	2.22	8.30					8.30						
21	DP 19 & DP20								26.76	45.18	25.53	1.43	36.51					36.51						
		C18	1.22	0.66	9.92	0.80	2.32	1.85										1.85						
22	DP21 & C18								26.76	46.40	26.33	1.43	37.66					37.66						
		C19	1.00	0.10	15.44	0.10	1.91	0.19										0.19						
23	DP22 & C19								26.76	47.40	26.43	1.43	37.80					37.80						
		OS-1	2.04	0.25	20.69	0.52	1.65	0.85										0.85						
24	OS-1								20.69	2.04	0.52	1.65	0.85					0.85						
		OS-2	1.37	0.10	13.78	0.13	2.01	0.27										0.27						
25	OS-2								13.78	1.37	0.13	2.01	0.27					0.27						

STORM DRAINAGE SYSTEM DESIGN - 100-YEAR DESIGN STORM

Designer: CJB.
Company: R&R Engineers-Surveyors
Date: 5/8/2026
Project: Gypsum Tower Center
Location: MASTER DRAINAGE

Cells of this color are for required user-input
Cells of this color are for optional user-input

$$I = \frac{28.5P_1}{(10+t_c)^{0.786}}$$

R&R ENGINEERS SURVEYORS INC

DESIGN POINT	STREET/ CONTRIBUTING BASINS	DIRECT RUNOFF							TOTAL RUNOFF					STREET BYPASS				PIPE			TRAVEL TIME			Remarks
		Basin Name	Area (ac)	Coeff C	Tc (min)	C*A (ac)	I	Q (cfs)	Tc (min)	Sum Area (ac)	Sum C*A (ac)	I in/hr	Q cfs	Street Q cfs	Street Slope %	Length ft	Street Tt min	Design Q cfs	Slope %	PIPE SIZE	L ft	VEL ft/sec	Tt min	
		C1	3.46	0.63	18.38	2.18	2.30	5.02										5.02						
1	C1								18.38	3.46	2.18	2.30	5.02					5.02						
		C2	3.45	0.64	17.25	2.22	2.38	5.27										5.27						
2	DP1 & C2								18.38	6.91	4.40	2.30	10.13					10.13						
		C3	2.65	0.78	13.96	2.07	2.63	5.43										5.43						
3	DP2 & C3								18.38	9.56	6.47	2.30	14.88					14.88						
		C4	9.53	0.45	26.76	4.29	1.88	8.05										8.05						
4	C4								26.76	9.53	4.29	1.88	8.05					8.05						
5	DP3 & DP4								26.76	19.09	10.75	1.88	20.20					20.20						
		C6	0.19	0.80	5.00	0.15	3.80	0.58										0.58						
7	DP5, & C6		3.87		2.08				26.76	19.28	10.91	1.88	20.48					20.48						
		C7	0.42	0.76	6.09	0.32	3.59	1.15										1.15						
8	C7								6.09	0.42	0.32	3.59	1.15					1.15						
		C8	0.09	0.87	5.00	0.08	3.80	0.30										0.30						
9	DP8 & C8								6.09	0.51	0.40	3.59	1.43					1.43						
		C9	0.70	0.79	8.63	0.55	3.20	1.78										1.78						
10	C9								8.63	0.70	0.55	3.20	1.78					1.78						
		C10	1.98	0.80	9.04	1.58	3.15	4.99										4.99						
11	C10								9.04	1.98	1.58	3.15	4.99					4.99						
		C11	0.34	0.68	7.59	0.23	3.35	0.78										0.78						
12	DP9, DP10, DP11 & C11								9.04	3.53	2.77	3.15	8.72					8.72						
		C12	7.95	0.65	20.87	5.17	2.15	11.13										11.13						
13	C12								20.87	7.95	5.17	2.15	11.13					11.13						
14	DP12 & DP13								20.87	11.48	7.94	2.15	17.10					17.10						
		C13	5.68	0.71	11.08	4.06	2.91	11.79										11.79						
15	C13.0								11.08	5.68	4.06	2.91	11.79					11.79						
		C14	0.95	0.79	5.00	0.75	3.80	2.84										2.84						
16	DP15 & C14								11.08	6.63	4.80	2.91	13.96					13.96						
		C15	2.00	0.82	8.98	1.63	3.16	5.16										5.16						
17	C15								8.98	2.00	1.63	3.16	5.16					5.16						
		C16	0.81	0.75	10.04	0.60	3.03	1.83										1.83						
18	DP14, DP16, DP17 & C16.0								20.87	20.92	14.98	2.15	32.26					32.26						
19	DP7 & DP 18								26.76	40.20	25.88	1.88	48.61					48.61						
		C17	4.98	0.80	10.97	3.98	2.92	11.63										11.63						
20	C17								10.97	4.98	3.98	2.92	11.63					11.63						
21	DP 19 & DP20								26.76	45.18	29.87	1.88	56.09					56.09						
		C18	1.22	0.73	9.92	0.89	3.04	2.70										2.70						
22	DP21 & C18								26.76	46.40	30.76	1.88	57.75					57.75						
		C19	1.00	0.45	15.44	0.45	2.51	1.13										1.13						
23	DP22 & C19								26.76	47.40	31.20	1.88	58.60					58.60						
		OS-1	2.04	0.54	20.69	1.10	2.16	2.38										2.38						
24	OS-1								20.69	2.04	1.10	2.16	2.38					2.38						
		OS-2	1.37	0.45	13.78	0.62	2.65	1.63										1.63						
25	OS-2								13.78	1.37	0.62	2.65	1.63					1.63						

MHFD-Inlet, Version 6.00 (August 2025)

INLET MANAGEMENT

Project: Gypsum Tower Center
Minor: 5-year
Major: 25-year

Worksheet Protected

INLET NAME	Inlet 8	Inlet 9
Inlet Application (Street or Area)	STREET	STREET
Hydraulic Condition	On Grade	On Grade
Inlet Type	CDOT Type R Curb Opening	CDOT Type R Curb Opening
Number of Inlet Units	1	1

USER-DEFINED INPUT

User-Defined Peak Flows

Minor Peak Flow, Q (cfs)	0.45	0.14
Major Peak Flow, Q (cfs)	0.81	0.22

Bypass (Carry-Over) Flow from Upstream

Receive Bypass Flow from:		
Bypass Flow Description (Optional):		
Minor Bypass Flow Received, Q_b (cfs)		
Major Bypass Flow Received, Q_b (cfs)		

CALCULATED OUTPUT

Minor Total Design Peak Flow, Q (cfs)	0.45	0.14
Major Total Design Peak Flow, Q (cfs)	0.81	0.22
Minor Inlet Interception Capacity, Q_a (cfs)	0.45	0.14
Major Inlet Interception Capacity, Q_a (cfs)	0.81	0.22
Minor Flow Bypassed Downstream, Qb (cfs)	0.00	0.00
Major Flow Bypassed Downstream, Qb (cfs)	0.00	0.00
Minor Flow Capture Percentage, C%	100%	100%
Major Flow Capture Percentage, C%	100%	100%

MHFD-Inlet, Version 6.00 (August 2025)

INLET MANAGEMENT

Project: Gypsum Tower Center
Minor: 5-year
Major: 25-year

Worksheet Protected

INLET NAME	Inlet 10	Inlet 13
Inlet Application (Street or Area)	STREET	AREA
Hydraulic Condition	On Grade	Swale
Inlet Type	CDOT Type R Curb Opening	CDOT Type C
Number of Inlet Units	1	1

USER-DEFINED INPUT

User-Defined Peak Flows

Minor Peak Flow, Q (cfs)	0.74	3.39
Major Peak Flow, Q (cfs)	1.27	7.19

Bypass (Carry-Over) Flow from Upstream

Receive Bypass Flow from:		
Bypass Flow Description (Optional):		
Minor Bypass Flow Received, Q_b (cfs)		
Major Bypass Flow Received, Q_b (cfs)		

CALCULATED OUTPUT

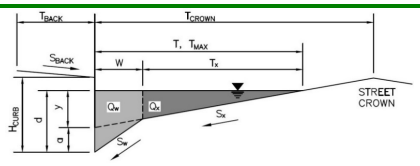
Minor Total Design Peak Flow, Q (cfs)	0.74	3.39
Major Total Design Peak Flow, Q (cfs)	1.27	7.19
Minor Inlet Interception Capacity, Q_a (cfs)	0.74	17.27
Major Inlet Interception Capacity, Q_a (cfs)	1.21	18.75
Minor Flow Bypassed Downstream, Qb (cfs)	0.00	0.00
Major Flow Bypassed Downstream, Qb (cfs)	0.06	0.00
Minor Flow Capture Percentage, C%	100%	100%
Major Flow Capture Percentage, C%	95%	100%

ALLOWABLE CAPACITY FOR ONE-HALF OF STREET (Minor & Major Storm)

(Based on Regulated Criteria for Maximum Allowable Flow Depth and Spread)

Project: **Gypsum Tower Center**

Inlet ID: **Inlet 8**



Gutter Geometry:

Maximum Allowable Width for Spread Behind Curb	T_{BACK} =	11.0	ft
Side Slope Behind Curb (leave blank for no conveyance credit behind curb)	S_{BACK} =	0.020	ft/ft
Manning's Roughness Behind Curb (typically between 0.012 and 0.020)	n_{BACK} =	0.012	
Height of Curb at Gutter Flow Line	H_{CURB} =	6.00	inches
Distance from Curb Face to Street Crown	T_{CROWN} =	20.5	ft
Gutter Width	W =	2.00	ft
Street Transverse Slope	S_X =	0.020	ft/ft
Gutter Cross Slope (typically 2 inches over 24 inches or 0.083 ft/ft)	S_W =	0.083	ft/ft
Street Longitudinal Slope - Enter 0 for sump condition	S_O =	0.011	ft/ft
Manning's Roughness for Street Section (typically between 0.012 and 0.020)	n_{STREET} =	0.012	

		Minor Storm	Major Storm	
Max. Allowable Spread for Minor & Major Storm	T_{MAX} =	10.3	20.5	ft
Max. Allowable Depth at Gutter Flowline for Minor & Major Storm	d_{MAX} =	6.0	6.7	inches
Allow Flow Depth at Street Crown (check box for yes, leave blank for no)		☐	☐	

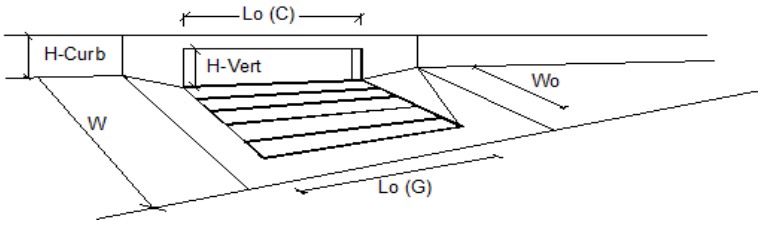
		Minor Storm	Major Storm	
MINOR STORM Allowable Capacity is based on Spread Criterion				
MAJOR STORM Allowable Capacity is based on Spread Criterion	**Q_{allow} =**	**4.7**	**24.3**	**cfs**

Minor storm max. allowable capacity GOOD - greater than the design peak flow of 0.45 cfs on sheet 'Inlet Management'

Major storm max. allowable capacity GOOD - greater than the design peak flow of 0.81 cfs on sheet 'Inlet Management'

INLET ON A CONTINUOUS GRADE

MHFD-Inlet, Version 6.00 (August 2025)



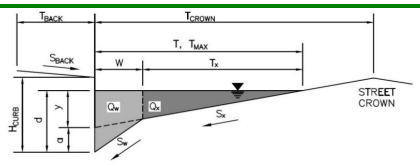
Design Information (Input)		MINOR	MAJOR	
Type of Inlet (CDOT Type R Curb Opening)	Type =	CDOT Type R Curb Opening		
Local Depression (additional to continuous gutter depression 'a')	a_{LOCAL} =	3.0	3.0	inches
Total Number of Units in the Inlet (Grate or Curb Opening)	No =	1	1	
Length of a Single Unit Inlet (Grate or Curb Opening)	L_o =	5.00	5.00	ft
Width of a Unit Grate (cannot be greater than W, Gutter Width)	W_o =	N/A	N/A	ft
Clogging Factor for a Single Unit Grate (typical min. value = 0.5)	C_f (G) =	N/A	N/A	
Clogging Factor for a Single Unit Curb Opening (typical min. value = 0.1)	C_f (C) =	0.10	0.10	
Street Hydraulics: OK - Q < Allowable Street Capacity'		MINOR	MAJOR	
Total Inlet Interception Capacity	**Q_a =**	**0.5**	**0.8**	**cfs**
Total Inlet Carry-Over Flow (flow bypassing inlet)	**Q_b =**	**0.0**	**0.0**	**cfs**
Capture Percentage = Q_a/Q_o	**C% =**	**100**	**100**	**%**

ALLOWABLE CAPACITY FOR ONE-HALF OF STREET (Minor & Major Storm)

(Based on Regulated Criteria for Maximum Allowable Flow Depth and Spread)

Project: **Gypsum Tower Center**

Inlet ID: **Inlet 9**



Gutter Geometry:

Maximum Allowable Width for Spread Behind Curb	T_{BACK} =	11.5	ft
Side Slope Behind Curb (leave blank for no conveyance credit behind curb)	S_{BACK} =	0.020	ft/ft
Manning's Roughness Behind Curb (typically between 0.012 and 0.020)	n_{BACK} =	0.012	
Height of Curb at Gutter Flow Line	H_{CURB} =	6.00	inches
Distance from Curb Face to Street Crown	T_{CROWN} =	24.0	ft
Gutter Width	W =	2.00	ft
Street Transverse Slope	S_X =	0.020	ft/ft
Gutter Cross Slope (typically 2 inches over 24 inches or 0.083 ft/ft)	S_W =	0.083	ft/ft
Street Longitudinal Slope - Enter 0 for sump condition	S_O =	0.011	ft/ft
Manning's Roughness for Street Section (typically between 0.012 and 0.020)	n_{STREET} =	0.012	

		Minor Storm	Major Storm	
Max. Allowable Spread for Minor & Major Storm	T_{MAX} =	12.0	24.0	ft
Max. Allowable Depth at Gutter Flowline for Minor & Major Storm	d_{MAX} =	6.0	6.7	inches
Allow Flow Depth at Street Crown (check box for yes, leave blank for no)		☐	☐	

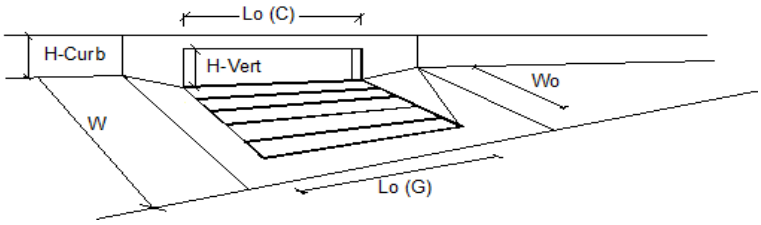
		Minor Storm	Major Storm	
MINOR STORM Allowable Capacity is based on Spread Criterion				
MAJOR STORM Allowable Capacity is based on Depth Criterion	**Q_{allow} =**	**6.6**	**27.9**	**cfs**

Minor storm max. allowable capacity GOOD - greater than the design peak flow of 0.14 cfs on sheet 'Inlet Management'

Major storm max. allowable capacity GOOD - greater than the design peak flow of 0.22 cfs on sheet 'Inlet Management'

INLET ON A CONTINUOUS GRADE

MHFD-Inlet, Version 6.00 (August 2025)



Design Information (Input)		MINOR	MAJOR	
Type of Inlet (CDOT Type R Curb Opening)	Type =	CDOT Type R Curb Opening		
Local Depression (additional to continuous gutter depression 'a')	a_{LOCAL} =	3.0	3.0	inches
Total Number of Units in the Inlet (Grate or Curb Opening)	No =	1	1	
Length of a Single Unit Inlet (Grate or Curb Opening)	L_o =	5.00	5.00	ft
Width of a Unit Grate (cannot be greater than W, Gutter Width)	W_o =	N/A	N/A	ft
Clogging Factor for a Single Unit Grate (typical min. value = 0.5)	C_f (G) =	N/A	N/A	
Clogging Factor for a Single Unit Curb Opening (typical min. value = 0.1)	C_f (C) =	0.10	0.10	
Street Hydraulics: OK - Q < Allowable Street Capacity'		MINOR	MAJOR	
Total Inlet Interception Capacity	**Q_a =**	**0.1**	**0.2**	**cfs**
Total Inlet Carry-Over Flow (flow bypassing inlet)	**Q_b =**	**0.0**	**0.0**	**cfs**
Capture Percentage = Q_a/Q_o	**C% =**	**100**	**100**	**%**

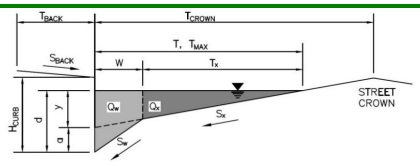
MHFD-Inlet, Version 6.00 (August 2025)

ALLOWABLE CAPACITY FOR ONE-HALF OF STREET (Minor & Major Storm)

(Based on Regulated Criteria for Maximum Allowable Flow Depth and Spread)

Project: **Gypsum Tower Center**

Inlet ID: **Inlet 10**



Gutter Geometry:

Maximum Allowable Width for Spread Behind Curb	T_{BACK} =	13.5	ft
Side Slope Behind Curb (leave blank for no conveyance credit behind curb)	S_{BACK} =	0.020	ft/ft
Manning's Roughness Behind Curb (typically between 0.012 and 0.020)	n_{BACK} =	0.012	
Height of Curb at Gutter Flow Line	H_{CURB} =	6.00	inches
Distance from Curb Face to Street Crown	T_{CROWN} =	20.5	ft
Gutter Width	W =	2.00	ft
Street Transverse Slope	S_X =	0.020	ft/ft
Gutter Cross Slope (typically 2 inches over 24 inches or 0.083 ft/ft)	S_W =	0.083	ft/ft
Street Longitudinal Slope - Enter 0 for sump condition	S_O =	0.016	ft/ft
Manning's Roughness for Street Section (typically between 0.012 and 0.020)	n_{STREET} =	0.012	

		Minor Storm	Major Storm	
Max. Allowable Spread for Minor & Major Storm	T_{MAX} =	10.3	20.5	ft
Max. Allowable Depth at Gutter Flowline for Minor & Major Storm	d_{MAX} =	6.0	6.7	inches
Allow Flow Depth at Street Crown (check box for yes, leave blank for no)		☐	☐	

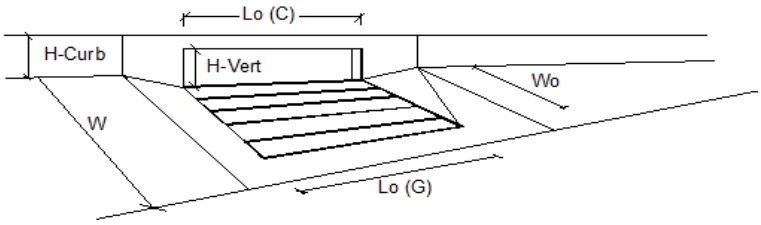
		Minor Storm	Major Storm	
MINOR STORM Allowable Capacity is based on Spread Criterion				
MAJOR STORM Allowable Capacity is based on Spread Criterion	**Q_{allow} =**	**5.6**	**29.3**	**cfs**

Minor storm max. allowable capacity GOOD - greater than the design peak flow of 0.74 cfs on sheet 'Inlet Management'

Major storm max. allowable capacity GOOD - greater than the design peak flow of 1.27 cfs on sheet 'Inlet Management'

INLET ON A CONTINUOUS GRADE

MHFD-Inlet, Version 6.00 (August 2025)

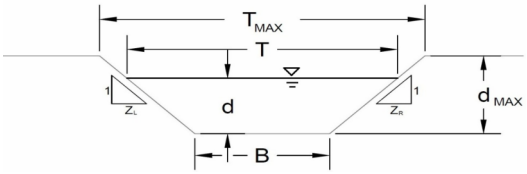


Design Information (Input)		MINOR	MAJOR	
Type of Inlet (CDOT Type R Curb Opening)	Type =	CDOT Type R Curb Opening		
Local Depression (additional to continuous gutter depression 'a')	a_{LOCAL} =	3.0	3.0	inches
Total Number of Units in the Inlet (Grate or Curb Opening)	No =	1	1	
Length of a Single Unit Inlet (Grate or Curb Opening)	L_o =	5.00	5.00	ft
Width of a Unit Grate (cannot be greater than W, Gutter Width)	W_o =	N/A	N/A	ft
Clogging Factor for a Single Unit Grate (typical min. value = 0.5)	C_f (G) =	N/A	N/A	
Clogging Factor for a Single Unit Curb Opening (typical min. value = 0.1)	C_f (C) =	0.10	0.10	
Street Hydraulics: OK - Q < Allowable Street Capacity'		MINOR	MAJOR	
Total Inlet Interception Capacity	**Q_a =**	**0.7**	**1.2**	**cfs**
Total Inlet Carry-Over Flow (flow bypassing inlet)	**Q_b =**	**0.0**	**0.1**	**cfs**
Capture Percentage = Q_a/Q_o	**C% =**	**100**	**95**	**%**

AREA INLET IN A SWALE

Gypsum Tower Center

Inlet 13



This worksheet uses the NRCS vegetal retardance method to determine Manning's n for grass-lined channels.

An override Manning's n can be entered for other channel materials.

Analysis of Trapezoidal Channel (Grass-Lined uses SCS Method)

NRCS Vegetal Retardance (A, B, C, D, or E)	A, B, C, D, or E =	B	
Manning's n (Leave cell D16 blank to manually enter an n value)	n =	see details below	
Channel Invert Slope	S_O =	0.0200	ft/ft
Bottom Width	B =	2.00	ft
Left Side Slope	Z1 =	3.00	ft/ft
Right Side Sloe	Z2 =	3.00	ft/ft

Check one of the following soil types:

Soil Type:	Max. Velocity (V_{MAX})	Max Froude No. (F_{MAX})
Non-Cohesive	5.0 fps	0.60
Cohesive	7.0 fps	0.80
Paved	N/A	N/A

Choose One:
- (•) Non-Cohesive
- ( ) Cohesive
- ( ) Paved

		Minor Storm	Major Storm	
Maximum Allowable Top Width of Channel for Minor & Major Storm	T_{MAX} =	**12.00**	**12.00**	**ft**
Maximum Allowable Water Depth in Channel for Minor & Major Storm	d_{MAX} =	**2.00**	**2.00**	**ft**

Allowable Channel Capacity Based On Channel Geometry

		Minor Storm	Major Storm	
MINOR STORM Allowable Capacity is based on Top Width Criterion	Q_{allow} =	**20.4**	**20.4**	**cfs**
MAJOR STORM Allowable Capacity is based on Top Width Criterion	d_{allow} =	**1.67**	**1.67**	**ft**

Water Depth in Channel Based On Design Peak Flow

Design Peak Flow	Q_o =	**3.4**	**7.2**	**cfs**
Water Depth	**d** =	**1.14**	**1.34**	**ft**

Minor storm max. allowable capacity GOOD - greater than the design flow given on sheet 'Inlet Management'

Major storm max. allowable capacity GOOD - greater than the design flow given on sheet 'Inlet Management'

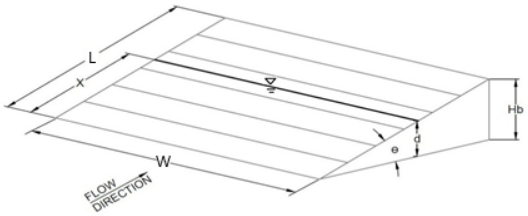
AREA INLET IN A SWALE

Gypsum Tower Center

Inlet 13

Inlet Design Information (Input)

Type of Inlet	CDOT Type C	Inlet Type =	CDOT Type C	
Angle of Inclined Grade (must be <= 30 degrees)		θ =	0.00	degrees
Width of Grade		W =	3.00	ft
Length of Grade		L =	3.00	ft
Open Area Ratio		A_{RATIO} =	0.70	
Height of Inclined Grade		H_B =	0.00	ft
Clogging Factor		C_f =	0.50	
Grade Discharge Coefficient		C_d =	0.96	
Orifice Coefficient		C_o =	0.64	
Weir Coefficient		C_w =	2.05	



		MINOR	MAJOR	
Water Depth at Inlet (for depressed inlets, 1 foot is added for depression)	d =	1.14	1.34	
Total Inlet Interception Capacity (assumes clogged condition)	**Q_a =**	**17.3**	**18.7**	**cfs**
Bypassed Flow	**Q_b =**	**0.0**	**0.0**	**cfs**
Capture Percentage = Qa/Qo	**C% =**	**100**	**100**	**%**

FlexTable: Conduit Table

Active Scenario: 25 YEAR

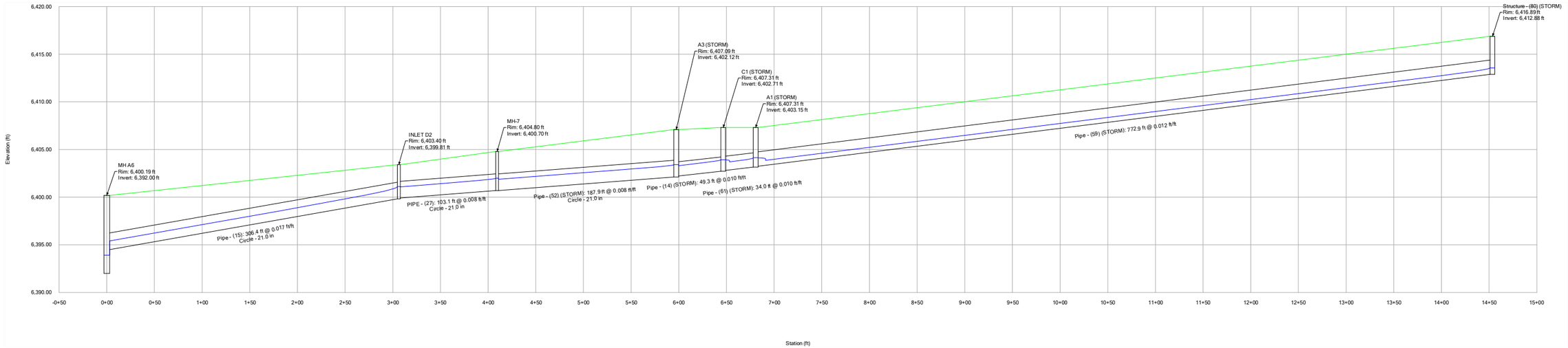
Label	Start Node	Invert (Start) (ft)	Stop Node	Invert (Stop) (ft)	Length (User Defined) (ft)	Length (Scaled) (ft)	Slope (Calculated) (ft/ft)	Diameter (in)	Manning's n	Flow (cfs)	Velocity (ft/s)	Notes	Hydraulic Grade Line (In) (ft)	Hydraulic Grade Line (Out) (ft)	Headloss (ft)	Energy Grade Line (In) (ft)	Energy Grade Line (Out) (ft)
Pipe - (70)	MH B5	6,418.10	INLET F2	6,408.59	380.3	380.2	0.025	18.0	0.012	1.02	5.51	18" HDPE	6,418.48	6,409.45	9.02	6,418.61	6,409.47
Pipe - (48)	INLET G1	6,418.63	MH B5	6,418.20	80.6	80.6	0.005	18.0	0.012	1.02	3.20	18" HDPE	6,419.01	6,418.55	0.46	6,419.14	6,418.71
Pipe - (46)	INLET B7	6,418.85	INLET G1	6,418.73	42.0	42.0	0.003	18.0	0.012	0.81	2.37	18" HDPE	6,419.22	6,419.07	0.15	6,419.31	6,419.19
Pipe - (59) (STORM)	Structure - (80) (STORM)	6,412.88	A1 (STORM)	6,403.25	772.9	772.8	0.012	18.0	0.012	3.17	5.97	18" HDPE	6,413.56	6,404.13	9.43	6,413.82	6,404.27
Pipe - (61) (STORM)	A1 (STORM)	6,403.15	C1 (STORM)	6,402.81	34.0	34.0	0.010	18.0	0.012	6.44	6.64	18" HDPE	6,404.13	6,403.92	0.21	6,404.56	6,404.25
Pipe - (14) (STORM)	C1 (STORM)	6,402.71	A3 (STORM)	6,402.22	49.3	49.3	0.010	18.0	0.012	9.81	7.23	18" HDPE	6,403.92	6,403.30	0.62	6,404.56	6,404.10
Pipe - (50)	INLET F1	6,410.05	INLET F2	6,409.40	34.0	34.0	0.019	18.0	0.012	1.27	5.35	18" HDPE	6,410.47	6,409.69	0.78	6,410.62	6,410.13
Pipe - (63)	STUB 2	6,409.06	INLET F2	6,408.90	30.2	30.2	0.005	18.0	0.012	3.56	4.55	18" HDPE	6,409.78	6,409.58	0.20	6,410.06	6,409.90
Pipe - (23)	INLET F2	6,408.49	MH A5	6,402.20	445.9	445.8	0.014	18.0	0.012	6.19	7.48	18" HDPE	6,409.45	6,403.29	6.16	6,409.87	6,403.60
Pipe - (52) (STORM)	A3 (STORM)	6,402.12	MH-7	6,400.70	187.9	187.8	0.008	21.0	0.012	11.82	6.88	21" HDPE	6,403.40	6,401.88	1.53	6,404.01	6,402.61
Pipe - (74) (STORM)	MH-1	6,408.51	A3 (STORM)	6,403.22	47.8	46.9	0.111	18.0	0.012	3.82	13.75	18" HDPE	6,409.26	6,403.54	5.72	6,409.55	6,406.44
Pipe - (24)	MH A5	6,402.00	INLET E2	6,394.08	434.2	434.1	0.018	18.0	0.012	11.42	9.53	18" HDPE	6,403.29	6,395.04	8.25	6,404.07	6,396.45
Pipe - (72)	MH A5	6,402.10	INLET A5.1	6,402.39	59.3	59.2	-0.005	18.0	0.012	7.19	5.10	18" HDPE	6,403.52	6,403.29	0.23	6,403.91	6,403.65
Pipe - (15)	INLET D2	6,399.81	MH A6	6,394.50	306.4	306.4	0.017	21.0	0.012	12.03	9.54	21" HDPE	6,401.10	6,395.41	5.69	6,401.72	6,396.82
Pipe - (13)	INLET E2	6,393.68	MH A6	6,392.20	148.7	148.7	0.010	24.0	0.012	21.96	8.81	24" HDPE	6,395.35	6,393.90	1.45	6,396.30	6,394.83
Pipe - (17)	MH A6	6,392.00	MH A7	6,389.65	305.4	305.4	0.008	30.0	0.012	31.17	8.82	30" HDPE	6,393.90	6,391.64	2.26	6,394.84	6,392.50
Pipe - (44)	INLET E1	6,394.30	INLET E2	6,394.09	41.0	41.0	0.005	18.0	0.012	9.57	5.42	18" HDPE	6,395.69	6,395.35	0.34	6,396.18	6,395.92
Pipe - (64)	MH-5	6,394.14	INLET E2	6,393.99	30.2	30.2	0.005	24.0	0.012	3.73	4.40	24" HDPE	6,395.35	6,395.35	0.00	6,395.41	6,395.40
Pipe - (65)	MH-4	6,395.10	INLET E1	6,395.00	30.2	30.2	0.003	24.0	0.012	8.02	4.63	24" HDPE	6,396.17	6,396.01	0.16	6,396.51	6,396.40
Pipe - (18)	MH A7	6,389.45	INLET P1	6,389.14	40.5	40.5	0.008	30.0	0.012	36.51	9.00	30" HDPE	6,391.64	6,391.50	0.14	6,392.64	6,392.40
Pipe - (71)	POST OFFICE STUB	6,389.96	MH A7	6,389.65	59.0	59.0	0.005	36.0	0.012	8.30	5.43	36" HDPE	6,391.64	6,391.64	0.00	6,391.70	6,391.69
Pipe - (26)	INLET P1	6,389.04	STORM MAIN OUTLET	6,388.51	106.1	106.1	0.005	30.0	0.012	37.66	7.67	30" HDPE	6,391.50	6,390.59	0.91	6,392.42	6,391.75
Pipe - (54)	POND OUTLET STRUCTURE	6,387.33	O4 (STORM)	6,381.48	87.4	87.2	0.067	15.0	0.012	4.40	12.16	15" HDPE	6,388.18	6,381.90	6.27	6,388.56	6,384.20
Pipe - (55)	O4 (STORM)	6,381.38	O3 (STORM)	6,379.25	55.4	55.4	0.039	15.0	0.012	4.40	9.96	15" HDPE	6,382.23	6,380.19	2.04	6,382.61	6,380.50
Pipe - (56)	O3 (STORM)	6,379.34	O2 (STORM)	6,377.15	331.4	331.4	0.007	15.0	0.012	4.40	5.12	15" HDPE	6,380.19	6,377.98	2.21	6,380.57	6,378.39
Pipe - (57)	O2 (STORM)	6,374.31	O1	6,373.97	68.6	68.6	0.005	15.0	0.012	4.40	4.56	15" HDPE	6,375.23	6,374.82	0.41	6,375.55	6,375.20
PIPE - (27)	MH-7	6,400.70	INLET D2	6,399.91	103.1	103.1	0.008	21.0	0.012	11.82	6.92	21" HDPE	6,401.98	6,401.08	0.90	6,402.59	6,401.82

FlexTable: Manhole Table

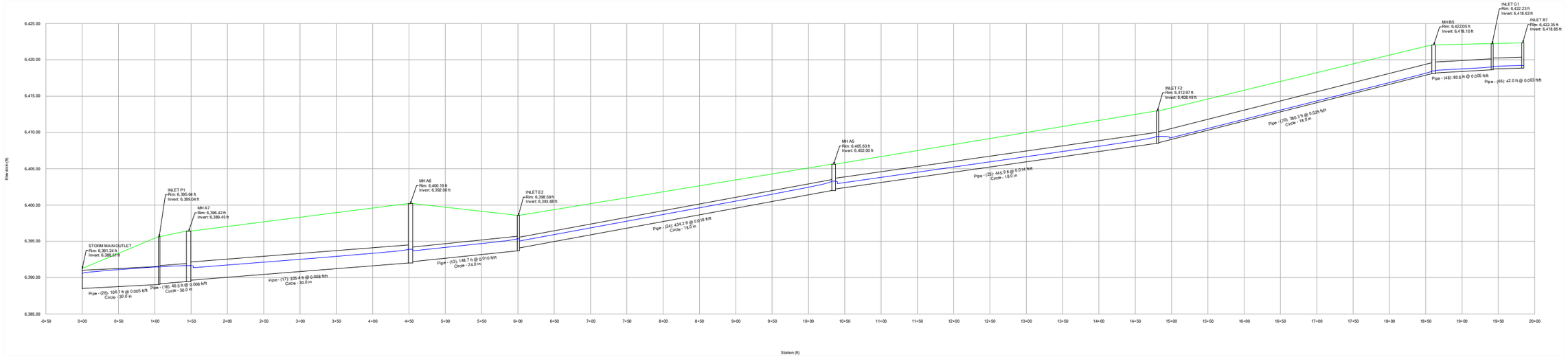
Active Scenario: 25 YEAR

Label	Elevation (Rim) (ft)	Elevation (Ground) (ft)	Headloss Method	Headloss (ft)	Flow (Total Out) (cfs)	Hydraulic Grade Line (In) (ft)	Hydraulic Grade Line (Out) (ft)	Energy Grade Line (In) (ft)	Energy Grade Line (Out) (ft)	Notes
MH B5	6,422.05	6,422.05	Standard	0.00	1.02	6,418.48	6,418.48	6,418.64	6,418.61	5'-DIA. STMMH
INLET B7	6,422.35	6,422.35	Standard	0.00	0.81	6,419.22	6,419.22	6,419.31	6,419.31	5' TYPE-R INLET
INLET G1	6,422.23	6,422.23	Standard	0.00	1.02	6,419.01	6,419.01	6,419.13	6,419.14	5' TYPE-R INLET
Structure - (80) (STORM)	6,416.89	6,416.89	Standard	0.00	3.17	6,413.56	6,413.56	6,413.82	6,413.82	5'-DIA. STMMH
C1 (STORM)	6,407.31	6,407.31	Standard	0.00	9.81	6,403.92	6,403.92	6,404.25	6,404.56	5' TYPE-R INLET
INLET F2	6,412.97	6,412.97	Standard	0.00	6.19	6,409.45	6,409.45	6,409.47	6,409.87	5' COMBINATION INLET WITH GRATE
INLET F1	6,412.83	6,412.83	Standard	0.00	1.27	6,410.47	6,410.47	6,410.62	6,410.62	5' COMBINATION INLET WITH GRATE
A1 (STORM)	6,407.31	6,407.31	Standard	0.00	6.44	6,404.13	6,404.13	6,404.27	6,404.56	4'-DIA. STMMH
A3 (STORM)	6,407.09	6,407.09	Standard	0.00	11.82	6,403.40	6,403.40	6,404.20	6,404.01	5'-DIA. STMMH
MH A5	6,405.63	6,405.63	Standard	0.00	11.42	6,403.29	6,403.29	6,403.60	6,404.07	5'-DIA. STMMH
INLET D2	6,403.40	6,403.40	Standard	0.00	12.03	6,401.10	6,401.10	6,401.85	6,401.72	5' TYPE-R INLET
MH A6	6,400.19	6,400.19	Standard	0.00	31.17	6,393.90	6,393.90	6,394.83	6,394.84	6'-DIA. STMMH
INLET E2	6,398.59	6,398.59	Standard	0.00	21.96	6,395.35	6,395.35	6,396.77	6,396.30	5' COMBINATION INLET WITH GRATE
INLET E1	6,398.61	6,398.61	Standard	0.00	9.57	6,395.69	6,395.69	6,396.09	6,396.18	5' COMBINATION INLET WITH GRATE
MH A7	6,396.42	6,396.42	Standard	0.00	36.51	6,391.64	6,391.64	6,392.50	6,392.64	6'-DIA. STMMH
INLET P1	6,395.64	6,395.64	Standard	0.00	37.66	6,391.50	6,391.50	6,392.40	6,392.42	10' TYPE-R INLET
O4 (STORM)	6,388.81	6,388.81	Standard	0.00	4.40	6,382.23	6,382.23	6,384.53	6,382.61	5'-DIA. STMMH
O3 (STORM)	6,387.71	6,387.71	Standard	0.00	4.40	6,380.19	6,380.19	6,380.50	6,380.57	5'-DIA. STMMH
O2 (STORM)	6,382.01	6,382.01	Standard	0.00	4.40	6,375.23	6,375.23	6,375.63	6,375.55	5'-DIA. STMMH
MH-1	6,410.00	6,410.00	Standard	0.00	3.82	6,409.26	6,409.26	6,409.55	6,409.55	18" FES
STUB 2	6,410.71	6,410.71	Standard	0.00	3.56	6,409.78	6,409.78	6,410.06	6,410.06	STORM
INLET A5.1	6,404.45	6,404.45	Absolute	0.00	7.19	6,403.52	6,403.52	6,403.91	6,403.91	18" FES
MH-4	6,396.74	6,396.74	Standard	0.00	8.02	6,396.17	6,396.17	6,396.51	6,396.51	STORM
MH-5	6,395.79	6,395.79	Standard	0.00	3.73	6,395.35	6,395.35	6,395.41	6,395.41	STORM
POST OFFICE STUB	6,396.50	6,396.50	Standard	0.00	8.30	6,391.64	6,391.64	6,391.70	6,391.70	
MH-7	6,404.80	6,404.80	Standard	0.00	11.82	6,401.98	6,401.98	6,402.72	6,402.59	STORM CAP
POND OUTLET STRUCTURE	6,388.97	6,388.97	Standard	0.00	4.40	6,388.18	6,388.18	6,388.56	6,388.56	Null Structure

Profile Report
Engineering Profile - Althea Way (Gypsum Town Center Model - UPDATED.stsw)
Active Scenario: 25 YEAR



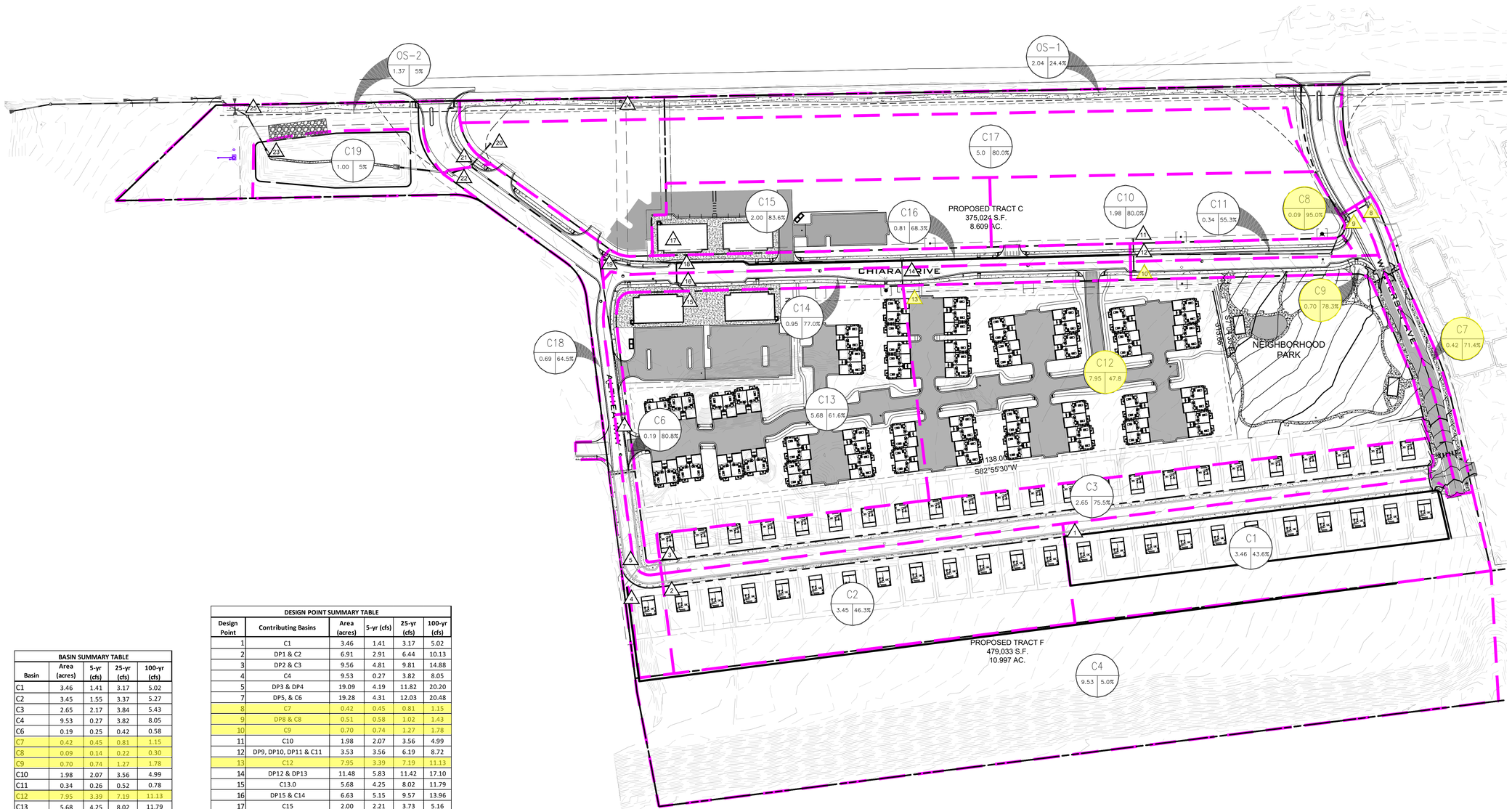
Profile Report
Engineering Profile - Chiara Way (Gypsum Town Center Model - UPDATED.stsw)
Active Scenario: 25 YEAR

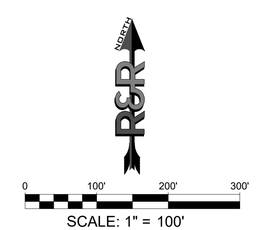


TOWER CENTER
DRAINAGE PLAN

BEING A REPLAT OF PORTIONS OF PARCELS B, H AND I, AMENDED EXEMPTION PLAT OF LEHMANN PARCELS
SITUATED IN TRACTS 42, 58, 61, AND 63, SECTIONS 3 AND 4, TOWNSHIP 5 SOUTH, RANGE 85 WEST OF
THE 6TH PRINCIPAL MERIDIAN
TOWN OF GYPSUM, COUNTY OF EAGLE, STATE OF COLORADO

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





BASIN SUMMARY TABLE

Basin	Area (acres)	5-yr (cfs)	25-yr (cfs)	100-yr (cfs)
C1	3.46	1.41	3.17	5.02
C2	3.45	1.55	3.37	5.27
C3	2.65	2.17	3.84	5.43
C4	9.53	0.27	3.82	8.05
C6	0.19	0.25	0.42	0.58
C7	0.42	0.45	0.81	1.15
C8	0.09	0.14	0.22	0.30
C9	0.70	0.74	1.27	1.78
C10	1.98	2.07	3.56	4.99
C11	0.34	0.26	0.52	0.78
C12	7.95	3.39	7.19	11.13
C13	5.68	4.25	8.02	11.79
C14	0.95	1.17	2.02	2.84
C15	2.00	2.21	3.73	5.16
C16	0.81	0.70	1.27	1.83
C17	4.98	4.84	8.30	11.63
C18	1.22	1.00	1.85	2.70
C19	1.00	0.04	0.19	1.13
OS-1	2.04	0.41	0.85	2.38
OS-2	1.37	0.06	0.27	1.63

DESIGN POINT SUMMARY TABLE

Design Point	Contributing Basins	Area (acres)	5-yr (cfs)	25-yr (cfs)	100-yr (cfs)
1	C1	3.46	1.41	3.17	5.02
2	DP1 & C2	6.91	2.91	6.44	10.13
3	DP2 & C3	9.56	4.81	9.81	14.88
4	C4	9.53	0.27	3.82	8.05
5	DP3 & DP4	19.09	4.19	11.82	20.20
7	DP5, & C6	19.28	4.31	12.03	20.48
8	C7	0.42	0.45	0.81	1.15
9	DP8 & C8	0.51	0.58	1.02	1.43
10	C9	0.70	0.74	1.27	1.78
11	C10	1.98	2.07	3.56	4.99
12	DP9, DP10, DP11 & C11	3.53	3.56	6.19	8.72
13	C12	7.95	3.39	7.19	11.13
14	DP12 & DP13	11.48	5.83	11.42	17.10
15	C13.0	5.68	4.25	8.02	11.79
16	DP15 & C14	6.63	5.15	9.57	13.96
17	C15	2.00	2.21	3.73	5.16
18	DP14, DP16, DP17 & C16.0	20.92	11.66	21.96	32.26
19	DP7 & DP 18	40.20	14.47	31.17	48.61
20	C17	4.98	4.84	8.30	11.63
21	DP 19 & DP20	45.18	17.58	36.51	56.09
22	DP21 & C18	46.40	18.20	37.66	57.75
23	DP22 & C19	47.40	18.23	37.80	58.60
24	OS-1	2.04	0.41	0.85	2.38
25	OS-2	1.37	0.06	0.27	1.63

NO.	REVISION	BY	DATE

R&R ENGINEERS SURVEYORS INC

R&R ENGINEERS-SURVEYORS, INC.
1635 WEST 13TH AVENUE, SUITE 310
DENVER, COLORADO 80204
PHONE: 303-753-6730
WWW.RRENGINEERS.COM

TOWER CENTER DRAINAGE

SITE ADDRESS: HIGHWAY 6 AND SUNNY AVE
GYPSUM, CO 81637

PREPARED FOR: HILLPOINTE, LLC
3773 CHERRY CREEK DRIVE NORTH
SUITE #801 EAST TOWER, DENVER CO 80209

DRAINAGE PLAN

JOB NO. HA25126
DATE: 5/8/2026
DWN: CJB CHKD: IFC
NAME

MASTER DRAINAGE PLAN

NO. MD 1

PATH-P:\HA25126 TOWER CENTER RESIDENTIAL (GYPSUM)\ENGINEERING\5 DRAWINGS\DRAINAGE\PHASE 2\HA25126 - TOWER CENTER - PHASE 2 - DRAINAGE MAPS.DWG, PLOT DATE:5/8/2026, 11:43:57 AM, BY:CARLOS BARRIENTOS

APPENDIX C

- Gypsum Tower Center Roadway and Park (Phase 1.5)
    - Runoff Coefficient Calculations
    - Time of Concentration Calculations
    - Minor Storm Design Point Runoff Calculations
    - Major Storm Design Point Runoff Calculations
    - 100 Year Storm Event Design Point Runoff Calculations
    - Drainage Map

POST-DEVELOPMENT C VALUES

Designer: CJB.
Company: R&R Engineers-Surveyors
Date: 5/8/2026
Project: Gypsum Tower Center
Location: PHASE 1.5 DRAINAGE

Global Parameters[1]				
Land Use	% Imp.	C_5	C_{25}	C_{100}
Landscape/Park/Open Space	5	0.03	0.28	0.45
Hardscape	95	0.81	0.85	0.87
Roof	95	0.81	0.85	0.87
Single Family & Townhomes	67	0.55	0.67	0.74
Commercial - Urban Core	80	0.67	0.75	0.80

Summary		
Total Area (ac)	9.16	
Composite Impervious	51.7%	
		From Table 6-3 in MHFD Volume 1
		From Table 6-4 in MHFD Volume 1

Cells of this color are for required user-input
Cells of this color are for optional user-input

Basin Name	Area (ac)	NRCS Hydrologic Soil Group	Landscape/Park/Open Space		Hardscape		Roof		Single Family & Townhomes		Commercial - Urban Core		% Check	Percent Imperviousness	Runoff Coefficient, C^2		
				%	Area (ac)	%	Area (ac)	%	Area (ac)	%	Area (ac)	%			5-yr	25-yr	100-yr
C7	0.42	B	0.11	26.2%	0.31	73.8%	0.00	0.0%	0.00	0.0%	0.00	0.0%	100.00%	71.4%	0.61	0.70	0.76
C8	0.09	B	0.00	0.0%	0.09	100.0%	0.00	0.0%	0.00	0.0%	0.00	0.0%	100.00%	95.0%	0.81	0.85	0.87
C9	0.68	B	0.11	16.2%	0.57	83.8%	0.00	0.0%	0.00	0.0%	0.00	0.0%	100.00%	80.4%	0.68	0.76	0.80
C12.1	2.62	B	1.93	73.7%	0.30	11.5%	0.03	1.1%	0.36	13.7%	0.00	0.0%	100.00%	24.9%	0.20	0.41	0.54
C12.2	5.35	B	1.96	36.6%	1.77	33.1%	1.02	19.1%	0.60	11.2%	0.00	0.0%	100.00%	58.9%	0.48	0.53	0.70

TIME OF CONCENTRATION

Designer:	CJB.
Company:	R&R Engineers-Surveyors
Date:	5/8/2026
Project:	Gypsum Tower Center
Location:	PHASE 1.5 DRAINAGE

$$t_i = \frac{0.395(1.1 - C_5)\sqrt{L_i}}{S_i^{0.33}}$$

$$t_t = \frac{L_t}{60K\sqrt{S_t}} = \frac{L_t}{60V_t}$$

$$\text{Regional } t_c = (26 - 17i) + \frac{L_t}{60(14i + 9)\sqrt{S_t}}$$

$$\text{Computed } t_c = t_i + t_t$$

$$\text{Selected } t_c = \max\{t_{minimum}, \min(\text{Computed } t_c, \text{Regional } t_c)\}$$

$t_{minimum}$= 5 (urban)
$t_{minimum}$= 10 (non-urban)

Cells of this color are for required user-input

Subbasin Data				Overland (Initial) Flow Time			Channelized (Travel) Flow Time					Time of Concentration			
Basin	Area	% Impervious	C5	Overland Flow Length L_i (ft)	Overland Flow Slope S_i (ft/ft)	Overland Flow Time t_i (min)	Channelized Flow Length L_t (ft)	Channelized Flow Slope S_t (ft/ft)	NRCS Conveyance Factor K	Channelized Flow Velocity V_t (ft/sec)	Channelized Flow Time t_t (min)	Computed t_c (min)	Regional t_c (min)	Selected t_c (min)	Remarks
C7	0.42	71.4%	0.61	20.00	0.020	3.18	542.00	0.024	20	3.10	2.92	6.09	16.93	6.09	
C8	0.09	95.0%	0.81	15.00	0.020	1.61	92.00	0.010	20	2.00	0.77	2.38	10.54	5.00	
C9	0.68	80.4%	0.68	40.00	0.020	3.78	887.00	0.025	20	3.16	4.67	8.46	16.94	8.46	
C12.1	2.62	24.9%	0.20	300.00	0.025	20.81	207.00	0.023	20	3.03	1.14	21.95	23.60	21.95	
C12.2	5.35	58.9%	0.48	300.00	0.025	14.29	425.00	0.023	20	3.03	2.34	16.63	18.70	16.63	

STORM DRAINAGE SYSTEM DESIGN - 5-YEAR DESIGN STORM

Designer: CJB.
Company: R&R Engineers-Surveyors
Date: 5/8/2026
Project: Gypsum Tower Center
Location: PHASE 1.5 DRAINAGE

Cells of this color are for required user-input
Cells of this color are for optional user-input

$$I = \frac{28.5P_1}{(10 + t_c)^{0.786}}$$

DESIGN POINT	STREET/ CONTRIBUTING BASINS	DIRECT RUNOFF							TOTAL RUNOFF					STREET BYPASS				PIPE			TRAVEL TIME			
		Basin Name	Area (ac)	Coeff C	Tc (min)	C*A (ac)	I	Q (cfs)	Tc (min)	Sum Area (ac)	Sum C*A (ac)	I in/hr	Q cfs	Street Q cfs	Street Slope %	Length ft	Street Tt min	Design Q cfs	Slope %	PIPE SIZE	L ft	VEL ft/sec	Tt min	Remarks
		C7	0.42	0.61	6.09	0.25	1.78	0.45										0.45						
8	C7								6.09	0.42	0.25	1.78	0.45					0.45						
		C8	0.09	0.81	5.00	0.07	1.89	0.14										0.14						
9	DP8 & C8								6.09	0.51	0.33	1.78	0.58					0.58						
		C9	0.68	0.68	8.46	0.47	1.60	0.75										0.75						
10	C9								8.46	0.68	0.47	1.60	0.75					0.75						
		C12.1	2.62	0.20	21.95	0.52	1.04	0.54										0.54						
12.1	C12.1								21.95	2.62	0.52	1.04	0.54					0.54						
		C12.2	5.35	0.48	16.63	2.58	1.20	3.10										3.10						
13	DP12.1 & C12.2								21.95	7.97	3.10	1.04	3.23					3.23						

STORM DRAINAGE SYSTEM DESIGN - 25-YEAR DESIGN STORM

Designer: CJB.
Company: R&R Engineers-Surveyors
Date: 5/8/2026
Project: Gypsum Tower Center
Location: PHASE 1.5 DRAINAGE

Cells of this color are for required user-input
Cells of this color are for optional user-input

$$I = \frac{28.5P_1}{(10+t_c)^{0.786}}$$

DESIGN POINT	STREET/ CONTRIBUTING BASINS	DIRECT RUNOFF							TOTAL RUNOFF					STREET BYPASS				PIPE			TRAVEL TIME			Remarks
		Basin Name	Area (ac)	Coeff C	Tc (min)	C*A (ac)	I	Q (cfs)	Tc (min)	Sum Area (ac)	Sum C*A (ac)	I in/hr	Q cfs	Street Q cfs	Street Slope %	Length ft	Street Tt min	Design Q cfs	Slope %	PIPE SIZE	L ft	VEL ft/sec	Tt min	
		C7	0.42	0.70	6.09	0.29	2.74	0.81										0.81						
8	C7								6.09	0.42	0.29	2.74	0.81					0.81						
		C8	0.09	0.85	5.00	0.08	2.89	0.22										0.22						
9	DP8 & C8								6.09	0.51	0.37	2.74	1.02					1.02						
		C9	0.68	0.76	8.46	0.52	2.46	1.27										1.27						
10	C9								8.46	0.68	0.52	2.46	1.27					1.27						
		C12.1	2.62	0.41	21.95	1.06	1.60	1.70										1.70						
12.1	C12.1								21.95	2.62	1.06	1.60	1.70					1.70						
		C12.2	5.35	0.53	16.63	2.85	1.84	5.25										5.25						
13	DP12.1 & C12.2								21.95	7.97	3.91	1.60	6.24					6.24						

STORM DRAINAGE SYSTEM DESIGN - 100-YEAR DESIGN STORM

Designer: CJB.
Company: R&R Engineers-Surveyors
Date: 5/8/2026
Project: Gypsum Tower Center
Location: PHASE 1.5 DRAINAGE

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Cells of this color are for optional user-input

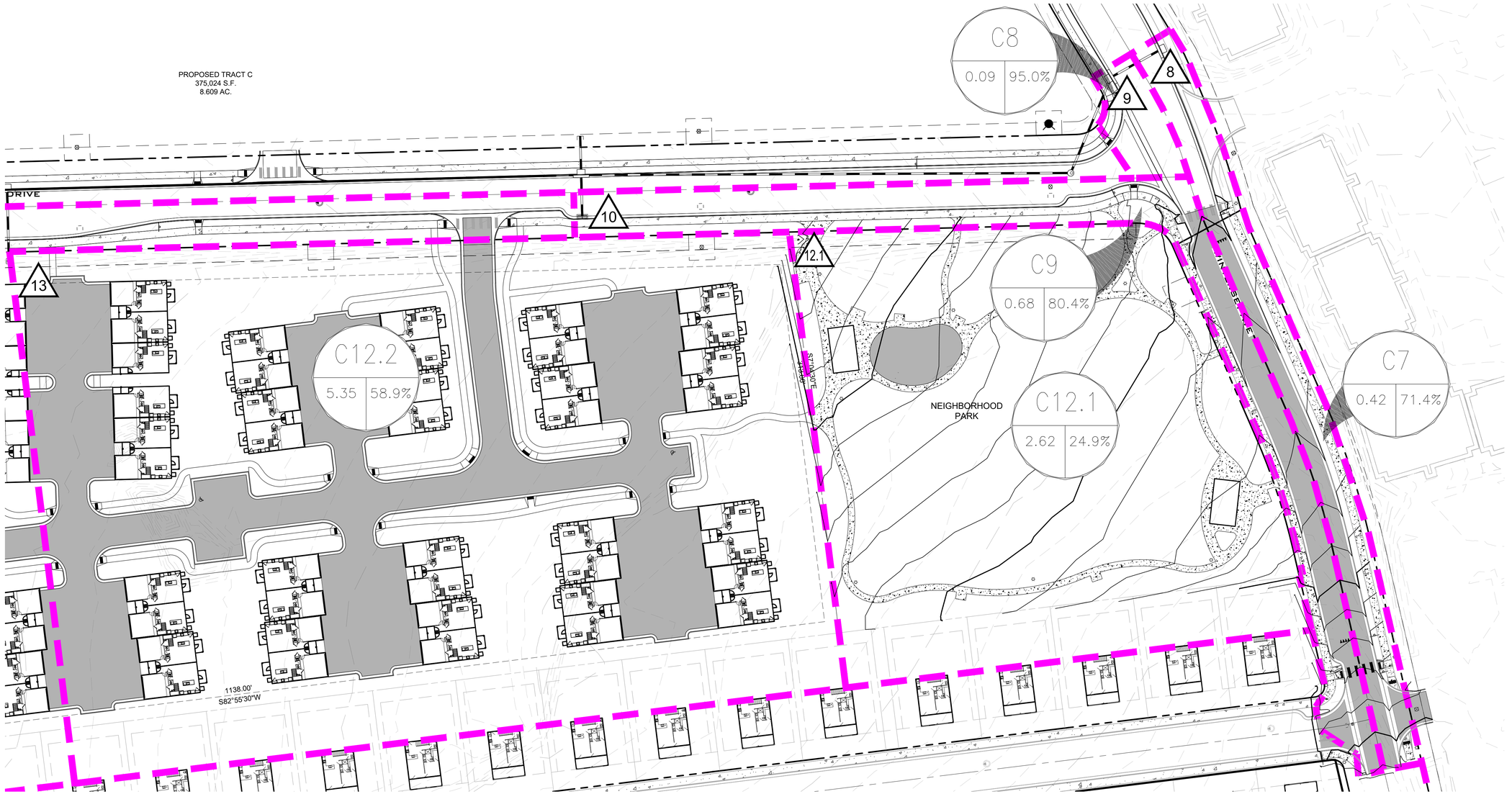
$$I = \frac{28.5P_1}{(10+t_c)^{0.786}}$$

DESIGN POINT	STREET/ CONTRIBUTING BASINS	DIRECT RUNOFF							TOTAL RUNOFF					STREET BYPASS				PIPE			TRAVEL TIME			Remarks
		Basin Name	Area (ac)	Coeff C	Tc (min)	C*A (ac)	I	Q (cfs)	Tc (min)	Sum Area (ac)	Sum C*A (ac)	I in/hr	Q cfs	Street Q cfs	Street Slope %	Length ft	Street Tt min	Design Q cfs	Slope %	PIPE SIZE	L ft	VEL ft/sec	Tt min	
		C7	0.42	0.76	6.09	0.32	3.59	1.15										1.15						
8	C7								6.09	0.42	0.32	3.59	1.15					1.15						
		C8	0.09	0.87	5.00	0.08	3.80	0.30										0.30						
9	DP8 & C8								6.09	0.51	0.40	3.59	1.43					1.43						
		C9	0.68	0.80	8.46	0.55	3.23	1.76										1.76						
10	C9								8.46	0.68	0.55	3.23	1.76					1.76						
		C12.1	2.62	0.54	21.95	1.42	2.10	2.98										2.98						
12.1	C12.1								21.95	2.62	1.42	2.10	2.98					2.98						
		C12.2	5.35	0.70	16.63	3.74	2.42	9.06										9.06						
13	DP12.1 & C12.2								21.95	7.97	5.17	2.10	10.83					10.83						

TOWER CENTER
DRAINAGE PLAN

BEING A REPLAT OF PORTIONS OF PARCELS B, H AND I, AMENDED EXEMPTION PLAT OF LEHMANN PARCELS
SITUATED IN TRACTS 42, 58, 61, AND 63, SECTIONS 3 AND 4, TOWNSHIP 5 SOUTH, RANGE 85 WEST OF
THE 6TH PRINCIPAL MERIDIAN
TOWN OF GYPSUM, COUNTY OF EAGLE, STATE OF COLORADO

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



BASIN SUMMARY TABLE

Basin	Area (acres)	5-yr (cfs)	25-yr (cfs)	100-yr (cfs)
C7	0.42	0.45	0.81	1.15
C8	0.09	0.14	0.22	0.30
C9	0.68	0.75	1.27	1.76
C12.1	2.62	0.54	1.70	2.98
C12.2	5.35	3.10	5.26	9.09

DESIGN POINT SUMMARY TABLE

Design Point	Contributing Basins	Area (acres)	5-yr (cfs)	25-yr (cfs)	100-yr (cfs)
8	C7	0.42	0.45	0.81	1.15
9	DP8 & C8	0.51	0.58	1.02	1.43
10	C9	0.68	0.75	1.27	1.76
12.1	C12.1	2.62	0.54	1.70	2.98
13	DP12.1 & C12.2	7.97	3.23	6.24	10.83

NORTH

0 40' 80' 120'

SCALE: 1" = 40'

NO.	REVISION	BY	DATE

R&R ENGINEERS SURVEYORS INC

R&R ENGINEERS-SURVEYORS, INC.
1635 WEST 13TH AVENUE, SUITE 310
DENVER, COLORADO 80204
PHONE: 303-753-6730
WWW.RRENGINEERS.COM

TOWER CENTER DRAINAGE

SITE ADDRESS: HIGHWAY 6 AND SUNNY AVE
GYPSUM, CO 81637

PREPARED FOR: HILLPOINTE, LLC
3773 CHERRY CREEK DRIVE NORTH
SUITE #801 EAST TOWER, DENVER CO 80209

DRAINAGE PLAN

JOB NO. HA25126
DATE: 5/8/2026
DWN: CJB CHKD: IFC
NAME

PARKS DRAINAGE PLAN

NO. DR 1.5

PATH: P:\HA25126 TOWER CENTER RESIDENTIAL (GYPSUM)\ENGINEERING\5 DRAWINGS\DRAINAGE\PHASE 1.5 – PARKS\HA25126 – TOWER CENTER – PHASE 1.5 – DRAINAGE MAPS.DWG, PLOT DATE: 5/8/2026 11:41:39 AM, BY: CARLOS BARRIENTOS

EXHIBIT C
PROPOSED PLAT

FINAL PLAT OF

TOWER CENTER FILING NO. 2

BEING A REPLAT OF TRACT F, FINAL PLAT OF TOWER CENTER FILING NO. 1
SITUATED IN TRACTS 42, 58, AND 61, SECTION 4, TOWNSHIP 5 SOUTH, RANGE 85 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF GYPSUM, COUNTY OF EAGLE, STATE OF COLORADO

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS:
THAT EAGLE COUNTY LAND COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY BEING OWNER OR LIENHOLDER OF THE FOLLOWING DESCRIBED REAL PROPERTY, TO WIT:

TRACT F,
TOWER CENTER FILING NO. 1, RECORDED DECEMBER 10, 2025, AT RECEPTION NO. 202516981,
COUNTY OF EAGLE, STATE OF COLORADO.

CONTAINING A CALCULATED AREA OF 1,062,058 SQUARE FEET OR 24.382 ACRES, MORE OR LESS.

AND HAS CAUSED THE SAME TO BE SURVEYED, LAID OUT, SUBDIVIDED, AND DESIGNATED AS TOWER CENTER FILING NO. 2 AND HAS CAUSED THIS PLAT TO BE MADE, FILED, AND FURTHER DECLARES:

THE STREET IDENTIFIED ON THIS PLAT, BEING TRACT C, IDENTIFIED HEREON AS WINTERSET AVENUE ("STREET"), AND TRACT A WILL BE CONVEYED BY SEPARATE INSTRUMENT TO THE TOWER CENTER METROPOLITAN DISTRICT OR ITS SUCCESSOR IN INTEREST FOR THE PRIVATE USE OF THE PROPERTY OWNERS AND RESIDENTS OF THE FINAL PLATS OF TOWER CENTER FILING NO. 1 AND TOWER CENTER FILING NO. 2, WHICH DISTRICT SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE THEREOF, INCLUDING SURFACE AND DRAINAGE MAINTENANCE AND SNOWPLOWING IN COMPLIANCE WITH THE STANDARDS OF THE TOWN OF GYPSUM FOR EQUIVALENT PUBLIC STREETS LOCATED WITHIN THE TOWN.

ADDITIONALLY, NONEXCLUSIVE PERMANENT EASEMENTS ARE HEREBY DEDICATED ACROSS ALL STREETS AS FOLLOWS, (1) AN EASEMENT BENEFITING THE TOWN OF GYPSUM FOR THE USE OF THE SURFACE OF SUCH STREETS BY THE TOWN FOR MUNICIPAL PURPOSES AND DURING EMERGENCY CIRCUMSTANCES AND FOR ACCESS BY EMERGENCY SERVICE AGENCIES AND PROVIDERS, INCLUDING BUT NOT LIMITED TO ACCESS BY STATE AND LOCAL POLICE, FIRE, RESCUE, AND MEDICAL SERVICE PROVIDERS; AND (2) A SUBSURFACE EASEMENT TO BE HELD BY THE TOWN OF GYPSUM FOR THE BENEFIT OF THE TOWN OF GYPSUM AND FOR THE BENEFIT OF PUBLIC UTILITY SERVICE PROVIDERS (INCLUDING BUT NOT LIMITED TO GAS, ELECTRIC, SEWER, WATER AND TELECOMMUNICATIONS) FOR THE PURPOSE OF ACCESS TO AND CONSTRUCTION, INSTALLATION, MAINTENANCE AND REPAIR OF PUBLIC UTILITIES AND UTILITIES IMPROVEMENTS, TOGETHER WITH AN ASSOCIATED SURFACE ACCESS AND USE EASEMENT FOR SUCH PURPOSES; AND (3) FOR USE BY THE BENEFICIARY OF ANY UTILITY, DRAINAGE, ACCESS OTHER EASEMENTS OF RECORD ON THE SUBJECT PROPERTY.

WAIVER:
IN CONSIDERATION OF THE APPROVAL OF THIS SUBDIVISION PLAT, THE OWNER AND LIENHOLDER HEREBY WAIVE ANY AND ALL CLAIMS OF DAMAGES AGAINST TOWN OF GYPSUM OCCASIONED BY THE ALTERATION OF LAND SURFACES TO CONFORM TO THIS SUBDIVISION PLAT.

OWNER: _____

BY: _____
<SIGNATORY>

_____ _____
PRINT NAME ADDRESS 1

STATE OF _____)
) SS
COUNTY OF _____)

THE FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS

_____ DAY OF _____, 20____ AD, BY _____ AS_____

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

LIEN HOLDER OR MORTGAGEE

LIEN HOLDER / MORTGAGEE: _____

BY: _____
<SIGNATORY>

_____ _____ _____
PRINT NAME ADDRESS 1 RECEPTION NO.

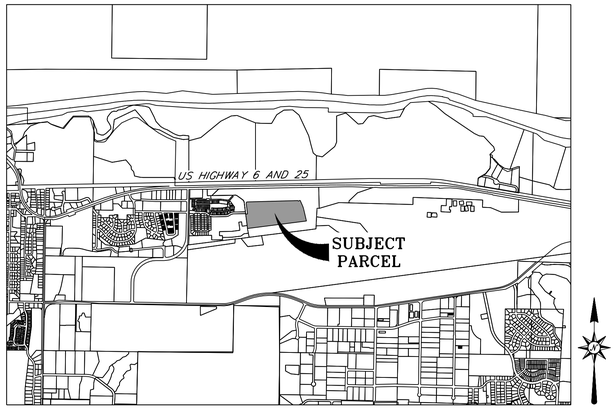
STATE OF _____)
) SS
COUNTY OF _____)

THE FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS

_____ DAY OF _____, 20____ AD, BY _____ AS_____

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____



VICINITY MAP
SCALE: 1" = 2,000'

GENERAL NOTES

1. BEARINGS ARE BASED ON THE NORTHERLY LINE OF TOWER CENTER FILING NO. 1, ACCORDING TO THE FINAL PLAT THEREOF, BEING MONUMENTED AT THE NORTHWESTERLY MOST CORNER OF TRACT D BY A FOUND NO. 5 REBAR WITH YELLOW PLASTIC CAP STAMPED "LS 37935" AND AT THE POINT OF CURVATURE OF THE NORTH LINE OF LOT 2 BY A FOUND NO. 5 REBAR WITH 2" ALUMINUM CAP STAMPED "LS 38079". SAID LINE IS ASSUMED TO BEAR NORTH 88°03'44" EAST, A DISTANCE OF 3516.57 FEET.
2. THIS MAP IS BASED ON THE FINAL PLAT OF TOWER CENTER FILING NO. 1 RECORDED AT RECEPTION NO. 202516981.
3. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUE 18-4-508, C.R.S.
4. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATE SHOWN HEREON.
5. LINEAR DISTANCES SHOWN ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED EXACTLY AS 1200/3937 METERS.
6. THE EASEMENT AREA WITHIN EACH LOT OR TRACT IS TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF THE LOT OR TRACT EXCEPTING THE TOWN OF GYPSUM FROM SUCH RESPONSIBILITY. ANY STRUCTURES INCONSISTENT WITH THE USE GRANTED IN THE EASEMENT ARE PROHIBITED.
7. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY R&R ENGINEERS-SURVEYORS, INC., TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENT, RIGHT-OF-WAY AND TITLE OF RECORD, R&R ENGINEERS-SURVEYORS, INC. RELIED UPON TITLE COMMITMENT NO. 25000310305B-REVISION NO. 2, HAVING A COMMITMENT DATE OF MAY 05, 2026 AT 5:30 P.M. AND PREPARED BY STEWART TITLE GUARANTY COMPANY COMMERCIAL SERVICES.
8. REFERENCE THE TOWER CENTER SUBDIVISION IMPROVEMENT AGREEMENTS FOR ADDITIONAL DETAILS REGARDING DEVELOPMENT OF THE THE REQUIRED SUBDIVISION ELEMENTS AS RECORDED AT REC. NO. _____.
9. TRACT B IS NOT ELIGIBLE FOR A BUILDING PERMIT, THE OWNERS OR SUCCESSORS OF TRACT B WILL HAVE TO PURSUE A SUBDIVISION APPROVAL BY THE TOWN OF GYPSUM COMMUNITY DEVELOPMENT DEPARTMENT BEFORE SUBMITTING FOR ANY BUILDING PERMITS.
10. THIS PLAT IS SUBJECT TO THE TOWER CENTER ANNEXATION AND DEVELOPMENT AGREEMENT RECORDED JUNE 30, 2006 AT RECEPTION NO. 200617643. FIRST AMENDMENT RECORDED MARCH 21, 2008 AT RECEPTION NO. 200806081. SECOND AMENDMENT RECORDED MAY 13, 2009 AT RECEPTION NO. 200908976. RESOLUTION NO. 2010-06, RESOLUTION APPROVING THE THIRD AMENDMENT RECORDED APRIL 15, 2010 AT RECEPTION NO. 201007158. RESOLUTION NO. 17, SERIES OF 2024 APPROVING THE AMENDED AND RESTATED TOWER CENTER ANNEXATION AND DEVELOPMENT AGREEMENT IN CONNECTION WITH THE ABOVE-REFERENCED AGREEMENTS RECORDED MAY 9, 2025 AT RECEPTION NO. 202505910.
11. PER THE TERMS OF THAT CERTAIN QUIT CLAIM DEED RECORDED AS RECEPTION NO. 201108127 ESTABLISHING A TEMPORARY 30' WATER LINE EASEMENT ("WATER LINE EASEMENT"), SAID WATER LINE EASEMENT IS VACATED BY THE RECORDATION OF THE FINAL PLAT OF TOWER CENTER FILING NO. 1, EXCEPT WHERE SHOWN THEREON, AND THE PROVISIONS OF SAID PLAT SHALL CONTROL AND SUPERSEDE SAID WATER LINE EASEMENT.
12. THIS PLAT IS SUBJECT TO THOSE CLEAR ZONE AVIGATION EASEMENTS RECORDED MARCH 25, 1983 IN BOOK 356 AT PAGE 47, RECORDED APRIL 20, 1983 IN BOOK 358 AT PAGE 49, AND RECORDED JUNE 29, 1983 IN BOOK 362 AT PAGE 548 GRANTING EASEMENTS AND RIGHTS-OF-WAY, APPURTENANT TO THE EAGLE COUNTY AIRPORT FOR THE UNOBSTRUCTED PASSAGE OF ALL AIRCRAFT ABOVE THE PROPERTY ALONG WITH ANY EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON SAID EAGLE COUNTY AIRPORT.

LAND USE SUMMARY

LOTS AND TRACTS	SQ. FT.	ACRE	USE	ADDRESS
LOT 1	370,417 SF	8.504 AC	MULTI-FAMILY RESIDENTIAL	61 ALTHEA WAY
LOT 2	58,390 SF	1.340 AC	MIXED-USE	310 CHIARA DRIVE
TRACT A	97,836 SF	2.246 AC	NEIGHBORHOOD PARK/OPEN SPACE	350 CHIARA DRIVE
TRACT B	503,348 SF	11.556 AC	FUTURE RESIDENTIAL	N/A
TRACT C	32,067 SF	0.736 AC	PRIVATE ROADWAY	WINTERSET AVENUE
TOTAL	1,062,058 SF	24.382 AC		

SURVEY CERTIFICATION

I, KEVIN J. KUCHARCZYK, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, HAVE AFFIXED MY STAMP AND SIGNATURE TO THIS FINAL PLAT OF TOWER CENTER FILING NO. 2, REPRESENTING THAT THE SURVEYING SERVICES ADDRESSED HEREON HAVE BEEN PERFORMED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND IS BASED UPON THE PROFESSIONAL SURVEYOR'S KNOWLEDGE, INFORMATION, BELIEF AND IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND WAS MONUMENTED IN ACCORDANCE WITH SECTIONS 38-51-101, ET SEQ., C.R.S. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY ME OR R&R ENGINEERS-SURVEYORS, INC. TO DETERMINE OWNERSHIP. THIS CERTIFICATION IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

KEVIN J. KUCHARCZYK P.L.S.
COLORADO REG. NO. 34591
FOR AND ON BEHALF OF
R&R ENGINEERS-SURVEYORS, INC.

TITLE CERTIFICATE

STEWART TITLE GUARANTY COMPANY DOES HEREBY CERTIFY THAT IT HAS EXAMINED THE TITLE TO ALL LANDS SHOWN UPON THIS PLAT AND THAT TITLE TO SUCH LANDS IS VESTED IN THE OWNERS SET FORTH HEREON, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, EXCEPT AS SET FORTH IN THE TITLE COMMITMENT REFERENCED HEREON.

DATED THIS _____ DAY OF _____, 20 ____ AD

BY: _____
AGENT

STATEMENT OF PURPOSE

THE PURPOSE OF THIS FINAL PLAT OF TOWER CENTER FILING NO. 2 IS TO ADJUST, CREATE, OR VACATE PROPERTY LINES OF THE PARCELS AND TRACTS DESCRIBED IN THE CERTIFICATE OF DEDICATION AND OWNERSHIP TO BETTER ACCOMMODATE FUTURE DEVELOPMENT WITHIN THE LANDS SHOWN HEREON.

CERTIFICATE OF TAXES PAID

I, THE UNDERSIGNED DO HEREBY CERTIFY THE ENTIRE AMOUNT OF TAXES AND ASSESSMENTS DUE AND PAYABLE AS OF

_____ 20_____ UPON THE PARCELS OF REAL ESTATE WITHIN THIS PLAT ARE PAID IN FULL.

DATED THIS ____ DAY OF _____, 20 ____ AD.

_____
TREASURER OF EAGLE COUNTY

PLANNING COMMISION CERTIFICATE

THIS PLAT AND THE STATEMENTS HEREON ARE APPROVED THIS ____ DAY OF _____, 20___ BY THE PLANNING COMMISSION OF TOWN OF GYPSUM, COLORADO. THIS APPROVAL DOES NOT EXTEND TO THE DESIGN OF UTILITIES, SEWAGE DISPOSAL, ROADS, OR ANY OTHER SERVICE FACILITY.

BY: _____
CHAIR

TOWN COUNCIL CERTIFICATE

THIS PLAT AND THE STATEMENTS HEREON ARE CONDITIONALLY APPROVED, PENDING COMPLETION OF SPECIFIED IMPROVEMENTS, THIS ____ DAY OF _____, 20___ BY THE TOWN COUNCIL OF TOWN OF GYPSUM, COLORADO. THIS APPROVAL DOES NOT EXTEND TO THE DESIGN OF UTILITIES, SEWAGE DISPOSAL, ROADS, OR ANY OTHER SERVICE FACILITY AND DOES NOT CONSTITUTE ACCEPTANCE OF ROADS, UTILITIES, OR SERVICES BY THE TOWN FOR MAINTENANCE OR OPERATION.

BY: _____
MAYOR

APPROVAL TO RECORD

HAVING ASCERTAINED THAT THE CONDITIONS OF APPROVAL HAVE BEEN SATISFACTORILY COMPLETED ON THIS ____ DAY OF _____, 20___ THE TOWN COUNCIL APPROVES THIS PLAT FOR RECORDING BY THE COUNTY CLERK AND RECORDER.

BY: _____
MAYOR

CLERK AND RECORDER'S CERTIFICATE

THIS PLAT IS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF EAGLE COUNTY, COLORADO, AT O'CLOCK __M., ON THE ___ DAY OF _____, 20_____ AT RECEPTION NO. _____

_____
COUNTY CLERK AND RECORDER

_____
BY: DEPUTY

R&R ENGINEERS-SURVEYORS, INC.
1635 W. 13TH AVENUE, SUITE 310
DENVER, COLORADO 80204
303-753-6730
www.rrengineers.com

REVISIONS	
5/7/2026	UPDATES PER TOWN COMMENTS
7/10/2026	UPDATES PER TOWN COMMENTS
7/31/2026	UPDATES PER TOWN COMMENTS
7/7/2026	UPDATES PER TOWN COMMENTS

File:	EC22235-REPLAT2
Orig. Issue Date:	5/8/2026
Drawn By:	MJP
Checked By:	KJK
Project No.	EC22235

FINAL PLAT OF
TOWER CENTER FILING NO. 2
BEING A REPLAT OF TRACT F,
FINAL PLAT OF TOWER CENTER FILING NO. 1
SITUATED IN TRACTS 42, 58, AND 61, SECTION 4,
TOWNSHIP 5 SOUTH, RANGE 85 WEST OF THE 6TH
PRINCIPAL MERIDIAN
TOWN OF GYPSUM, COUNTY OF EAGLE, STATE OF
COLORADO
Sheet 1 of 5

Aug 12, 2026 - 12:02pm Plotted by: mpellegrini C:\Temp\AutoCAD\Ac-Publish_3712\EC22235 Plat_Phase-2_Rev3.dwg

FINAL PLAT OF

TOWER CENTER FILING NO. 2

BEING A REPLAT OF TRACT F, FINAL PLAT OF TOWER CENTER FILING NO. 1
SITUATED IN TRACTS 42, 58, AND 61, SECTION 4, TOWNSHIP 5 SOUTH, RANGE 85 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF GYPSUM, COUNTY OF EAGLE, STATE OF COLORADO

EXCEPTIONS PER TITLE COMMITMENT

EXCEPTIONS NO. 1 THROUGH 8 ARE STANDARD EXCEPTIONS AND ARE NOT ADDRESSED OR LISTED HEREON.

9. RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM, SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED, AND A RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AND SUBJECT TO RIGHT OF WAY OF THE DENVER AND RIO GRANDE RAILWAY COMPANY, AS RESERVED IN UNITED STATES PATENT RECORDED JULY 08, 1890 IN BOOK 35 AT PAGE 346. NOTE: THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF INTERESTS THAT ARE NOT LISTED.

10. RIGHT OF PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES AS RESERVED IN UNITED STATES PATENT RECORDED APRIL 15, 1891, IN BOOK 48AT PAGE 151. NOTE: THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF INTERESTS THAT ARE NOT LISTED.

11. RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM, SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED, AND A RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNITED STATES PATENT RECORDED OCTOBER 02, 1890 IN BOOK 35 AT PAGE 406, RECORDED JANUARY 21, 1891 IN BOOK 35 AT PAGE 464, RECORDED MAY 24, 1910 IN BOOK 48AT PAGE 313, AND RECORDED JANUARY 24, 1983 IN BOOK 405 AT PAGE 511. NOTE: THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF INTERESTS THAT ARE NOT LISTED.

12. RESERVATION OF OIL, COAL, GAS AND OTHER MINERALS, AS DEFINED AND DESCRIBED IN WARRANTY DEEDS RECORDED AUGUST 21, 1950 IN BOOK 135 AT PAGE 114 AND RECORDED DECEMBER 20, 1961 IN BOOK 166 AT PAGE 33. NOTE: THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF INTERESTS THAT ARE NOT LISTED.

13. [INTENTIONALLY DELETED.] (CLEAR ZONE AVIGATION EASEMENTS RECORDED MARCH 25, 1983 IN BOOK 356 AT PAGE 47 AND APRIL 20, 1983 IN BOOK 358 AT PAGE 49, AND CORRECTED CLEAR ZONE AVIGATION EASEMENT RECORDED JUNE 29,1983 IN BOOK 362 AT PAGE 548.)

14. CASE NO. 83CV125, INCLUSION OF SUBJECT PROPERTY IN THE GYPSUM FIRE PROTECTION DISTRICT, RECORDED APRIL 29, 1983, IN BOOK 358 AT PAGE 691. NOTE: ORDER OF INCLUSION RECORDED MAY 4, 2005 AT RECEPTION NO. 914648.

15. WATER RIGHTS, RESERVATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN WARRANTY DEEDS RECORDED MAY 16, 1983 IN BOOK 359 AT PAGE 772 AND DECEMBER 21, 1984 IN BOOK 402 AT PAGE 865. NOTE: NON-EXCLUSIVE ROAD EASEMENTS OR RIGHT OF WAYS AS DEFINED AND DESCRIBED IN INSTRUMENTS RECORDED DECEMBER 3, 1984 IN BOOK 401 AT PAGE 459, DECEMBER 21, 1984 IN BOOK 402 AT PAGE 865, AND GRANT OF EASEMENT RECORDED DECEMBER 2, 1996 IN BOOK 712 AT PAGE 694. NOTE: GRANT OF EASEMENT RECORDED DECEMBER 06, 1996 IN BOOK 713 AT PAGE 221. NOTE: GRANT OF EASEMENT RECORDED DECEMBER 10, 1996 IN BOOK 713 AT PAGE 424.

16. [INTENTIONALLY DELETED.] (NOTICE REGARDING APPLICATION FOR A MINING AND RECLAMATION PERMIT RECORDED JUNE 27, 1983 IN BOOK 362 AT PAGE 468.)

17. [INTENTIONALLY COMBINED WITH EXCEPTION 15]

18. CIVIL ACTION NO. 80CV193, ORDER OF INCLUSION OF LANDS INTO THE WESTERN EAGLE COUNTY METROPOLITAN RECREATION DISTRICT, RECORDED DECEMBER 22, 1989, IN BOOK 520 AT PAGE 156, RECORDED JANUARY 16, 1991 IN BOOK 545 AT PAGE 782, NOTE: AMENDMENT RECORDED NOVEMBER 18, 1991 IN BOOK 567 AT PAGE 118, RECORDED JANUARY 3, 1994IN BOOK 629 AT PAGE 173, RECORDED MAY 1, 1997 IN BOOK 725 AT PAGE 791, AND RECORDED MARCH 4, 2004 AT RECEPTION NO. 869897.

19. [INTENTIONALLY DELETED.] (TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS ASSET FORTH IN SPECIAL WARRANTY DEED RECORDED MAY 21, 1990 IN BOOK 529 AT PAGE 773.)

20. HOLY CROSS ELECTRIC ASSOCIATION, INC., UNDERGROUND RIGHT-OF-WAY EASEMENT RECORDED JULY 20, 1990, IN BOOK 533 AT PAGE 998 AND RECORDED JULY 24, 1990 IN BOOK 534 AT PAGE 184.

21. CASE NO. 81CV271, INCLUSION OF SUBJECT PROPERTY IN THE VAIL VALLEY CONSOLIDATED WATER DISTRICT,RECORDED DECEMBER 14, 1990, IN BOOK 543 AT PAGE 942.

22. [INTENTIONALLY DELETED.] (AGREEMENT RECORDED SEPTEMBER 20, 1991 IN BOOK 562 AT PAGE 745.)

23. [INTENTIONALLY DELETED.] (LICENSE AGREEMENT RECORDED DECEMBER 18, 1991 IN BOOK 569 AT PAGE 260.)

24. OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN DEEDS RECORDED SEPTEMBER 30, 1992 IN BOOK 590 AT PAGE 450, MARCH 25, 1993 IN BOOK 604 AT PAGES 981 AND 982, JUNE 24, 1996 IN BOOK 698 ATPAGE 194, AND AUGUST 12, 1996 IN BOOK 702 AT PAGE 561.

25. [INTENTIONALLY DELETED.] (LEASE AGREEMENT (APPURTENANCE) RECORDED SEPTEMBER 14, 1993 IN BOOK 619 AT PAGE 350.)

26. [INTENTIONALLY DELETED.] (RESOLUTION NO. 95-28 APPROVAL OF SPECIAL USE PERMIT LEHMAN GRAVELPIT, FILE NO. ZS-48-94A, RECORDED MARCH 14, 1995 IN BOOK 663 AT PAGE 228.)

27. THE TERMS AND CONDITIONS OF THE EASEMENT AND RIGHT-OF-WAY AS SET FORTH WARRANTY DEED RECORDED SEPTEMBER 29, 1995 IN BOOK 677 AT PAGE 165.

28. [INTENTIONALLY COMBINED WITH EXCEPTION 15]

29. ORDINANCE NO. 9-1996 (SERIES 1996), ANNEXING SUBJECT PROPERTY INTO THE GYPSUM COMMERCIAL PARK ANNEXATION RECORDED DECEMBER 10, 1996 IN BOOK 713 AT PAGE 385. NOTE: ANNEXATION PLAT GYPSUM AIRPARK, LLC DBA GYPSUM COMMERCIAL PARK RECORDED DECEMBER 10, 1996 IN BOOK 713 AT PAGE 384. NOTE: ANNEXATION AGREEMENT RECORDED DECEMBER 10, 1996 IN BOOK 713 AT PAGE 386.

30. [INTENTIONALLY COMBINED WITH EXCEPTION 15]

31. [INTENTIONALLY DELETED.] (RESOLUTION NO. 97-002 APPROVAL OF A SPECIAL USE PERMIT FOR GRAVEL EXTRACTION AND PROCESSING AT THE CAROL ANN PIT, FILE NO. ZS-380-5, RECORDED JANUARY 15, 1997 IN BOOK 716 AT PAGE254.)

32. [INTENTIONALLY DELETED.] (DEED OF AVIATION AGREEMENT RECORDED JUNE 03, 1997 IN BOOK 728 AT PAGE 330.)

33. [INTENTIONALLY DELETED.](EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE SEWER LINE AND UTILITY EASEMENT (ERNST LEHMANN PARCEL) MAP RECORDED JANUARY 14, 1998 AT RECEPTION NO. 644687.)

34. EASEMENTS ON THE EXEMPTION PLAT LEHMANN PARCELS RECORDED FEBRUARY 26, 1998 AT RECEPTION NO. 648253.

35. ANY AND ALL WATER RIGHTS AS DEFINED AND DESCRIBED IN DEEDS RECORDED MAY 24, 1999 AT RECEPTION NOS. 697013 AND 697015, RECORDED MAY 25, 1999 AT RECEPTION NOS. 697141 AND 697142, AND RECORDED JUNE 30, 2006 AT RECEPTION NOS. 200617648, 200617651, AND 200617652.

36. [INTENTIONALLY DELETED.] (ORDINANCE NO. 1999-16, INCLUSION OF SUBJECT PROPERTY IN THE JULES DRIVE SPECIAL IMPROVEMENT DISTRICT NO. 1998-1, AS EVIDENCED BY INSTRUMENT RECORDED JULY 30, 1999, AT RECEPTION NO. 704209.)

37. [INTENTIONALLY DELETED.] (HOLY CROSS ENERGY RIGHT-OF-WAY EASEMENT RECORDED AUGUST 23, 2001,AT RECEPTION NO. 765572.)

38. TOWER CENTER ANNEXATION AND DEVELOPMENT AGREEMENT RECORDED JUNE 30, 2006 AT RECEPTION NO. 200617643. NOTE: FIRST AMENDMENT RECORDED MARCH 21, 2008 AT RECEPTION NO. 200806081. NOTE: SECOND AMENDMENT RECORDED MAY 13, 2009 AT RECEPTION NO. 200908976. NOTE: RESOLUTION NO. 2010-06, RESOLUTION APPROVING THE THIRD AMENDMENT RECORDED APRIL 15, 2010 AT RECEPTION NO. 201007158. NOTE: RESOLUTION NO. 17, SERIES OF 2024 APPROVING THE AMENDED AND RESTATED TOWER CENTER ANNEXATION AND DEVELOPMENT AGREEMENT IN CONNECTION WITH THE ABOVE-REFERENCED AGREEMENTS RECORDED MAY 9, 2025 AT RECEPTION NO. 202505910.

39. [INTENTIONALLY DELETED.] (ORDINANCE NO. 2006-05, APPROVING A PUD ZONE DISTRICT, RECORDED JUNE 30, 2006 AT RECEPTION NO. 200617644.)

EXCEPTIONS PER TITLE COMMITMENT - CONTINUED

40. [INTENTIONALLY DELETED.](RESOLUTION NO. 2006-19, APPROVING THE APPLICATION FOR AN AMENDED EXEMPTION PLAT OF LEHMAN PARCELS AKA TOWER CENTER RECORDED JUNE 30, 2006 AT RECEPTION NO. 200617645.)

41. [INTENTIONALLY DELETED.](EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF AMENDED EXEMPTION PLAT LEHMANN PARCELS RECORDED JUNE 30, 2006 AT RECEPTION NO. 200617646. NOTE: QUIT CLAIM DEEDS AS TO CERTAIN EASEMENTS RECORDED MAY 5, 2011 AT RECEPTION NOS. 201108122, 201108123, 201108124 AND 201108125.)

42. DEED OF AVIGATION EASEMENT RECORDED JUNE 30, 2006 AT RECEPTION NO. 200617647.

43. [INTENTIONALLY DELETED.] (SUBDIVISION IMPROVEMENT AGREEMENT STRATTON FLATS SUBDIVISION RECORDED MARCH 21, 2008 AT RECEPTION NO. 200806082. NOTE: FIRST AMENDMENT RECORDED OCTOBER 26, 2010 AT RECEPTION NO. 201021876, NOTE: THIRD AMENDMENT RECORDED SEPTEMBER 13, 2016 AT RECEPTION NO. 201616244. NOTE: FOURTH AMENDMENT RECORDED OCTOBER 26, 2018 AT RECEPTION NO. 201818365.)

44. [INTENTIONALLY DELETED.] (STRATTON FLATS PLANNED UNIT DEVELOPMENT GUIDE RECORDED MARCH 21, 2008 AT RECEPTION NO. 200806083.)

45. [INTENTIONALLY DELETED.] (LONG TERM WATER LEASE AGREEMENT GYPSUM/STRATTON FLATS, LLC RECORDED MARCH 21, 2008 AT RECEPTION NO. 200806084.)

46. CASE NO. 2008CV316, INCLUSION OF SUBJECT PROPERTY IN THE TOWER CENTER METROPOLITAN DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED FEBRUARY 13, 2009, AT RECEPTION NO. 200902467.

47. AGREEMENT FOR RECORDING OF JOINT IMPROVEMENTS AND COST SHARING AGREEMENT RECORDED FEBRUARY 22, 2012 AT RECEPTION NO. 201203488.

48. DITCH RELOCATION AND ALTERATION AGREEMENT RECORDED JULY 15, 2015 AT RECEPTION NO. 201513193.

49. DITCH SHARING AGREEMENT RECORDED JULY 15, 2015 AT RECEPTION NO. 201513194. NOTE: ASSIGNMENT RECORDED JANUARY 4, 2022 AT RECEPTION NO. 202200129.

50. DITCH RELOCATION, OPERATING AND MAINTENANCE AGREEMENT RECORDED JULY 15, 2015 AT RECEPTION NO. 201513195.

51. [INTENTIONALLY DELETED.](RESOLUTION PZ NO. 04 (SERIES OF 2019), APPROVING ACCESS TO PUBLIC HIGHWAY, STREETS AND ROADS FOR EAGLE ROCKS AGGREGATES, INC., RECORDED MARCH 13, 2019 AT RECEPTION NO. 201903378.)

52. [INTENTIONALLY DELETED.](ACCESS EASEMENT RECORDED APRIL 01, 2019 AT RECEPTION NO. 201904194.)

53. UNRECORDED TEMPORARY EASEMENT DEED AND AGREEMENT BY AND BETWEEN DAY3, LLC, A MISSOURI LIMITED LIABILITY COMPANY AND SPRING CREEK APARTMENTS LLC, A COLORADO LIMITED LIABILITY COMPANY, AS SET FORTH IN SPECIAL WARRANTY DEED RECORDED MAY 18, 2020 AT RECEPTION NO. 202007295.

54. [INTENTIONALLY DELETED.](NOTICE REGARDING AGREEMENTS FOR SALE AND PURCHASE OF REAL ESTATE RECORDED AUGUST 16, 2021 AT RECEPTION NO. 202118728.)

55. DECLARATION OF EASEMENTS RECORDED DECEMBER 21, 2021 AT RECEPTION NO. 202128048.

56. [INTENTIONALLY DELETED.](MEMORANDUM OF GROUND LEASE BY AND BETWEEN EAGLE COUNTY LAND COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS LANDLORD, AND SIGNATURE FLIGHT SUPPORT LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS TENANT, RECORDED DECEMBER 21, 2021, AT RECEPTION NO. 202128049.)

57. RESOLUTION NO. 06 SERIES 2024, APPROVING THE TOWER CENTER PLANNED UNIT DEVELOPMENT COMBINED PUD SKETCH PLAN AND PUD PRELIMINARY PLAN, RECORDED JANUARY 15, 2025 AT RECEPTION NO. 202500709.

58. ORDINANCE NO. 15 (SERIES OF 2024), APPROVING THE TOWER CENTER PUD GUIDE FOR THE TOWER CENTER PLANNED UNIT DEVELOPMENT RECORDED MAY 08, 2025 AT RECEPTION NO. 202505904.

59. RESOLUTION NO. 19 (SERIES OF 2024), APPROVING THE FIRST AMENDED AND RESTATED SERVICE PLAN FOR TOWER CENTER METROPOLITAN DISTRICT, RECORDED JANUARY 16, 2025 AT RECEPTION NO. 202500743.

60. RESOLUTION APPROVING THE FORMATION OF "SUBDISTRICT NO.1 OF THE TOWER CENTER METROPOLITAN DISTRICT" RECORDED FEBRUARY 03, 2025, AT RECEPTION NO. 202501485. NOTE: CORRECTION THEREOF RECORDED MARCH 27, 2025 AT RECEPTION NO. 202503891.

61. EXISTING LEASES AND TENANCIES: NOTE UPON RECEIPT BY THE COMPANY OF THE COMMERCIAL LIEN AFFIDAVIT, THIS EXCEPTION MAY BE MODIFIED OR DELETED.

62. RESOLUTION NO. 24 (SERIES 2025) APPROVING THE TOWER CENTER FILING NO. 1 FINAL PLAT SUBDIVISION IMPROVEMENT AGREEMENT, RECORDED DECEMBER 10, 2025 AT RECEPTION NO. 202516980.

63. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF TOWER CENTER FILING NO. 1, RECORDED DECEMBER 10, 2025 AT RECEPTION NO. 202516981.

64. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTION TOWER CENTER, RECORDED DECEMBER 10, 2025 AT RECEPTION NO. 202516982.

65. TEMPORARY CONSTRUCTION EASEMENT AGREEMENT RECORDED DECEMBER 12, 2025 AT RECEPTION NO. 202517095.

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DENVER, COLORADO 80204
303-753-6730
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REVISIONS		File: EC22235-REPLAT2
6/17/2026	UPDATES PER TOWN COMMENTS	Orig. Issue Date: 5/8/2026
7/10/2026	UPDATES PER TOWN COMMENTS	Drawn By: MJP
7/31/2026	UPDATES PER TOWN COMMENTS	Checked By: KJK
7/12/2026	UPDATES PER TOWN COMMENTS	Project No. EC22235

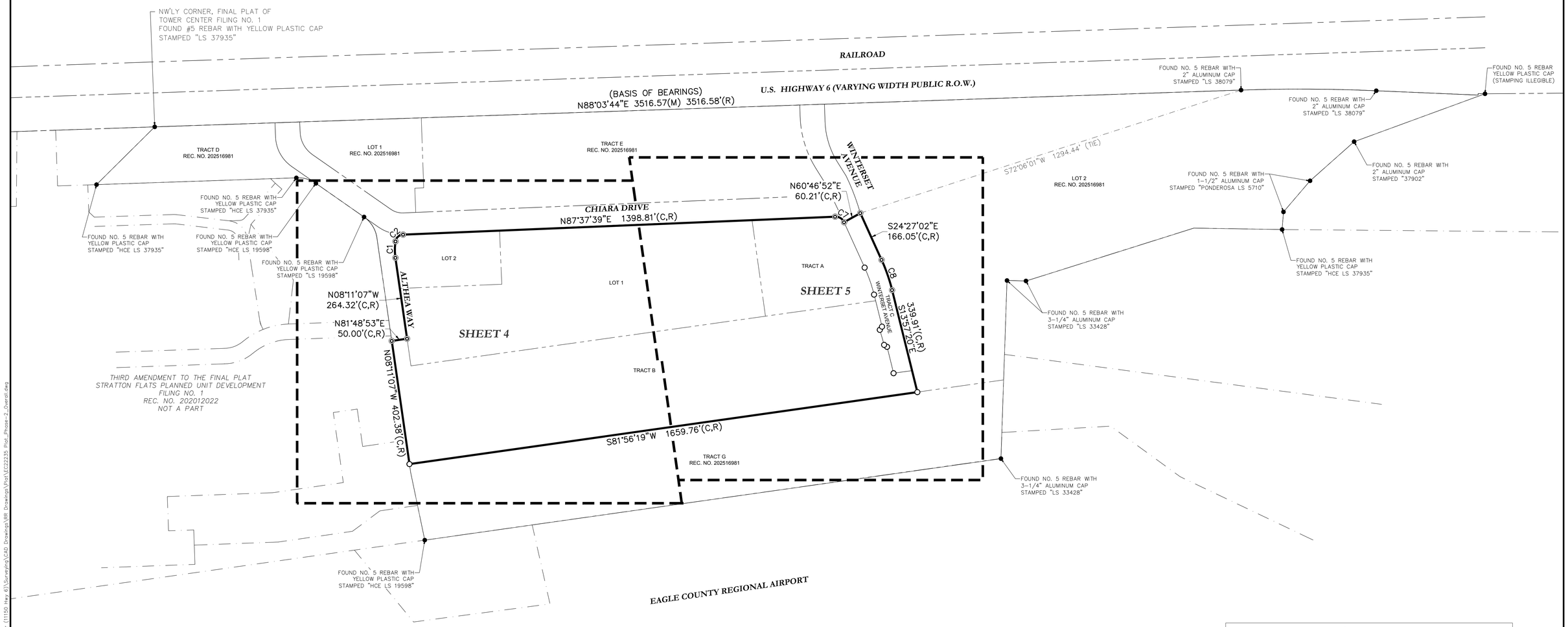
FINAL PLAT OF
TOWER CENTER FILING NO. 2
BEING A REPLAT OF TRACT F,
FINAL PLAT OF TOWER CENTER FILING NO. 1
SITUATED IN TRACTS 42, 58, AND 61, SECTION 4,
TOWNSHIP 5 SOUTH, RANGE 85 WEST OF THE 6TH
PRINCIPAL MERIDIAN
TOWN OF GYPSUM, COUNTY OF EAGLE, STATE OF
COLORADO
Sheet 2 of 5

Aug 12, 2026 - 12:02pm Plotted by: mpellegrini C:\Temp\AutoCAD\AcPublish_37132\EC22235 Plat_Phase-2_Rev3.dwg

FINAL PLAT OF

TOWER CENTER FILING NO. 2

BEING A REPLAT OF TRACT F, FINAL PLAT OF TOWER CENTER FILING NO. 1
SITUATED IN TRACTS 42, 58, AND 61, SECTION 4, TOWNSHIP 5 SOUTH, RANGE 85 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF GYPSUM, COUNTY OF EAGLE, STATE OF COLORADO



CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	53.17'	180.00'	16°55'33"	N0°16'38"E	52.98'
C2	35.80'	26.00'	78°53'15"	N48°11'02"E	33.04'
C7	36.16'	30.50'	67°55'19"	S58°24'41"E	34.08'
C8	103.58'	565.50'	10°29'41"	S19°12'11"E	103.44'

LEGEND

- FOUND MONUMENT, AS NOTED
- FOUND SURVEY MONUMENT – 5/8" X 18" REBAR WITH 1-1/4" DIAMETER RED PLASTIC CAP STAMPED "R&R ENG | PLS 34591"
- SET SURVEY MONUMENT – 5/8" X 18" REBAR WITH 1-1/4" DIAMETER RED PLASTIC CAP STAMPED "R&R ENG | PLS 34591"
- BOUNDARY LINE / PARCEL LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE

0' 150' 300'
SCALE: 1"=150'

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TOWN OF GYPSUM, COUNTY OF EAGLE, STATE OF COLORADO

Aug 12, 2026 - 12:00pm Plotted by: mgellegrini P:\EC22235 Gypsum Town Center (11150 Hwy 6)\Surveying\CAD Drawings\NRR Drawings\Plat\EC22235 Plat_Phase-2_Overall.dwg

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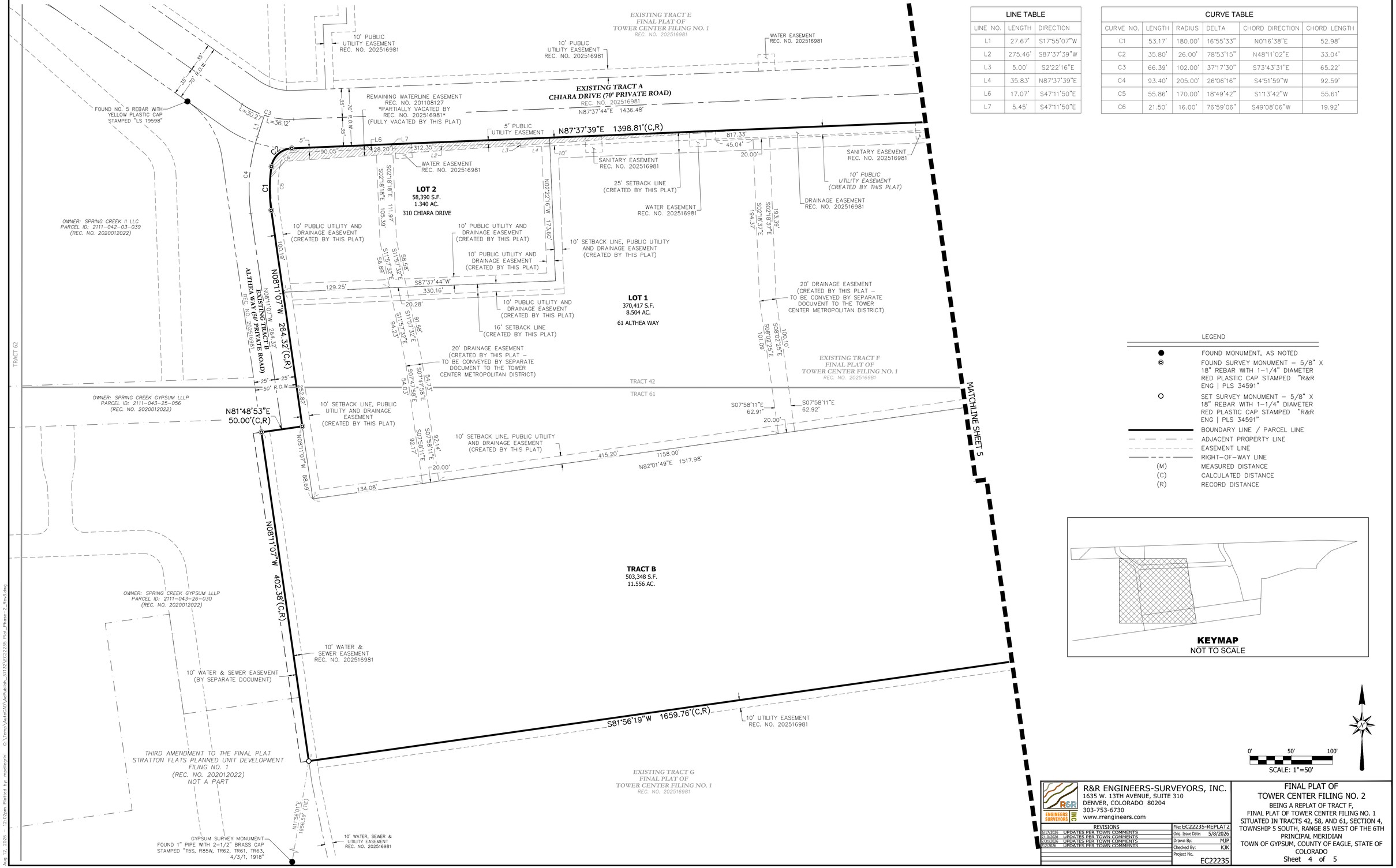
TOWN OF GYPSUM, COUNTY OF EAGLE, STATE OF COLORADO

LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L1	27.67'	S17°55'07"W
L2	275.46'	S87°37'39"W
L3	5.00'	S2°22'16"E
L4	35.83'	N87°37'39"E
L6	17.07'	S47°11'50"E
L7	5.45'	S47°11'50"E

CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	53.17'	180.00'	16°55'33"	N0°16'38"E	52.98'
C2	35.80'	26.00'	78°53'15"	N48°11'02"E	33.04'
C3	66.39'	102.00'	37°17'30"	S73°43'31"E	65.22'
C4	93.40'	205.00'	26°06'16"	S4°51'59"W	92.59'
C5	55.86'	170.00'	18°49'42"	S1°13'42"W	55.61'
C6	21.50'	16.00'	76°59'06"	S49°08'06"W	19.92'



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- (M) MEASURED DISTANCE
- (C) CALCULATED DISTANCE
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KEYMAP
NOT TO SCALE

0' 50' 100'
SCALE: 1"=50'

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Sheet 4 of 5

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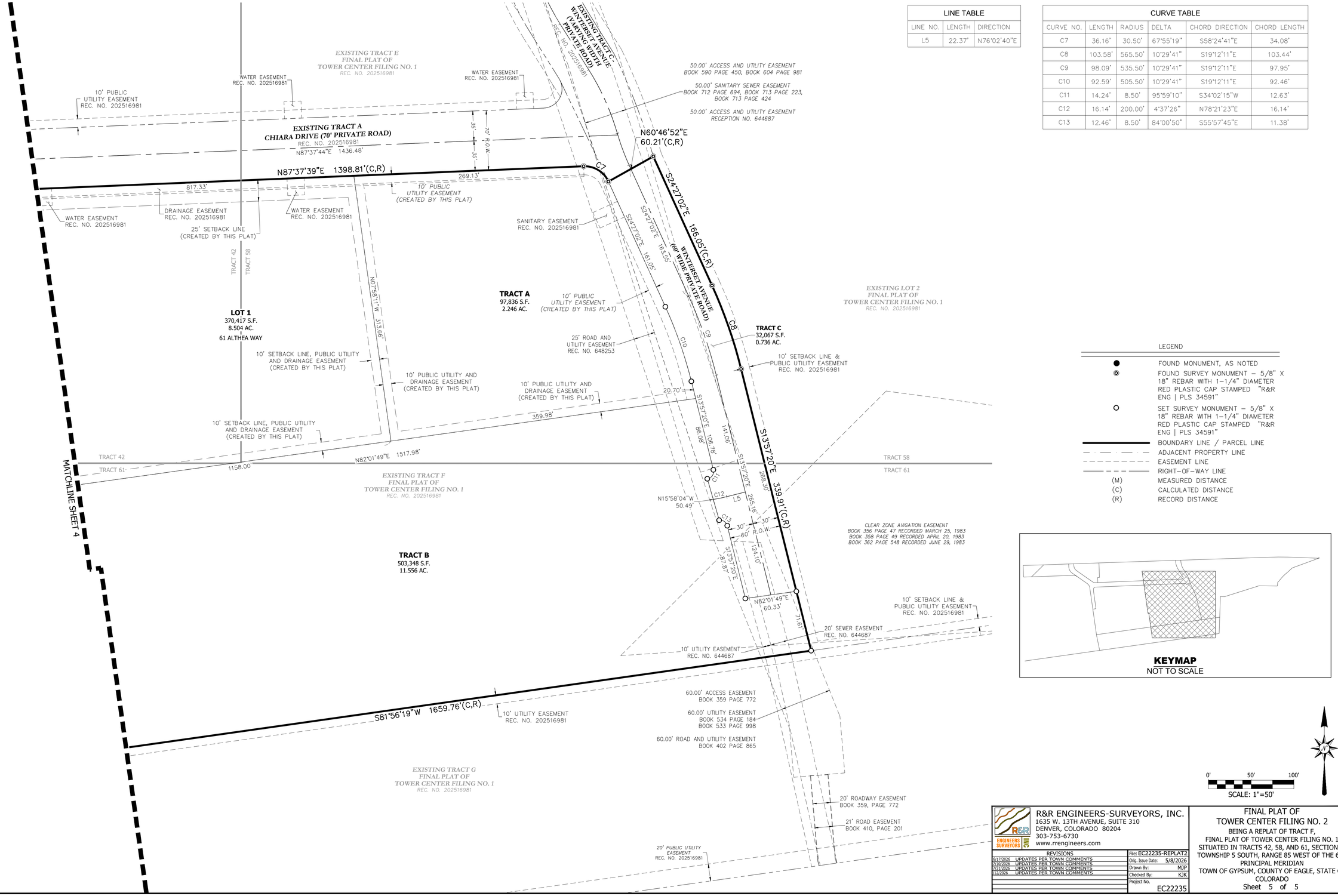
LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L5	22.37'	N76°02'40"E

CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C7	36.16'	30.50'	67°55'19"	S58°24'41"E	34.08'
C8	103.58'	565.50'	10°29'41"	S19°12'11"E	103.44'
C9	98.09'	535.50'	10°29'41"	S19°12'11"E	97.95'
C10	92.59'	505.50'	10°29'41"	S19°12'11"E	92.46'
C11	14.24'	8.50'	95°59'10"	S34°02'15"W	12.63'
C12	16.14'	200.00'	4°37'26"	N78°21'23"E	16.14'
C13	12.46'	8.50'	84°00'50"	S55°57'45"E	11.38'



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TOWN OF GYPSUM, COUNTY OF EAGLE, STATE OF
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Sheet 5 of 5

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EXHIBIT D

COST ESTIMATE

ENGINEER'S OPINION OF PROBABLE COSTS
FOR
Gypsum Tower Center Phase 2 - Park and Winterset Extension

Item	Description	Total Work Units		Unit Price ($)		Total Cost ($)
Earthwork						
Mobilization		1	EA	$ 20000	EA	$ 20,000.00
Dirt Removal		4,087	CY	$ 20.00	CY	$ 81,740.00
Moving Existing Material		4,401	CY	$ 10.00	CY	$ 44,010.00
Clear and Grub		1.11	AC	$ 1,000.00	AC	$ 1,110.00
Street- Frontage Road						
Curb and Gutter	6" Vertical	950	LF	$ 45.00	LF	$ 42,750.00
Asphalt	4" Thick	1,608	SY	$ 38.00	SY	$ 61,104.00
Gravel (Roadway)	4" Thick	23	CY	$ 25.00	CY	$ 575.00
Sidewalk	4" Thick	592	SY	$ 63.00	SY	$ 37,296.00
ADA Ramps		6	EA	$ 1,300.00	EA	$ 7,800.00
Valley Pan (Concrete)		68	SY	$ 90.00	SY	$ 6,120.00
Class 6 Aggregate Base Course 8"	(135 lbs/cf)	512	CY	$ 56.00	CY	$ 28,672.00
Epoxy Pavement Marking		245	SF	$ 17.00	SF	$ 4,165.00
Thermoplastic Pavement Marking		191	SF	$ 30.00	SF	$ 5,730.00
Light Poles		16	EA	$ 6,552.00	EA	$ 104,832.00
Regulatory Sign/Advisory Sign		8	EA	$ 333.00	EA	$ 2,664.00
Type III Barricade		3	EA	$ 400.00	EA	$ 1,200.00
Landscaping		48,350	SF	$ 0.46	SF	$ 22,241.00
Water						
Hydrant with 6" Gate Valve		1	EA	$ 8,000.00	EA	$ 8,000.00
12" Gate Valve		1	EA	$ 2,750.00	EA	$ 2,750.00
12" x 6" Tee		1	EA	$ 2,000.00	EA	$ 2,000.00
8" Gate Valve		1	EA	$ 2,500.00	EA	$ 2,500.00
6" PVC (C-900)	Fire Hydrant Line	5	LF	$ 85.00	LF	$ 425.00
8" PVC (C-900)	Single Family Stub	25	LF	$ 95.00	LF	$ 2,375.00
Erosion & Sediment Control						
Erosion & Sediment Control		1	LS	10,000.00	LS	$ 10,000.00

Subtotal:	$	500,059.00
Subtotal w/ 10% Contigency:	$	550,064.90
Subtotal w/ 10% Additional Security:	$	605,071.39
Landscape and Irrigation (See Next Sheet)	$	**1,164,469.38**
Total	$	**1,769,540.77**

Tower Center Residential: Park

Landscape Preliminary Estimate of Quantities

Project: Tower Center Residential
Project Number: HA25126
Date: 7/10/2026
Revised:

Item Description	Unit	Unit Cost	Quantity	Cost
Hardscape				
Concrete Subgrade Prep	SF	$ 0.60	12,530	$ 7,518.00
Concrete Sidewalk	SF	$ 12.00	12,530	$ 150,360.00
Playground				
Play Structures	LS	$ 71,169.00	1	$ 79,000.00
Play Surfacing (PIP Rubber)	LS	$ 81,250.00	1	$ 81,000.00
Site Furnishings				
Benches	EA	$ 2,985.00	5	$ 14,925.00
Dog Waste Stations	EA	$ 500.00	2	$ 1,000.00
Shelter	EA	$ 73,853.00	2	$ 147,706.00
Shelter Footers	EA	$ 1,500.00	8	$ 12,000.00
Picnic Tables	EA	$ 4,720.00	6	$ 28,320.00
Bike Racks	EA	$ 360.00	8	$ 2,880.00
Trash Receptacle	EA	$ 3,325.00	2	$ 6,650.00
Grass				
Native Seed	SF	$ 0.25	10,983	$ 2,745.75
Turf Grass	SF	$ 1.00	59,583	$ 59,583.00
Irrigation	SF	$ 2.50	70,566	$ 176,415.00
Soil Prep	SF	$ 0.35	70,566	$ 24,698.10
Shrub Beds				
2"-4" Rock Mulch with Weed Fabric	SF	$ 4.00	15,698	$ 62,792.00
Irrigation	SF	$ 2.50	15,698	$ 39,245.00
Soil Prep	SF	$ 0.35	15,698	$ 5,494.30
Steel Edger	SF	$ 7.00	997	$ 6,979.00
Grasses	EA	$ 20.00	329	$ 6,580.00
Perennials	EA	$ 20.00	60	$ 1,200.00
Shrubs	EA	$ 60.00	305	$ 18,300.00
Trees	EA	$ 700.00	50	$ 35,000.00
Soft Costs & Fees				
Contingency @ 20%				$ 194,078.23
Total				**$ 1,164,469.38**

Exclusions:
Playground Drainage

EXHIBIT E

LANDSCAPING PLANS – IRRIGATION WATER SUPPLY PLAN

GYPSUM TOWER CENTER

PH. 1 STREETSCAPE

Landscape Plans

Gypsum, Colorado

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION	DETAIL NO.
	RAIN BIRD	1806-SAM-PRS WITH MPR - SERIES NOZZLE & NPCAP	POPUP SPRAY HEAD	1
	RAIN BIRD	1806-SAM-PRS WITH SST, CORNER NOZZLE & NPCAP	POPUP SPRAY HEAD	1
	RAIN BIRD	1812 SAM PRS WITH MPR - SERIES NOZZLE	HI-POP SPRAY HEAD	2
	RAIN BIRD	1812 SAM-PRS WITH SST, CORNER NOZZLE	HI-POP SPRAY HEAD	2
	RAIN BIRD/HUNTER	1812 SAM PRS-NP WITH (M1=MP1000, M2=MP2000, M3=MP3000) SERIES NOZZLE	HI-POP ROTARY SPRAY HEAD	2
	RAIN BIRD	5006-PL-PC-SAM-NP-SS WITH # 6 NOZ 5004-PL-FC-NP FOR FULL CIRCLE OPERATON	HI-POP GEAR DRIVEN ROTOR	3
	RAIN BIRD	5012-PL-PC-SAM-R-NP-SS WITH #MPR-25 MATCHED PRECPITATION NOZZLE (RED)	HI-POP GEAR DRIVEN ROTOR	3
	RAIN BIRD	5012-PL-PC-SAM-R-NP-SS WITH #MPR-30 MATCHED PRECPITATION NOZZLE (GREEN)	HI-POP GEAR DRIVEN ROTOR	3
	RAIN BIRD	5012-PL-PC-SAM-R-NP-SS WITH #MPR-35 MATCHED PRECPITATION NOZZLE (TAN)	HI-POP GEAR DRIVEN ROTOR	3
	RAIN BIRD	5012-PL-PC-SAM-R-NP WITH #NOZ	HI-POP GEAR DRIVEN ROTOR	4
	RAIN BIRD	44-NP	QUICK COUPLING VALVE	5
	HUNTER	A2C-75D-SS WITH ACC-PED	TWO-WIRE ELECTRIC CONTROLLER	19 & 20
	HUNTER	SOLAR SYNC - WSS-SEN (*wireless)	WEATHER SENSOR DEVICE	23
N/S	STRONG BOX	SBBC- 30 AL	BACKFLOW PREVENTER ENCLOSURE	25
		TYPE K COPPER	HARD COPPER PIPE	24
N/S	OLDCASTLE / CARSON	REFER TO SPECIFICATIONS AND DETAILS	VALVE BOXES	N/A
N/S	AY MACDONALD	76001 - 1/4 TURN - 1"	MANUAL DRAIN VALVE	6
		LINE SIZE - 2½" AND SMALLER	GATE VALVE	21
		LINE SIZE - 3" AND LARGER	GATE VALVE	22
FS	GST	FSI-T15 -001 (1.5")	FLOW SENSOR	9 & 10
	RAIN BIRD	EFB-CP-R-PRS-D	MASTER CONTROL VALVE	8 & 10
	RAIN BIRD	PESB-PRS-D WITH NIBCO BALL VALVE	ELECTRIC CONTROL VALVE	7 & 10
	RAIN BIRD	XCZ-100-PRB-COM / W DECODER	DRIP VALVE ASSEMBLY	13 & 10
N/S	LEEMCO		MECHANICAL JOINT RESTRAINTS	18
		CLASS 200 BE - 2½" & SMALLER	PVC MAINLINE	16
		CLASS 200 RT - 3" & LARGER	PVC MAINLINE	16 & 18
		CLASS 200 BE	PVC LATERAL	16
		CLASS 200	PVC SLEEVING	17
	TORO	BLUE STRIPE	POLY DRIP TUBING -¾" MIN. WIDTH	14
N/S	RAIN BIRD	XBCV - XERI-BUG WITH CHECK VALVE	DRIP EMITTERS	14
	HUNTER / NIBCO	ECO-ID-12-R WITH NIBCO BALL VALVE	DRIP LINE BLOW-OUT STUB AND INDICATOR HEAD	15
	HUNTER	ECO-ID-12-R	INDICATOR HEAD	15
N/S	HUNTER	ICD-100	VALVE DECODER	7, 8, 10 &13
	PAIGE	P7354D	2-WIRE DECODER CABLE	N/S
N/S			WIRE SPLICE	11
S A	HUNTER		SURGE PROTECTION	12
	NETAFIM	APV-1	AIR RELEASE	26
P	PPS		PUMP SYSTEM	P1-P6
	NETAFIM	TLCV/RN 06-12 RINGS SPACED PER DETAIL	DRIP TREE RING	27
M			WATER METER	N/A
			CONTROLLER & STATION NO. / CONTROL VALVE SIZE	

DIRECTORY IRRIGATION PLANS

IRRIGATION SCHEDULE	IR0.0
IRRIGATION NOTES	IR0.0
IRRIGATION AREA	IR0.1
IRRIGATION PLANS	IR1.1-IR1.6
IRRIGATION DETAILS	IR2.0 - IR2.4

IRRIGATION CONSTRUCTION NOTES

1. DRAWINGS AND BASE INFORMATION - ALL BASE AND PLANTING INFORMATION HAVE BEEN PROVIDED BY BRAUN ASSOCIATES. THE CONTRACTOR IS RESPONSIBLE TO NOTIFY HYDROSYSTEMS*KDI OF ANY DISCREPANCIES BETWEEN THE UTILITY OR PLANTING PLANS AND THE IRRIGATION PLAN. IF CONTRACTOR FAILS TO NOTIFY HYDROSYSTEMS*KDI AND MAKES CHANGES TO THE IRRIGATION SYSTEM DESIGN, THEY ASSUME ALL COSTS AND LIABILITIES ASSOCIATED WITH THOSE FIELD CHANGES. REFER TO SPECIFICATIONS FOR ADDITIONAL PROJECT REQUIREMENTS. CONTACT IRRIGATION CONSULTANT FOR CURRENT SPECIFICATIONS IF NOT PROVIDED.

2. SYSTEM PRESSURE - IRRIGATION PUMPING SYSTEM HAS BEEN DESIGNED FOR A REQUIRED DISCHARGE PRESSURE OF 80 PSI MINIMUM.

3. RAW WATER SOURCE - THIS SITE HAS BEEN DESIGNED TO BE IRRIGATED WITH DITCH WATER. DESIGN REFLECTS FILTRATION LEVELS FOR KNOWN ISSUES. SHOULD ALGAE GROWTH BE A CONCERN, A DISC FILTER MAY BE REQUIRED AND ADDITIONAL CHLORINE TREATMENT IS RECOMMENDED. INSTALLATION CREWS ARE TO BE INFORMED OF THE FILTER MAINTENANCE REQUIREMENTS AND ANY ADDITIONAL FLUSHING THAT MAY BE REQUIRED PRIOR TO INSTALLATION OF NOZZLES OR DRIP EMITTERS.

4. IRRIGATION SYSTEM OPERATION INTENT - THIS IRRIGATION SYSTEM HAS BEEN DESIGNED TO IRRIGATE THE ESTABLISHED LANDSCAPE WITHIN A SIX NIGHT PER WEEK, SIX HOUR PER NIGHT WATERING WINDOW. ESTABLISHMENT WATERING WILL REQUIRE UP TO TWICE AS MUCH IRRIGATION FOR A FOUR TO SIX WEEK PERIOD. THE DESIGN IS BASED ON THE FOLLOWING PROJECTED WEEKLY APPLICATION RATES AFTER ESTABLISHMENT. THESE FIGURES ARE BASED ON A 30-YEAR AVERAGE WEATHER DATA AND WILL NEED TO BE ADJUSTED DUE TO SEASONAL CHANGES AND WEATHER CONDITIONS ABOVE AND BELOW THE AVERAGE VALUES UTILIZED.

BLUEGRASS TURF	1.94" PER WEEK PEAK SEASON
ORNAMENTAL PLANTINGS	0.78" PER WEEK PEAK SEASON
NATIVE SEED MIXES	0.65" PER WEEK PEAK SEASON (TWO SEASONS)

NOTE: IT IS THE INTENT OF THIS DESIGN THAT NATIVE AREAS WOULD ONLY BE IRRIGATED FOR ESTABLISHMENT. SYSTEM WILL REMAIN FOR USE DURING YEARS WITH LESS THAN NORMAL RAINFALL.

5. NEW DEVELOPMENT DITCH SUPPLY PUMP IS SIZED TO OPERATE MULTIPLE ZONES AT A TIME.

6. EQUIPMENT INSTALLATION - IT IS THE INTENT OF THIS DESIGN THAT ALL IRRIGATION EQUIPMENT BE INSTALLED WITHIN PROPERTY LIMITS AND WITHIN LANDSCAPED AREAS. INSTALLATION SHALL BE COORDINATED WITH OTHER UTILITY WORK. ALL OTHER UTILITIES SHALL TAKE PRECEDENCE OVER IRRIGATION LOCATION. ANY EQUIPMENT OTHER THAN VALVE BOXES OR SLEEVING THAT CONTAINS PIPE OR WIRES SHOWN OUTSIDE OF THESE LIMITS IS SHOWN IN THAT LOCATION FOR GRAPHICAL CLARITY ONLY. ALL VALVE BOXES SHALL BE INSTALLED A MINIMUM OF 2'-0" FROM EDGE OF ANY PAVED SURFACES UNLESS SPECIFICALLY INDICATED ON PLANS. BOXES INSTALLED IN OPEN TURF AREAS SHALL BE KEPT TO EDGES AND STAKED FOR REVIEW IF ALONG HIGH TRAFFIC AREAS. ALL VALVE BOXES SHALL BE PLACED A MINIMUM OF 3'-0" FROM THE CENTERLINE OF ANY DRAINAGE SWALE. ALL VALVE BOXES WITHIN PAVEMENT SHALL BE TIER 15 RATED BOXES FOR HEAVY DUTY NON-DELIBERATE TRAFFIC. BOX LID COLOR SHALL MATCH ADJACENT MATERIALS, I.E. GREEN IN TURF, TAN IN WOOD MULCH, GRAY IN STONE MULCH, PURPLE FOR RECLAIMED WATER SYSTEMS (IF REQUIRED). REFER TO LANDSCAPE PLANS FOR MATERIAL COLORS AND TYPES. ALL BOXES SHALL BE INSTALLED TO BE FLUSH WITH GRADE AND IN AN ORDERLY MANNER. WHERE MORTAR PAVING LIDS ARE INSTALLED ABOVE BOXES, IRRIGATION BOX WITH LID SHALL BE LOWERED TO ACCOMMODATE PAVING LID. REFER TO LANDSCAPE FOR ADDITIONAL INFORMATION, TO BE INSTALLED PER MANUFACTURE RECOMMENDATIONS.

7. PIPING INSTALLATION - IRRIGATION PIPING SHALL MAINTAIN A MINIMUM DISTANCE FROM BUILDING FOUNDATIONS OF 5 FEET OR AS DESCRIBED IN SOILS REPORT, WHICHEVER IS GREATER. NO SPRAY IRRIGATION SHALL OCCUR WITHIN 10 FEET OF THE FOUNDATION. NO DRIP IRRIGATION SHALL OCCUR WITHIN 5 FEET OF THE FOUNDATION UNLESS SOIL MOISTURE SENSORS ARE INSTALLED ON VALVES SERVICING THESE AREAS. ALL IRRIGATION PIPING AND EMISSION DEVICES LOCATED ON TOP OF OR WITHIN BUILDING STRUCTURE SHALL CONFORM TO WATERPROOFING CONSULTANT REQUIREMENTS. PIPE ROUTING MAY BE SHOWN WITHIN THESE DISTANCES FOR GRAPHICAL CLARITY ONLY.

8. MANUAL DRAIN VALVES - CONTRACTOR TO INSTALL ONE MANUAL DRAIN VALVE ON PRESSURE SUPPLY LINE DIRECTLY DOWNSTREAM OF BACKFLOW PREVENTER AND AT ALL LOW POINTS AND DEAD ENDS OF PRESSURE SUPPLY PIPING TO ENSURE COMPLETE DRAINAGE OF SYSTEM. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THESE LOCATIONS IN-FIELD AND INSTALLATION LOCATIONS SHALL BE NOTED ON AS-BUILTS.

9. POP-UP SPRAY NOZZLES - CONTRACTOR TO INSTALL PLASTIC NOZZLES ON ALL POP-UP SPRAY HEADS. INSTALL 15 SERIES NOZZLES ON ALL HEADS SPACED AT 12' TO 14'. INSTALL 12 SERIES NOZZLES ON ALL HEADS SPACED 10' TO 11'. INSTALL 10 SERIES NOZZLES ON ALL HEADS SPACED AT 8' TO 9'. INSTALL 8 SERIES NOZZLES ON ALL HEADS SPACED AT 6' TO 7'. INSTALL 5' NOZZLES ON ALL HEADS SPACED AT 5'. INSTALL SIDE STRIP NOZZLES ON ALL HEADS WITH AN "S" DESIGNATION AND RIGHT AND LEFT CORNER STRIP NOZZLES ON ALL HEADS WITH AN "L" OR "R" DESIGNATION. VARIABLE ARC NOZZLES SHOULD BE UTILIZED ADJACENT TO CURVILINEAR SHRUB BEDS OR FOR ANY ANGLES THAT ARE NOT A STANDARD NOZZLE ANGLE.

10. ROTARY SPRAY NOZZLES - CONTRACTOR TO INSTALL PLASTIC ROTARY NOZZLES ON ALL POP-UP SPRAY HEADS. INSTALL R14 SERIES NOZZLES ON HEADS SPACED 8' TO 13'. INSTALL R18 SERIES NOZZLES ON ALL HEADS SPACED AT 13' TO 17'. INSTALL R24 SERIES NOZZLES ON ALL HEADS SPACED AT 17' TO 24'. R-VAN SERIES VARIABLE ARC SHOULD BE UTILIZED ADJACENT TO CURVILINEAR SHRUB BEDS OR FOR ANY ANGLES THAT ARE NOT A STANDARD NOZZLE ANGLE.

11. DRIP IRRIGATION - REFER TO IRRIGATION DETAIL SHEET FOR DRIP EMITTER QUANTITIES AND PLACEMENT.

12. UNLABELED PIPING - ALL UNLABELED LATERAL PIPING SHALL BE 1" MINIMUM UNLESS OTHERWISE NOTED.

13. SLEEVING - ALL SLEEVING UNDER PAVED SURFACES SHOWN ON PLANS IS BY CONTRACTOR UNLESS OTHERWISE NOTED. SLEEVING SHALL BE INSTALLED IN THE SIZES AND QUANTITIES SHOWN ON PLANS OR BASED ON THE SCHEDULE BELOW. WHERE SLEEVES ARE SHOWN, BUT NOT LABELED, FOLLOW THE SCHEDULE BELOW. ALL MAINLINE, CONTROL WIRES AND DRIP LINES UNDER PAVED SURFACES ARE TO BE INSTALLED IN SLEEVING. ALL MAINLINE SLEEVE LOCATIONS TO INCLUDE A SEPARATE WIRE SLEEVE.

SLEEVED PIPE SIZE/WIRE QUANTITY	REQUIRED SLEEVE SIZE & (QUANTITY)
¾" - 1¼" PIPING	2" PVC (1)
1½" - 2" PIPING	4" PVC (1)
2½" - 3" PIPING	6" PVC (1)
4" PIPING	8" PVC (1)
6" PIPING	12" PVC(1)
2-WIRE DECODER CABLE	2" PVC (1)

14. 2-WIRE SYSTEM NOTES - CONTRACTOR SHALL INSTALL ALL TWO-WIRE COMPONENTS PER MANUFACTURER'S RECOMMENDATIONS AND STANDARDS.
    - 14.1. CONTRACTOR SHALL USE ONLY MANUFACTURED 2-WIRE DECODER CABLE (SEE SCHEDULE FOR SPECIFIC 2-WIRE CABLE).
    - 14.2. USE DIFFERENT COLOR 2-WIRE DECODER CABLE FOR EACH CONTROLLER IF REQUIRED.
    - 14.3. ONLY USE SINGLE STATION DECODERS (SEE SCHEDULE FOR SPECIFIC MODEL).
    - 14.4. ONLY USE SENSOR DECODER FOR FLOW SENSOR (SEE SCHEDULE FOR SPECIFIC MODEL) IF INDICATED ON PLANS.
    - 14.5. LOOP 5' OF 2-WIRE DECODER CABLE INTO ALL VALVE BOXES (WITH DECODERS AND SPLICES) FOR MAINTENANCE.
    - 14.6. LOOP 2' OF 2-WIRE DECODER CABLE AS AN EXPANSION LOOP AT ALL CHANGES OF DIRECTION.
    - 14.7. USE ONLY 3M DBR-6 WATERPROOF CONNECTORS ON ALL WIRE SPLICES AND ALL WIRE SPLICES ARE TO BE MADE WITHIN A VALVE BOX WITH CONTROL VALVES OR A SEPARATE 10" ROUND VALVE BOX FOR WIRE SPLICES.
    - 14.8. INSTALL SURGE PROTECTOR RODS OR PLATES 8 LF. PERPENDICULARLY FROM VALVES, DECODERS, AND COMMUNICATION WIRE. WHERE 8 LF IS NOT AVAILABLE, REFER TO ASIC GUIDELINES FOR PLATE LAYOUT.
    - 14.9. GROUNDING SHALL BE IN AN IRRIGATED AREA.
    - 14.10. GROUND ALL DECODERS AND DECODER WIRE A MINIMUM OF EVERY HUNTER-1000', OF WIRE OR EVERY HUNTER-12TH DECODER AND AT ALL ENDS OF 2-WIRE DECODER CABLE RUN.
    - 14.11. LOOP EXTRA 10' OF 2-WIRE DECODER CABLE INTO A VALVE BOX AT PHASING LINES FOR FUTURE CONNECTION (IF INDICATED ON PLANS).

15. ADJUSTMENT - CONTRACTOR SHALL FINE TUNE/ADJUST THE IRRIGATION SYSTEM TO REDUCE/AVOID OVERSPRAY ONTO HARD SURFACES BY ADJUSTING NOZZLE DIRECTION AND NOZZLE RADIUS.

16. PLANS AND SPECIFICATIONS - CONTRACTOR RESPONSIBLE TO ENSURE WORK CONFORMS TO PLANS AND SPECIFICATIONS, INCLUDING ANY REVISED SETS. AT ONSET OF CONSTRUCTION, VERIFY PLANS ARE CURRENT. DO NOT CONSTRUCT ANY PORTIONS OF THE IRRIGATION OFF OF PLANS MARKED NOT FOR CONSTRUCTION OR FOR REVIEW ONLY. FAILURE TO VERIFY CURRENT PLANS MAY RESULT IN RECONSTRUCTION AT CONTRACTOR'S EXPENSE.

17. EXISTING IRRIGATION DAMAGE - CONTRACTOR SHALL REPAIR OR REPLACE ANY EXISTING IRRIGATION SYSTEMS DAMAGED DURING NEW INSTALLATION. REPAIR OR REPLACEMENT SHALL BE DETERMINED BY OWNER OR OWNER'S REPRESENTATIVE AND PAID FOR BY THE LANDSCAPE CONTRACTOR.

18. EXISTING IRRIGATION COORDINATION - EXISTING IRRIGATION SYSTEM SHALL NOT BE TURNED OFF FOR MORE THAN 24 HOURS MAXIMUM. CONTRACTOR SHALL COORDINATE TURN OFF OF SYSTEM WITH OWNER OR MAINTENANCE STAFF 72 HOURS PRIOR TO ANY NEW CONSTRUCTION.

19. SIMULTANEOUS ZONE OPERATION - THIS IRRIGATION SYSTEM HAS BEEN DESIGNED TO OPERATE MULTIPLE ZONES SIMULTANEOUSLY BASED ON INDIVIDUAL ZONE FLOW. THE DESIGN IS INTENDED TO OPERATE MULTIPLE VALVES, UP TO THE MAXIMUM FLOW IN THE POINT OF CONNECTION NOTE. REFER TO CONTROLLER SPECIFICATION FOR MAXIMUM SIMULTANEOUS VALVE COUNT.

20. BACKFLOW DEVICES: ALL CONNECTION COMPONENTS AND BACKFLOW DEVICES SHALL BE LEAD-FREE. CONTRACTOR SHALL CONTACT WATER SERVICE PROVIDER FOR ANY ADDITIONAL REQUIREMENTS REGARDING BACKFLOW TESTING. (SUPPLEMENTAL TBD)

21. PRESSURE TESTING - CONDUCT MAINLINE TEST IN PRESENCE OF CONSULTANT. ARRANGE FOR PRESENCE OF CONSULTANT 48 HOURS IN ADVANCE OF TESTING. SUPPLY FORCE PUMP AND ALL OTHER TEST EQUIPMENT. COMPRESSED AIR SHALL NOT BE USED FOR PRESSURE TESTING SYSTEM.
    - 21.1. AFTER BACKFILLING, AND INSTALLATION OF ALL CONTROL VALVES, FILL PRESSURE SUPPLY LINE WITH WATER, AND PRESSURIZE TO 40 PSI OVER THE DESIGNATED STATIC PRESSURE OR 120 PSI, WHICHEVER IS GREATER, FOR A PERIOD OF 2 HOURS.
    - 21.2. LEAKAGE, PRESSURE LOSS - TEST IS ACCEPTABLE IF NO LOSS OF PRESSURE IS EVIDENT DURING THE TEST PERIOD.
    - 21.3. LEAKS - DETECT AND REPAIR LEAKS.
    - 21.4. RETEST SYSTEM UNTIL TEST PRESSURE CAN BE MAINTAINED FOR DURATION OF TEST.
    - 21.5. BEFORE FINAL ACCEPTANCE, PRESSURE SUPPLY LINE SHALL REMAIN UNDER PRESSURE FOR A PERIOD OF 48 HOURS.
    - 21.6. PRESSURE TEST SHALL BE SCHEDULED AND PASSED PRIOR TO SCHEDULING OF SUBSTANTIAL COMPLETION WALK-THROUGH.

THOMAS BEALL Certified Irrigation Designer CID Irrigation Association 32085

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GYPSUM TOWER CENTER - PH. 1 STREETSCAPE
Gypsum, Colorado

Client:
R&R Engineers - Surveyors, Inc.
1635 W. 13th Ave.
Suite 310
Denver, CO 80204

Irrigation Plans

Issue Dates

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07-25-25	City Submittal
10-17-25	City Submittal

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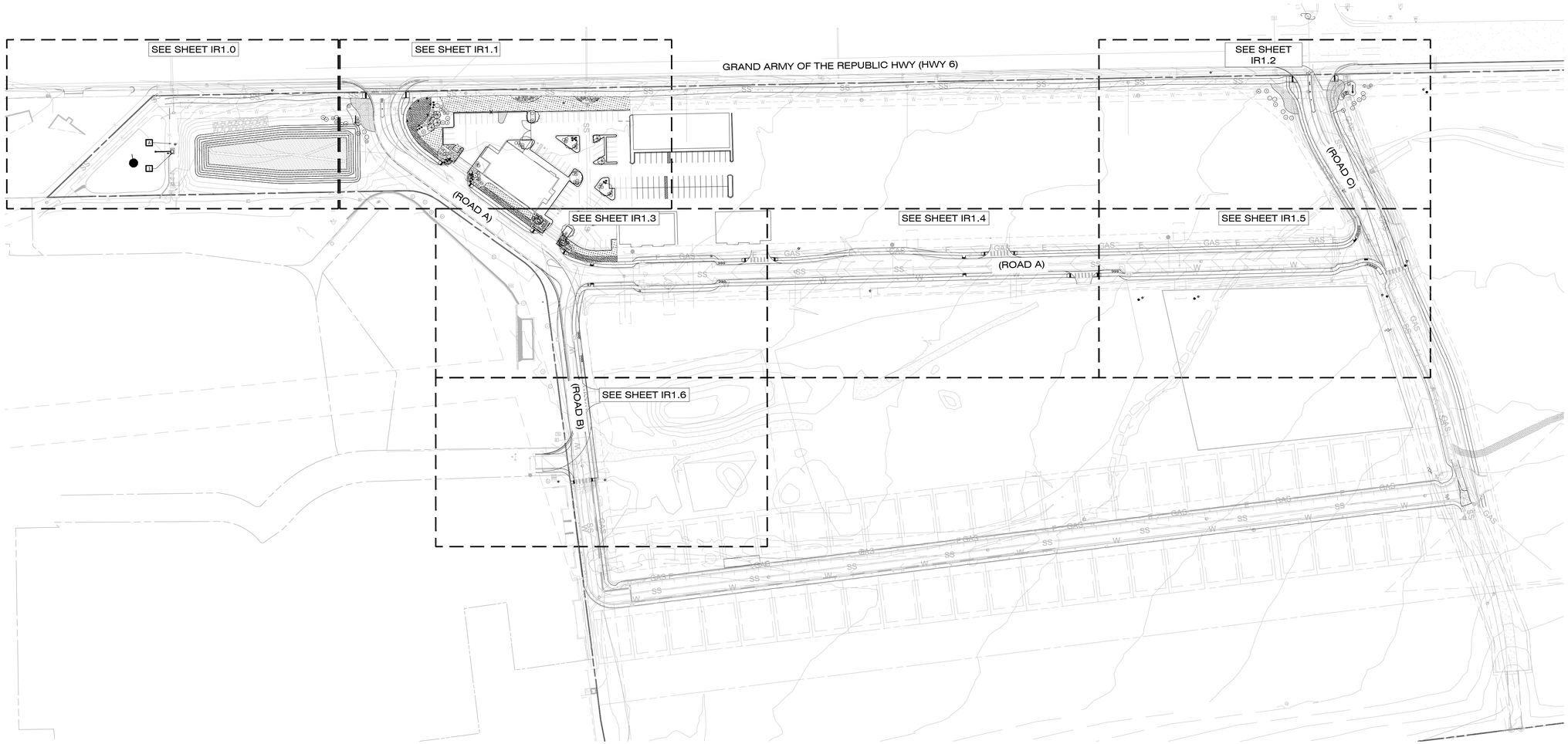
Sheet
IR0.0
Irrigation Schedule & notes

OVERALL KEY MAP



N

0 50' 100' 200'

SCALE:1"=100'

DIRECTORY IRRIGATION PLANS	
IRRIGATION SCHEDULE	IR0.0
IRRIGATION NOTES	IR0.0
IRRIGATION AREA	IR0.1
IRRIGATION PLANS	IR1.1-IR1.6
IRRIGATION DETAILS	IR2.0 - IR2.4

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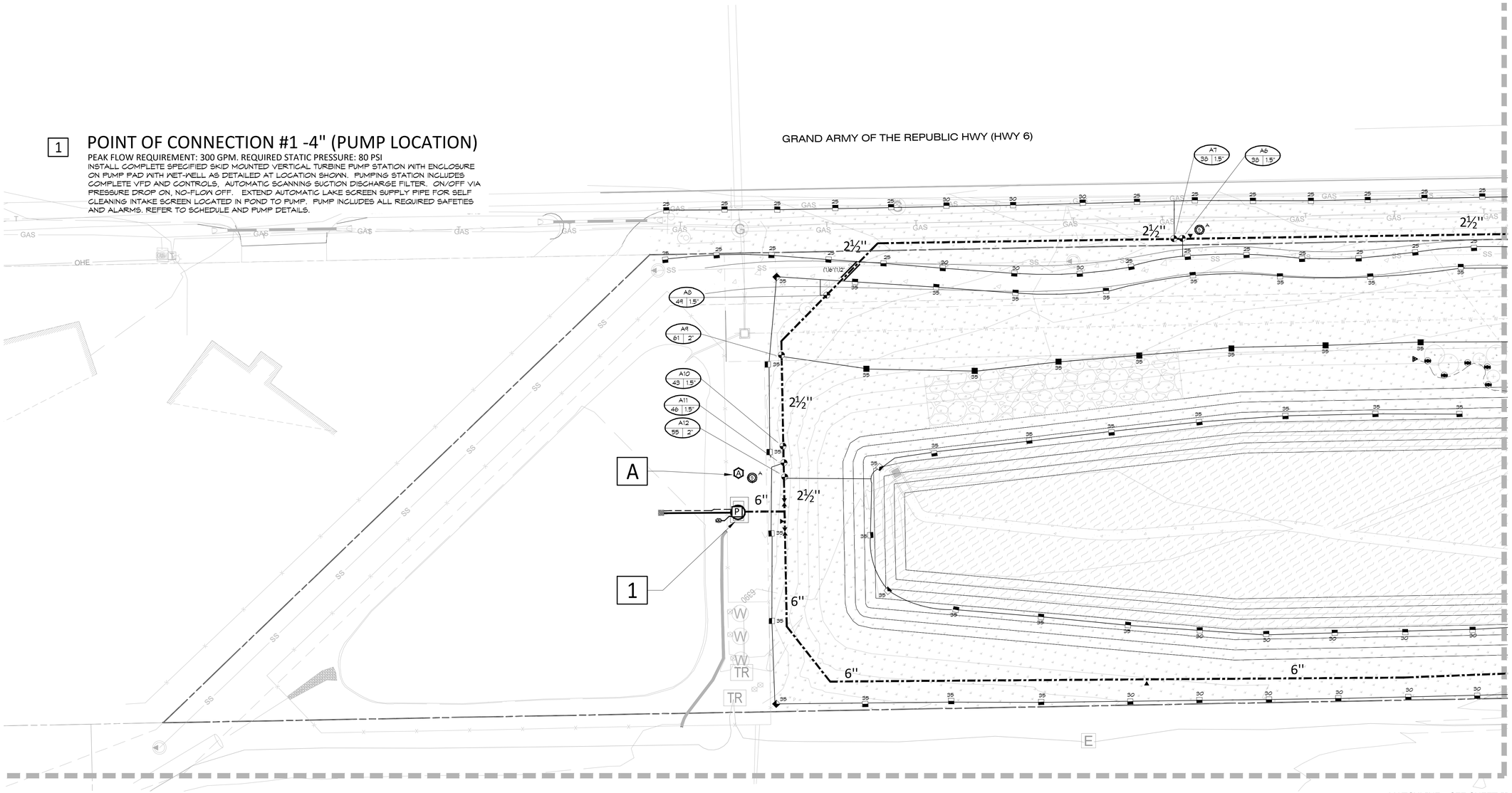
Sheet

IR0.1

Irrigation Key Map

1 POINT OF CONNECTION #1 -4" (PUMP LOCATION)

PEAK FLOW REQUIREMENT: 300 GPM. REQUIRED STATIC PRESSURE: 80 PSI
INSTALL COMPLETE SPECIFIED SKID MOUNTED VERTICAL TURBINE PUMP STATION WITH ENCLOSURE ON PUMP PAD WITH WET-WELL AS DETAILED AT LOCATION SHOWN. PUMPING STATION INCLUDES COMPLETE VFD AND CONTROLS, AUTOMATIC SCANNING SUCTION DISCHARGE FILTER, ON/OFF VIA PRESSURE DROP ON, NO-FLOW OFF. EXTEND AUTOMATIC LAKE SCREEN SUPPLY PIPE FOR SELF CLEANING INTAKE SCREEN LOCATED IN POND TO PUMP. PUMP INCLUDES ALL REQUIRED SAFETIES AND ALARMS. REFER TO SCHEDULE AND PUMP DETAILS.



A CONTROLLER LOCATION "A"

PEDESTAL MOUNT ONE CONTROLLER (REFER TO SCHEDULE FOR MODEL & STATION COUNT), REMOTE READY, AT INDICATED LOCATION. 120 VOLT POWER IS AVAILABLE WITHIN 50 LF. OF CONTROLLER LOCATION FROM BUILDING, BY OTHERS RE=ELECTRICAL. ELECTRICAL WIRE/CONDUIT AND POWER CONNECTION TO CONTROLLER IS BY CONTRACTOR WITH WORK CONFORMING TO LOCAL CODES. EXTEND 2-WIRE DECODER CABLE WITH MAINLINE AND SECOND 2-WIRE DECODER TO PUMP STATION MAG METER FOR CONNECTION WITH 2-WIRE SENSOR DECODER TO IRRIGATION CONTROLLER. CONTROL WIRING WITHIN BUILDING SHALL BE INSTALLED IN EMT CONDUIT. MOUNT ONE WEATHER SENSOR ON ENCLOSURE WHERE THERE IS 20 FT. OF CLEARANCE FROM ANY OVERHANG OR OBSTRUCTING FEATURE. INSTALL WEATHER SENSOR RECEIVER IN CONTROLLER ENCLOSURE. CONNECT SENSOR RECEIVER WIRES TO IRRIGATION CONTROLLER SENSOR PORT. FINAL WEATHER SENSOR LOCATION SHALL BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. COORDINATE A CELL CONNECTION TO THE CONTROLLER FOR ACCESS TO CLOUD CONTROL WEB SITE.

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LATERAL PIPE SIZING GUIDE	
PIPE SIZE (IN)	CLASS 200 PVC FLOW RATE (GPM)
1"	9-16
1½"	17-36
2"	37-55

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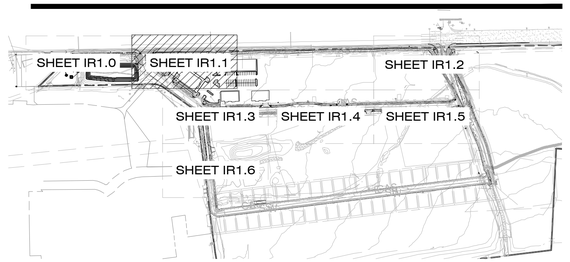
IRRIGATION DETAILS	IR2.0 - IR2.4

KEY MAP



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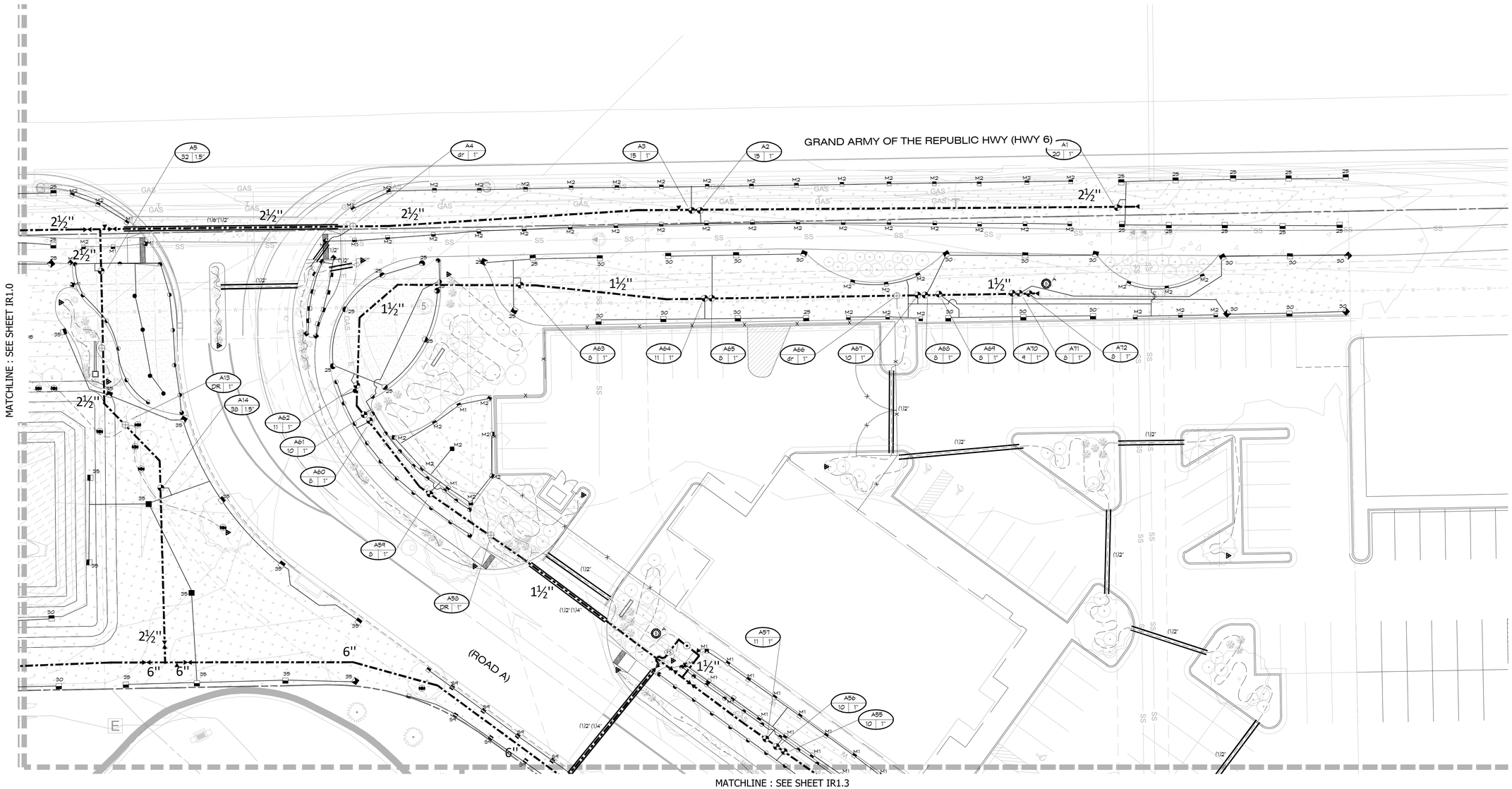
Sheet
IR1.0
Irrigation Plan

IRRIGATION PLAN



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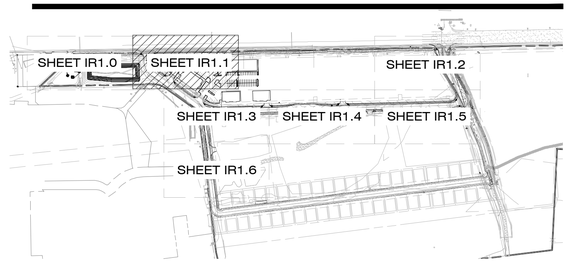

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N

0 10' 20' 40'
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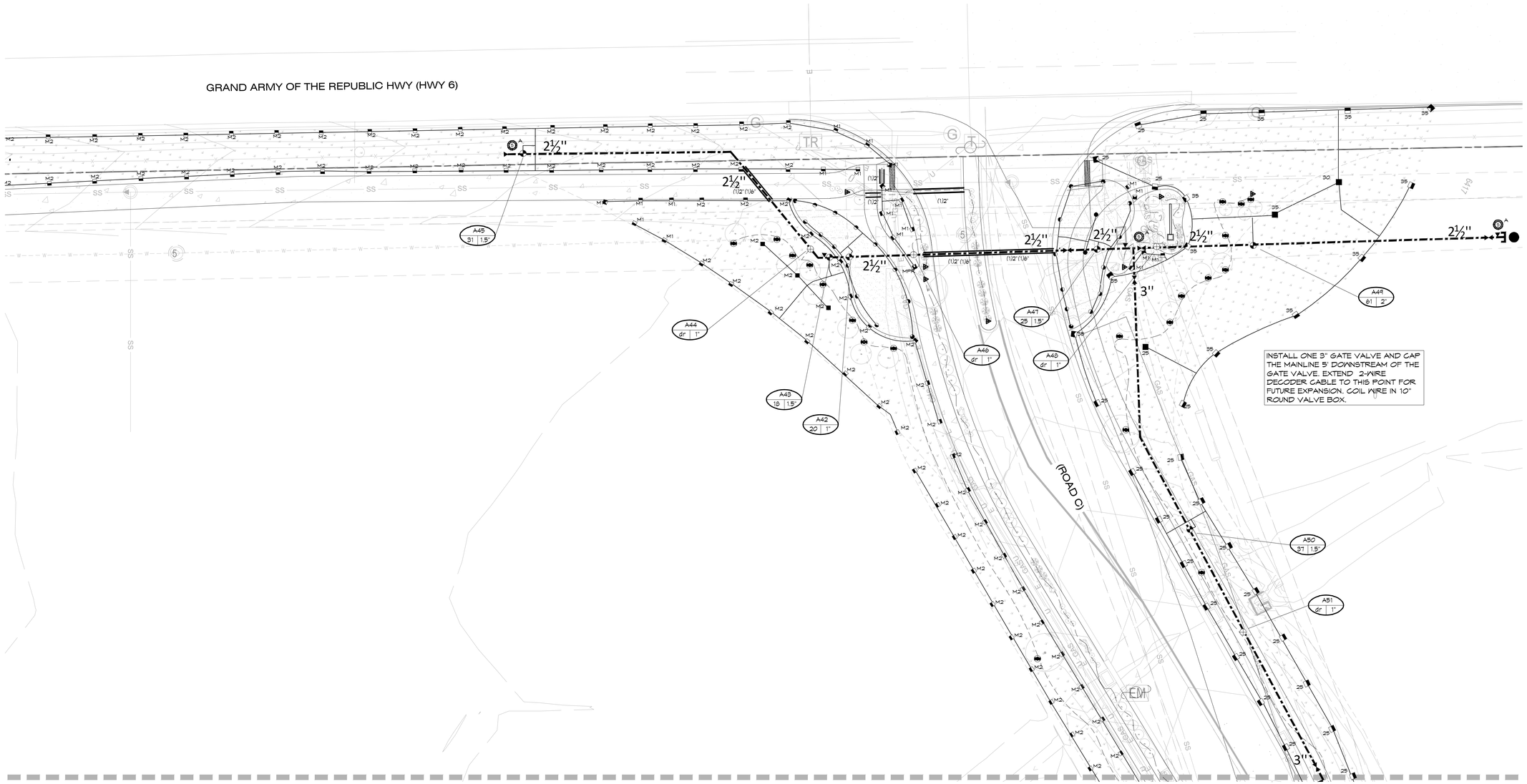
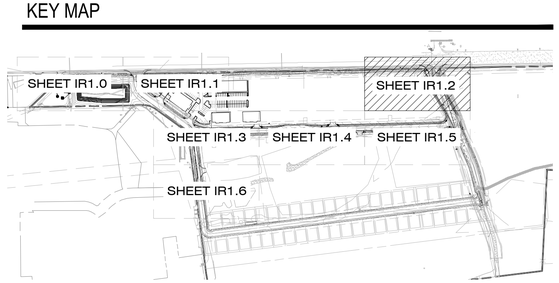


MATCHLINE : SEE SHEET IR1.5

MATCHLINE : SEE SHEET IR1.5

KEY MAP



N

0 10' 20' 40'

SCALE:1"=20'

LATERAL PIPE SIZING GUIDE	
PIPE SIZE (IN)	CLASS 200 PVC FLOW RATE (GPM)
1"	9-16
1½"	17-36
2"	37-55

Know what's below.
Call before you dig.
CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

DIRECTORY IRRIGATION PLANS

IRRIGATION SCHEDULE	IR0.0
IRRIGATION NOTES	IR0.0
IRRIGATION AREA	IR0.1
IRRIGATION PLANS	IR1.1-IR1.6
IRRIGATION DETAILS	IR2.0 - IR2.4

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(303) 993-4811

GYPSUM TOWER CENTER - PH. 1 STREETSCAPE

Gypsum, Colorado

Client:

R&R Engineers - Surveyors, Inc.
1635 W. 13th Ave.
Suite 310
Denver, CO 80204

Irrigation Plans

Issue Dates

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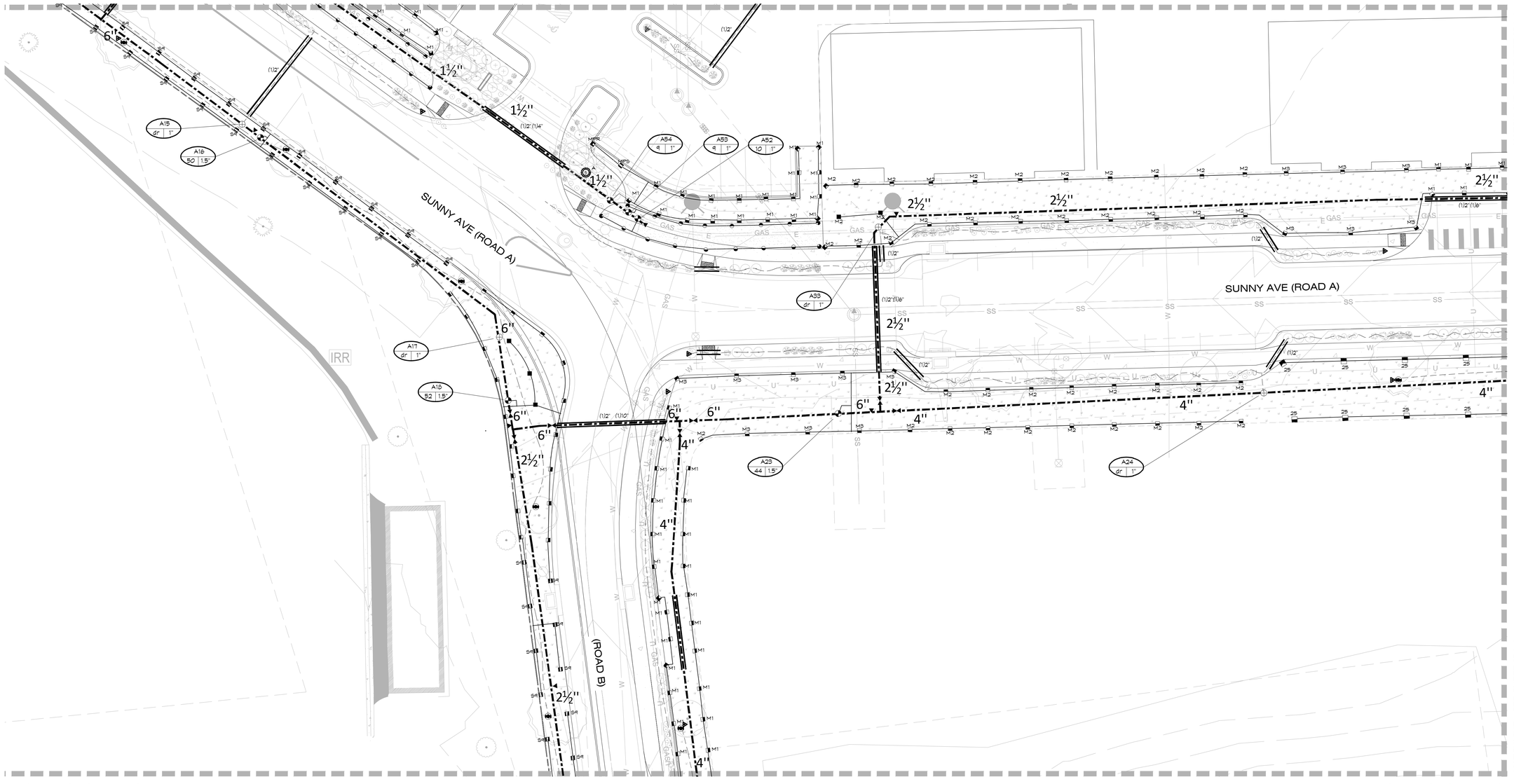
o: 303.980.5327 www.hydrosystemskdi.com

COLORADO 811
Call 3 business days in advance before you dig, grade, or excavate for the marking of underground member utilities

Sheet
IR1.2
Irrigation Plan

IRRIGATION PLAN



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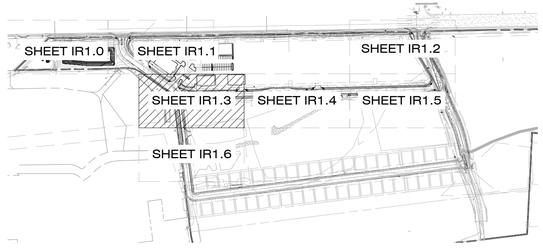

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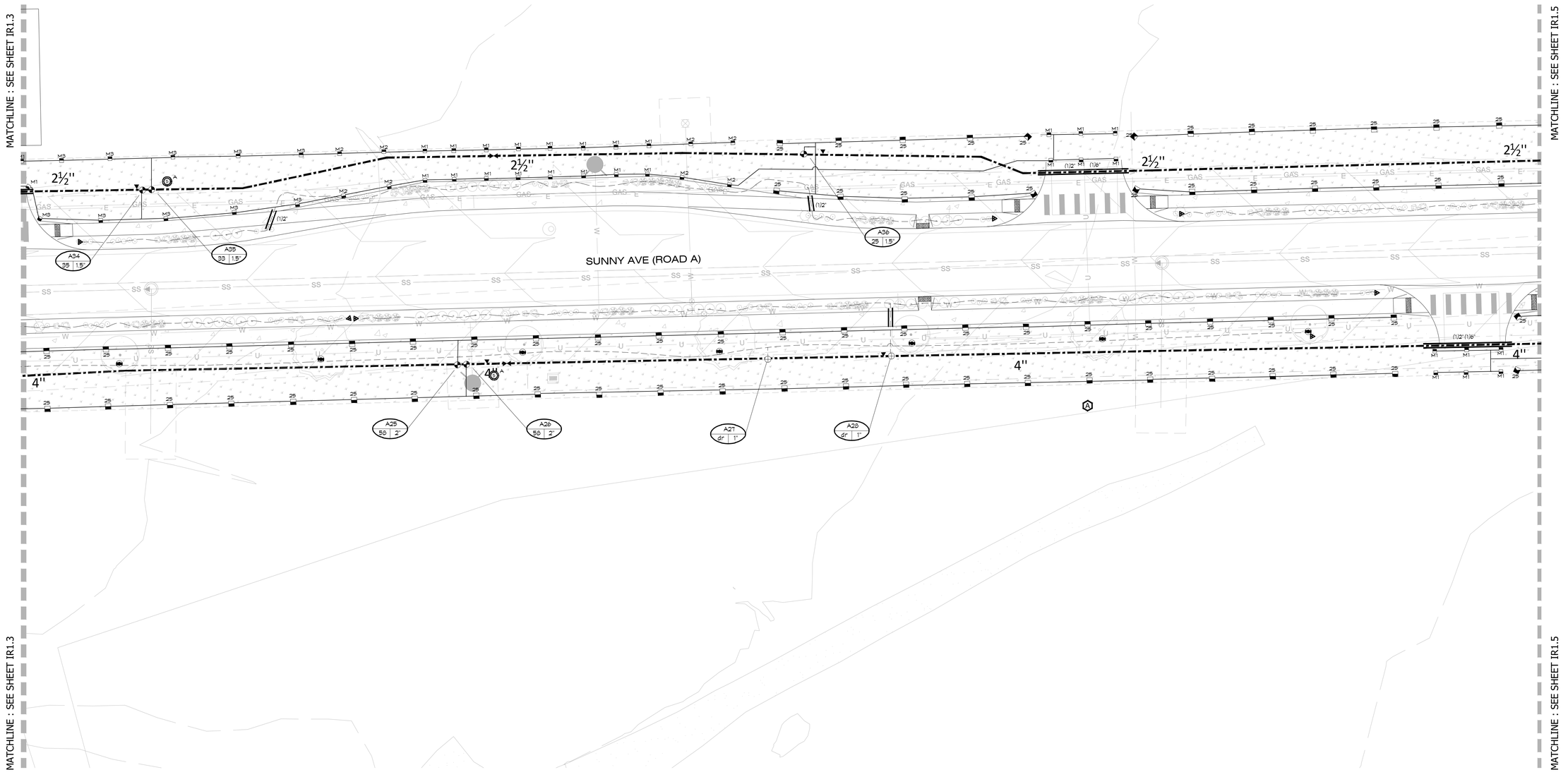
Sheet
IR1.3
Irrigation Plan

IRRIGATION PLAN



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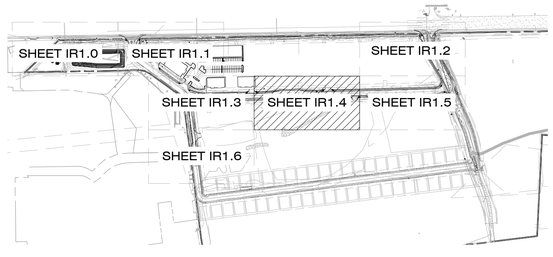

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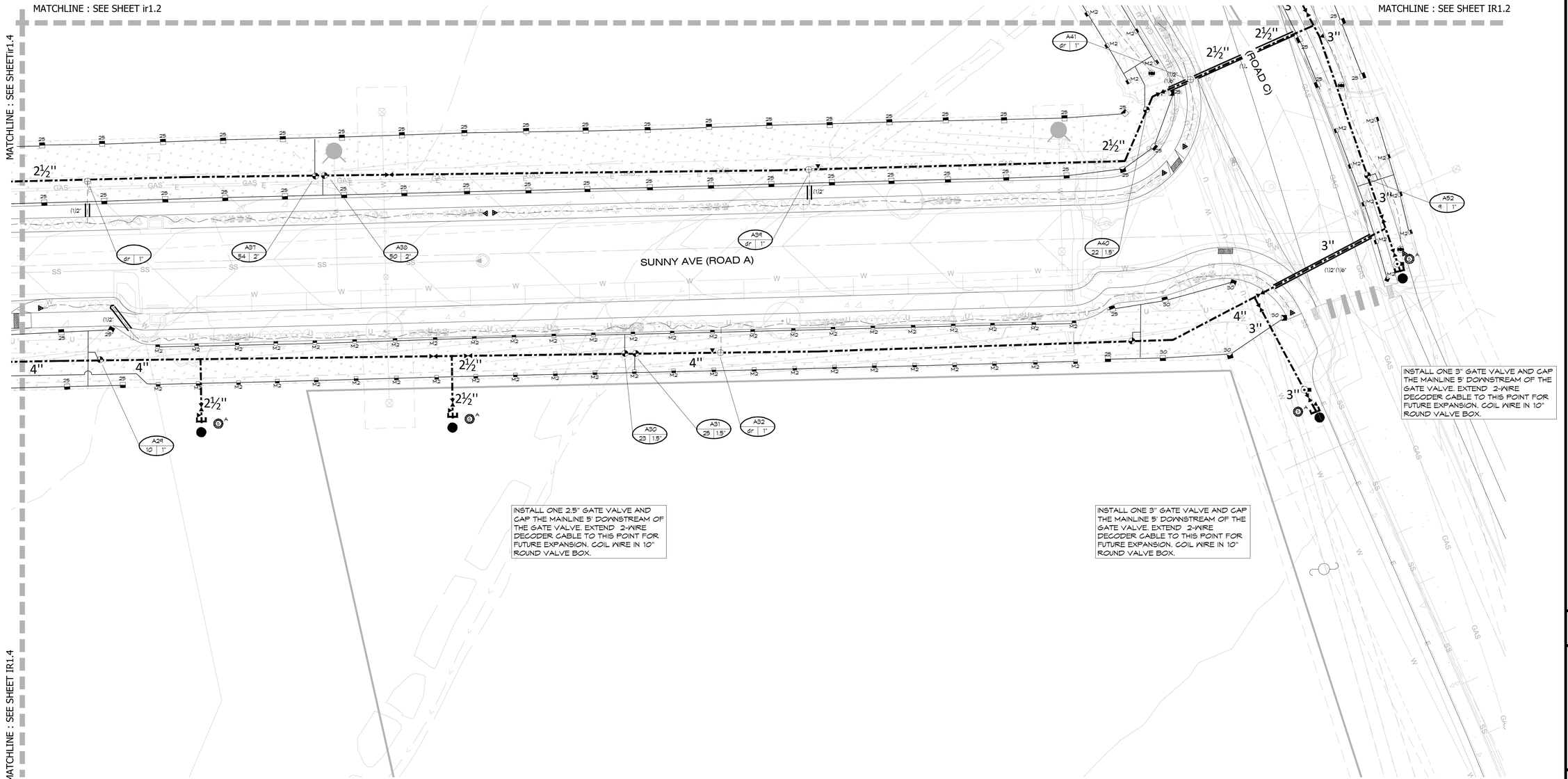
Sheet

IR1.4

Irrigation Plan

IRRIGATION PLAN



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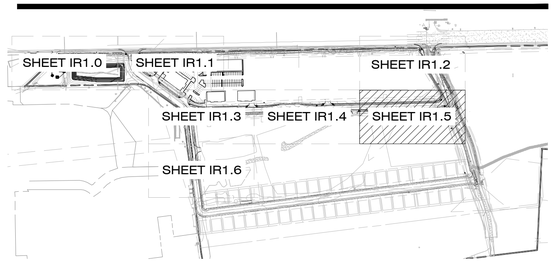

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Sheet
IR1.5
Irrigation Plan

MATCHLINE : SEE SHEETir1.3

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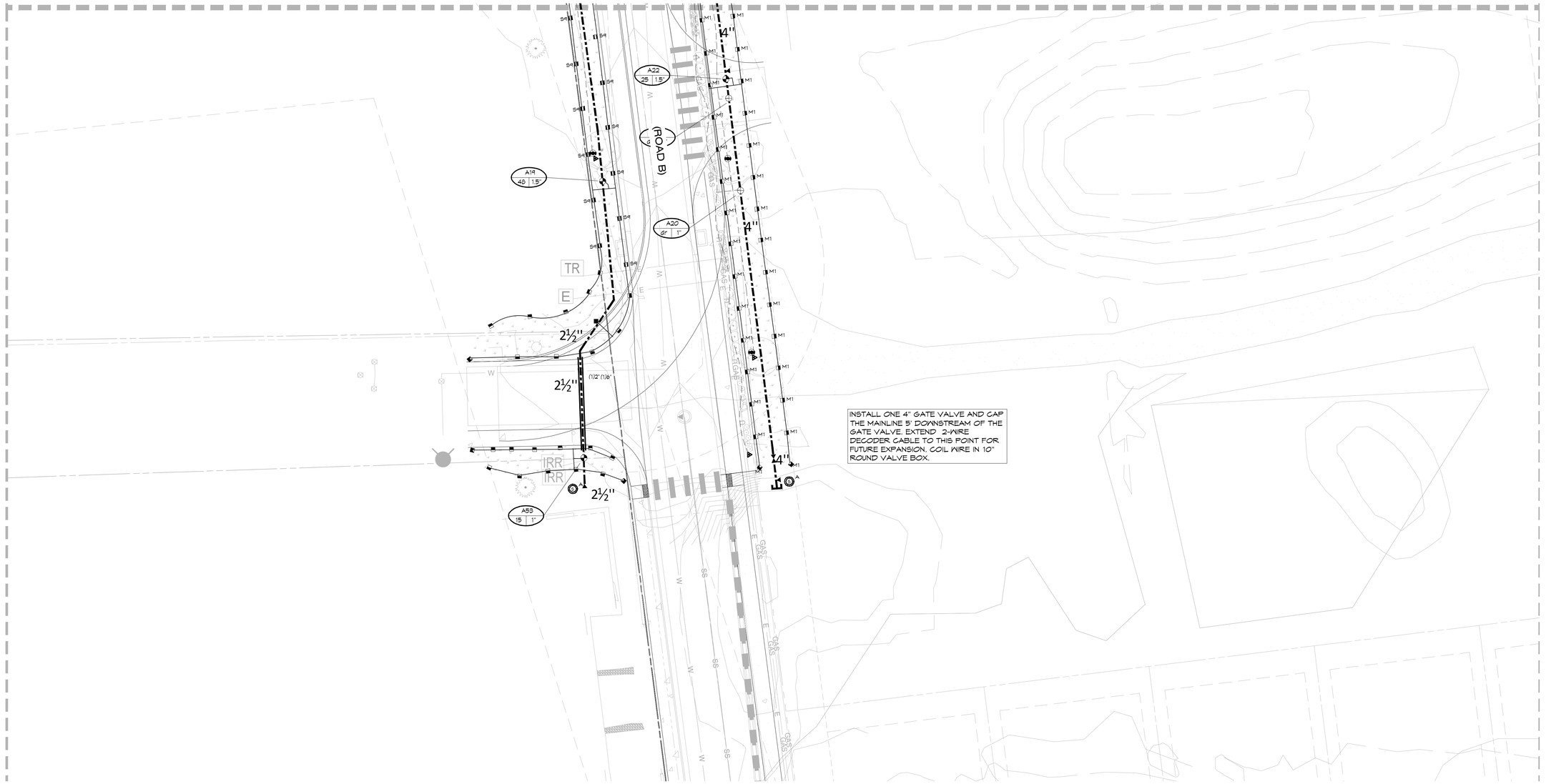

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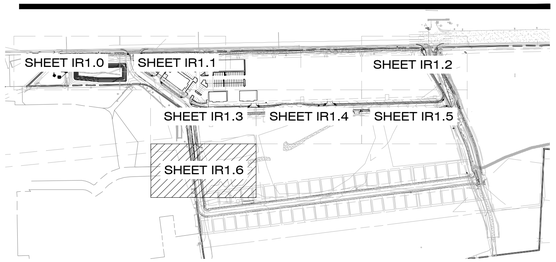

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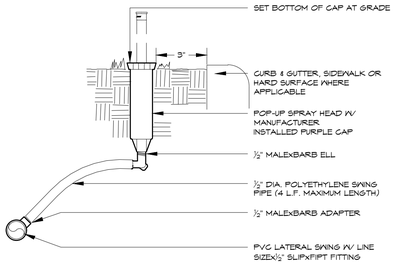
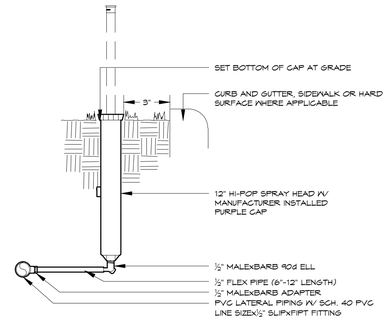
Sheet
IR1.6
Irrigation Plan



NOTE:
- SET HEAD PERPENDICULAR TO FINISH GRADE.
- APPLY TEFLON TAPE TO MALE PVC THREADED FITTINGS.
- DOUBLE CLAMP 1½" & 2" DIAMETER FITTINGS.

POP-UP SPRAY HEAD
SWING PIPE - PVC - NON-POTABLE

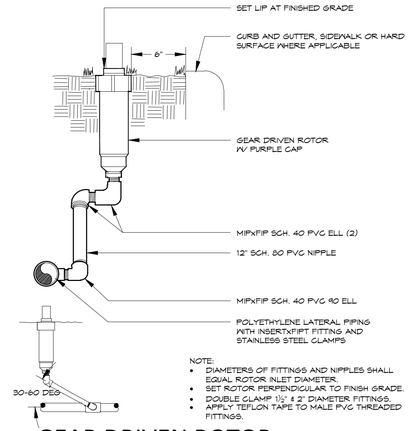
1



NOTE:
- SET HEAD PERPENDICULAR TO FINISH GRADE SWING.
- FLEX PIPE SHALL BE ATTACHED TO BOTTOM SPRAY HEAD INLET ONLY.
- APPLY TEFLON TAPE TO ALL MALE PVC THREADED FITTINGS AND NIPPLES.

HI-POP SPRAY HEAD
SWING PIPE - PVC - NON-POTABLE

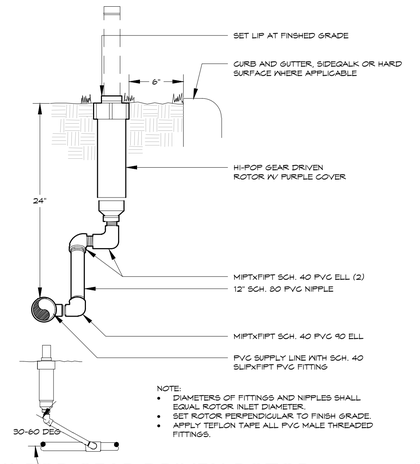
2



NOTE:
- DIAMETERS OF FITTINGS AND NIPPLES SHALL EQUAL ROTOR INLET DIAMETER.
- SET ROTOR PERPENDICULAR TO FINISH GRADE.
- DOUBLE CLAMP 1½" & 2" DIAMETER FITTINGS.
- APPLY TEFLON TAPE TO MALE PVC THREADED FITTINGS.

GEAR DRIVEN ROTOR
SWING JOINT - POLY - NON-POTABLE

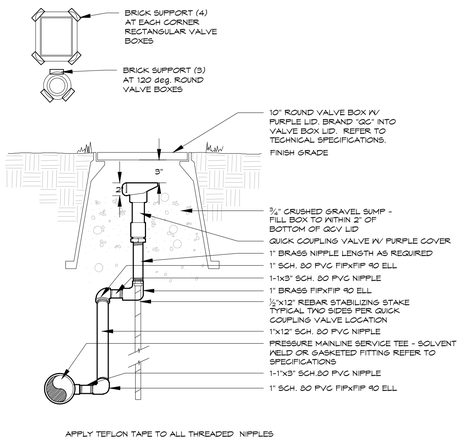
3



NOTE:
- DIAMETERS OF FITTINGS AND NIPPLES SHALL EQUAL ROTOR INLET DIAMETER.
- SET ROTOR PERPENDICULAR TO FINISH GRADE.
- APPLY TEFLON TAPE ALL PVC MALE THREADED FITTINGS.

HI-POP GEAR DRIVEN ROTOR
PVC - NON-POTABLE

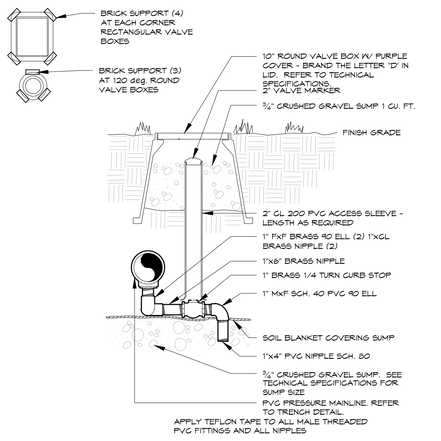
4



APPLY TEFLON TAPE TO ALL THREADED NIPPLES

QUICK COUPLING VALVE
GENERIC SWING - NON-POTABLE

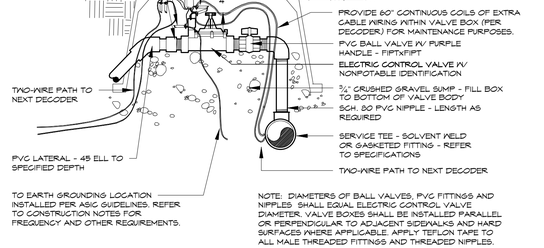
5



APPLY TEFLON TAPE TO ALL MALE THREADED PVC FITTINGS AND ALL NIPPLES

MANUAL DRAIN VALVE
NON-POTABLE

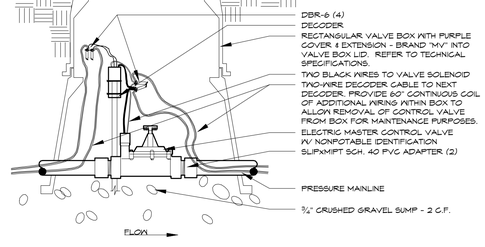
6



NOTE: DIAMETERS OF BALL VALVES, PVC FITTINGS AND NIPPLES SHALL EQUAL ELECTRIC CONTROL VALVE DIAMETER. VALVE BOXES SHALL BE INSTALLED PARALLEL OR PERPENDICULAR TO ADJACENT SIDEWALKS AND HARD SURFACES WHERE APPLICABLE. APPLY TEFLON TAPE TO ALL MALE THREADED FITTINGS AND THREADED NIPPLES.

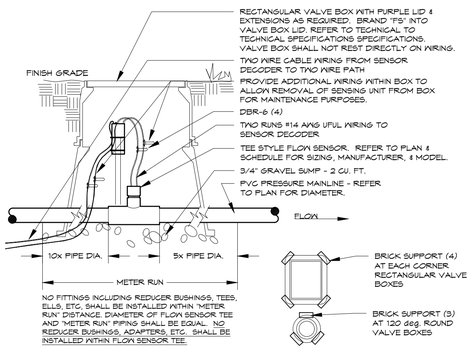
ELECTRIC CONTROL VALVE
TWO-WIRE SYSTEM - PVC PIPE - NON-POTABLE

7



MASTER VALVE
VIA DECODER - TAPS 2" & SMALLER - NON-POTABLE

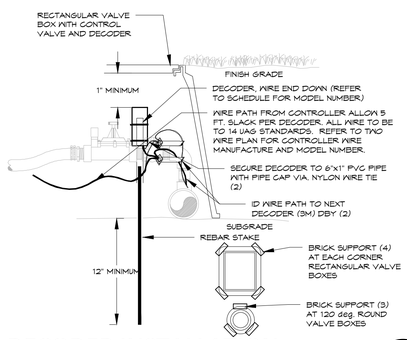
8



NO FITTINGS INCLUDING REDUCER BUSHINGS, TEES, ELLS, ETC, SHALL BE INSTALLED WITHIN 'METER RUN' DISTANCE. DIAMETER OF FLOW SENSOR TEE AND 'METER RUN' PIPING SHALL BE EQUAL. NO REDUCER BUSHINGS, ADAPTERS, ETC. SHALL BE INSTALLED WITHIN FLOW SENSOR TEE.

FLOW SENSOR
VIA DECODER - TEE STYLE - NON-POTABLE

9



DECODER INSTALLATION
TWO-WIRE SYSTEM

10

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Sheet
IR2.0
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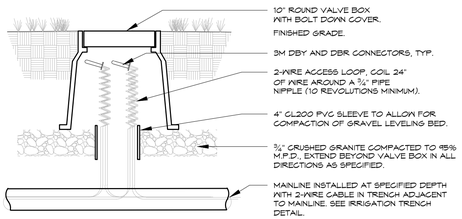
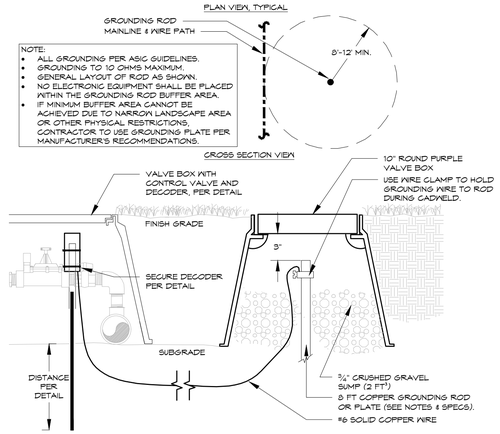


NOTE:
1. SET TOP OF BOX LEVEL WITH FINISHED GRADE IN TURF AREAS AND LEVEL WITH TOP OF MULCH IN SHRUB BEDS.
2. USE STANDARD RECTANGULAR VALVE BOX WITH BOLT DOWN LID FOR SPLICES OF MORE THAN TWENTY (20) WIRES.

WIRE SPLICE BOX

TWO-WIRE SYSTEM

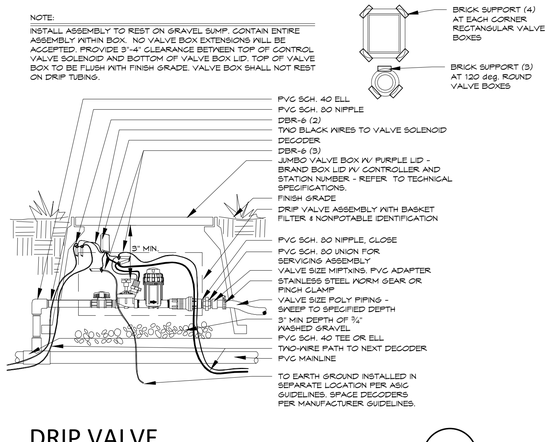
11



ACC GROUNDING

TWO-WIRE SYSTEM - NON-POTABLE

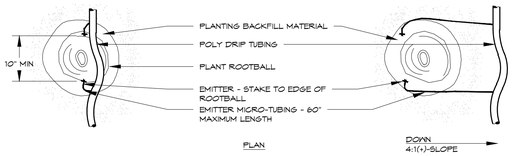
12

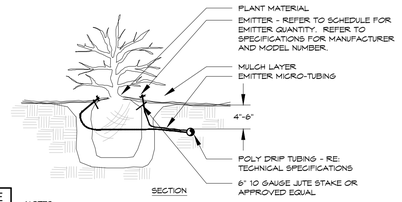


DRIP VALVE

TWO-WIRE SYSTEM - BASKET - POLY PIPE - NON-POTABLE

13





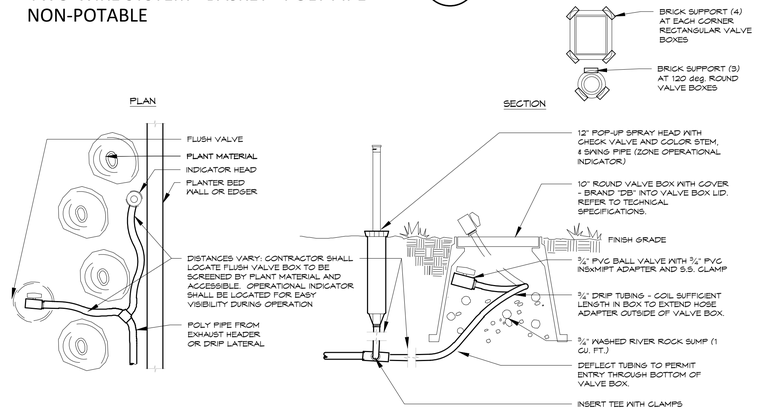
PLANT SIZE	EMITTER FLOW RATE	EMITTER QTY. AT MULCHED BED LOCATIONS	EMITTER QTY. AT NATIVE SEED LOCATIONS
1 - 2 GALLON MATERIAL	0.5 GPH	ONE EACH	ONE EACH
5 GALLON MATERIAL	0.5 GPH	TWO EACH	TWO EACH
½" CALIPER TREE	1.0 GPH	THREE EACH	FOUR EACH
2" CALIPER TREE	1.0 GPH	FOUR EACH	SIX EACH
2½" CALIPER TREE	1.0 GPH	SIX EACH	EIGHT EACH
3" CALIPER TREE	1.0 GPH	EIGHT EACH	TEN EACH
3½" CALIPER TREE	1.0 GPH	NINE EACH	ELEVEN EACH
4" CALIPER TREE	1.0 GPH	TEN EACH	TWELVE EACH
6 FT. CONIFEROUS TREE	1.0 GPH	FOUR EACH	SIX EACH
8 FT. CONIFEROUS TREE	1.0 GPH	SIX EACH	NINE EACH
10 FT. CONIFEROUS TREE	1.0 GPH	EIGHT EACH	TWELVE EACH
12 FT. CONIFEROUS TREE	1.0 GPH	TEN EACH	FOURTEEN EACH

NOTES:
- INSTALL EMITTERS ON OPPOSING SIDES OF ROOTBALL. THREE OR MORE EMITTERS SHALL BE EQUALLY SPACED AROUND ROOT BALL.
- EMITTERS ARE TO BE INSTALLED TO CLEAR SURFACE BY A MINIMUM OF 1" AND A MAXIMUM OF 2".
- FLUSH ALL LINES THOROUGHLY, INCLUDING EMITTER MICRO-TUBING PRIOR TO EMITTER INSTALLATION.
- IF PLANTING ON A 4:1 SLOPE OR STEEPER, INSTALL BOTH EMITTERS ON UPHILL SIDE OF ROOT BALL.
- EMITTERS SHALL BE SELF-FLUSHING, PRESSURE COMPENSATING-TYPE UNLESS NOTED OTHERWISE WITHIN TECHNICAL SPECIFICATIONS.
- DRIP VALVE ZONES ARE DESIGNED TO ACCOUNT FOR DIFFERENCES IN PLANT REQUIREMENTS (HYDROZONES) AND SUN EXPOSURE.
- CONTRACTOR SHALL ENSURE HYDROZONES ARE VALVED SEPARATELY AS SHOWN ON PLAN.
- SITE CONDITIONS MAY DICTATE THAT MULTIPLE SUN EXPOSURES ARE VALVED TOGETHER DURING THE DESIGN PROCESS. CONTRACTOR SHALL ADJUST EMITTER SCHEDULE AS FOLLOWS:
  - EMITTER QUANTITIES SHALL REMAIN THE SAME BUT EMITTER GALLONAGES SHALL BE DOUBLED FOR PLANTS WITH SOUTH AND WEST EXPOSURES.
  - EMITTER QUANTITIES AND GALLONAGE SHALL BE AS SHOWN IN SCHEDULE FOR PLANTS WITH NORTH AND EAST EXPOSURES.
  - PLANTINGS WITH NORTH AND EAST EXPOSURE SHALL DICTATE VALVE RUN-TIMES AND CONTRACTOR SHALL ADJUST SCHEDULING ACCORDINGLY.

DRIP EMITTER

BELOW GRADE

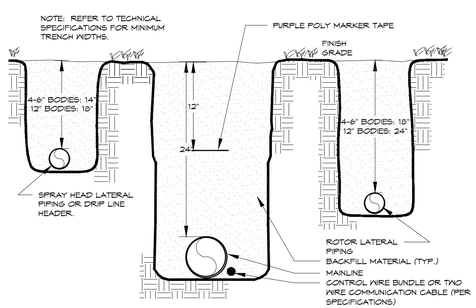
14



DRIP FLUSH VALVE

WITH OPERATIONAL INDICATOR

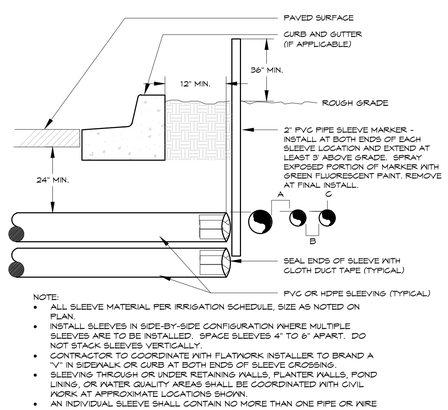
15



TRENCH

24" MAINLINE - PURPLE TAPE

16



NOTE:
- ALL SLEEVE MATERIAL PER IRRIGATION SCHEDULE, SIZE AS NOTED ON PLAN.
- INSTALL SLEEVES IN SIDE-BY-SIDE CONFIGURATION WHERE MULTIPLE SLEEVES ARE TO BE INSTALLED. SPACE SLEEVES 4" TO 6" APART. DO NOT STACK SLEEVES VERTICALLY.
- CONTRACTOR TO COORDINATE WITH FLATWORK INSTALLER TO BRAND A "V" IN SIDEWALK OR CURB AT BOTH ENDS OF SLEEVE CROSSING.
- SLEEVING THROUGH OR UNDER RETAINING WALLS, PLANTER WALLS, POND LINING, OR WATER QUALITY AREAS SHALL BE COORDINATED WITH CIVIL WORK AT APPROXIMATE LOCATIONS SHOWN.
- AN INDIVIDUAL SLEEVE SHALL CONTAIN NO MORE THAN ONE PIPE OR WIRE BUNDLE.

IRRIGATION SLEEVING

TYPICAL

17

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GYPSUM TOWER CENTER - PH. 1 STREETSCAPE
Gypsum, Colorado

Client:
R&R Engineers - Surveyors, Inc.
1635 W. 13th Ave.
Suite 310
Denver, CO 80204

Irrigation Plans

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Sheet
IR2.1
Irrigation Details

KDI HydroSystems
Irrigation Consulting & Water Management
13949 W. Colfax Ave, Suite 260 Lakewood, Colorado 80401
o: 303.980.5327 www.hydrosystemskdi.com

811 Know what's below. Call before you dig.
CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.
COLORADO 811 KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.
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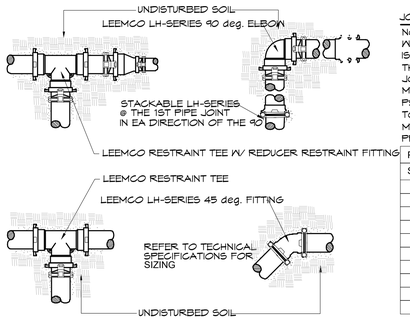
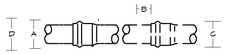


JOINT RESTRAINT INSTALLATION GUIDE

NOTE:
WHEN THE DISTANCE BETWEEN A FITTING AND THE NEXT JOINT IS LESS THAN 20 FEET, THE FOLLOWING TABLE MUST BE USED. THE TABLE BELOW SHOWS THE DISTANCE (IN FEET) BETWEEN JOINTS WITHIN WHICH IF THERE IS A JOINT, IT MUST BE MECHANICALLY RESTRAINED. THE TABLE IS BASED ON 125 PSI, TYPE 3 TRENCH, AND 2-4 FEET DEPTH OF BURY (SMALL TO LARGE) DEPENDING ON PIPE SIZE. FOR OTHER PRESSURE MULTIPLY THE NUMBERS IN THE TABLE (FEET) BY THE ACTUAL PRESSURE AND DIVIDE BY 125.

PIPE	BENDS				STEP REDUCTION			DEAD	GATE
SIZE	11	22	45	90	1	2	3	END	VALVE
2"	1	1	2	6				19	10
2.5"	1	2	4	9	4			23	12
3"	2	3	6	11	8	10		30	15
4"	2	4	9	20	14	20	31	45	23
6"	3	6	13	29	30	40	53	63	31
8"	4	8	15	38	33	55	63	75	38
10"	5	9	19	45	31	56	75	96	48
12"	5	10	21	53	54	58	79	112	56
14"	6	11	24	58	30	70	74	118	58
16"	6	13	27	65		54	90	130	65

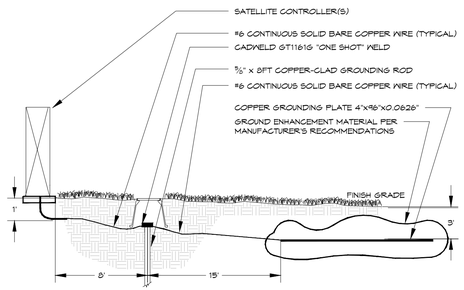
HARDWARE SIZE AND TORQUE REQUIREMENTS



PIPE SIZE	PIPE O.D.	NO OF BOLTS	BOLT SIZE	TORQUE FT-LB	DIMENSIONS (INCH)			
					A	B	C	D
2"	2.375	2	3/8-16 X 2.5	20	4.1	3.1	4.8	5.0
2.5"	2.875	2	3/8-16 X 2.5	20	5.1	3.1	5.0	5.5
3"	3.500	2	3/8-16 X 2.5	20	5.6	3.4	5.9	6.5
4"	4.500	2	1/2-13 X 3	50	6.7	3.8	7.3	7.6
6"	6.625	2	1/2-13 X 3.5	50	9.0	4.6	9.8	9.9
8"	8.625	4	1/2-13 X 4	50	11.2	5.9	12.0	12.2
10"	10.750	4	5/8-11 X 5.5	100	13.4	7.3	14.8	14.8
12"	12.750	4	5/8-11 X 5.5	100	15.4	8.8	17.5	16.7
14"	15.300	4	5/8-11 X 5.5	100	23.0	9.5	21.0	29.0
16"	17.400	4	5/8-11 X 5.5	100	25.0	10.5	23.5	31.0

MECHNICAL RESTRAINT

18

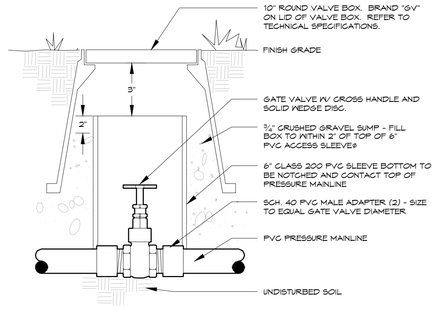


GROUNDING MUST MEET ALL MANUFACTURER'S REQUIREMENTS. IN ADDITION, GROUNDING PLATE DESIGN CONSISTS OF ONE VERTICAL 8-FOOT COPPER CLAD GROUNDING ROD (AT LEAST EIGHT FEET FROM THE EQUIPMENT), AND ONE COPPER GROUNDING PLATE PER 40 STATIONS REQUIRING GROUNDING. INSTALL GROUNDING PLATE HORIZONTALLY, THREE FEET DEEP AND 15' FROM THE GROUNDING ROD. SHOULD MULTIPLE RODS/PLATES BE REQUIRED, THEY SHALL BE PLACED A MINIMUM OF 3 LINEAR FEET FROM EACH OTHER. PERFORM CADWELD CONNECTION TO GROUNDING ROD(S) AND PLACEMENT OF GROUNDING PLATE(S) IN OWNER'S PRESENCE PRIOR TO BACKFILL. REFER TO ASIC STANDARDS FOR MORE INFORMATION.

CONTROLLER GROUNDING

TWO-WIRE SYSTEM - Pedestal Mount

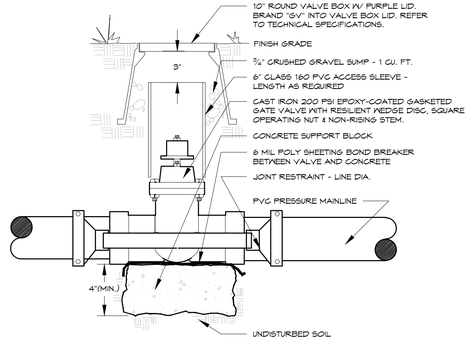
20



GATE VALVE

2.5" & SMALLER - X-HANDLE

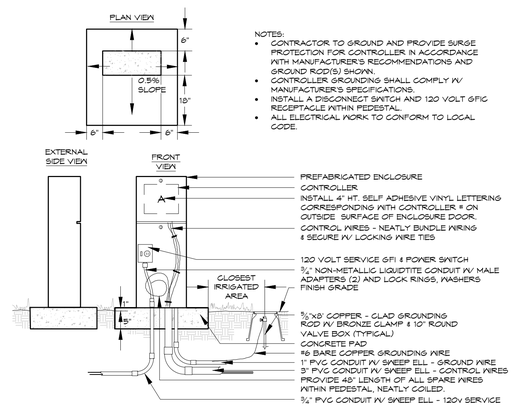
21



GATE VALVE

3" & LARGER - JOINTRESTRAINT - NON-POTABLE

22

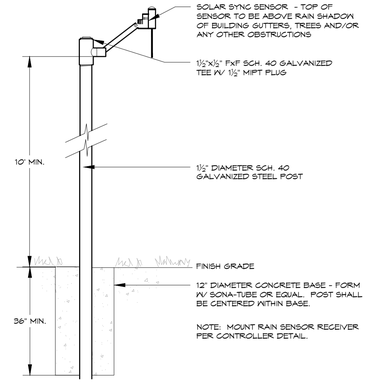


NOTES:
- CONTRACTOR TO GROUND AND PROVIDE SURGE PROTECTION FOR CONTROLLER IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND GROUND ROD(S) SHOWN.
- CONTROLLER GROUNDING SHALL COMPLY W/ MANUFACTURER'S SPECIFICATIONS.
- INSTALL A DISCONNECT SWITCH AND 120 VOLT GFIC RECEPTACLE WITHIN PEDESTAL.
- ALL ELECTRICAL WORK TO CONFORM TO LOCAL CODE.

ELECTRIC CONTROLLER

PEDESTAL - FRONT OPENING - TYPICAL

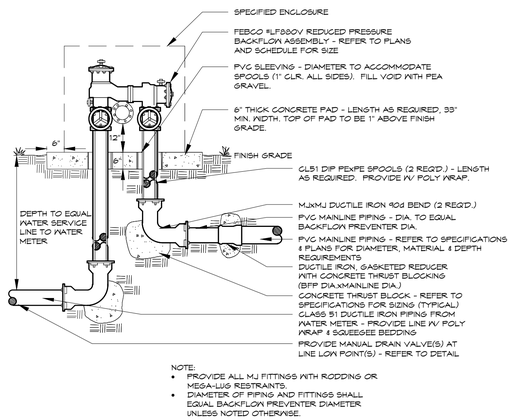
19



WEATHER SENSOR

POLE MOUNTED - SolarSync

23



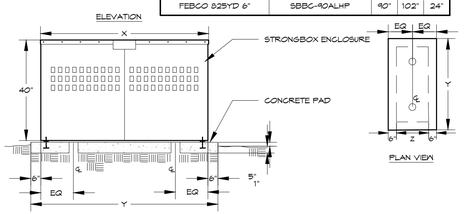
NOTE:
- PROVIDE ALL MJ FITTINGS WITH RODDING OR MEGA-LUG RESTRAINTS.
- DIAMETER OF PIPING AND FITTINGS SHALL EQUAL BACKFLOW PREVENTER DIAMETER UNLESS NOTED OTHERWISE.

BACKFLOW PREVENTER

3" & LARGER - TYPICAL

24

BFP MODEL/SIZE	ENCLOSURE MODEL	X	Y	Z
FEBCO 880-NRS 3"	SBBC-40ALHP	40"	52"	24"
FEBCO 880-NRS 4"	SBBC-40ALHP	40"	52"	24"
FEBCO 880-NRS 6"	SBBC-40W-ALHP	40"	52"	28"
FEBCO 825YD 2½"	SBBC-60ALHP	60"	72"	24"
FEBCO 825YD 3"	SBBC-40ALHP	40"	102"	24"
FEBCO 825YD 4"	SBBC-40ALHP	40"	102"	24"
FEBCO 825YD 6"	SBBC-40ALHP	40"	102"	24"

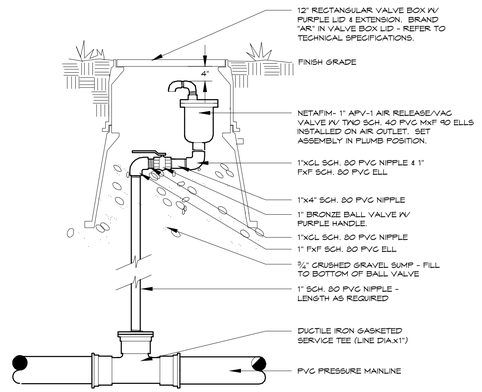


NOTES:
- PAD PENETRATIONS FOR BACKFLOW PREVENTER RISERS TO BE 1" LARGER THAN RISER DIAMETER.
- TOP SURFACE OF CONCRETE PAD SHALL BE 1" ABOVE FINISH GRADE.
- INSTALL ENCLOSURE ANCHORS AS PER MANUFACTURER'S RECOMMENDATIONS.
- PROVIDE OWNER WITH KEYED PADLOCK FOR ENCLOSURE.

BACKFLOW ENCLOSURE

STRONGBOX - 3" & LARGER SYSTEMS

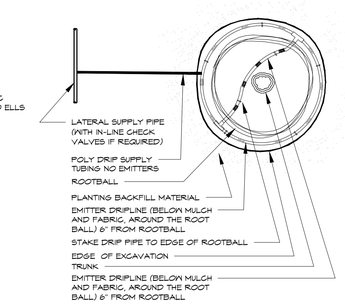
25



NOTE: AIR RELEASE ASSEMBLY SHALL REST ON GRAVEL SUMP FIELD-LOCATE AIR RELEASE AT HIGH POINT IN MAINLINE PIPING APPLY TEFLON TAPE TO ALL MALE THREADED FITTINGS AND NIPPLES

AIR RELIEF VALVE

26



PLANT SIZE	MINIMUM EMITTER QTY. PER TREE
5 GALLON SHRUBS	THREE EACH
1½" CALIPER TREE	EIGHT EACH
2" CALIPER TREE	TWELVE EACH
2½" CALIPER TREE	SIXTEEN EACH
3" CALIPER TREE	TWENTY EACH
3½" CALIPER TREE	TWENTY-TWO EACH
4" CALIPER TREE	TWENTY-FOUR EACH
6 FT. CONIFEROUS TREE	TWELVE EACH
8 FT. CONIFEROUS TREE	EIGHTEEN EACH
10 FT. CONIFEROUS TREE	TWENTY-FOUR EACH
12 FT. CONIFEROUS TREE	TWENTY-EIGHT EACH

NOTES:
- EMITTERS SHALL BE EQUALLY SPACED AROUND ROOT BALL.
- EMITTER FLOW RATE PER SCHEDULE.
- DRIPLINE EMITTER SPACING PER SCHEDULE.

SUBSURFACE EMITTER TREE RING

27

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Sheet
IR2.2
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Irrigation Consulting & Water Management
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o: 303.980.5327 www.hydrosystemskdi.com

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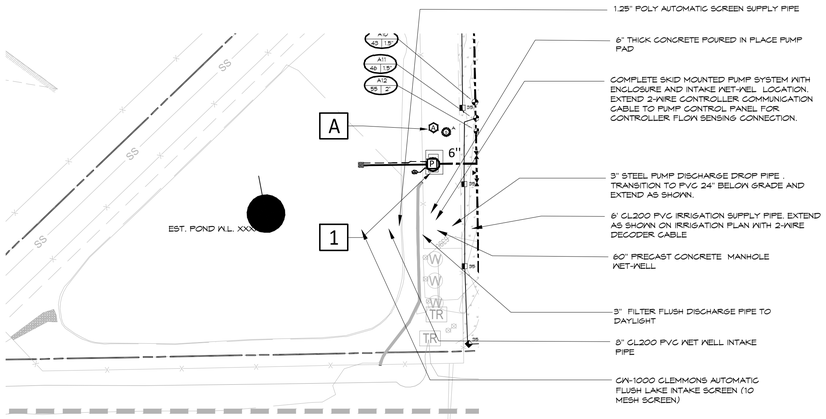


PUMP STATION LOCATION - PLAN VIEW

Scale 1'' = 10'

NORTH

P1

PROJECT NOTES

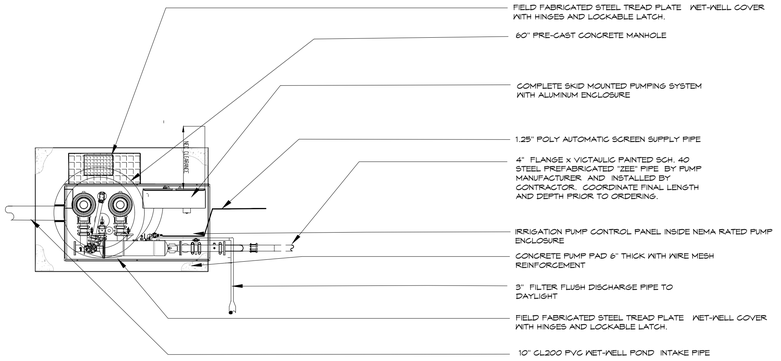
1. CONTRACTOR TO REINSTALL EXISTING PUMPING SYSTEM IN NEW ENCLOSURE AS DETAILED.
2. CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION BETWEEN EXISTING CONCRETE CONSTRUCTION, AND NEW PUMP STATION EQUIPMENT REQUIREMENTS.
3. CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION AND INSTALLATION PIPING BETWEEN FINAL PUMP LOCATION AND EXISTING IRRIGATION PIPE CONNECTIONS
4. CONTRACTOR IS RESPONSIBLE FOR ALL WIRE, CONDUIT AND CONNECTIONS BETWEEN ELECTRICAL SERVICE AND PUMPING SYSTEM ALL WORK SHALL CONFORM TO ALL APPLICABLE CODES
5. ANY ELECTRICAL PERMITS SHALL BE OBTAINED AND PAID BY CONTRACTOR. ELECTRICAL DRAWINGS REQUIRED FOR PERMITTING SHALL BE PREPARED AND SUBMITTED BY CONTRACTOR
6. ANCHOR PUMPING SYSTEM CONCRETE PAD PER MANUFACTURERS RECOMMENDATIONS
7. CONTRACTOR IS RESPONSIBLE FOR ALL ADDITIONAL EQUIPMENT REQUIRED FOR THE INSTALLATION OF THE PUMPING SYSTEM THAT IS NOT SUPPLIED BY PUMP MANUFACTURER. VERIFY WITH PUMP MANUFACTURER.
8. COMPACT SOIL TO 95% STANDARD PROCTER DENSITY TYPICAL FOR PIPE AND TRENCH INSTALLATION
9. PUMP STATION OFFF-LOAD CRANE REQUIREMENTS BY CONTRACTOR
10. ANY DEWATERING REQUIRED FOR NEW PUMP INSTALLATION IS THE RESPONSIBILITY OF CONTRACTOR.

Pumping System Notes

1. CONTRACTOR TO INSTALL A PRECISION PUMPING SYSTEM (PPS) - QUOTE XXXX T##V1T VERTICAL TURBINE SKID MOUNTED PUMP STATION WITH ENCLOSURE AS DETAILED. PUMP STATION SHALL PROVIDE 300-500 GPM AT DISCHARGE PRESSURE OF 80 PSI. PUMP STATION SHALL MEET REQUIREMENTS OF THE CONSTRUCTION DOCUMENTS, DETAILS AND SPECIFICATIONS. REQUIREMENTS SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:

A) VARIABLE FREQUENCY DRIVE WITH two 20 HP PUMP AND ONES HP PRESSURE MAINTENANCE PUMP. PRIMARY PUMPS SHALL BE CAPABLE OF 300-500 GPM AT 85 PSI DISCHARGE PRESSURE
B) PUMP PANEL AND CONTROLS PER SPECIFICATIONS 480 VOLT, 3 PHASE POWER SUPPLY (75 FLA)
C) AUTOMATIC FILTER WITH 200 MICRON SCREEN, FLUSH ASSEMBLY (ISOLATION VALVE, ELECTRIC CONTROL VALVE) AND CHECK VALVE
D) MAGNETIC FLOW METER
E) VFD BY-PASS SWITCH
F) PHASE MONITOR
G) NEMA 4 ENCLOSURE W/ FILTERED COOLING FAN AND INSULATION
H) OWNER TRAINING PER SPECIFICATIONS.
I) PRESSURE RELIEF VALVE
J) 2-POINT LEVEL CONTROL/SAFETY FOR WET WELL
K) SELF-CLEANING SCREEN RETURN LINE ASSEMBLY SHALL CONSIST OF 1 1/2" BRONZE BALL VALVE 1 1/2BRONZE CHECK VALVE, 1 -1/2" SOLENOID OPERATED ELECTRIC VALVE AND SINGLE 1 1/2" PRESSURE REDUCING VALVE
L) PUMP STATION SHALL BE ACTIVATED VIA PRESSURE DROP AND DEACTIVATED VIA NO FLOW
M PRESSURE TRANSDUCER
N) LIGHTNING/SURGE ARRESTOR
O) PLC-BASED CONTROLS WITH NON-VOLATILE MEMORY (PLC-5E)
P) OPERATOR INTERFACE DEVICE
Q) ALARM PILOT DEVICES
R) HOA SWITCHES (FOR SYSTEM), ON-OFF SELECTOR SWITCHES (ONE PER PUMP), PUMP RUN LIGHTS (ONE PER EA. PUMP, LAKE SCREEN, FILTER) GENERAL FAULT LIGHT (RED)
S) ELAPSED TIME METERS (NCLUDED IN PLC)
T) SPEED POTENTIOMETER
U) CONTROL POWER TRANSFORMER
V) SYSTEMS DRAINS AND ONE HOSE BIB
W) STATION DISCHARGE ISOLATION VALVE
X) POWDER COATING SYSTEM
Y) POND LEVEL SENSING FOR FILL VALVE OPERATION (24 VOLT AC 2-WIRE SOLENOID)

AA) PUMP MANUFACTURER FABRICATED ENCLOSURE - REFER TO SHEET IR-P2 FOR ADDITIONAL INFORMATION
BB) 3" VICTAULIC x FLG SCH. 40 STEEL Z-PIPE
CC) DISCHARGE PRESSURE GAUGE
DD) POWER CONTROL MONITOR (LOW VOLTAGE, PHASE IMBALANCE, ETC.)
EE) OPTI-ISOLATOR FOR FLOW SENSING CONNECTION TO CENTRAL CONTROL (VERIFY WITH CENTRAL CONTROL MANUFACTURER)
FF) DRY CONTACT FOR REMOTE SHUT DOWN OF PUMP STATION BY CENTRAL CONTROL 24V AC DECODER (VERIFY WITH CENTRAL CONTROL MANUFACTURER) CONTRACTOR IS RESPONSIBLE FOR ALL WORK AND EQUIPMENT REQUIRED FOR
GG) INSTALLATION NOT LIMITED TO, PUMPING SYSTEM, ENCLOSURE, PIPING, WET WELL AND ELECTRICAL. ANY ADDITIONAL EQUIPMENT NOT SUPPLIED FROM PUMP MANUFACTURER FOR INSTALLATION OF ANY PRODUCT IS THE RESPONSIBILITY OF THE CONTRACTOR. REFER TO ALL MANUFACTURERS RECOMMENDATIONS FOR REQUIRED EQUIPMENT.

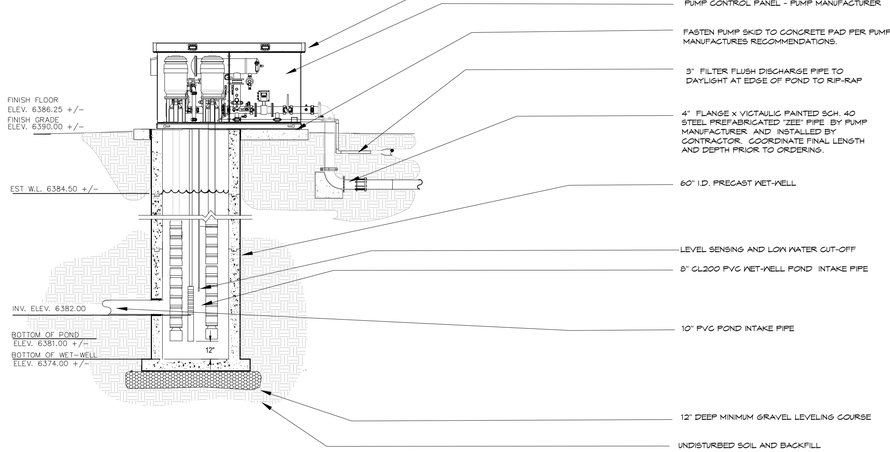


CORE DRILL AND LINK SEAL ALL PIPE PENETRATIONS IN CONCRETE WALLS AND FINISH WITH SHRINK FREE GROUT (TYP) OR APPROVED EQUAL

PUMP STATION AND WET WELL - PLAN

Scale 1/4'' = 1'

P2



CORE DRILL AND LINK SEAL ALL PIPE PENETRATIONS IN CONCRETE WALLS AND FINISH WITH SHRINK FREE GROUT (TYP) OR APPROVED EQUAL

ELEVATIONS FROM 2007 POND AS-BUILT FILE. ELEVATIONS TO BE VERIFIED.

PUMP STATION AND WET WELL -SECTION

Scale 1/4'' = 1'

P3

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OUTDOOR DESIGN GROUP, INC.
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ARVADA, CO 80002
(303) 993-4811

GYPSUM TOWER CENTER - PH. 1 STREETSCAPE

Gypsum, Colorado

Client:

R&R Engineers - Surveyors, Inc.
1635 W. 13th Ave.
Suite 310
Denver, CO 80204

Irrigation Plans

Issue Dates

Date:	Notes:
07-23-25	Client Review
07-25-25	City Submittal
10-17-25	City Submittal

PREPARED UNDER THE SUPERVISION OF

- FOR REVIEW - NOT FOR CONSTRUCTION - 10/17/2025

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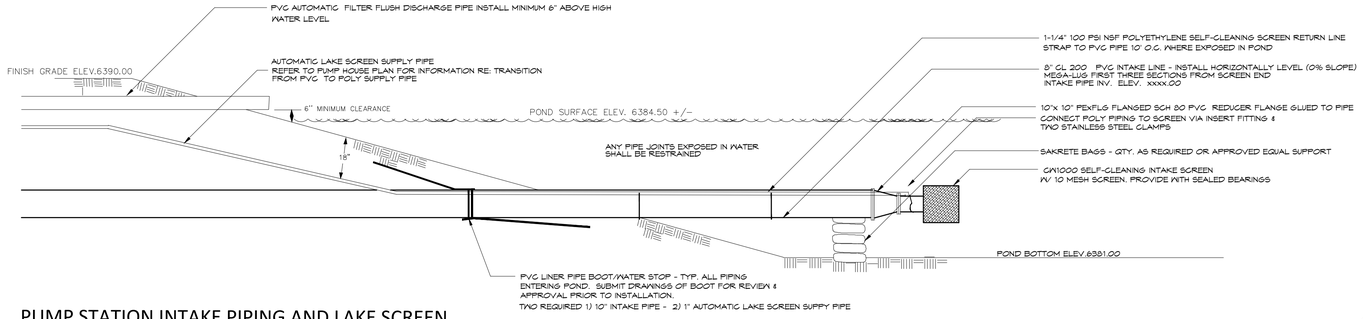
Sheet

IR2.3

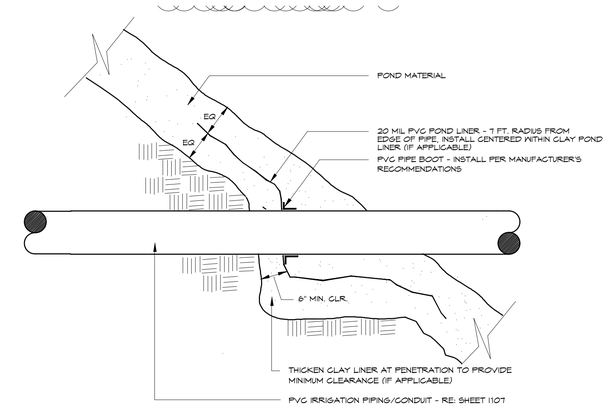
Irrigation Details

KDI HydroSystems
Irrigation Consulting & Water Management
13949 W. Colfax Ave, Suite 260 Lakewood, Colorado 80401
o: 303.980.5327 www.hydrosystemskdi.com



PUMP STATION INTAKE PIPING AND LAKE SCREEN

P3

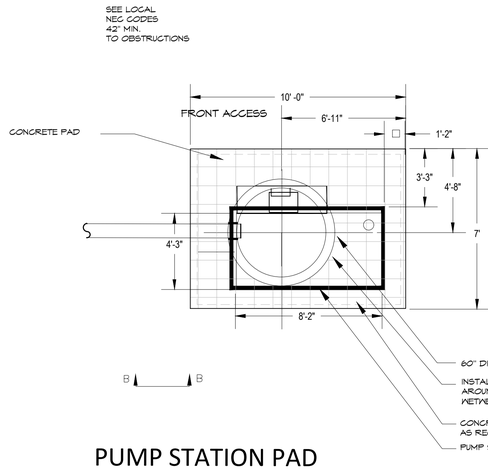


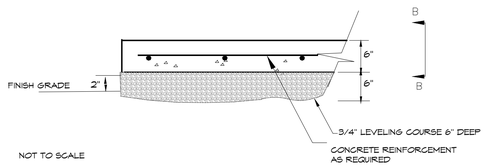
NOTE: THIS DETAIL APPLIES TO ALL PVC CONDUIT AND PVC PIPE PENETRATIONS THROUGH AND TOO POND. ALL POND LOCATIONS.

PROVIDE 5 FT. HORIZONTAL SEPARATION BETWEEN ALL PIPING AT CLAY LINER PENETRATIONS. (IF APPLICABLE)

PIPE PENTRATIONS AT CLAY LINER

P4





NOT TO SCALE

CONCRETE SLAB EDGE TREATMENT SECTION B-B

CONCRETE REQUIREMENTS-

ALL CONCRETE SHALL BE A 4,000 PSI MIX. SUBMIT MIX TO OWNER PRIOR TO PLACING ANY CONCRETE. ALL FORMS AND REBAR SHALL BE PLACED FOR OWNER REVIEW 48 HOURS PRIOR TO PLACEMENT OF CONCRETE. ALL REINFORCING SHALL BE SIZED AS NOTED CONFORMING TO ASTM 706.

CONTRACTOR WILL BE REQUIRED TO PROVIDE ALL MATERIAL REQUIRED TO PROTECT SLAB DURING CURING PERIOD. CONCRETE SLAB SHALL BE MOISTURE CURED WITH A MOISTURE-RETAINING COVER. SLAB SHALL BE BROOM FINISHED.

NOTE:
FILL UNDER SLAB SHALL BE COMPACTED TO 95% STANDARD PROCTOR. SLAB SURFACE SHALL SLOPE TO WET WELL - 1% MAX PROVIDE SLAB W/ MEDIUM BROOM FINISH

CONTRACTOR SHALL STAKE ALL POINT OF CONNECTION AND PUMP EQUIPMENT FOR REVIEW AND APPROVAL OF OWNER PRIOR TO INSTALLATION.

ALL PERMITS AND ANY REQUIRED SHOP DRAWINGS BY CONTRACTOR.

PUMP STATION PAD

P5

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Irrigation Consulting & Water Management
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o: 303.980.5327 www.hydrosystemskdi.com

811 Know what's below. Call before you dig.
CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

COLORADO 811 KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.
Call 3 business days in advance before you dig, grade, or excavate for the marking of underground member utilities

Sheet
IR2.4
Irrigation Details

SECTION 32 84 00

PLANTING IRRIGATION

PART 1 – GENERAL

1.01 WORK INCLUDED - Work of this Section generally includes provisions for the installation of an underground irrigation system including the following:

A. Static pressure verification and coordination of irrigation system installation with landscape material installation.

B. Trenching, stockpiling excavation materials, refilling and compacting trenches.

C. Complete irrigation system including but not limited to piping, backflow preventer assemblies, valves, fittings, heads, controllers and wiring, and final adjustments to insure complete coverage.

D. Water connections.

E. Replacement of unsatisfactory materials.

F. Clean-up, inspections, and approval.

G. Tests.

1.02 RELATED SECTIONS

A. Examine all sections related to project work.

1.03 REFERENCES

A. Perform Work in accordance with requirements of Conditions of the Contract and Division 01 - General requirements as well as provisions of all applicable laws, codes, ordinances, rules, and regulations.

B. Conform to requirements of reference information listed below except where more stringent requirements are shown or specified in Contract Documents.

1. American Society for Testing and Materials (ASTM) - Specifications and Test Methods specifically referenced in this Section.
2. Underwriters Laboratories (UL) - UL Wires and Cables.

1.04 QUALITY ASSURANCE

A. Installer Qualifications - Installer shall have had considerable experience and demonstrate ability in the installation of irrigation system(s) of specific type(s) in a neat orderly, and responsible manner in accordance with recognized

standards of workmanship. To demonstrate ability and experience necessary for this Project, and financial stability, submit if requested by Town of Gypsum, prior to contract award the following:

1. List of 3 projects completed in the last 2 years of similar complexity to this Project. Description of projects shall include:
   a. Name of project.
   b. Location.
   c. Owner.
   d. Brief description of work and project budget.

B. Special Requirements:

1. Work involving substantial plumbing for installation of copper piping, backflow preventer(s), and related Work shall be executed by licensed and bonded plumber(s). Secure a permit at least 48 hours prior to start of installation.
2. Tolerances - Specified depths of mains and laterals and pitch of pipes are minimums. Settlement of trenches is cause for removal of finish grade treatment, refilling, compaction, and repair of finish grade treatment.
3. Coordination With Other Contractors - Protect, maintain, and coordinate Work with Work under other Section.
4. Damage To Other Improvements - Contractor shall replace or repair damage to grading, soil preparation, seeding, sodding, or planting done under other Sections during Work associated with installation of irrigation system at no additional cost to Owner.

C. Pre-Construction Conference - Contractor shall schedule and conduct a conference to review in detail quality control and construction requirements for equipment, materials, and systems used to perform the Work. Conference shall be scheduled not less than 10 days prior to commencement of Work. All parties required to be in attendance shall be notified no later than 7 days prior to date of conference. Contractor shall notify qualified representatives of each party concerned with that portion of Work to attend conference, including but not limited to Architect, Consultant, Contractor's Superintendent, and Installer.

1. Minutes of conference shall be recorded and distributed by Contractor to all parties in attendance within five days of conference.

1.05 SUBMITTALS - Prepare and make submittals in accordance with conditions of the Contract.

A. Shop Drawings - Submit Shop Drawings if noted on construction drawings, include a complete materials list indicating manufacturer, model number, and description of all materials and equipment to be used. Show appropriate dimensions and adequate detail to accurately portray intent of construction. If noted.

B. Record Drawings (As-Builts):

1. At onset of irrigation installation secure Autocadd files of original irrigation design from Owner. At the end of every day, revise as-built prints for work accomplished that day in red ink. As-built field prints and cad files shall be brought up-to-date at the close of the working day every Friday by a qualified draftsperson. A print of record plan(s) shall be available at Project Site. Indicate zoning changes on weekly as-built drawings. Indicate non-pressure piping changes on as-builds. Upon completion of Project, submit for review, prior to final acceptance, final set of as-built PDF'S and an Autocadd disk copy. Dimensions, from two permanent points of reference (building corners, sidewalk, road intersections or permanent structures), location of following items:
   a. Connection to existing water lines.
   b. Routing of sprinkler pressure lines (dimension maximum 100 feet along routing).
   c. Sprinkler control valves.
   d. Quick coupling valves.
   e. Manual drains and stop and waste valves.
   f. Control wire routing if not with pressure mainline.
   g. Gate valves.
   h. Control wire and communication cable splices
   i. Water meters
   j. Locations of all sleeving including size, quantity and depth of sleeve
   k. Flow sensors

2. Owners Representative will not certify any pay request submitted by the Contractor if the as-built drawings are not current, and processing of pay request will not occur until as-builts are up-dated.

C. Operation Instructions - Submit 3 written operating instructions including winterization procedures and start-up, with cut sheets of products, and coordinate controller/watering operation instruction with Owner maintenance personnel.

1. Controller Charts:
   a. Do not prepare charts until record (as-built) drawings have been reviewed by Town of Gypsum.
   b. Provide one controller chart for each automatic controller installed.
      1) Chart may be reproduction of record drawing, if scale permits fitting of controller door. If photo reduction prints are required, keep reduction to maximum size possible to retain full legibility.
      2) Chart shall be blueline print of actual "as-built" system, showing area covered by that controller.

c. Identify area of coverage of each remote control valve, using a distinctly different pastel color drawing over entire area of coverage.
d. Following review of charts by Town of Gypsum, they shall be hermetically sealed between two layers of 20 mm thick plastic sheet
e. Charts shall be completed and reviewed prior to final review of irrigation system.

1.06 DELIVERY, STORAGE, AND HANDLING - Deliver, unload, store, and handle materials, packaging, bundling, products in dry, weatherproof, condition in manner to prevent damage, breakage, deterioration, intrusion, ignition, and vandalism. Deliver in original unopened packaging containers prominently displaying manufacturer's name, volume, quantity, contents, instructions, and conformance to local, state, and federal law. Remove and replace cracked, broken, or contaminated items or elements prematurely exposed to moisture, inclement weather, snow, ice, temperature extremes, fire, or jobsite damage.

A. Handling of PVC Pipe - Exercise care in handling, loading and storing, of PVC pipe. All PVC pipe shall be transported in a vehicle which allows length of pipe to lie flat so as not to subject it to undue bending or concentrated external loads. All sections of pipe that have been dented or damaged shall be discarded, and if installed, shall be replaced with new piping.

1.07 JOBSITE CONDITIONS:

A. Protection of Property:

1. Preserve and protect all trees, plants, monuments, structures, and paved areas from damage due to Work of this Section. In the event damage does occur, all damage to inanimate items shall be completely repaired or replaced to satisfaction of Owner, and all injury to living plants shall be repaired by Owner. All costs of such repairs shall be charged to and paid by Contractor.

2. Protect buildings, walks, walls, and other property from damage. Flare and barricade open ditches. Damage caused to asphalt, concrete, or other building material surfaces shall be repaired or replaced at no cost to Owner. Restore disturbed areas to original condition.

B. Existing Trees:

1. All trenching or other Work under limb spread of any and all evergreens or low branching deciduous material shall be done by hand or by other methods so as to prevent damage to limbs or branches.
2. Where it is necessary to excavate adjacent to existing trees use all possible care to avoid injury to trees and tree roots. Excavation, in areas where 2 inch and larger roots occur, shall be done by hand. Roots

2 inches or larger in diameter, except directly in the path of pipe of conduit, shall be tunneled under and shall be heavily wrapped with burlap to prevent scarring or excessive drying. Where a trenching machine is operated close to trees having roots smaller than 2 inches in diameter, wall of trench adjacent to tree shall be hand trimmed, making clean cuts through roots. Trenches adjacent to trees shall be closed within 24 hours, and when this is not possible, side of trench adjacent to tree shall be kept shaded with moistened burlap or canvas.

C. Protection and Repair of Underground Lines:

1. Request proper utility company to stake exact location (including depth) of all underground electric, gas, or telephone lines. Take whatever precautions are necessary to protect these underground line from damage. If damage does occur, all damage shall be repaired by Utility Owner. All costs of such repairs shall be paid by Contractor unless other arrangements have been made.
2. Request Owner, in writing, to locate all private utilities (i.e., electrical service to outside lighting) before proceeding with excavation. If, after such request and necessary staking, private utilities which were not staked are encountered and damaged by Installer, they shall be repaired by Owner at no cost to Installer. If Contractor damages staked or located utilities, they shall be repaired by Utility Owner at Contractor's expense unless other arrangements have been made.

D. Replacement of Paving and Curbs - Where trenches and lines cross existing roadways, paths, curbing, etc., damage to these shall be kept to a minimum and shall be restored to original condition.

1.08 WARRANTY/GUARANTY: - Manufacturer shall warrant materials against defects for a period of one year from date of Substantial Completion. Installer(s) shall guarantee workmanship for similar period.

A. Settling of backfilled trenches which may occur during guaranty period shall be repaired at no expense to Owner, including complete restoration of damaged property.

B. Expenses due to vandalism before substantial completion shall be borne by Contractor.

C. Owner will maintain turf and planting areas during warranty period, so as not to hamper proper operation of irrigation system.

1.09 MAINTENANCE:

A. Furnish the following maintenance items to Owner prior to final Acceptance:

1. 2 Sets of special tools required for removing, disassembling, and adjusting each type of sprinkler head and valve supplied on this Project.

2. Two 6 foot valve keys for operation of gate valves or stop and waste valves (if applicable).
3. 2 keys for each automatic controller.
4. 4 quick coupler keys and 2 matching hose swivels for each type of quick coupling valve installed.
5. Two aluminum drain valve keys of sufficient length for operation of drain valves

B. Winterization - include cost in bid for winterizing complete system at conclusion of sprinkling season (in which system received final acceptance) within 3 days notification by the Owner. System shall be voided of water using compressed air or similar method reviewed by Town of Gypsum. Reopen, operate, and adjust system malfunctions accordingly during April of following season within 3 days of notification by Owner.

1.10 EXTRA STOCK - In addition to installed system furnish the following items to Owner:

A. 10 Pop-up spray heads with nozzles of each type used.

B. 6 Rotor heads of each type used.

C. 25 Drip emitters of each size used, 50’ roll micro tubing, 25 micro tube couplers, 25 micro tube plugs, two insertion tools.

D. 4 single station decoders of type used on project.

PART 2 - PRODUCTS

2.01 MATERIALS:

A. General Piping:

1. Pressure Supply Line (from point of connection through backflow prevention unit) – Class 51 ductile iron with poly-wrap and squeegee bedding.
2. Pressure Supply Lines (downstream of backflow prevention units) - Class 200 PVC BE (1" - 2 1/2") and Class 200 PVC RT (3" and larger). With Leemco mechanical joint restraints as noted and detailed
3. Non-pressure Lines - Class 200 PVC BE – 1” minimum diameter
4. PVC Sleeving - Class 160 PVC.
5. Drip Pipe – as shown in schedule. Drip emitters, micro-tubing and fittings to be by same manufacturer.

B. Brass Pipe and Fittings:

1. Brass Pipe - 85% red brass, ANSI Schedule 40 screwed pipe.
2. Fittings - Medium brass, screwed 125 pound class.

C. Plastic Pipe and Fittings:

1. Identification Markings:
   a. Identify all pipe with following indelible markings:
      1) Manufacturer's name.
      2) Nominal pipe size.
      3) Schedule of class.
      4) Pressure rating.
      5) NSF (National Sanitation Foundation) seal of approval.
      6) Date of extrusion.
2. Solvent Weld Pipe - Manufactured from virgin polyvinyl chloride (PVC) compound in accordance with ASTM D2241 and ASTM D1784; cell classification 12454-B, Type 1, Grade 1.
   a. Fittings - Standard wright, Schedule 40, injection molder PVC; complying with ASTM D1784 and D2466, cell classification 12454-B.
      1) Threads - Injection molded type (where required).
      2) Tees and ells - Side gated.
   b. Threaded Nipples - ASTM D2464, Schedule 80 with molded threads.
   c. Joint Cement and Primer - Type as recommended by manufacturer of pipe and fittings.
3. Gasketed End Pipe - Manufactured from virgin Polyvinyl Chloride compound in accordance with ASTM D2241 and ASTM D1784; cell classification 1254-B, Type 1,Grade 1.
   a. Fittings and service tees (3" and larger) - Ductile iron, grade 70-55-05 in accordance with ASTM A-536. Fittings shall have deep bell push-on joints with gaskets meeting ASTM F-477.
   b. Gaskets - Factory installed in pipe and fit- tings, having a metal or plastic support within gasket or a plastic retainer ring for gasket.
   c. Lubricant - As recommended by manufacturer of pipe fittings.

D. Gate Valves:

1. Gate Valves for 3/4 inch through 2-1/2 Inch Pipe - Brass construction; solid wedge, IPS threads, and non-rising stem with cross operating handle.
2. Gate Valves for 3 Inch and Larger Pipe - Iron body, brass or bronze mounted AWWA gate valves with a clear waterway equal to full nominal diameter of valve; rubber gasket or mechanical joint-type only. Valves shall be able to withstand a continuous working pressure of 200 psi and be equipped with a square operating nut.

E. Quick Coupling Valves - Brass two-piece body designed for working pressure of 125 PSI; operable with quick coupler. Equip quick coupler with locking rubber cover. Key size and type as shown on Drawing.

F. Valve Boxes:

1. Gate Valves, Quick Coupling Valves, Manual Drain Valves and Wire Splice Box - Rain Bird VB-10 RND W/LID
2. 1 inch through 2 inch Control Valves, Air Release Valves - Rain Bird VB-JMB W/LID
3. Drip Valve Assembly - Rain Bird VB-SPR W/LID

H. Electrical Control Wiring:

1. Low Voltage:
   a. 2-wire decoder AWG UFUL No. 12 direct burial copper wire (Paige 7354D)
   b. Electrical Control Wire - AWG UFUL approved No. 12 direct burial copper wire (control), AWG UFUL No. 12 direct burial copper wire (common).

   c. Wire Colors:
      1) Control Wires – Controller “A” - Red.
      2) Spare Control Wires - Black.
      3) Spare Common Wires - Yellow.
   d. If multiple controllers are utilized, and wire paths of different controllers cross each other, both common and control wires from each controller shall be different colors approved by Town of Gypsum.
   e. Control Wire connections and splices shall be made with 3M DBY waterproof splices
2. High Voltage - Type required by local codes and ordinances, of proper size to accommodate needs of equipment serviced.

I. Automatic Controller - Size and type shown on Drawings; mounted as detailed and per manufacturers recomendation.

J. Electric Control Valves - Size and type shown on Drawings having manual flow adjustment and manual bleed nut. Single station decoder.

K. Sprinkler Heads - As indicated on Drawings. Fabricated riser units in accordance with details on Drawings - with riser nipples of same size as riser opening in sprinkler body.

L. Backflow Preventer - Size and type indicated on Drawings; Iron construction with 150 psi working pressure.

M. Drip Valve Assemblies – As detailed and called in schedule. Single station decoder.

N. 2-wire surge protection min every 500ft or as recommended by controller manufacturer.

O. 2-wire controller grounding as recommended by manufacturer.

PART 3 - EXECUTION

3.01 LANDSCAPE PLAN REVIEW AND COORDINATION - Contractor will be held responsible for coordination between landscape and irrigation system installation. Landscape material locations shown on the Landscape Plan shall take precedence over the irrigation system equipment locations. If irrigation equipment is installed in conflict with the landscape material locations shown on the Landscape Plan, the Contractor will be required to relocate the irrigation equipment, as necessary, at Contractor's expense.

3.02 STATIC PRESSURE VERIFICATION - Contractor shall field verify the static pressure at the project site, prior to commencing work or ordering irrigation materials, and submit findings, in writing, to Town of Gypsum. If Contractor fails to verify static water pressure prior to commencing work or ordering irrigation materials, Contractor shall assume responsibility for all costs required to make system operational and the costs required to replace any damaged landscape material. Damage shall include all required material costs, design costs and plant replacement costs.

3.03 INSPECTION: - Examine areas and conditions under which Work of this Section is to be performed. Do not proceed with Work until unsatisfactory conditions have been corrected.

A. Grading operations, with the exception of final grading, shall be completed and approved by Owner before staking or installation of any irrigation system begins.

3.04 PREPARATION:

A. Staking shall Occur as Follows:

1. Mark, with powdered lime, routing of pressure supply line and flag heads for all zones. Contact Town of Gypsum 48 hours in advance and request review of staking. Town of Gypsum will advise installer as to the amount of staking to be prepared. Town of Gypsum shall review staking and direct changes if required. Review does not relieve installer from coverage problems due to improper placement of heads after staking.
2. If Project has significant topography, freeform planting beds, or other amenities which could require alteration of irrigation equipment layout as deemed necessary by Town of Gypsum, do not install irrigation equipment in these areas until Consultant has reviewed equipment staking.

B. Install sleeving under asphalt paving and concrete walks, prior to concreting and paving operations, to accommodate piping and wiring. Compact backfill around sleeves to 95% Modified Proctor Density within 2% of optimum moisture

content in accordance with STM D1557.

C. Trenching - Trench excavation shall follow, as much as possible, layout shown on Drawing. Dig trenches straight and support pipe continuously on bottom of trench. Trench bottom shall be clean and smooth with all rock and organic debris removed.

1. Clearances:
   a. Piping 3 Inches and Larger - Make trenches of sufficient width (14 inches minimum) to properly assemble and position pipe in trench. Minimum clearance of piping 3 inches or larger shall be 5 inches horizontally on both sides of the trench.
   b. Piping Smaller than 3 Inches - Trenches shall have a minimum width of 7 inches.
   c. Line Clearance - Provide not less than 6 inches of clearance between each line, and not less than 12 inches of clearance between lines of other trades.
2. Pipe and Wire Depth:
   a. Pressure Supply Piping - 24 inches from top of pipe.
   b. PVC Sleeving - 18 inches from top of pipe.
   c. Non-pressure Piping (rotor) - 18 inches from top of pipe.
   d. Non-pressure Piping (pop-up) - 12 inches from top of pipe.
   e. Control Wiring - Side of pressure main.
3. Boring will be permitted only where pipe must pass under obstruction(s) which cannot be removed. In backfilling bore, final density of backfill shall match that of surrounding soil. It is acceptable to use sleeves of suitable diameter installed first by jacking or boring, and pipe laid through sleeves. Observe same precautions as though pipe were installed in open trench.
4. Vibratory Plow - Non-pressure piping may be installed through use of vibratory plow method if Town of Gypsum determines soil conditions are satisfactory for this method of installation. Vibratory plowing does not relieve installer of minimum pipe depths.

3.05 INSTALLATION - Locate other equipment as near as possible to locations designated. Deviations shall be reviewed by Consultant prior to installation.

A. PVC Piping - Snake pipe in trench as much as possible to allow for expansion and contraction. Do not install pipe when air temperature is below 40~F. Place manual drain valves at low points and dead ends of pressure supply piping to insure complete drainage of system. When pipe laying is not in progress, or at end of each day, close pipe ends with tight plug or cap. Perform Work in accordance with good practices prevailing in piping trades.

1. Solvent Weld PVC Pipe - Lay pipe and make all plastic to plastic joints in accordance with manufacturer's recommendations.
2. Gasketed End Pipes:
   a. Lay pipe and make pipe to fitting or pipe to pipe joint, following OR70 recommendations (Johns-Manville Guide for Installation

of Ring-Tite Pipe), or pipe manufacturer's recommendations.

b. Install proper mechanical restraint for all gasketed fittings, tees, bends, reducers, line valves, and caps in accordance with pipe manufacturer's recommendations. Contact Town of Gypsum prior to placing mechanical restraints, for observation of mechanical restraints excavation and initial placement. Refer to manufacturer's recommendations for mechanical restraint type, placement and clearances from pipe connection, fittings and change of direction.

B. Control Wiring:

1. Low Voltage Wiring:
   a. Bury control wiring between controller and electric valves in pressure supply line trenches, strung as close as possible to main pipe lines with such wires to be consistently located below and to one side of pipe, or in separate trenches.
   b. Bundle all 24 volt wires and/or 2-wire decoder cable at 10 foot intervals and lay with pressure supply line pipe to one side of the trench. If multiple legs of 2-wire decoder cable.
   c. Provide an expansion loop at every pressure pipe angle fitting, every electric control valve location (in valve box), and every 500 feet. Form expansion loop by wrapping wire at least 8 times around a 3/4 inch pipe and withdrawing pipe.
   d. Make all splices and E.C.V. & Decoder connections using 3M DBR connectors or approved similar dry splice method.
   e. Install all control wire splices not occurring at control valve in a separate splice valve box.
   f. Install one control wire for each control valve.

2. High Voltage Wiring for Automatic Controller:
   a. Provide 120 volt power connection to automatic controller.
   b. All electric work shall conform to local codes, ordinances, and authorities having jurisdiction. All high voltage electrical work shall be performed by licensed electrician.

C. Automatic Controller:

1. Install controller in accordance with manufacturer's instructions as detailed and where shown on Drawings.
2. Connect remote control valves to controller in numerical sequence as shown on Drawings.
3. Final location of controller shall be approved by Town of Gypsum prior to installation.
4. Each controller shall have a dedicated separate ground wire and

grounding rod as detailed.

5. All above ground conduit shall be rigid galvanized with appropriate fittings. All below ground conduit shall be schedule 40 PVC.

D. Electric Control Valves - Install cross-handle 3 inches below finished grade where shown on Drawings as detailed. When grouped together, allow at least 12 inches between valve box sides. Install each remote control valve in a separate valve box. Install single 2-wire decoder for each electric control valve. Install individual valve box flush with grade.

a. All connections in the two-wire paths (outside the controller enclosure) shall be made with 3M DBR-6 waterproof, strain-relieving direct burial connectors, or exact equals. Decoder output to solenoid connections shall be made with 3M DBY waterproof, strain-relieving connectors, or exact equals. No substitution of wire or wire connector specifications is permissible. All connections, tees, and splices shall be positioned in valve boxes for future location and service.
b. The installer shall provide adequate earth ground (not to exceed 10 Ohms, or in compliance with practices as defined in American Society of Irrigation Consultants Earth Grounding Guideline 100-2002, available at www.asic.org) and connect it to one of the decoder ground leads of wire or every 10th decoder, whichever is shorter. Minimum ground hardware shall be a 4” x 36” (100 x 915mm) copper plate with at least 10AWG/2.5mm dia. copper wire.
c. Ground connections from decoder ground lead to grounding hardware shall be made by joining the 12AWG (2mm dia.) decoder ground wire with a 10AWG (2.5mm dia.) solid copper lead in an approved wire nut of appropriate size, inserted in a DBR-6 waterproof direct burial connector, or with an approved wire clamp. Ground hardware shall extend at right angles from the two-wire path, and ground hardware shall be located at least 8ft./2m away from the two-wire path.
d. Where limits of work consist of narrow areas that make grounding rods installed at right angles a hardship, contractor shall utilize grounding plates installed at a minimum distance of 4’ offset and parallel to wire path. Avoid installing grounding near other electrical equipment.

E. Quick Coupling Valves - Install quick couplers on pre-fabricated swing-joint assemblies; plumb and flush to grade. Angled nipple relative to pressure supply line shall be no more than 45 degrees and no less than 10 degrees. Install quick coupling valves as detailed.

F. Drain Valves - Install manual drain valves at all low points in pressure supply line as detailed. Provide a three cubic foot drainage sump for each drain valve installed.

G. Valve Boxes:

1. Install one valve box for each type of valve installed as detailed. Valve box extensions are not acceptable except for master valves. Install gravel sump after compaction of all trenches. Place final portion of gravel inside valve box after valve box is backfilled and compacted.
2. Brand controller letter and station number on lid of each valve box. Letter and number size shall be no smaller than 1 inch and no greater in size than 1 1/2 inches. Depth of branding shall be no more than 1/8 inch into valve box lid.

H. Gate Valves - Install where shown on Drawings as detailed.

I. Sprinkler Heads - Install sprinkler heads where designated on Drawings or where staked. Set to finish as detailed. Spacing of heads shall not exceed the maximum indicated on Drawing unless re-staked as directed by Town of Gypsum. In no case shall the spacing exceed maximum recommended by manufacturer. Install heads on riser assemblies as detailed. Adjust part circle heads for proper coverage. Adjust heads to correct height after sod is installed. Plant placement shall not interfere with intended sprinkler head coverage, piping, or other equipment. Town of Gypsum may request nozzle changes or adjustments without additional cost to the Owner.

J. Backflow Preventer - Install as detailed at location designated on Drawings.

K. Backfilling - Do not begin backfilling operations until required system tests have been completed. Backfill shall not be done in freezing weather except with review by Town of Gypsum. Leave trenches slightly mounded to allow for settlement after backfilling is completed. Trenches shall be finish graded prior to walk-through of system by Town of Gypsum.

1. Materials - Excavated material is generally considered satisfactory for backfill purposes. Backfill material shall be free of rubbish, vegetable matter, frozen materials, and stones larger than 1 inch in maximum dimension. Do not mix subsoil with topsoil. Material not suitable for backfill shall be hauled away. Contractor shall be responsible for providing suitable backfill if excavated material is unacceptable or not sufficient to meet backfill, compaction, and final grade requirements.
2. Do not leave trenches open for a period of more than 48 hours. Open excavations shall be protected in accordance with OSHA regulations.
3. Compact backfill to 90% maximum density, determined in accordance with ASTM D155-7 utilizing the following methods:
   a. Mechanical tamping.
   b. Puddling or ponding and/or jetting is prohibited within 20'-0" of building or foundation walls.

L. Piping Under Paving:

1. Provide for a minimum cover of 18 inches between the top of the pipe and the bottom of the aggregate base for all pressure and non-pressure piping installed under asphaltic concrete or concrete paving.

2. Piping located under areas where asphalt or concrete paving will be installed shall be bedded with sand (a layer 6" below pipe and 6" above pipe).
3. Compact backfill material in 6" lifts at 90% maximum density determined in accordance with ASTM D155-7 using manual or mechanical tamping devices.
4. Set in place, cap, and pressure test all piping under paving, in presence of Owner prior to backfilling and paving operations.
5. Piping under existing walks or concrete pavement shall be done by jacking, boring, or hydraulic driving, but where cutting or breaking of walks and/or concrete is necessary, it shall be done and replaced at not cost to Owner. Obtain permission to cut or break walks and/or concrete from Owner.

M. Water Supply and Point of Connection - Water supply shall be extended as shown from water supply lines. Refer to civil plans for connection location.

3.06 FIELD QUALITY CONTROL:

A. Flushing - After piping, risers, and valves are in place and connected, but prior to installation of sprinkler heads, quick coupler assemblies, and hose valves, thoroughly flush piping system under full head of water pressure from dead end fittings. Maintain flushing for 5 minutes through furthermost valves. Cap risers after flushing.
Contractor shall perform second flushing of lateral lines if heads and nozzles are not installed within a twenty-four hour period following initial flushing of mainline and/or lateral piping.

B. Testing - Conduct test in presence of Town of Gypsum. Arrange for presence of Town of Gypsum 48 hours in advance of testing. Supply force pump and all other test equipment.

1. After backfilling, and installation of all control valves, fill pressure supply line with water, and pressurize to 40 PSI over the designated static pressure or 120 PSI, whichever is greater, for a period of 2 hours.
2. Leakage, Pressure Loss - Test is acceptable if no loss of pressure is evident during the test period.
3. Leaks - Detect and repair leaks.
4. Retest system until test pressure can be maintained for duration of test.
5. Before final acceptance, pressure supply line shall remain under pressure for a period of 48 hours.

C. Walk-Through for Substantial Completion:

1. Arrange for Town of Gypsum's presence 48 hours in advance of walk-through if required by Town. Submit Oce copy of redline as-built to consultant and Town of Gypsum irrigation personal 48hrs in advance of preliminary walk-through. Walk-through will not be performed without up

to date as-builts.

2. Entire system hall be completely installed and operational prior to scheduling of walk-through.
3. Operate each zone in its entirety for Town of Gypsum at time of walk-through and additionally, open all valve boxes if directed.
4. Generate a list of items to be corrected prior to Final Completion.
5. Furnish all materials and perform all work required to correct all inadequacies of coverage due to deviations from Contract Documents.

D. Walk-Through for Final Completion:

1. Arrange for Town of Gypsum's presence 48 hours in advance of walk-through.
2. Show evidence to Town of Gypsum that Owner has received all accessories, charts, record drawings, and equipment as required before Final Completion walk-through is scheduled.
3. Operate each zone, in its entirety for Town of Gypsum at time of walk-through to insure correction of all incomplete items.
4. Items deemed not acceptable by Town of Gypsum shall be reworked to complete satisfaction of Town of Gypsum.
5. If after request to Town of Gypsum for walk-through for Final Completion of irrigation system, Town of Gypsum finds items during walk-through which have not been properly adjusted, reworked, or replaced as indicated on list of uncompleted items from previous walk-through, Contractor shall be charged for all subsequent walk-throughs. Funds will be withheld from final payment and/or retainage to Contractor, in amount equal to additional time and expenses required by Town of Gypsum to conduct and document further walk-throughs as deemed necessary to insure compliance with Contract Documents.

3.07 ADJUSTING - Upon completion of installation, "fine-tune" entire system by regulating valves, adjusting patterns and break-up arms, and setting pressure reducing valves at pro-per and similar pressure to provide optimum and efficient coverage. Flush and adjust all sprinkler heads for optimum performance and to prevent overspray onto walks, roadways, and buildings as much as possible. Heads of same type shall be operating at same pressure +/- 7%.

A. If it is determined that irrigation adjustments will provide proper coverage, and improved water distribution as determined by Town of Gypsum, contractor shall make such adjustments prior to Final Acceptance, as directed, at no additional cost to Owner. Adjustments may also include changes in nozzle sizes, degrees of arc, and control valve throttling.

B. All sprinkler heads shall be set perpendicular to finish grade unless otherwise designated.

C. Areas which do not conform to designated operation requirements due to unauthorized changes or poor installation practices shall be immediately corrected at no additional cost to the Owner.

3.08 CLEANING - Maintain continuous cleaning operation throughout duration of work. Dispose of, off-site at no additional cost to Owner, all trash or debris generated by installation of irrigation system.

END OF SECTION 32 84 00

EXHIBIT D

PETITIONS FOR INCLUSION INTO TOWER CENTER METROPOLITAN DISTRICT

ICENOGLE SEAVER POGUE

August 12, 2026

Town of Gypsum
Attn: Kathryn Winn, Town Attorney
kwinn@cogovlaw.com
(*Via E-Mail*)

Re: Tower Center Metropolitan District/ Subdistrict No. 1 of the Tower Center Metropolitan District
Notification of and Request for Approval of Inclusions

Dear Kathryn:

Our firm serves as general counsel to the Tower Center Metropolitan District and Subdistrict No. 1 of the Tower Center Metropolitan District (collectively, the "Districts"). Pursuant to discussions with the Town of Gypsum (the "Town") staff, yourself, and representatives of the Districts, the Districts wish to update you that Petitions for Inclusion of Real Property for each of the Districts (collectively, the "Petitions") have been circulated for execution, in order to align the boundaries of the Districts with those contemplated in the proposed plat for the property within the Districts. Our office expects to receive the executed Petitions by August 13, and will share executed copies with the Town when available. The Districts' surveyor is making final adjustments to the legal descriptions, which are also expected to be received by August 13, and those final legal descriptions will be shared with the Town as well. The Districts' respective Boards of Directors (the "Boards") will consider approval the Petitions at meetings of the Boards. After the Districts grant approval of the Petitions, our office will take the necessary steps to effectuate such inclusions into the Districts. Furthermore, pursuant to Section III of the First Amended and Restated Service Plan for Tower Center Metropolitan District, the Inclusions are subject to approval via Resolution of the Town Council. Via this letter, the Districts request approval of the Inclusions by the Town. Thank you for your attention to this request.

Sincerely,

ICENOGLE SEAVER POGUE
A Professional Corporation

Alan D. Pogue

Alan D. Pogue | *APogue@isp-law.com* | *Direct 303.867.3006*
4725 S. Monaco St., Suite 360 | Denver, CO 80237 | 303.292.9100 | fax 303.292.9101 | www.isp-law.com

PETITION FOR INCLUSION OF REAL PROPERTY
(Into Tower Center Metropolitan District)

TO: TOWER CENTER METROPOLITAN DISTRICT

In accordance with Section 32-1-401(1)(a), C.R.S., the undersigned, Eagle County Land Company, LLC, a Delaware limited liability company (the "**Petitioner**"), does hereby respectfully petition Tower Center Metropolitan District (the "**District**"), acting by and through its Board of Directors (the "**Board**"), for the inclusion of certain real property into the boundaries of the District, subject to the conditions described herein (the "**Inclusion**").

The Petitioner represents to the District as follows:

1. The real property to be included is situated entirely in the Town of Gypsum, County of Eagle, State of Colorado, and is more particularly described and depicted on **Exhibit A** attached hereto and incorporated herein by this reference (the "**Property**").

2. The Petitioner is the fee owner of one hundred percent (100%) of the Property and no other person(s), entity or entities own(s) an interest in the Property except as beneficial holder(s) of encumbrances thereon. The Petitioner further represents that it has obtained lender and/or financial consents and approvals, if any, as may be required for the Inclusion.

3. The Petitioner hereby assents to the inclusion of the Property into the boundaries of the District and acknowledges that from and after the entry of an Order in the Eagle County District Court including the property into the boundaries of the District (the "**Order for Inclusion**"), the Property shall be liable for taxes, assessments, or other obligations of the District, including its proportionate share of existing bonded indebtedness of the District, subject to the conditions and limitations set forth herein.

4. The Petitioner acknowledges that the District is not required to enlarge or extend its facilities beyond those currently existing and all such enlargements or extensions are undertaken in the exercise of discretion as a governmental function in the interest of public health, safety and welfare.

5. The Petitioner acknowledges that acceptance of this petition by the District does not constitute any assurance from the District that the Property can be served by the District and acknowledges that there shall be no withdrawal of this Petition from consideration by the Board after publication of notice of the hearing therefore, without the Board's consent.

6. The Petitioner agrees that the Board may, in its sole and absolute discretion, require the Petitioner to enter into an inclusion agreement prior to Inclusion of the Property into the District.

7. The name and address of the Petitioner is as follows:

Petitioner:	Eagle County Land Company, LLC
Address:	15700 103rd St. Lemont, IL 60439

The Petitioner hereby requests that the Board approve the Inclusion of the Property into the boundaries of the District, and that the District file a motion for an order to be entered in the District Court, County of Eagle, State of Colorado, including the Property into the boundaries of the District such that, as of the effective date of the Order for Inclusion, the Property shall be subject to all of the taxes and charges imposed by the District, and the Property shall be liable for its proportionate share of existing bonded indebtedness of the District.

(Signature Page Follows.)

SUBMITTED THIS 13th DAY OF AUGUST 2026.

PETITIONER:

Eagle County Land Company, LLC,
a Delaware limited liability company

By: Anthony Lamonia
Its: Vice President

STATE OF Illinois)
) **ss.**
COUNTY OF DuPage)

BEFORE ME, a Notary Public in and for such County and State, personally appeared Anthony Lamonia, Vice President of Eagle County Land Company, LLC, a Delaware limited liability company, who acknowledged that he did sign the foregoing instrument for and on behalf thereof.

IN TESTIMONY, I set my hand and official seal this 13th day of August 2026.

My commission expires: 1/31/2027

Notary Public

KIMBERLEE ANN CAPE
OFFICIAL SEAL
Notary Public - State Of Illinois
My Commission Expires
January 31, 2027

Though the Petitioner is the fee owner of 100% of the Property, as set forth above, as of the date of the execution of this Petition, it is anticipated that HP-257012 Gypsum, LLC, an affiliate of Hillpointe LLC, both a Delaware limited liability company, (collectively, "Hillpointe") may take ownership of the Property prior to the completion of the Inclusion of the Property into the District. Hillpointe acknowledges the Inclusion is in process and agrees to not interfere with such Inclusion process, as evidenced by signature below.

HILLPOINTE:

HP-257012 GYPSUM, LLC, a
Delaware limited liability company

By: Steven Campisi
Its: Authorized Signatory

STATE OF FLORIDA)
) **ss.**
COUNTY OF ORANGE)

BEFORE ME, a Notary Public in and for such County and State, personally appeared Steven Campisi, Authorized Signatory of HP-257012 Gypsum, LLC, a Delaware limited liability company, who acknowledged that he did sign the foregoing instrument for and on behalf thereof.

IN TESTIMONY, I set my hand and official seal this 14th day of August 2026.

My commission expires: 10/17/2026

Notary Public

MICHELLE JARAE
MY COMMISSION # HH 322924
EXPIRES: October 17, 2026

EXHIBIT A

(to Petition for Inclusion of Real Property into Tower Center Metropolitan District)

Legal Description and Depiction of the Property

EXHIBIT A
LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN TRACTS 58 AND 61 OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 85 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF GYPSUM, COUNTY OF EAGLE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHERLY LINE OF THE PLAT OF TOWER CENTER FILING NUMBER 1, AS RECORDED AT RECEPTION NUMBER 202516981 IN THE OFFICE OF THE EAGLE COUNTY CLERK AND RECORDER ON 12/10/2025, MOUNUMENTED BY A FOUND NUMBER 5 REBAR WITH 2 INCH ALUMINUM CAP STAMPED “LS 38079”, SAID POINT BEING 3516.57 FEET EASTERLY OF THE NORTHWEST CORNER OF SAID PLAT ON SAID NORTHERLY LINE;

THENCE ALONG SAID NORTHERLY LINE SOUTH 88°03’44” WEST, A DISTANCE OF 1348.60 FEET TO THE **POINT OF BEGINNING**;

THENCE DEPARTING SAID NORTHERLY LINE SOUTH 01°56’16” EAST, A DISTANCE OF 56.35 FEET TO A POINT ON A CURVE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 262.50 FEET, A CENTRAL ANGLE OF 30°04'29", AN ARC LENGTH OF 137.79 FEET, THE CHORD OF WHICH BEARS SOUTH 16°58'30" EAST, 136.21 FEET;

THENCE SOUTH 32°00'45" EAST, A DISTANCE OF 53.54 FEET, TO A POINT ON A CURVE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 749.50 FEET, A CENTRAL ANGLE OF 09°51'16", AN ARC LENGTH OF 128.91 FEET, THE CHORD OF WHICH BEARS SOUTH 20°55'37" EAST, 128.75 FEET;

THENCE SOUTH 24°27'02" EAST, A DISTANCE OF 166.05 FEET, TO A POINT ON A CURVE;

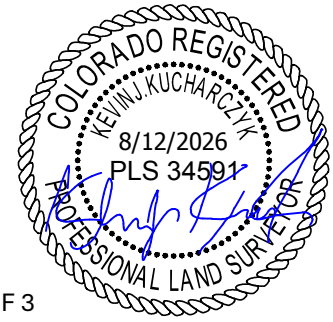
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 565.50 FEET, A CENTRAL ANGLE OF 10°29'41", AN ARC LENGTH OF 103.58 FEET, THE CHORD OF WHICH BEARS SOUTH 19°12'11" EAST, 103.44 FEET;

THENCE SOUTH 13°57'20" EAST, A DISTANCE OF 268.30 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID PLAT;

THENCE FOLLOWING SAID SOUTHERLY LINE SOUTH 82°01'49" WEST, A DISTANCE OF 60.33 FEET;

THENCE DEPARTING SAID SOUTHERLY LINE NORTH 13°57'20" WEST, A DISTANCE OF 87.87 FEET, TO A POINT ON A CURVE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 8.50 FEET, A CENTRAL ANGLE OF 84°00'50", AN ARC LENGTH OF 12.46 FEET, THE CHORD OF WHICH BEARS NORTH 55°57'45" WEST, 11.38 FEET;



THENCE NORTH 15°58'04" WEST, A DISTANCE OF 50.49 FEET, TO A POINT ON A CURVE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 8.50 FEET, A CENTRAL ANGLE OF 95°59'10", AN ARC LENGTH OF 14.24 FEET, THE CHORD OF WHICH BEARS NORTH 34°02'15" EAST, 12.63 FEET;

THENCE NORTH 13°57'20" WEST, A DISTANCE OF 106.78 FEET, TO A POINT ON A CURVE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 505.50 FEET, A CENTRAL ANGLE OF 10°29'41", AN ARC LENGTH OF 92.59 FEET, THE CHORD OF WHICH BEARS NORTH 19°12'11" WEST, 92.46 FEET;

THENCE NORTH 24°27'09" WEST, A DISTANCE OF 161.63 FEET;

THENCE NORTH 25°32'55" WEST, A DISTANCE OF 130.13 FEET;

THENCE NORTH 31°51'47" WEST, A DISTANCE OF 65.69 FEET, TO A POINT ON A CURVE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 337.50 FEET, A CENTRAL ANGLE OF 30°04'29", AN ARC LENGTH OF 177.15 FEET, THE CHORD OF WHICH BEARS NORTH 16°58'30" WEST, 175.13 FEET;

THENCE NORTH 01°56'16" WEST, A DISTANCE OF 37.74 FEET TO A POINT ON SAID NORTHERLY LINE;

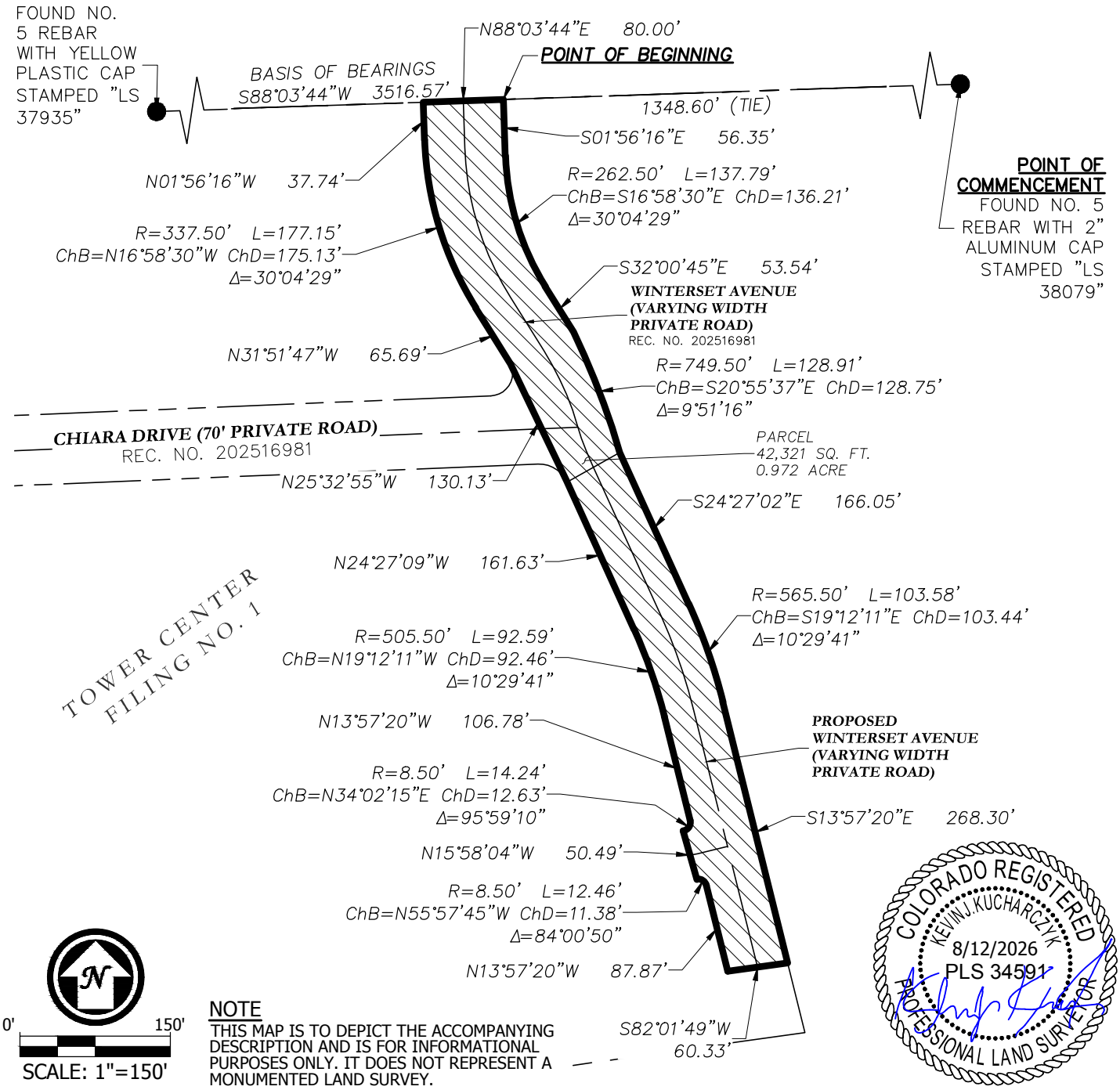
THENCE FOLLOWING SAID NORTHERLY LINE NORTH 88°03'44" EAST, A DISTANCE OF 80.00 FEET, TO THE **POINT OF BEGINNING**.

THE ABOVE-DESCRIBED PARCEL CONTAINS A CALCULATED AREA OF 60,498 SQUARE FEET OR 1.389 ACRES, MORE OR LESS.

THE BASIS OF BEARINGS FOR THIS LEGAL DESCRIPTION IS THE NORTHERLY LINE OF SAID PLAT, MONUMENTED ON THE EAST END AT A POINT OF CURVATURE BY A FOUND NUMBER 5 REBAR WITH 2 INCH ALUMINUM CAP STAMPED “LS 38079”, AND AT THE WEST END BY A FOUND NUMBER 5 REBAR WITH YELLOW PLASTIC CAP STAMPED “LS 37935”. SAID LINE BEARS SOUTH 88°03’44” WEST, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.

KEVIN J. KUCHARCZYK
COLORADO REG. NO. 34591
FOR AND ON BEHALF OF:
R&R ENGINEERS AND SURVEYORS, INC.

EXHIBIT A
ILLUSTRATION



COLORADO REGISTERED
KEVIN J. KUCHARCZYK
8/12/2026
PLS 34591
PROFESSIONAL LAND SURVEYOR

NOTE
THIS MAP IS TO DEPICT THE ACCOMPANYING DESCRIPTION AND IS FOR INFORMATIONAL PURPOSES ONLY. IT DOES NOT REPRESENT A MONUMENTED LAND SURVEY.

REVISIONS					
			Orig. Issue Date:	8/5/2026	Sheet 3 of 3
			Drawn By:	LMJ	
			Checked By:	KJK	
			Project No.	EC22235	

R&R ENGINEERS-SURVEYORS, INC.
1635 W. 13TH AVENUE, SUITE 310
DENVER, COLORADO 80204
303-753-6730
www.rrengineers.com

4/2/2026 5:46 PM Plotted by: mpellegrini P:\EC22235 Gypsum Town Center (11150 Hwy 6)\Surveying\CAD Drawings\RR Drawings\Legal Exhibits\EC22235 Winterset Avenue.dwg

EXHIBIT A
LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN TRACTS 58 AND 61 OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 85 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF GYPSUM, COUNTY OF EAGLE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHERLY LINE OF THE PLAT OF TOWER CENTER FILING NUMBER 1, AS RECORDED AT RECEPTION NUMBER 202516981 IN THE OFFICE OF THE EAGLE COUNTY CLERK AND RECORDER ON 12/10/2025, MONUMENTED BY A FOUND NUMBER 5 REBAR WITH 2 INCH ALUMINUM CAP STAMPED “LS 38079”, SAID POINT BEING 3516.57 FEET EASTERLY OF THE NORTHWEST CORNER OF SAID PLAT ON SAID NORTHERLY LINE;

THENCE SOUTH 64°08’38” WEST, A DISTANCE OF 1346.60 FEET TO A POINT ON A CUSP, WHICH POINT IS ON THE WESTERLY RIGHT OF WAY LINE OF WINTERSET AVENUE AS DEDICATED ON SAID PLAT, AND WHICH POINT IS THE **POINT OF BEGINNING**;

THENCE FOLLOWING SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

1) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 540.15 FEET, A CENTRAL ANGLE OF 10°27'47", AN ARC LENGTH OF 98.64 FEET, THE CHORD OF WHICH BEARS SOUTH 17°26'42" EAST, 98.50 FEET;

2) SOUTH 13°57'20" EAST, A DISTANCE OF 86.08 FEET, TO A POINT ON A CURVE;

3) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 8.50 FEET, A CENTRAL ANGLE OF 95°59'10", AN ARC LENGTH OF 14.24 FEET, THE CHORD OF WHICH BEARS SOUTH 34°02'15" WEST, 12.63 FEET;

4) SOUTH 15°58'04" EAST, A DISTANCE OF 50.49 FEET, TO A POINT ON A CURVE;

5) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 8.50 FEET, A CENTRAL ANGLE OF 84°00'50", AN ARC LENGTH OF 12.46 FEET, THE CHORD OF WHICH BEARS SOUTH 55°57'45" EAST, 11.38 FEET;

6) SOUTH 13°57'20" EAST, A DISTANCE OF 87.87 FEET;

7) NORTH 82°01'49" EAST, A DISTANCE OF 60.33 FEET;

THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE SOUTH 13°57'20" EAST, A DISTANCE OF 71.61 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID PLAT;

THENCE FOLLOWING SAID SOUTHERLY LINE SOUTH 81°56'19" WEST, A DISTANCE OF 63.44 FEET;

THENCE DEPARTING SAID SOUTHERLY LINE NORTH 19°38'60" WEST, A DISTANCE OF 278.91 FEET;

THENCE NORTH 02°52'12" WEST, A DISTANCE OF 94.51 FEET, TO A POINT ON A CURVE;

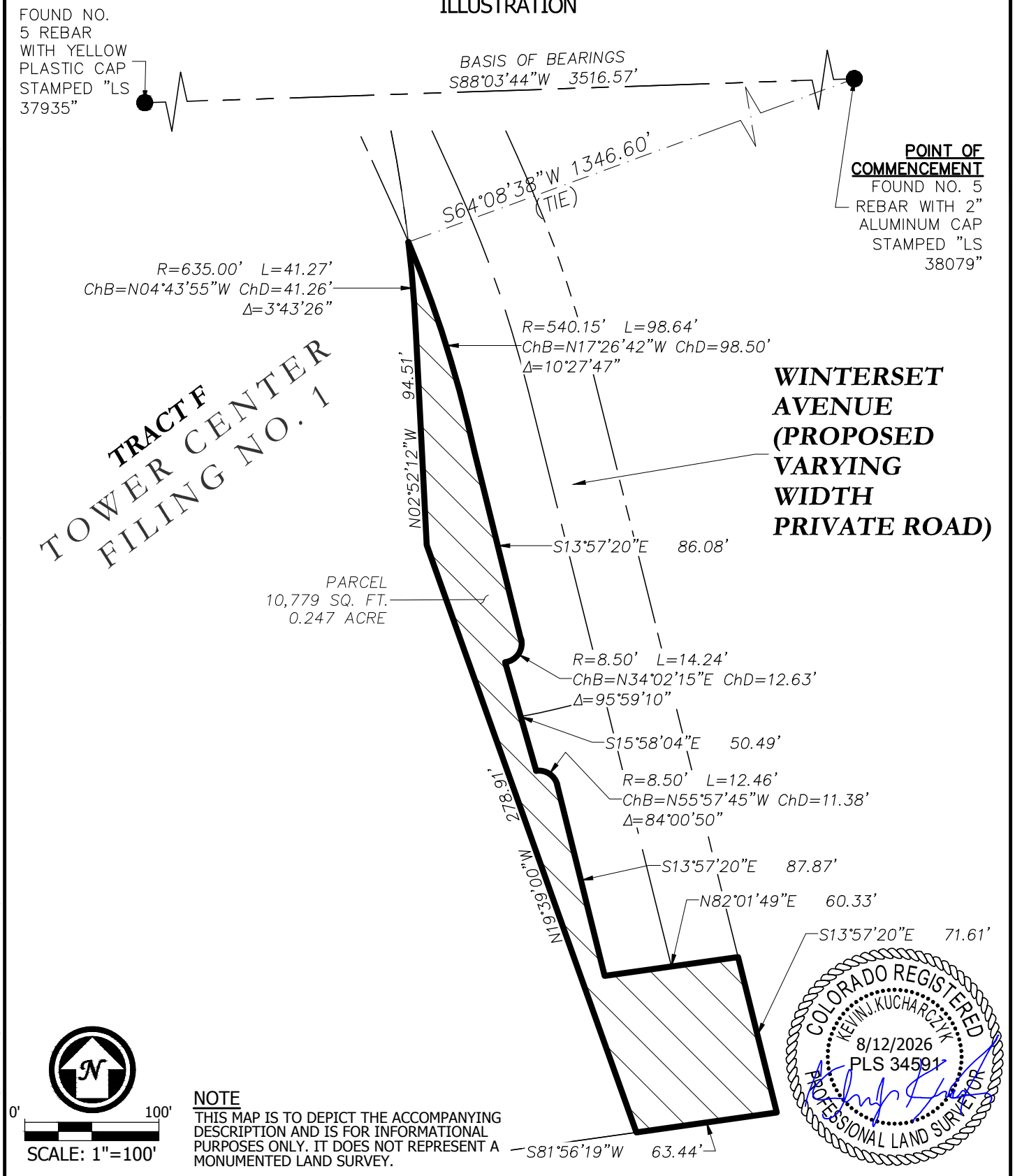
THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 635.00 FEET, A CENTRAL ANGLE OF 03°43'26", AN ARC LENGTH OF 41.27 FEET, THE CHORD OF WHICH BEARS NORTH 04°43'55" WEST, 41.26 FEET, TO THE **POINT OF BEGINNING**.

THE ABOVE-DESCRIBED PARCEL CONTAINS A CALCULATED AREA OF 10,779 SQUARE FEET OR 0.247 ACRE, MORE OR LESS.

THE BASIS OF BEARINGS FOR THIS LEGAL DESCRIPTION IS THE NORTHERLY LINE OF SAID PLAT, MONUMENTED ON THE EAST END AT A POINT OF CURVATURE BY A FOUND NUMBER 5 REBAR WITH 2 INCH ALUMINUM CAP STAMPED “LS 38079”, AND AT THE WEST END BY A FOUND NUMBER 5 REBAR WITH YELLOW PLASTIC CAP STAMPED “LS 37935”. SAID LINE BEARS SOUTH 88°03’44” WEST, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.

KEVIN J. KUCHARCZYK
COLORADO REG. NO. 34591
FOR AND ON BEHALF OF:
R&R ENGINEERS AND SURVEYORS, INC.

EXHIBIT A
ILLUSTRATION



COLORADO REGISTERED
KEVIN J. KUCHARCZYK
8/12/2026
PLS 34591
PROFESSIONAL LAND SURVEYOR

NOTE
THIS MAP IS TO DEPICT THE ACCOMPANYING DESCRIPTION AND IS FOR INFORMATIONAL PURPOSES ONLY. IT DOES NOT REPRESENT A MONUMENTED LAND SURVEY.

REVISIONS			Orig. Issue Date:	8/6/2026	Sheet 3 of 3
			Drawn By:	LMJ	
			Checked By:	KJK	
			Project No.	EC22235	

R&R ENGINEERS-SURVEYORS, INC.
1635 W. 13TH AVENUE, SUITE 310
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303-753-6730
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4/2/2026 5:46 PM Plotted by: mpellegrini P:\EC22235 Gypsum Town Center (11150 Hwy 6)\Surveying\CAD Drawings\RR Drawings\Legal Exhibits\EC22235 District Extension.dwg

PETITION FOR INCLUSION OF REAL PROPERTY
(Into Subdistrict No. 1 of the Tower Center Metropolitan District)

TO: SUBDISTRICT NO. 1 OF THE TOWER CENTER METROPOLITAN DISTRICT

In accordance with Section 32-1-401(1)(a), C.R.S., the undersigned, Eagle County Land Company, LLC, a Delaware limited liability company (the "**Petitioner**"), does hereby respectfully petition Subdistrict No. 1 of the Tower Center Metropolitan District (the "**Subdistrict**"), acting by and through its Board of Directors (the "**Board**"), for the inclusion of certain real property into the boundaries of the Subdistrict, subject to the conditions described herein (the "**Inclusion**").

The Petitioner represents to the Subdistrict as follows:

1. The real property to be included is situated entirely in the Town of Gypsum, County of Eagle, State of Colorado, and is more particularly described and depicted on **Exhibit A** attached hereto and incorporated herein by this reference (the "**Property**").

2. The Petitioner is the fee owner of one hundred percent (100%) of the Property and no other person(s), entity or entities own(s) an interest in the Property except as beneficial holder(s) of encumbrances thereon. The Petitioner further represents that it has obtained lender and/or financial consents and approvals, if any, as may be required for the Inclusion.

3. The Petitioner hereby assents to the inclusion of the Property into the boundaries of the Subdistrict and acknowledges that from and after the entry of an Order in the Eagle County District Court including the property into the boundaries of the Subdistrict (the "**Order for Inclusion**"), the Property shall be liable for taxes, assessments, or other obligations of the Subdistrict, including its proportionate share of existing bonded indebtedness of the Subdistrict, subject to the conditions and limitations set forth herein.

4. The Petitioner acknowledges that the Subdistrict is not required to enlarge or extend its facilities beyond those currently existing and all such enlargements or extensions are undertaken in the exercise of discretion as a governmental function in the interest of public health, safety and welfare.

5. The Petitioner acknowledges that acceptance of this petition by the Subdistrict does not constitute any assurance from the Subdistrict that the Property can be served by the Subdistrict and acknowledges that there shall be no withdrawal of this Petition from consideration by the Board after publication of notice of the hearing therefore, without the Board's consent.

6. The Petitioner agrees that the Board may, in its sole and absolute discretion, require the Petitioner to enter into an inclusion agreement prior to Inclusion of the Property into the Subdistrict.

7. The name and address of the Petitioner is as follows:

Petitioner:	Eagle County Land Company, LLC
Address:	15700 103rd St. Lemont, IL 60439

The Petitioner hereby requests that the Board approve the Inclusion of the Property into the boundaries of the Subdistrict, and that the Subdistrict file a motion for an order to be entered in the District Court, County of Eagle, State of Colorado, including the Property into the boundaries of the Subdistrict such that, as of the effective date of the Order for Inclusion, the Property shall be subject to all of the taxes and charges imposed by the Subdistrict, and the Property shall be liable for its proportionate share of existing bonded indebtedness of the Subdistrict.

(Signature Page Follows.)

SUBMITTED THIS 13th DAY OF AUGUST 2026.

PETITIONER:

Eagle County Land Company, LLC,
a Delaware limited liability company

By: Anthony Lamonia
Its: Vice President

STATE OF Illinois)
) **ss.**
COUNTY OF DuPage)

BEFORE ME, a Notary Public in and for such County and State, personally appeared Anthony Lamonia, Vice President of Eagle County Land Company, LLC, a Delaware limited liability company, who acknowledged that he did sign the foregoing instrument for and on behalf thereof.

IN TESTIMONY, I set my hand and official seal this 13th day of August 2026.

My commission expires: 1/31/2027

Kimberlee Ann Cape
Notary Public

KIMBERLEE ANN CAPE
OFFICIAL SEAL
Notary Public - State Of Illinois
My Commission Expires
January 31, 2027

Though the Petitioner is the fee owner of 100% of the Property, as set forth above, as of the date of the execution of this Petition, it is anticipated that HP-257012 Gypsum, LLC, an affiliate of Hillpointe LLC, both a Delaware limited liability company, (collectively, "Hillpointe") may take ownership of the Property prior to the completion of the Inclusion of the Property into the Subdistrict. Hillpointe acknowledges the Inclusion is in process and agrees to not interfere with such Inclusion process, as evidenced by signature below.

HILLPOINTE:

HP-257012 GYPSUM, LLC, a
Delaware limited liability company

By: Steven Campisi
Its: Authorized Signatory

STATE OF FLORIDA)
) **ss.**
COUNTY OF ORANGE)

BEFORE ME, a Notary Public in and for such County and State, personally appeared Steven Campisi, Authorized Signatory of HP-257012 Gypsum, LLC, a Delaware limited liability company, who acknowledged that he did sign the foregoing instrument for and on behalf thereof.

IN TESTIMONY, I set my hand and official seal this 14th day of August 2026.

My commission expires: 10/17/2026

Notary Public

NOTARY PUBLIC STATE OF FLORIDA
MICHELLE JARAE
MY COMMISSION # HH 322924
EXPIRES: October 17, 2026

EXHIBIT A

(to Petition for Inclusion of Real Property into Subdistrict No. 1 of the Tower Center Metropolitan District)

Legal Description and Depiction of the Property

EXHIBIT A
LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN TRACTS 58 AND 61 OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 85 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF GYPSUM, COUNTY OF EAGLE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHERLY LINE OF THE PLAT OF TOWER CENTER FILING NUMBER 1, AS RECORDED AT RECEPTION NUMBER 202516981 IN THE OFFICE OF THE EAGLE COUNTY CLERK AND RECORDER ON 12/10/2025, MONUMENTED BY A FOUND NUMBER 5 REBAR WITH 2 INCH ALUMINUM CAP STAMPED “LS 38079”, SAID POINT BEING 3516.57 FEET EASTERLY OF THE NORTHWEST CORNER OF SAID PLAT ON SAID NORTHERLY LINE;

THENCE SOUTH 75°17’57” WEST, A DISTANCE OF 1297.56 FEET TO A POINT ON A CURVE, WHICH POINT IS ALSO ON THE EASTERLY RIGHT OF WAY LINE OF WINTERSET AVENUE AS SHOWN ON SAID PLAT, SAID POINT BEING THE **POINT OF BEGINNING**;

THENCE FOLLOWING SAID RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES AND DISTANCES;

1) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 749.50 FEET, A CENTRAL ANGLE OF 05°32'16", AN ARC LENGTH OF 72.44 FEET, THE CHORD OF WHICH BEARS SOUTH 18°46'07" EAST, 72.41 FEET;

2) SOUTH 24°27'02" EAST, A DISTANCE OF 166.05 FEET , TO A POINT ON A CURVE;

3) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 565.50 FEET, A CENTRAL ANGLE OF 10°29'41", AN ARC LENGTH OF 103.58 FEET, THE CHORD OF WHICH BEARS SOUTH 19°12'11" EAST, 103.44 FEET;

4) SOUTH 13°57'20" EAST, A DISTANCE OF 268.30 FEET;

THENCE DEPARTING SAID RIGHT OF WAY LINE SOUTH 13°57’20” EAST, A DISTANCE OF 71.61 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF SAID PLAT;

THENCE FOLLOWING SAID SOUTHERLY BOUNDARY LINE SOUTH 81°56'19" WEST, A DISTANCE OF 63.44 FEET;

THENCE NORTH 19°39'00" WEST, A DISTANCE OF 278.91 FEET;

THENCE NORTH 02°52'12" WEST, A DISTANCE OF 94.51 FEET , TO A POINT ON A CURVE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 635.00 FEET, A CENTRAL ANGLE OF 28°32'12", AN ARC LENGTH OF 316.27 FEET, THE CHORD OF WHICH BEARS NORTH 17°08'18" WEST, 313.01 FEET;

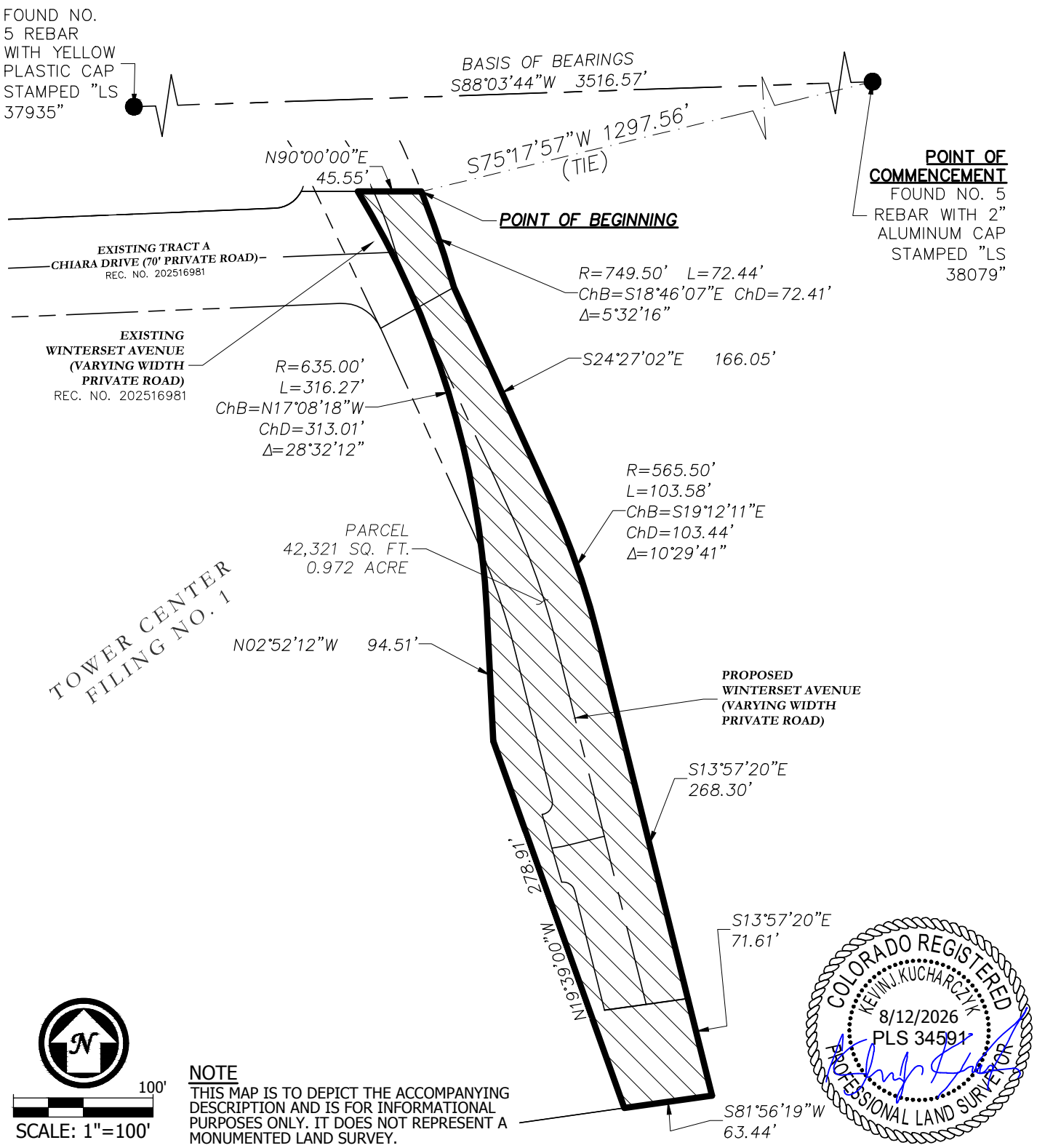
THENCE NORTH 90°00'00" EAST, A DISTANCE OF 45.55 FEET , TO THE **POINT OF BEGINNING**.

THE ABOVE-DESCRIBED PARCEL CONTAINS A CALCULATED AREA OF 42,321 SQUARE FEET OR 0.972 ACRE, MORE OR LESS.

THE BASIS OF BEARINGS FOR THIS LEGAL DESCRIPTION IS THE NORTHERLY LINE OF SAID PLAT, MONUMENTED ON THE EAST END AT A POINT OF CURVATURE BY A FOUND NUMBER 5 REBAR WITH 2 INCH ALUMINUM CAP STAMPED “LS 38079”, AND AT THE WEST END BY A FOUND NUMBER 5 REBAR WITH YELLOW PLASTIC CAP STAMPED “LS 37935”. SAID LINE BEARS SOUTH 88°03’44” WEST, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.

KEVIN J. KUCHARCZYK
COLORADO REG. NO. 34591
FOR AND ON BEHALF OF:
R&R ENGINEERS AND SURVEYORS, INC.

EXHIBIT A
ILLUSTRATION



COLORADO REGISTERED
KEVIN J. KUCHARCZYK
8/12/2026
PLS 34591
PROFESSIONAL LAND SURVEYOR

NOTE
THIS MAP IS TO DEPICT THE ACCOMPANYING DESCRIPTION AND IS FOR INFORMATIONAL PURPOSES ONLY. IT DOES NOT REPRESENT A MONUMENTED LAND SURVEY.

REVISIONS			Orig. Issue Date:	8/5/2026	Sheet 3 of 3
			Drawn By:	LMJ	
			Checked By:	KJK	
			Project No.	EC22235	

R&R ENGINEERS-SURVEYORS, INC.
1635 W. 13TH AVENUE, SUITE 310
DENVER, COLORADO 80204
303-753-6730
www.rrengineers.com

4/2/2026 5:46 PM Plotted by: mpellegrini P:\EC22235 Gypsum Town Center (11150 Hwy 6)\Surveying\CAD Drawings\RR Drawings\Legal Exhibits\EC22235 Winterset.dwg