



AGENDA
HAYDEN PLANNING COMMISSION
THURSDAY, MAY 8, 2025
6:00 P.M.
Join Zoom Meeting
<https://us02web.zoom.us/j/89548614591>
Meeting ID: 895 4861 4591
HAYDEN TOWN HALL – 178 WEST JEFFERSON AVENUE, HAYDEN

REGULAR MEETING

1. CALL TO ORDER, MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE
2. ROLL CALL
3. CONSIDERATION OF MINUTES
Review and Consider Approval of February 27, 2025 Planning Commission Minutes.
5. **Explorist.Life Conditional Use Permit, Lot 12 Northwest Colorado Business Park F3**
 - a) Public Hearing: Conditional Use Permit application for the Explorist.Life Business application for three warehouse structures, RV parking with product testing and limited onsite occupancy, and all associated infrastructure and amenities to be located at Lot 12, Northwest Colorado Business Park F3.
 - b) Review and Consideration of the Conditional Use Permit application for the Explorist.Life Business application for three warehouse structures, RV parking with product testing and limited onsite occupancy, and all associated infrastructure and amenities to be located at Lot 12, Northwest Colorado Business Park F3.
7. STAFF REPORT
8. ADJOURNMENT

NOTICE: Agenda is subject to change up to 24 hours before scheduled meeting. If you require special assistance in order to attend any of the Town's public meetings or events, please notify the Town of Hayden at (970) 276-3741 at least 48 hours in advance of the scheduled event so the necessary arrangements can be made.

The regular meeting of the Hayden Planning Commission was called to order by Chair Williams at 6:00 p.m. Also in attendance were Commissioner David "Mo" Demorat, Commissioner Carly Kelly, Commissioner Ben Robbins, and Alternate Commissioner Katie Berning, Community Development Director Tegan Ebbert, and Project Management Specialist Kevin Corona.

Pledge of Allegiance

Chair Williams led the Pledge of Allegiance.

Approval of the Minutes

Chair Williams moved to approve the Planning Commission meeting minutes from October 24th, 2024, Commissioner Kelly seconded; the motion was approved unanimously.

**4GM Construction, Inc.
Shop; 402 Commerce
Street, Lot 27 Valley
View Business Park
Major Site Plan**

The applicant, Gilberto Vasquez, provided a brief presentation outlining his proposal. He shared that he moved to Hayden last year, having lived in the Valley for 15 years, and recently relocated to the Dry Creek neighborhood. Mr. Vasquez explained that he works in concrete and is excited to be part of the Hayden community. His proposal would enable him to establish his business in Hayden.

Walter Magill, from Four Points Surveying, offered additional comments. He explained that the project involves substantial concrete flatwork and highlighted that they have successfully accounted for drainage and landscaping needs. Mr. Magill noted that this proposal presents a great opportunity for the Valley View Business Park to welcome Mr. Vasquez's business. He concluded by asking the Planning Commission if they had any questions.

Deputy Town Manager Ebbert then provided the staff report, which detailed the proposal's mapping and location in relation to nearby businesses, including the Colorado Welding Institute. She noted that the parcel is 0.42 acres in size, which is typical for the Valley View Business Park. Additionally, she mentioned that Mr. Vasquez already owns the property. The proposal includes constructing a 3,600-square-foot shop primarily for storing materials and equipment related to his construction business. The building's intended use is limited to storage, with no workforce planned for the site.

The proposed building will feature three bay garage doors and seven parking spaces. Deputy Town Manager Ebbert clarified that, under the industrial zone district regulations, there is a 15% open space requirement, which has been met, as the landscaping exceeds the required amount. The project also adheres to dimensional standards for the district, and the building design complies with architectural structure and height requirements. One ADA-compliant parking space, which was not initially included in the site plan, will be added as a condition of approval.

Public Comments

She concluded with a recommendation for conditional approval, noting that the applicant will need to collaborate with the adjacent business to create a shared trail solution. The adjacent property owner also has that condition added to their (CO) Certificate of Occupancy.

Chair Williams asked if there were any public comments and in return there weren't any.

Roundtable

Chair Williams asks if a restroom is required. Deputy Town Manager Ebbert clarified that given the uses of the building it is not required. However, Mr. Vasquez confirmed that he will look to add one in the near future.

Commissioner Robbins states the business will fit right into the neighborhood.

Motion

Commissioner Kelly made a motion of approve and stated:

Findings of fact:

1. The proposal meets the standards of the Town of Hayden's Development Code, is in general conformance with the intent and purpose of the Hayden Forward Master Plan and preserves the health, safety and welfare of the citizens of the Town of Hayden.
2. As sidewalks have not been required historically in the interior of the Valley View Business Park, the waiver of the requirement that sidewalks be constructed is appropriate.

Subject to the following conditions of approval:

1. The effective date of this approval is the date upon which the Planning Commission approves the application. The approval shall expire one (1) years from its effective date, unless a building permit has been issued or an application for renewal of the Site Plan approval is approved pursuant to Section 10.16.020, Hayden Development Code (HDC).
2. Paved access, paved parking areas, and striping be installed prior to issuance of a certificate of occupancy/completion.
3. The required landscaping of three (3) trees and nine (9) shrubs shall be installed prior to the issuance of a certificate of occupancy/completion.
4. One (1) ADA accessible parking space shall be provided on the premise pursuant to 10.24.100(e)(4).
5. Exterior lighting fixtures shall be downcast, opaquely shielded, and light shall not extend beyond the property boundary.

6. The Site Plan shall be modified to show the construction of a 10-foot-wide soft surface trail connecting from Commerce Street to the trail/walkway located in Open Space A, Valley View Business Park, along/within the platted utility/trail easement adjacent to the west lot line, and such be included as part of the landscaping plan. (Note: The developer of Lot 26 is subject to this standard for their proposed construction but has not yet been installed, and it is recommended that the applicants coordinate to create a single 10' trail alignment.)
7. A backflow device will be required to be installed after the water meter and the meter shall be in a location approved by the Hayden Public Works Department.

The decision was approved unanimously.

Staff Reports

Deputy Town Manager Ebbert provided an update on the ongoing negotiations with a consultant who will be working on updating the Town's land use code. She mentioned that the contract edits are currently in progress and are expected to be approved at the next Town Council meeting on March 6, 2025. She added that the consultant is highly regarded within the state of Colorado, and the Town staff is excited to move forward with this important work.

There is a site plan that we have not received yet for a multi-family housing project. We are in the referral process at the moment.

She also mentioned the status of The Wember Groups Moonlit Meadows application. She mentioned they needed to finish a few components to their application.

Adjournment

The meeting was adjourned at 7:40PM

Recorded by:

Kevin Corona

APPROVED THIS _____ DAY OF _____, 2025

Amy J. Williams, Chair



Town of Hayden

Planning Commission Agenda Item

MEETING DATE:	May 8, 2025
AGENDA ITEM TITLE:	Explorist Conditional Use Permit
AGENDA SECTION:	New Business
PRESENTED BY:	Ty Johnson, Contract Planner
APPLICANT(S):	ELD Hayden LLC
CAN THIS ITEM BE RESCHEDULED:	Not recommended.
ATTACHMENTS:	Application Submittal

BACKGROUND REVIEW:

The owner, ELD Hayden LLC has submitted an application (Application) for a Conditional Use Permit (CUP) under Hayden's Development Code (HDC). The application requests the approval of a CUP to allow an accessory use of overnight occupancy in the form of RV sites. The subject property is located at Lot 12 Northwest Colorado Building Park, Filing No. 3. If approved, this will allow the applicant to have overnight occupancy, in the form of RV sites, as an accessory use to the primary use of warehouse operations to serve as the hub for inventory management, order assembly, packaging, and shipping for the Explorist.life business. Explorist.life is a business that specializes in providing parts, components, and educational resources for mobile, marine, and off-grid electrical systems. The applicant has proposed six RV pads for temporary use by traveling employees and service customers. The RV sites will serve several important functions for the business including employee product testing & development, on-site installations & service customer stays, seasonal workforce lodging, social media collaborations & filming, and electrical testing & validation.

A minor site plan application has also been submitted for the primary use of the property. That application will be reviewed administratively by Town staff, per Section 10.16.170(a)(1).

COMPLIANCE WITH THE TOWN OF HAYDEN DEVELOPMENT CODE

While the HDC contains numerous regulations regarding land use, staff has analyzed the following checklist to highlight the regulations directly applicable to this application and how it meets the standards for approval. Interested parties are encouraged to review the HDC to determine if there are other regulations that may be applicable to the review of this Application.

Chapter 10.16 – Development Review Procedures

Section 10.16.020 – General Procedures and Requirements.

Complies Yes	No	Section	Standards
		10.16.020(3)	Step 3: Application Processing
X		10.16.020(3)(a)	Determination of Completeness. A development application shall be reviewed for completeness by the manager within ten business days after receipt
X		10.16.020(3)(b)	Referral to Other Agencies. Development applications may be referred to other agencies for review and comment.
X		10.16.020(3)(b)(1)	Any utility, local improvement or service district or ditch company, when applicable. <i>Staff comment: A referral was made to Hayden Public Works Department, Yampa Valley Electric Association, Hayden Police Department, Hayden Building Department, Routt County Public Works Department, CDOT and West Routt Fire Protection District. Comments were received from Hayden Building Department and Yampa Valley Electric Association. One comment was received from Routt County Building Department. That comment has been included as an attachment to this staff report. This standard has been met.</i>
X		10.16.020(4)	Step 4: Notice. Notice shall be required for all public hearings conducted by the Planning Commission and Council. <i>Staff comment: All public notice requirements have been completed. Therefore, this standard is met</i>
X		10.16.020(5)	Step 5: Public Hearings. The Manager shall schedule a public hearing date before the Planning Commission and/or Council after a complete application has been received, Town staff has completed Town staff review, and referral agencies have had an opportunity to provide comments. <i>Staff comment: The public hearing has been scheduled with the Planning Commission on May 8, 2025 and Town Council on May 15, 2025; therefore, this standard has been met.</i>
		10.16.020(6)	Step 6: Review and Decision
X		10.16.020(6)(c)	Findings. The reviewing authority shall adopt written findings which document that a recommendation or decision is based upon a determination of whether the development application complies with the applicable review criteria. The written findings shall state the

conditions or mitigation. *Staff comment: Recommended findings of fact are included below for the Town Council's consideration.*

Section 10.16.060 – Conditional Use.

In order to provide flexibility and to help diversify uses within a zoning district, specified uses are permitted in certain districts subject to the granting of a conditional use permit. Specific conditional uses for each zone district are listed in the Uses by Zoning District Table. Because of their unusual or special characteristics, conditional uses require review and evaluation so that they may be located properly with respect to their effects on surrounding properties.

Complies		Section	Standards
Yes	No		
		10.16.060(2)	Preliminary Plan Review Criteria. The planning commission and Council shall use the following review criteria as the basis for recommendations and decisions on applications for conditional uses <i>Staff comment: The CUP is reviewed against the CUP review criteria, which are reviewed below.</i>
✓		10.16.060(2)(a)	<p>The proposed conditional use is consistent with the master plan and all applicable provisions of this Development Code and applicable state and federal regulations <i>Staff Comment: The subject property is zoned Light Industrial (I-1). The proposed accessory use of overnight occupancy is covered by dwellings, which is a conditional use in the I-1 zone district. The future land use designation for the subject property is airport/general aviation and service commercial. The proposed use of warehouse and overnight occupancy is supported by the future land use designation.</i></p> <p><i>The project furthers the goals and policies of the master plan, and more specifically conforms to the following:</i></p> <p><i>CA.ED2:Encourage development consistent with airport expansion goals that will increase Town's taxable revenue</i></p> <p><i>Action CA.ED2.2:Promote development in areas that are located along existing roadways within reasonable distance from existing utilities</i></p> <p><i>CA.ED2.6:Provide regulatory support that encourages infill of industrial, business and commercial near the airport.</i></p> <p><i>Action RE.FE1.3:Provide an efficient review and approvals process that creates a supportive business environment</i></p>

Action RE.ED3.1: Retain and expand upon regionally-serving commercial, industrial and service uses

Action RE.ED3.5: Support efforts that expand the area's commercial base, growing Town revenues, and providing essential services for residents, while also reducing spending beyond the market

Action RE.ED1.3: Prioritize investment and reinvestment in vacant and underutilized parcels within the municipal boundaries infrastructure is available, before growing beyond the existing Town boundaries

Action HE.HL1.2: Promote development of housing for the local workforce, including multi-family, duplex, single-family and alternative housing types

✓

10.16.060(2)(b)

The proposed conditional use is consistent with the purpose and intent of the zoning district in which it is located and any applicable use-specific standards in the Development Code *Staff Comment: The subject property is zoned Light Industrial (I-1). Dwelling is a conditional use for the I-1 zone district. The proposed use of overnight occupancy is an accessory use to the principal use of the property. This level of accessory use is what triggers the CUP as it is covered by dwelling in the zoning table. There are no use specific standards for this type of accessory use. Therefore, this standard is met.*

✓

10.16.060(2)(c)

The proposed conditional use is compatible with adjacent uses in terms of scale, site design and operating characteristics. *Staff Comment: The proposed use of overnight occupancy is compatible with adjacent uses. Currently, the only neighboring use is the airport. All of the other lots in the business park are currently vacant. However, they are zoned I-1 and any light industrial use would be compatible with the proposed conditional use of overnight occupancy. Therefore, this standard is met.*

✓

10.16.060(2)(d)

The proposed conditional use will not substantially alter the basic character of the district in which it is in or jeopardize the development or redevelopment potential of the district. *Staff Comment: The project will not alter the character of the area. This project will actually contribute to the character of the business park as it will be the first development in the business park, and it helps achieve the overall goal of commercial and light industrial development in the business park. Therefore, this standard is met.*

✓

10.16.060(2)(e)

The proposed conditional use will result in efficient on- and off-site traffic circulation which will not have a significant adverse impact on the adjacent uses or

result in hazardous conditions for pedestrians or vehicles in or adjacent to the site *Staff Comment: The proposed principal and accessory use are both logically laid out on the site. The project has adequate parking and maneuvering space for vehicles, and will result in efficient circulation of traffic both on and off the site. Therefore, this standard is met.*

✓

10.16.060(2)(f) Any significant adverse impacts (including but not limited to hours of operation, traffic generation, lighting, noise, odor, dust and other external impacts) anticipated to result from the conditional use will be mitigated or offset to the maximum extent practicable. *Staff Comment: Any adverse impacts associated with overnight occupancy have been considered and mitigated by the applicant. There will be an indoor lounge and bathroom facility to support the RV sites. Also, these RV sites will strictly be used for business-related purposes and will not be available for public or long-term housing.. Therefore, this standard is met.*

✓

10.16.060(2)(g) Facilities and services (including sewage and waste disposal, water, gas, electricity, police and fire protection and roads and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels of service for existing development. *Staff Comment: The project will be served by all required utilities and emergency service providers. The RV pads will not have utility connections. There will be an indoor lounge and bathroom facility to support the RV sites. Therefore, this standard is met.*

✓

10.16.060(2)(h) Adequate assurances of continuing maintenance have been provided; and *Staff Comment: Assurances of continued maintenance have been provided in the fact that the business has invested in this location with plans to build out a headquarters for their business. Standard business practices have led to the success of Explorist.life can be assurance their approach is working. The proposed project is served by all required utilities and will meet all of the Town's standards for a minor site plan, and there is no reason to believe that the property would not be maintained. Therefore, this standard is met.*

✓

10.16.060(2)(i) The proposed conditional use meets all the applicable standards in [chapter 10.24](#), development standards *Staff Comment: The proposed accessory use of overnight occupancy meets all applicable standards of the Development Code. Furthermore, the minor site plan will be reviewed by Town staff and will be required to meet*

*all standards of the Development Code prior to approval.
Therefore, this standard is met.*

RECOMMENDATION:

Move to approve the Explorist Conditional Use Permit with the findings of fact that:

1. The development application meets the standards of the Town of Hayden's Development Code, is consistent with the general goals and intent of the Town of Hayden Comprehensive Plan, and preserves the health, safety, and welfare of the citizens of the Town of Hayden.

MANAGER'S RECOMMENDATION/COMMENTS:

I concur with this recommendation.

SITE VICINITY MAP





Ph: 970-871-6772 · Fax: 970-879-8023 · P.O. Box 775966 · Steamboat Springs, Colorado 80477

January 10, 2025

Town of Hayden
Lot 12 Northwest Building Park
Hayden, CO 81639-0190
(970) 276-3741 (office)

Re: Major Site Plan - Written Narrative
Lot 12 Northwest Building Park, Filing No. 3
Light Industrial Warehouse and RV Parking Facility
Four Points Project No. 2004-003

Dear Hayden Planning Department;

Introduction and Project Description

This letter serves as the Major Site Plan narrative for a planned development located at Lot 12 Northwest Building Park in Hayden, Colorado (Project). The Project consists of the construction of three warehouse structures, RV parking, and all associated infrastructure and amenities including access, parking, dumpster pads and enclosures, wet and dry utilities, drainage infrastructure, and landscaping. We are confident this Project conforms to Hayden's municipal code, master plan, and the community's forward vision.

Existing Conditions

Lot 12 is currently vacant and is located north of the Yampa Valley Regional Airport. The site was recently rezoned from Open – General Improvement District (O) to Light Industrial 1 (I-1) as part of the Northwest Colorado Business District development. The site fronts Sky High Court along the northeastern property boundary and Wings Way is located adjacent to the western property boundary along the rear lot line (see the Site Plan Map for additional information). Existing water and sanitary utility service connections were previously installed to the site as part of the Phase I Hayden Business Park development project. Yampa Valley Electric Association offers electric and broadband telecommunication services to all of the lots within the Northwest Colorado Business District.

The site exhibits a variety of drainage outfalls due to an existing ridge located centrally amongst the property. The ridge conveys stormwater runoff via overland flow directly towards the two abutting properties (Lot 11 and Lot 13 Hayden Business Park) without a defined outfall or designated storm sewer network. A roadside ditch was recently installed as part of the construction of Sky High Court and is located slightly northwest of the site, collecting a small drainage basin on site. The project has been designed to completely alleviate post-development flows on to the neighboring lot and route the entirety of the site drainage into the roadside ditch along Sky High Court. The roadside ditch eventually outfalls into a detention basin facility for water quality treatment, prior to release into the Marshall Ridge Ditch and eventually into the Yampa River. The existing roadside ditch has sufficient capacity to pass up to the 100-year (major) storm event into the detention basin for water quality treatment. See the accompanying drainage letter for additional information.

Compliance with Hayden Municipal Code and Site Design Criteria

The Project conforms to Hayden Municipal Code and development standards. The property is currently zoned within the Light Industrial District (I-1). The following section outlines compliance criteria as it pertains to Hayden Municipal Code Chapter 7.24.

Dimensional and Setback Standards: Building dimensions and setbacks comply, see sheet C3 of the civil plans. Each warehouse has been designed outside of the twenty-foot front and rear setback boundaries as well as the fifteen-foot side setbacks, applicable to the Light Industrial District (I-1).

Community Design Standards: Civil and architectural design standards are met. See plan sets.

Design Elements and Compact Urban Growth: The Project maximizes use of space on Lot 12 for commercial development while staying within development standards.

Access and Parking: The Project includes a new two-lane, twenty-four-foot-wide paved private access way connecting to the cul-de-sac at the southerly limits of Sky High Court. The new access will be used to route vehicular traffic to designated parking areas adjacent to each of the three warehouses. There are a total of twenty-one newly designated parking spaces as shown on the civil plans (including one accessible parking space).

Landscaping: The landscaping conforms to code and is integrated into the overall design and drainage features. See the lighting plan, included as sheet C10 of the civil plans.

Drainage and Environmental Considerations: Due to the increase of impervious area as a result of the development (including rooftops and paved areas), the peak flow rate and travel time of stormwater runoff will increase from pre-development to post-development conditions. However, drainage infrastructure in the form of vegetated conveyance swales and stormwater culverts on-site have been properly designed to route the entirety of the site drainage to the existing road-side ditch located on Sky High Court while minimizing stormwater runoff from draining directly to the neighboring lots. The existing ditch has sufficient capacity to pass the 100-year major event without overtopping or spilling over Sky High Court. The roadside ditch will convey site flows to the existing detention basin facility located further to the north where water quality treatment will be provided prior to release into natural waterbodies of the Marshall Ridge Ditch and eventually the Yampa River.

Water and Sewer Infrastructure: Extensions of the existing water and sewer services on the lot to each of the three warehouses are proposed as part of this Project. See the utility plan for additional information.

Lighting: Proposed lighting to consist of mounted fixtures on the exterior walls of each of the warehouse structures. Opaque lighting will be used to reduce glare and contrast on the surrounding area. A formal lighting and illumination plan can be provided to the Town of Hayden with progression of the project.

Consistency with Hayden Forward Master Plan

The proposed project aligns with the objectives outlined in the **Hayden Forward Master Plan 2020**, supporting the community's vision for sustainable growth. The development proposed at this site will be in-line with the overall goals of the Northwest Colorado Business District to create industrial and commercialized projects to enhance economic growth within the Town of Hayden. This project also clearly meets action policy CA.ED2.6 of the Hayden Forward Master Plan by encouraging infill of industrial business and commercial use

near the Yampa Valley Regional Airport. Furthermore, the development aligns seamlessly with Hayden's strategic vision for a well-planned, forward-thinking community.

Conclusion

We believe the Project meets all of the requirements of a Major Site Plan and is in line with Hayden standards, the Hayden Forward Master Plan, and Hayden Comprehensive Plan. We look forward to the approval of the Project and working with the Town of Hayden to bring it to the marketplace.

Sincerely,

Walter Magill, PE
Four Points Surveying & Engineering

Site Plan Application Narrative for EXPLORIST.life Warehouse

Business Overview

EXPLORIST.life specializes in providing parts, components, and educational resources for mobile, marine, and off-grid electrical systems. Our primary warehouse operations involve receiving, storing, and fulfilling orders for these specialized electrical components. The warehouse serves as the hub for inventory management, order assembly, packaging, and shipping. Our products are distributed nationwide to DIY enthusiasts, contractors, and off-grid adventurers.

Request for RV Sites

As part of our site plan, we are requesting the inclusion of six RV sites on the property for temporary use by employees and service customers. These RV sites will serve several important functions for our operations, including:

- **Seasonal Workforce Housing:** Our business experiences a surge in demand during peak seasons when customers are actively working on their camper and RV builds. These sites will allow us to accommodate short-term employees who assist with warehouse operations, installations, and customer support. Employee stays will be limited to a maximum of 90 days to ensure they remain temporary/seasonal.
- **Employee Product Testing & Development:** Many of our employees are active members of the camper and RV community, using and testing the very systems we design and sell. Having on-site RV accommodations allows them to integrate real-world product testing into their own vehicles, providing valuable insights for product development and customer support.
- **On-Site Installations & Service Customer Stays:** As we expand into offering installations and servicing camper electrical systems, we need dedicated RV sites for customers staying in their vehicles while work is being completed. This ensures they have a comfortable and convenient place to stay during their installation or service appointment. Customer stays will be capped at 14 days per project.
- **Social Media Collaborations & Filming:** A key part of our business involves content creation and collaborations with industry influencers. Having RV sites on-site allows us to host visiting creators for product installations, testing, and filming. This enables us to showcase our electrical systems in real-world applications and provide educational content to our audience.
- **Electrical System Testing & Validation:** As electrical systems are completed, it is essential to test them in real-world camper applications before finalizing installations. On-site RV sites allow us to efficiently verify performance, troubleshoot any issues, and ensure customers receive high-quality systems.

To support these RV sites, we will also provide an indoor lounge and bathroom facility. This ensures a comfortable and functional environment while maintaining a clean and professional workspace.

These RV sites will be used strictly for business-related purposes and will not be available for public or long-term housing. We are committed to managing these spaces responsibly and in compliance with all town regulations.

Thank you for considering our application.

The proposed conditional use is consistent with the Master Plan and all applicable provisions of this Development Code and applicable state and federal regulations; With the proposed plan yes, they will be built according to the plans submitted and reviewed and passed. They will meet all state and federal regulations.

The proposed conditional use is consistent with the purpose and the intent of the zoning district in which it is located and any applicable use specific standards in the Development Code; this will be used for employee housing with the notion of seasonal workforce housing, employee product testing & development, on-site installation & service customer stays, social media collaboration & filming.

The proposed conditional use is compatible with the adjacent use of terms of scale, site design and operating characteristics; Yes, the CUP is going to be compatible with adjacent uses as far as scale and in accordance with the submitted site design and operation of this business.

The proposed conditional use will not substantially alter the basic character of the district in which it is in or jeopardize the development or redevelopment potential of the district; The CUP will not affect the character of the district or jeopardize the development or redevelopment in any way.

The proposed conditional use will result in efficient on and off-site traffic circulation which will not have a significant adverse impact on the adjacent uses or result in hazardous conditions for pedestrians or vehicles in or adjacent to the site. The CUP should have little to no effect on the on and off-site circulation to traffic and in any way result in hazardous or dangerous situations for pedestrians or traffic or adjacent properties. Plans to have little to no turnover or in and out traffic.

Any significant adverse impacts including but not limited to hours of operation, traffic generation, lighting, noise, odor, dust and other external impacts anticipated to result from the conditional use will be mitigated or offset to the maximum extent practicable; There should be no significant adverse impacts anticipated as a result of the CUP. Work, traffic, lights, noise, odor, or any external impacts should be conducted and will be performed during normal business hours. All facilities and service, sewage and waste disposal water gas and electricity will all be contained and distributed on site.

Facilities and services(including sewage and waste disposal, water gas, electricity, police and fire protection and roads and transportation as applicable) will be available to serve the subject property while maintaining adequate levels of service for existing development; Police and fire protection, roads and transportation should and will have

all available needs to serve property adequately with the proper civil design that we have and turned in, and should not in any way affect the existing development.

Adequate assurances of continuing maintenance have been provided; Ensuring continued maintenance has been identified in the planning phase of this project whereas everything from individual RV sites to the buildings all waterpowers ewer and GEO are currently planned to be individually monitored along with all can be individually isolated for maintenance and service and not affect the site or development while doing so.

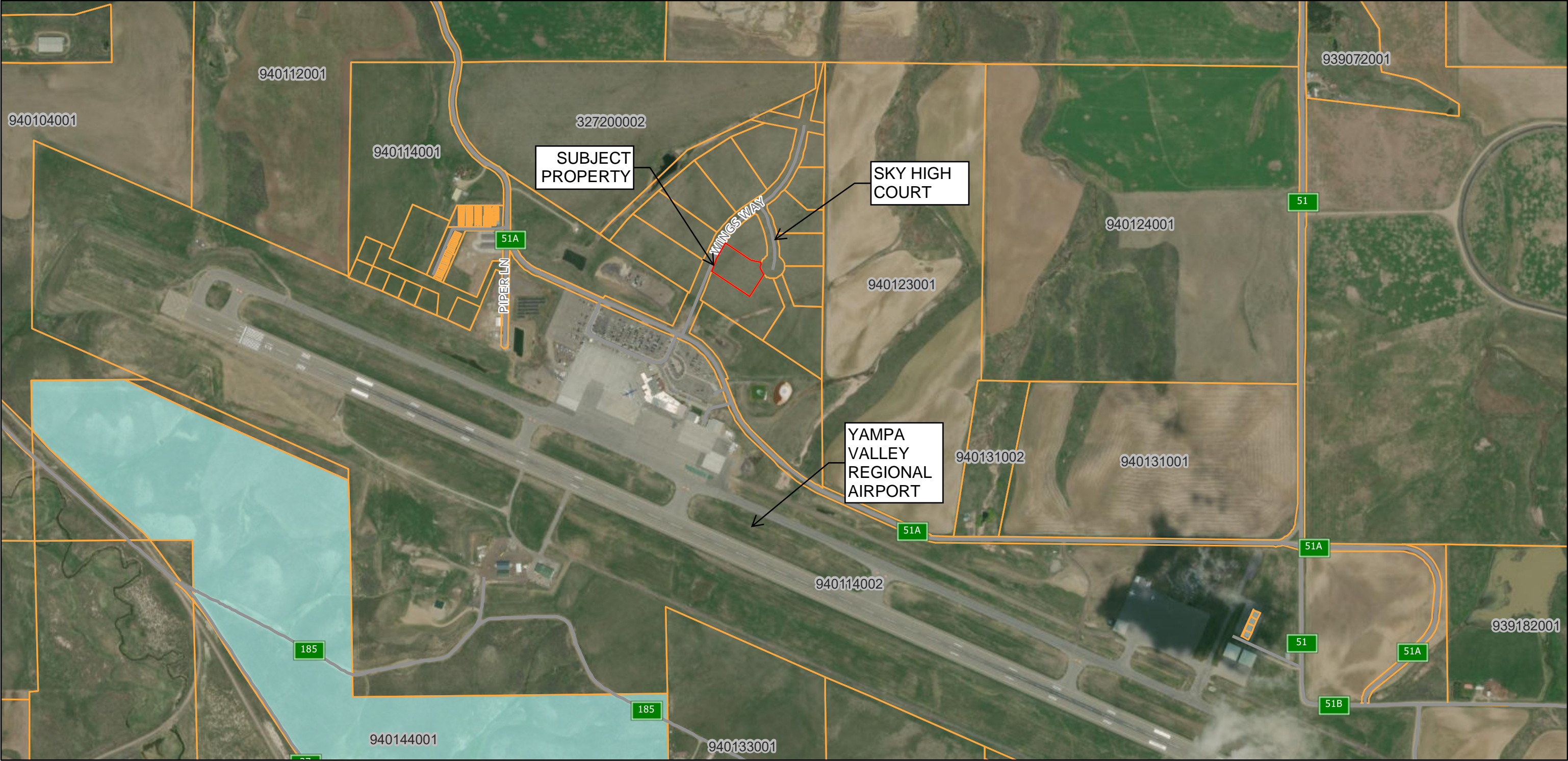
The proposed conditional use meets all the applicable standards in chapter 10.24 Development Standards; The CUP meets to my knowledge the standards in chapter 10.24 development standards.

If you have any other questions, please feel free to reach out and I'll be more than happy to help you get them answered.

Thank you,

Brittany Johnson
T's Construction and Property Preservation
351 Yampa Ave
Craig Co 81625
970-841-5776

SITE PLAN MAP



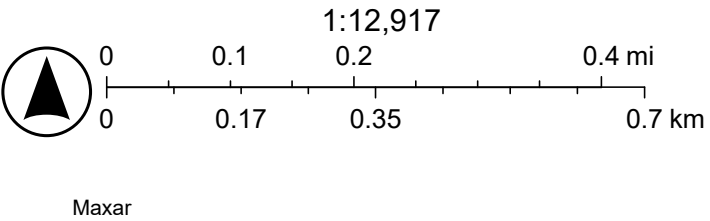
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- Routt County Boundary

Public Lands

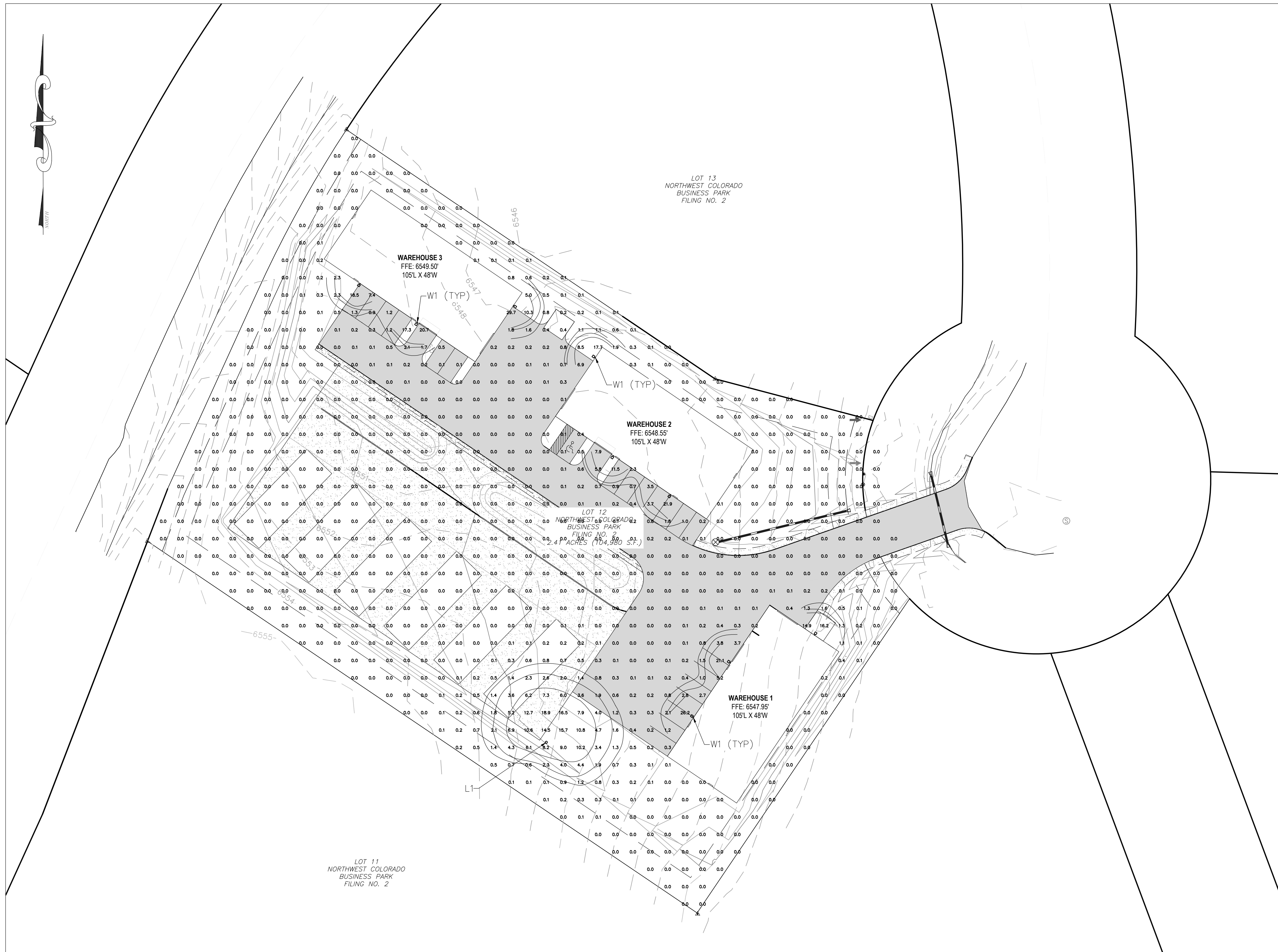
Primary, Local
- Parcels

State



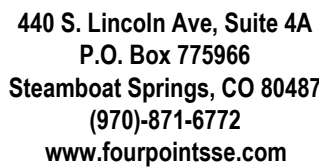






NOTES:

1. ALL PROPOSED PARKING LOT POSTS ARE 20 FEET TALL.
2. ALL UNITS ARE IN FOOT-CANDLES.
3. ALL PROPOSED LIGHTING CAN BE SUBSTITUTED WITH SIMILAR PRODUCTS WITH ENGINEER AND ARCHITECT APPROVAL.

[illegible]

**LOT 12
NORTHWEST COLORADO
BUSINESS CENTER
FILING NO. 2**

REVIEW BY: WN

IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER
THAN 24" X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED

DRAWING:

LIGHTING PLAN

C11

Z:\2024\24059_City of SS - Trash Enclosures\Drawings\24059_ArchSheets.dwg, 7/18/2024 11:55:34 AM

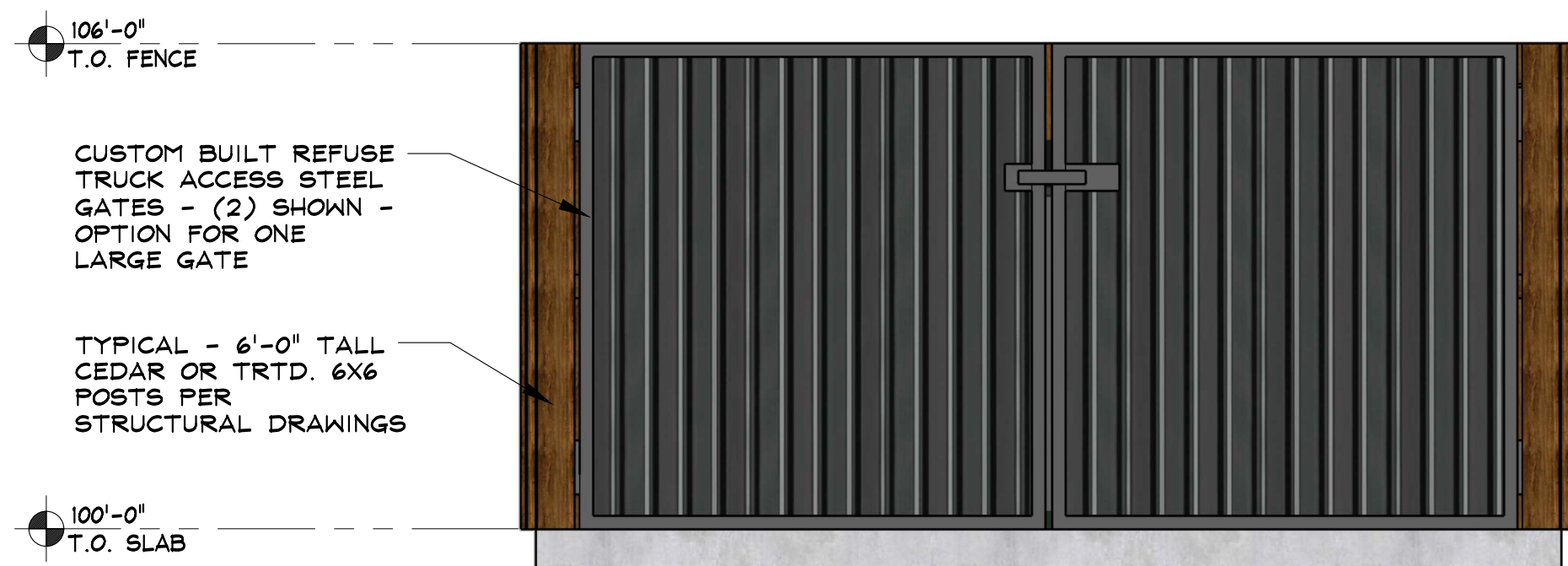
IMPORTANT NOTES:

1. NO UTILITIES ARE PROPOSED IN REFUSE ENCLOSURE BUILDING. PER DISCUSSION W/ BUILDING OFFICIAL, PROJECT IS EXEMPT FROM THE COLORADO MODEL ELECTRIC AND SOLAR READY CODE AS THE PROPOSED BUILDING IS A ZERO ENERGY BUILDING.
2. FOUNDATION DESIGN IS SPECIFIC TO SITE. THIS DRAWINGS IS CONCEPTUALLY ONLY & ALL DESIGN MUST BE VERIFIED W/ SITE SPECIFIC SOIL CONDITIONS PER REQUIRED GEOTECHNICAL INVESTIGATION/E.O.R.



3 CONCEPTUAL SIDE ELEVATION

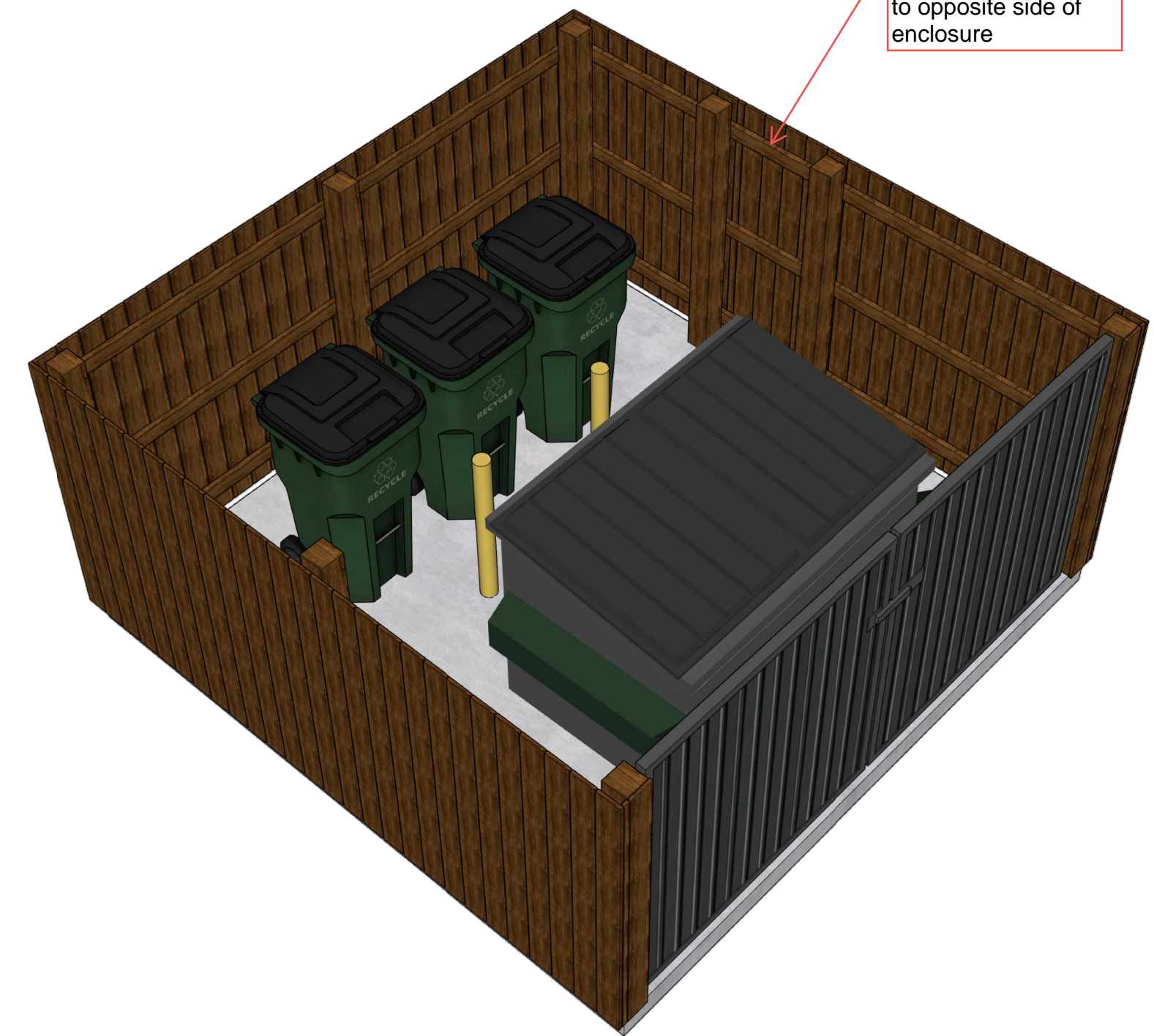
SCALE: 1/2" = 1'-0"



2 CONCEPTUAL FRONT ELEVATION

NOTES THIS ELEVATION TYPICAL
FINAL DOOR SIZES TO BE DETERMINED BY OWNER & CONTRACTOR

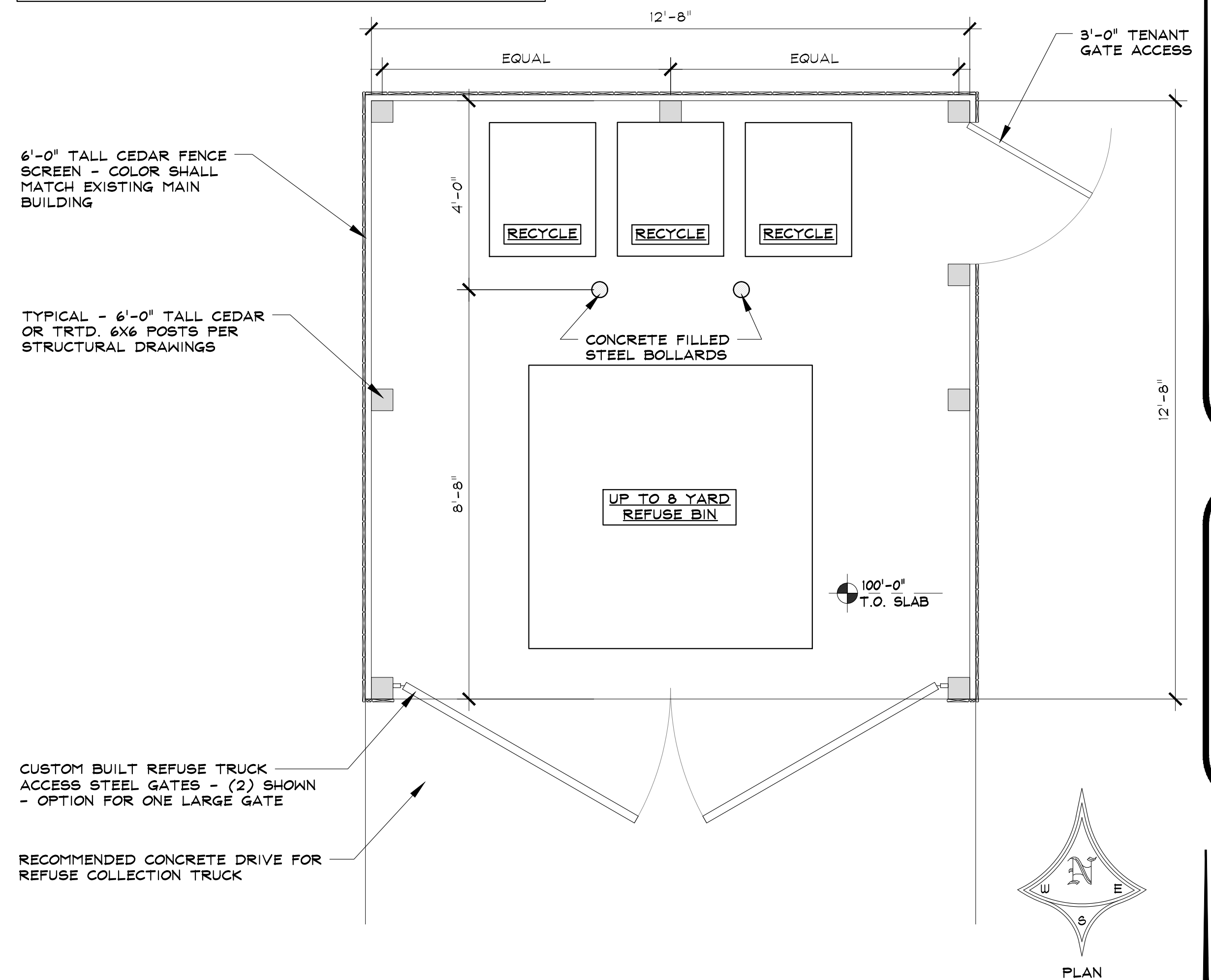
SCALE: 1/2" = 1'-0"



4 CONCEPTUAL PERSPECTIVE VIEW

SCALE: NTS

IMPORTANT NOTE: REFUSE ENCLOSURE IS CONCEPTUAL ONLY. ENCLOSURE MUST MEET ALL COMMUNITY DEVELOPMENT CODE CRITERIA FOR LOCATION PER CDC SECTION 408.D.2 & ALL CURRENT ADOPTED CODES SPECIFIED BY RCRBD.



1 CONCEPTUAL REFUSE ENCLOSURE - SMALL FENCE

6 FOOT TALL FENCE ALL AROUND THIS OPTION
NO ROOF THIS OPTION

SCALE: 1/2" = 1'-0"

NOT FOR
CONSTRUCTION

SEAD
STEAMBOAT ENGINEERING AND DESIGN, INC.
2740 Acre Lane Suite 1E, Steamboat Springs, CO 80487
Phone: 970. 871. 9101
E-mail: Jake@seadinc.com

REFUSE ENCLOSURES

STEAMBOAT SPRINGS, COLORADO
CONCEPTUAL REFUSE ENCLOSURE OPTIONS FOR:
THE RESIDENTS OF STEAMBOAT SPRINGS

ISSUE DATES

06 . 18 . 24 REVIEW SET
07 . 02 . 24 REVIEW SET
07 . 18 . 24 ISSUED SET

DRAWN BY: JEM
REVIEWED BY: JEM
PROJECT # 24059

SMALL FENCE
OPTION PLAN
AND
ELEVATIONS

A-1



TOWN OF HAYDEN
AGREEMENT FOR PAYMENT OF
DEVELOPMENT REVIEW EXPENSES INCURRED BY THE TOWN
Regarding Project: Explorist Life

THIS AGREEMENT ("Agreement"), made and entered into this ____ day of _____ 20____, by and between the TOWN OF HAYDEN, COLORADO, a municipal corporation, hereinafter referred to as "the Town", and ELD Hayden, LLC, Land Owner/Business Entity, hereinafter referred to as "the Owner," for work herein described as "Development Review" in the Town of Hayden, including, but not limited to, Annexations, Platting, and Site Development Review.

WITNESSETH

WHEREAS, the Owner owns certain Property situated in the County of Routt, State of Colorado, and legally described as follows, to wit:

See **Exhibit A** — Legal Description attached hereto

WHEREAS, the Town's review process includes review of the Owner's proposed plans for the Property which identify land use, location of structures and/or improvements, the location of parks, schools and open space dedications, general location of streets, and a review of utility service issues including the installation of public improvements, dedication of utility easements, confirmation of the availability of utility services and the method for developing and paying for such utility services; and

WHEREAS, the Owner desires to annex, plat and/or develop all or a portion of said Property and has made application to the Town of Hayden; and

WHEREAS, the Parties hereto recognize that the fees as specified by the Municipal Code of the Town of Hayden are not adequate to fully cover the Town's expenses in considering the application, which include, but are not limited to, legal publications, engineering fees, attorney fees, and land planner/consultant fees, reproduction of materials, public hearing expenses and recording of documents; and

WHEREAS, the Parties recognize that the Town will incur expenses prior to the Owner's formal submittal of an annexation, platting or development review proposal; and

WHEREAS, the Parties hereto recognize that the Town will continue to incur expenses throughout the entire Development Review until either (i) abandonment of the work, in writing, by either the Town or the Owner or (ii) completion of the process.

NOW, THEREFORE, in consideration of the foregoing Development Review and of the mutual agreements and conditions hereinafter contained, it is hereby agreed as follows:

1. Full and separate accounting of the Development Review expenses (annexation, platting and site development review). The Town will maintain separate accounting of all funds expended and fees and expenses incurred by the Town as a result of the Development Review of the above referenced Project. Monthly statements of expenses incurred will be made available to the Owner by the Town. Expenses to be charged to the Owner's account shall include, but shall not be limited to, those fees and expenses attributable to legal publications, engineering services, attorney fees, planner/consultant fees, reproduction of materials, public hearing expenses, and the recording of documents. This shall not include the securing of permits and easements which are responsibility of the Owner, separate from this agreement.

2. Owner payment of expenses —Town estimate of fees. The Owner acknowledges that the Town may employ third party planners, engineers, attorneys, and/or other professional fees, incurred as part of the Development Review and approval of the above referenced Project, **are determined after a sufficiency review of the completed Development Review application.**

(a) Initial owner deposit. Upon the execution of this Agreement, the Owner agrees to deposit with the Town the sum of **\$500**, which sum shall serve **as a deposit and partial payment** of third party professional costs incurred by the Town as well as Town staff hourly charges as adopted by the Town while processing the Owner's proposal. Town reserves the right to request a deposit amount higher than \$500 should Town staff feel the project needs will exceed \$500 with a limit of \$5,000 initial request on deposit by applicant.

Any further costs outside of the **\$500 deposit and partial payment** will be incurred at the third party's hourly rate to be paid by the Owner to the Town.

As the Town receives third party billings from its professionals, it will forward photocopies of the same **(on a monthly basis)** to the Owner for immediate payment to the Town of the amount shown on each professional service invoice approved for payment by the Town. The Town will also forward Town invoices of Town staff time associated with the development review. In the event the Owner fails to pay the invoice as submitted by the Town within ten (30) days of the Town's delivery of an invoice, the Town shall be entitled to take the following action: (i) suspend all further review; (ii) cancel any public hearings scheduled by the Town with respect to the Development Review process; and (iii) apply the funds on deposit to retire the balance due any third party professional engaged by the Town.

(b) Payment of balance due at termination. In the event the Town's review expenses are greater than the funds held by the Town at the time of its suspension of review, the Owner agrees to reimburse to the Town, upon demand, such funds as are necessary to retire the balance due per invoices by the third party professionals and the Town at the time of the Town's termination of the review.

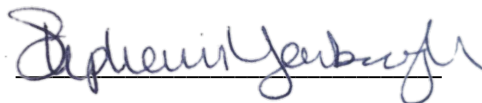
(c) Obligation to pay fees in excess of estimate. The Owner understands that estimates by third party professionals and the Town are subject to factors outside the control of those professionals and the Town. Factors include the quality of materials submitted by applicants, input from other review agencies, unforeseen problems or issues, and decisions by the Town of Hayden Planning Commission and/or the Town Board, which may affect charges by those professionals. Therefore, the Owner agrees to pay fees in excess of the Estimate for third party professionals.

3. Application termination. Except where the law or an agreement with the Town provides otherwise, the Owner may terminate its application at any time by giving written notice to the Town. The Town shall take all reasonable steps necessary to terminate the Development Review process including the cessation of additional accrual costs to the Owner post-termination letter, and shall file such notices as are required under the Town's annexation and Development Review regulations. The Owner shall be liable for all costs incurred up to the point of termination and cost incurred by the Town for the termination process.

4. Collection of fees and costs. If the Owner fails to pay the fees required herein when due, the Town may take all necessary steps authorized by law in order to collect the fees due. The Town shall also be entitled to all court costs and attorney fees incurred in collection of the balance due including, but not limited to, the interest on the amount due at a rate of 18% per annum.

IN WITNESS WHEREOF, the Town and the Owner have caused this Agreement to be duly executed on the day and year first above written.

OWNER:



Business Entity

By: Stephanie Yarbrough, Managing Member

Land Owner/Business Owner/Company
President

ATTEST:

Sharon Johnson, Town Clerk

TOWN OF HAYDEN:

By: _____
Mathew Mendisco, Town Manager

EXHIBIT A
LEGAL DESCRIPTION



Ph: 970-871-6772 · Fax: 970-879-8023 · P.O. Box 775966 · Steamboat Springs, Colorado 80477

**Draft Drainage Letter
for
Lot 12 Northwest Colorado Building Park,
Filing No. 3**

Hayden, Colorado

**Prepared by: Walter Magill, P.E.
Four Points Surveying & Engineering**

**P.O. Box 775966
Steamboat Springs, Colorado 80477
(970) 819-1161**

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CERTIFICATION

I hereby affirm that this Drainage Report for was prepared by me (or under my direct supervision) for the owners thereof and is, to the best of my knowledge, in accordance with the best engineering judgement and practices and using provisions of the City of Steamboat Springs Storm Drainage Criteria. I understand that the Town of Hayden does not and will not assume liability for drainage facilities designed by others.

Walter Magill, PE
State of Colorado No. 33743

Date:_____

1.0 General Location and Site Description

This report provides a detailed analysis of the existing pre-development and proposed post-development drainage conditions for the construction of three warehouse structures and related site infrastructure on Lot 12 of the Northwest Colorado Business Park in Hayden, Colorado. This report includes data, engineering methods, assumptions, and calculations used by Four Points Surveying and Engineering (Four Points) to evaluate the pre- and post- development drainage from the site. While this site is in the Town of Hayden, Four Points prepared this report using guidance from the most recent version of the City of Steamboat Springs Drainage Criteria and Engineering Standards.

A. Location

Figure 1: Vicinity Map



Legal Description: Lot 12 Northwest Colorado Business Park, Filing No. 3

The project site is located north of the Yampa Valley Regional Airport and is comprised of a 2.41-acre lot within the Northwest Colorado Business Park Subdivision (Parcel Identification Number: 338200012).

The existing lot is vacant with native vegetation and is currently zoned as Open, General Improvement District (GID). An existing drainage swale borders the northeastern property line adjacent to Sky High Court that was constructed as part of Phase I of Hayden Business Park development. The proposed use of the site is Light-Industrial with the integration of three new warehouse structures, six new RV parking spaces, as well as related site work including but not limited to paving, utility service extensions, grading improvements, etc.

2.0 Drainage Criteria and Methodology Used

A. Design Rainfall and Storm Frequency

Point precipitation frequency estimates from NOAA Atlas 14 were reviewed to determine approximate rainfall depth for the project area. See the appendices for additional information.

- Minor Event (5-year) 24-hour rainfall depth: 1.44 inches
- Major Event (100-year) 24-hour rainfall depth: 2.65 inches

B. Runoff Calculation Methodology

Runoff calculation method: Small basin peak flow runoff was analyzed using the Rational Method, shown in Eq-1.

$$\text{Rational Method: } Q = CiA \quad (\text{Eq-1})$$

Where:

- Q = runoff, CFS
- C = runoff coefficient, dimensionless
- i = rainfall intensity, inches per hour
- A = basin area, acres

3.0 Existing Conditions

A. Ground Cover, Imperviousness, Topography and Size

- Gently to moderately sloping, slopes range from 2 to 20%.
- Land coverage represents native grasses and vegetation.
- 0-2% imperviousness (pre-development)
- An existing ridgeline on the central portion of the site diverts runoff via overland flow towards the adjacent lots (Lot 13 and Lot 11) without any defined stormwater outfalls.
- Total lot size: 2.41 acres
- Total drainage basin area: 2.53 acres (includes a small portion of off-site area in the right-of-way)

B. Existing Stormwater Systems and Site Outfall

There is limited existing drainage infrastructure located on the site. An existing swale borders the northeastern property line as well as Sky High Court that was constructed as part of the Phase I Hayden Business Park development. A small portion of the site (0.66 acres) drains to this swale and eventually discharges northerly to an existing detention basin facility with the ultimate discharge being the Yampa River. The remaining lot area is split into two historic

design point outfalls, located directly off-site on the adjacent lots, Lot 11 and Lot 13 Northwest Colorado Business Park.

C. NRCS Soil Type

Per the NWCC soil report dated January 3, 2025.

- 100% of the site is classified as Morapos loam.
- Loam is generally present from ground surface to 12-inches below grade, with clay extending from 12 to 32 inches below the ground surface, and clay loam extending 32 inches to approximately 60-inches below grade.
- The depth to the water table is indicated as more than 80 inches beneath the ground.
- Soils are classified as Hydraulic Group C which indicates soils with slow infiltration rate and moderately high runoff potential.

4.0 Proposed Conditions

A. Ground Cover, Imperviousness, Topography and Size

The final developed ground cover will consist primarily of the three building footprints, paving associated with access and parking, gravel surfacing, and landscaping. The site is split into three distinct drainage sub-basins based on the diversions of stormwater on-site. The proposed grading schematic will eliminate the potential for stormwater to discharge directly off-site to lot 11 and lot 13. All stormwater is intended to be collected directly on-site and conveyed into the drainage swale located at the northeast property corner with the ultimate discharge being the Yampa River.

B. Proposed Stormwater System and Outfall

The developed portion of the site is encapsulated in sub-basin DB1. Runoff generated from the three warehouse rooftops and newly paved and gravel surface areas will drain via sheet flow into a valley pan and eventually into a series of nyloplast inlets and storm culverts to the existing drainage ditch at the northeastern property line, adjacent to Sky High Court.

There are two additional sub-basins, DB2 and DB3. These sub-basins encapsulate a vegetated swale that wraps around the entire perimeter of the site. The perimeter swale will help facilitate the conveyance of stormwater via channel flow to the existing swale located at the northeastern property corner, adjacent to Sky High Court. The purpose of the perimeter swale is to eliminate the potential for post-development stormwater from draining directly off-site to the neighboring lots.

All three of the post-development sub-basins will eventually discharge to the existing swale at the northeastern property line, denoted as Design Point 1.

5.0 Design Summary

The existing and proposed drainage was analyzed by subdividing the lot into existing basins (EBs) and development basins (DBs). Major and minor flows for the basins have been summarized in the following table. Basin calculations are further provided in the appendices.

Table 1: Major and Minor Flow Summary Table

Basin Condition	Area (acres)	Impervious Area (%)	Runoff	
			Q ₅ (cfs)	Q ₁₀₀ (cfs)
EB1	0.66	2%	0.25	1.69
EB2	1.15	2%	0.43	2.95
EB3	0.72	2%	0.27	1.87
DB1	1.18	70%	1.78	4.98
DB2	0.60	31%	0.55	2.21
DB3	0.75	10%	0.45	2.52

Stormwater discharges from the site into the existing drainage swale bordering the northeastern property line. Calculated post-development runoff is higher than existing values due to the addition of impervious surfaces as a result of the development. The difference in net flow rate into the existing swale from pre-development to post-development conditions is approximately 8.02 cubic feet per second (cfs) during the major, 100-year event.

Calculation:

Contributing Drainage Existing = 1.69 cfs

[EB1]

Contributing Drainage Developed = (4.98 + 2.21 + 2.52) cfs = 9.71 cfs

[DB1-DB3]

Net Difference = 8.02 cfs

6.0 Conclusions

Existing drainage patterns will generally be maintained under the proposed conditions, however, runoff generated on-site will be fully routed to the existing drainage channel at the northeastern property line rather than directly off-site to the neighboring lots. This will be accomplished via the addition of valley pans, perimeter vegetated swales, stormwater inlets, and culverts. Peak flows will be increased at Design Point 1 following the development due to the addition of imperviousness on-site. The existing swale at the design point outfall handling the entirety of the site discharge is flat and wide and should accommodate the additional flows from the project. Capacity analysis of the existing swale with post-developed flows has been included in the appendices.

7.0 References

Urban Drainage and Flood Control District Criteria Manual, 2018.

NOAA Precipitation Frequency Server. NOAA Atlas 14, Volume 8, Version 2. www.NOAA.com

City of Steamboat Springs Engineering Drainage Criteria, Latest Version.

8.0 Appendices


- A. Vicinity Map
- B. NRCS Web Soil Survey
- C. NOAA Atlas 14 Precipitation Data
- D. Basin Runoff Calculations
- E. Pre-development Drainage Exhibit
- F. Post-development Drainage Exhibit
- G. Swale Capacity Worksheet


Appendix A: Vicinity Map


ArcGIS Web Map





1/6/2025, 8:28:13 AM


 Routt County Addresses


 Routt County Boundary


 Road Centerlines

 Primary, Local

 Parcels

 Public Lands

 State



0362.57251,450 ft

0110220440 m

Maxar

Appendix B: NRCS Web Soil Survey



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 Routt Area, Colorado, Parts of Rio Blanco and Routt Counties



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

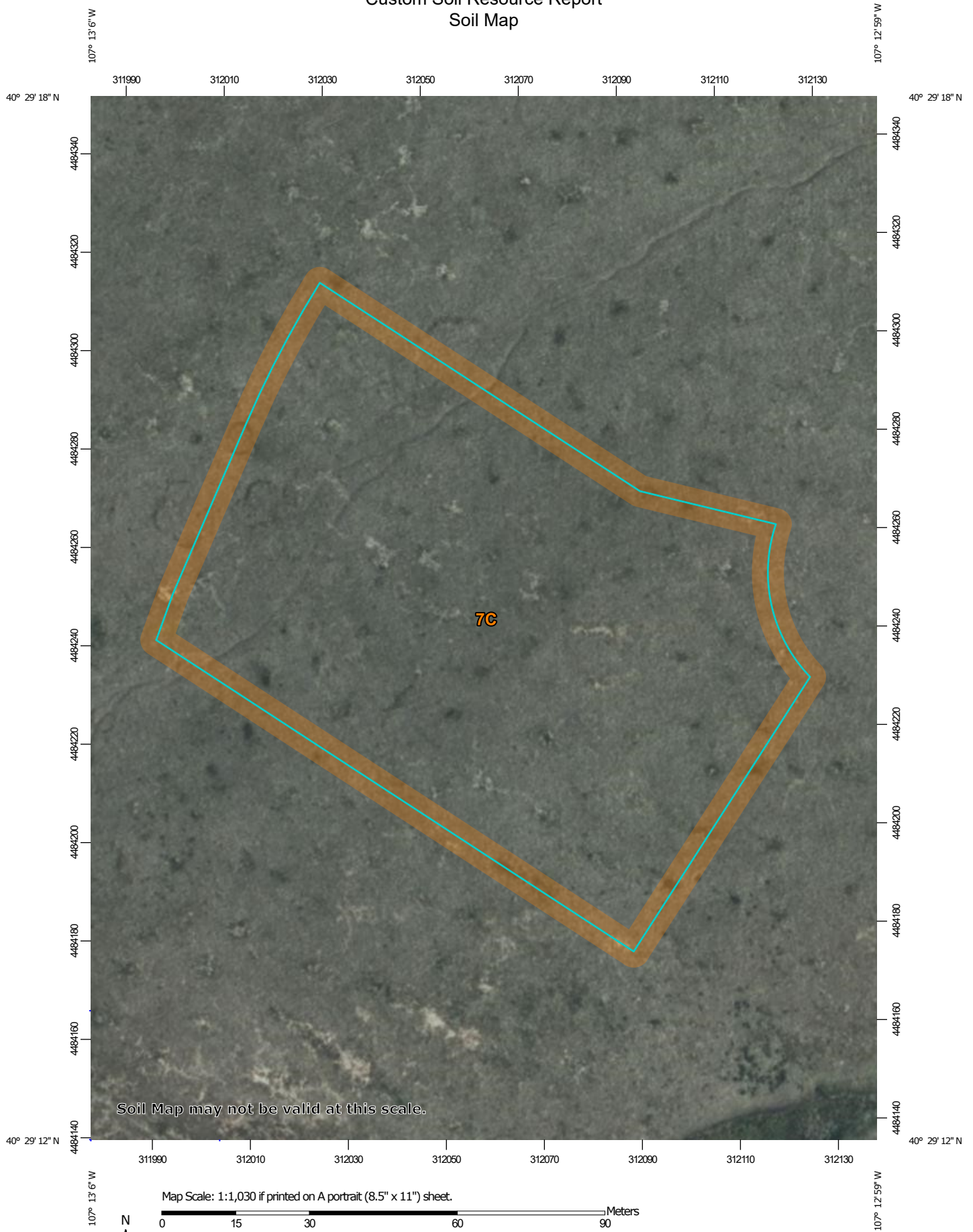
Custom Soil Resource Report

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map



Custom Soil Resource Report

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: Routt Area, Colorado, Parts of Rio Blanco and Routt Counties

Survey Area Data: Version 14, 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: Jul 9, 2020—Jul 11, 2020

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
7C	Morapos loam, 3 to 12 percent slopes	2.4	100.0%
Totals for Area of Interest		2.4	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.

Routt Area, Colorado, Parts of Rio Blanco and Routt Counties

7C—Morapos loam, 3 to 12 percent slopes

Map Unit Setting

National map unit symbol: k0f3
Elevation: 6,300 to 7,220 feet
Mean annual precipitation: 16 to 20 inches
Mean annual air temperature: 41 to 45 degrees F
Frost-free period: 70 to 110 days
Farmland classification: Not prime farmland

Map Unit Composition

Morapos and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Morapos

Setting

Landform: Hills
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Slope alluvium derived from shale

Typical profile

A - 0 to 6 inches: loam
AB - 6 to 12 inches: loam
Bt - 12 to 16 inches: clay
Btk - 16 to 22 inches: clay
Bk1 - 22 to 32 inches: clay
Bk2 - 32 to 40 inches: clay loam
Bk3 - 40 to 60 inches: clay loam

Properties and qualities

Slope: 3 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 low to moderately high (0.07 to 0.21 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)
Sodium adsorption ratio, maximum: 2.0
Available water supply, 0 to 60 inches: High (about 10.6 inches)

Interpretive groups

Land capability classification (irrigated): 4e
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: C

Custom Soil Resource Report

Ecological site: R048AY292CO - Deep Loam

Hydric soil rating: No

Minor Components

Obadia

Percent of map unit: 5 percent

Landform: Hills

Landform position (two-dimensional): Toeslope

Landform position (three-dimensional): Side slope

Down-slope shape: Concave

Across-slope shape: Linear

Ecological site: R048AY247CO - Deep Clay Loam

Other vegetative classification: mountain swale (null_47)

Hydric soil rating: No

Morapos, very stony

Percent of map unit: 5 percent

Landform: Hills

Landform position (two-dimensional): Backslope

Landform position (three-dimensional): Interfluve

Down-slope shape: Linear

Across-slope shape: Convex

Ecological site: R048AY292CO - Deep Loam

Hydric soil rating: No

Bulkley

Percent of map unit: 5 percent

Landform: Hills

Landform position (two-dimensional): Backslope

Landform position (three-dimensional): Side slope

Down-slope shape: Linear

Across-slope shape: Linear

Ecological site: R048AY247CO - Deep Clay Loam

Hydric soil rating: No

Soil Information for All Uses

Soil Properties and Qualities

The Soil Properties and Qualities section includes various soil properties and qualities displayed as thematic maps with a summary table for the soil map units in the selected area of interest. A single value or rating for each map unit is generated by aggregating the interpretive ratings of individual map unit components. This aggregation process is defined for each property or quality.

Soil Qualities and Features

Soil qualities are behavior and performance attributes that are not directly measured, but are inferred from observations of dynamic conditions and from soil properties. Example soil qualities include natural drainage, and frost action. Soil features are attributes that are not directly part of the soil. Example soil features include slope and depth to restrictive layer. These features can greatly impact the use and management of the soil.

Hydrologic Soil Group

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Custom Soil Resource Report

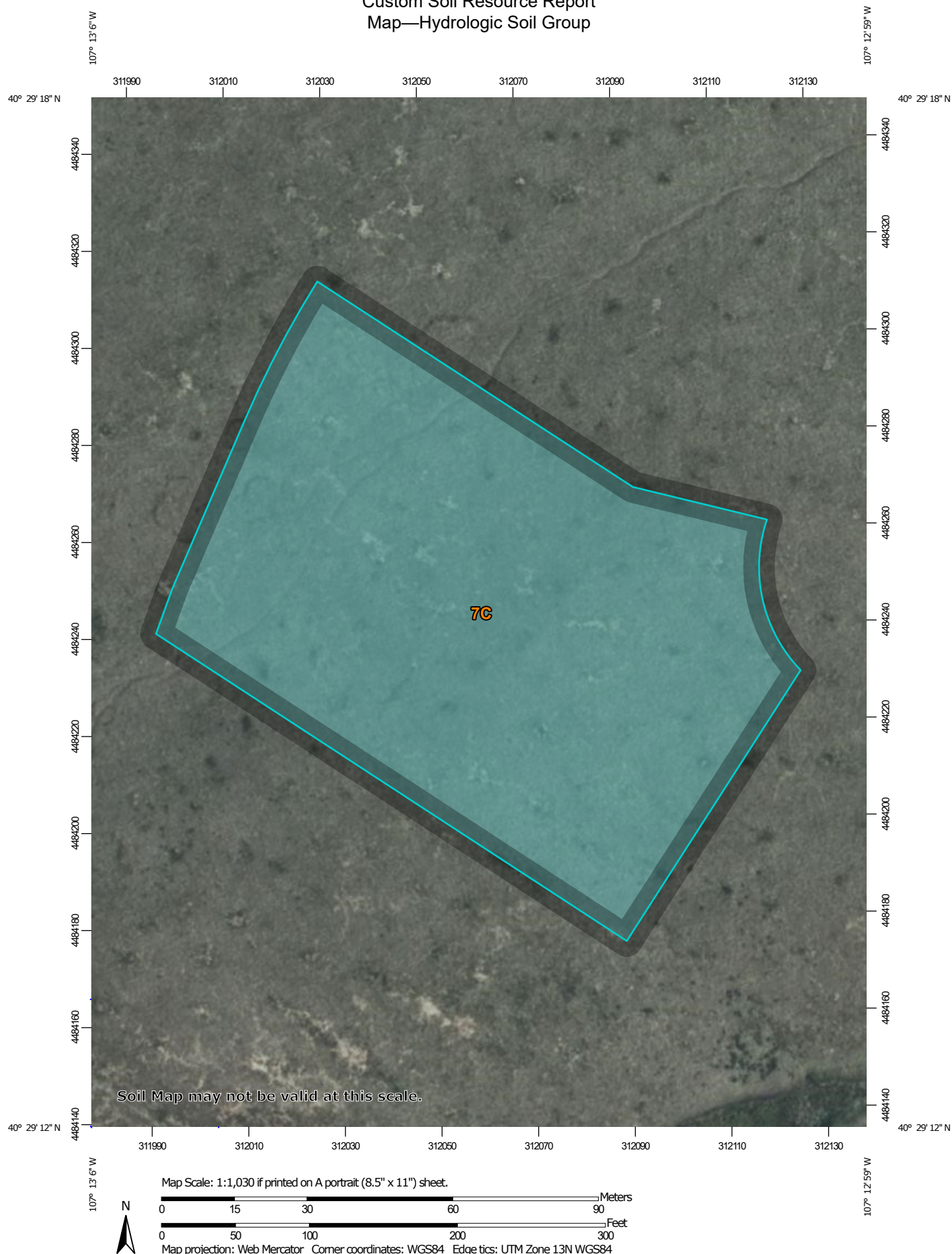
Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Custom Soil Resource Report

Map—Hydrologic Soil Group



Custom Soil Resource Report









MAP LEGEND

Area of Interest (AOI)









 Area of Interest (AOI)

Soils

Soil Rating Polygons





 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Lines


 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Points






 A
 A/D
 B
 B/D

 C
 C/D
 D
 Not rated or not available


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: Routt Area, Colorado, Parts of Rio Blanco and Routt Counties
Survey Area Data: Version 14, 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: Jul 9, 2020—Jul 11, 2020

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.

Table—Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
7C	Morapos loam, 3 to 12 percent slopes	C	2.4	100.0%
Totals for Area of Interest			2.4	100.0%

Rating Options—Hydrologic Soil Group

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

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Custom Soil Resource Report

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Appendix C: NOAA Atlas 14 Precipitation Data

Appendix C: NOAA Atlas 14 Precipitation Data



NOAA Atlas 14, Volume 8, Version 2
Location name: Hayden, Colorado, USA*
Latitude: 40.4873°, Longitude: -107.2181°
Elevation: 6557 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, Geoffrey Bonnin

NOAA, National Weather Service, Silver Spring, Maryland

[PF_tabular](#) | [PF_graphical](#) | [Maps & aerals](#)

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	0.145 (0.116-0.188)	0.180 (0.144-0.233)	0.244 (0.195-0.318)	0.304 (0.241-0.398)	0.396 (0.305-0.554)	0.474 (0.354-0.672)	0.559 (0.401-0.817)	0.651 (0.446-0.985)	0.784 (0.514-1.23)	0.893 (0.565-1.41)
10-min	0.213 (0.170-0.275)	0.264 (0.211-0.342)	0.358 (0.285-0.465)	0.445 (0.352-0.582)	0.580 (0.447-0.811)	0.694 (0.519-0.983)	0.818 (0.588-1.20)	0.954 (0.653-1.44)	1.15 (0.752-1.80)	1.31 (0.827-2.06)
15-min	0.259 (0.208-0.335)	0.322 (0.257-0.417)	0.437 (0.348-0.567)	0.543 (0.430-0.710)	0.707 (0.545-0.988)	0.846 (0.632-1.20)	0.998 (0.716-1.46)	1.16 (0.797-1.76)	1.40 (0.918-2.19)	1.59 (1.01-2.52)
30-min	0.319 (0.255-0.412)	0.396 (0.317-0.513)	0.538 (0.428-0.699)	0.668 (0.529-0.874)	0.868 (0.669-1.21)	1.04 (0.774-1.47)	1.22 (0.875-1.78)	1.42 (0.971-2.14)	1.70 (1.12-2.66)	1.94 (1.22-3.06)
60-min	0.387 (0.309-0.500)	0.477 (0.381-0.617)	0.638 (0.508-0.828)	0.784 (0.620-1.02)	1.00 (0.771-1.39)	1.19 (0.885-1.68)	1.38 (0.992-2.02)	1.60 (1.09-2.41)	1.90 (1.24-2.96)	2.14 (1.36-3.38)
2-hr	0.455 (0.369-0.579)	0.557 (0.451-0.710)	0.737 (0.595-0.943)	0.899 (0.720-1.16)	1.14 (0.884-1.55)	1.34 (1.01-1.85)	1.55 (1.12-2.22)	1.77 (1.22-2.63)	2.09 (1.38-3.22)	2.35 (1.50-3.66)
3-hr	0.511 (0.418-0.645)	0.621 (0.506-0.784)	0.810 (0.658-1.03)	0.976 (0.788-1.24)	1.22 (0.951-1.64)	1.42 (1.07-1.94)	1.62 (1.18-2.30)	1.84 (1.28-2.71)	2.15 (1.43-3.28)	2.40 (1.54-3.70)
6-hr	0.641 (0.530-0.796)	0.763 (0.631-0.949)	0.971 (0.799-1.21)	1.15 (0.942-1.45)	1.41 (1.11-1.87)	1.62 (1.24-2.18)	1.84 (1.36-2.56)	2.07 (1.45-2.99)	2.39 (1.60-3.58)	2.64 (1.72-4.03)
12-hr	0.824 (0.691-1.01)	0.955 (0.800-1.17)	1.18 (0.988-1.46)	1.39 (1.15-1.72)	1.70 (1.36-2.21)	1.95 (1.52-2.59)	2.21 (1.65-3.04)	2.50 (1.78-3.57)	2.90 (1.97-4.30)	3.22 (2.12-4.85)
24-hr	1.04 (0.883-1.25)	1.18 (1.00-1.42)	1.44 (1.21-1.73)	1.67 (1.40-2.03)	2.02 (1.65-2.61)	2.33 (1.84-3.06)	2.65 (2.01-3.60)	3.01 (2.17-4.24)	3.51 (2.41-5.14)	3.92 (2.60-5.82)
2-day	1.26 (1.08-1.49)	1.42 (1.22-1.68)	1.71 (1.47-2.04)	1.98 (1.68-2.37)	2.39 (1.97-3.03)	2.73 (2.18-3.53)	3.10 (2.38-4.15)	3.51 (2.56-4.87)	4.08 (2.84-5.89)	4.55 (3.05-6.66)
3-day	1.40 (1.21-1.63)	1.58 (1.37-1.85)	1.91 (1.65-2.25)	2.21 (1.89-2.61)	2.66 (2.21-3.33)	3.03 (2.44-3.87)	3.43 (2.65-4.54)	3.87 (2.84-5.32)	4.48 (3.14-6.40)	4.98 (3.36-7.22)
4-day	1.51 (1.32-1.76)	1.71 (1.49-1.99)	2.07 (1.80-2.42)	2.39 (2.06-2.81)	2.86 (2.39-3.56)	3.26 (2.64-4.13)	3.68 (2.85-4.83)	4.13 (3.04-5.64)	4.77 (3.35-6.76)	5.28 (3.58-7.61)
7-day	1.81 (1.60-2.07)	2.04 (1.80-2.34)	2.43 (2.14-2.80)	2.78 (2.43-3.22)	3.29 (2.77-4.02)	3.71 (3.03-4.63)	4.15 (3.24-5.36)	4.62 (3.43-6.21)	5.26 (3.73-7.36)	5.78 (3.96-8.24)
10-day	2.06 (1.83-2.34)	2.30 (2.04-2.62)	2.72 (2.40-3.10)	3.08 (2.70-3.54)	3.60 (3.05-4.36)	4.03 (3.31-4.98)	4.48 (3.53-5.74)	4.96 (3.70-6.60)	5.62 (4.00-7.78)	6.14 (4.22-8.68)
20-day	2.77 (2.50-3.09)	3.04 (2.74-3.40)	3.50 (3.14-3.93)	3.90 (3.48-4.41)	4.48 (3.85-5.32)	4.96 (4.13-6.01)	5.45 (4.35-6.86)	5.97 (4.52-7.82)	6.69 (4.82-9.13)	7.26 (5.06-10.1)
30-day	3.40 (3.09-3.75)	3.72 (3.38-4.11)	4.26 (3.85-4.72)	4.72 (4.24-5.28)	5.38 (4.65-6.30)	5.91 (4.96-7.08)	6.46 (5.19-8.03)	7.03 (5.35-9.11)	7.81 (5.66-10.5)	8.42 (5.90-11.6)
45-day	4.23 (3.89-4.62)	4.66 (4.27-5.10)	5.36 (4.89-5.88)	5.94 (5.38-6.57)	6.74 (5.86-7.79)	7.37 (6.22-8.71)	8.00 (6.46-9.81)	8.63 (6.61-11.0)	9.48 (6.91-12.6)	10.1 (7.14-13.9)
60-day	4.98 (4.60-5.40)	5.53 (5.10-6.00)	6.40 (5.88-6.98)	7.11 (6.48-7.80)	8.07 (7.03-9.22)	8.78 (7.44-10.3)	9.49 (7.69-11.5)	10.2 (7.83-12.9)	11.1 (8.11-14.7)	11.8 (8.33-16.0)

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.

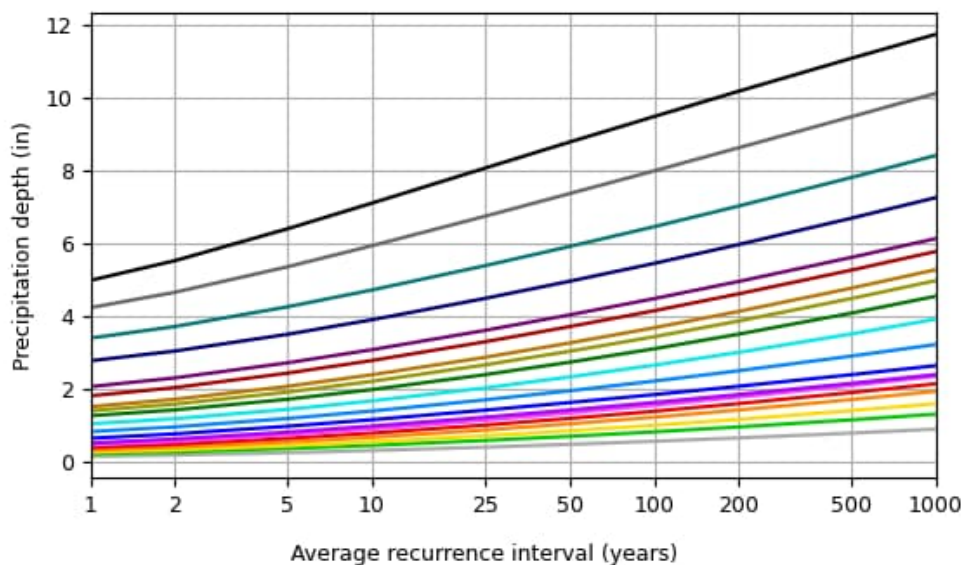
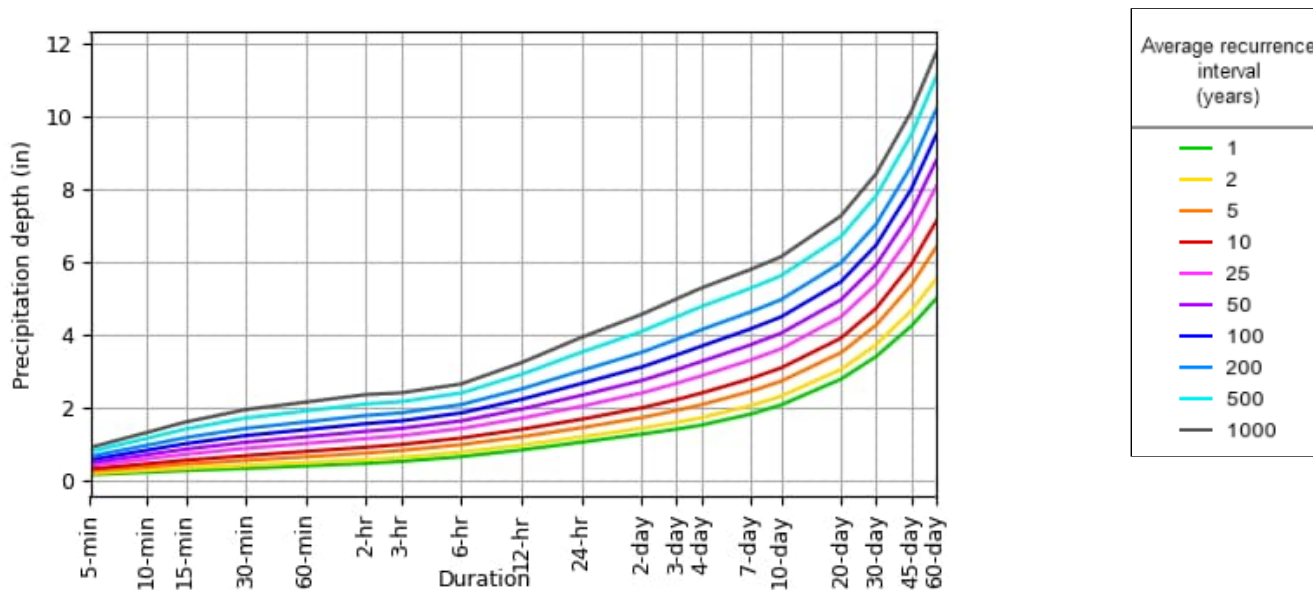
Please refer to NOAA Atlas 14 document for more information.

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PF graphical

PDS-based depth-duration-frequency (DDF) curves

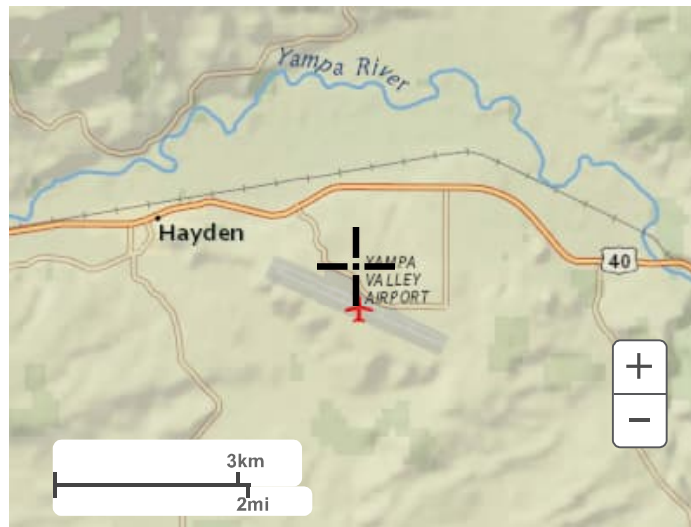
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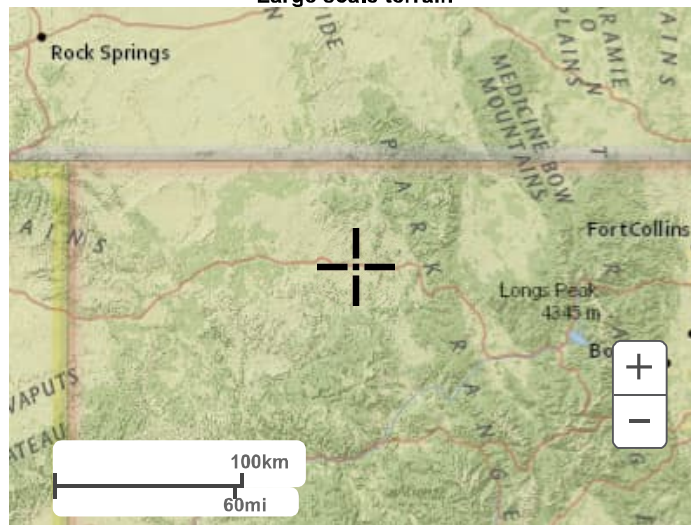
NOAA Atlas 14, Volume 8, Version 2

Created (GMT): Mon Jan 6 15:40:27 2025

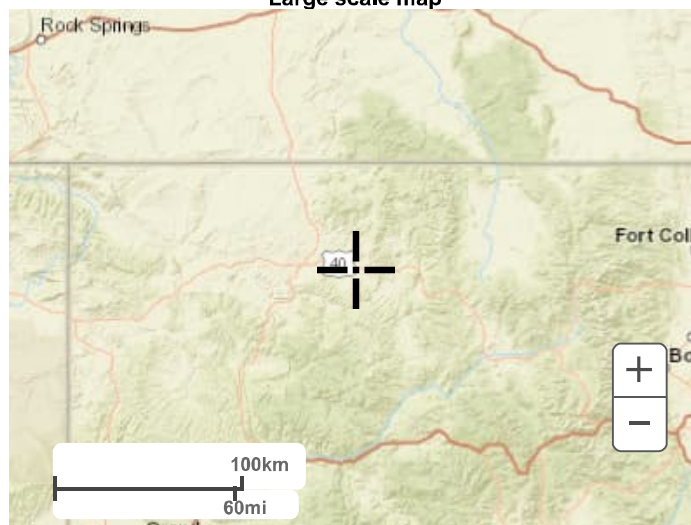
[Back to Top](#)**Maps & aerials****Small scale terrain**



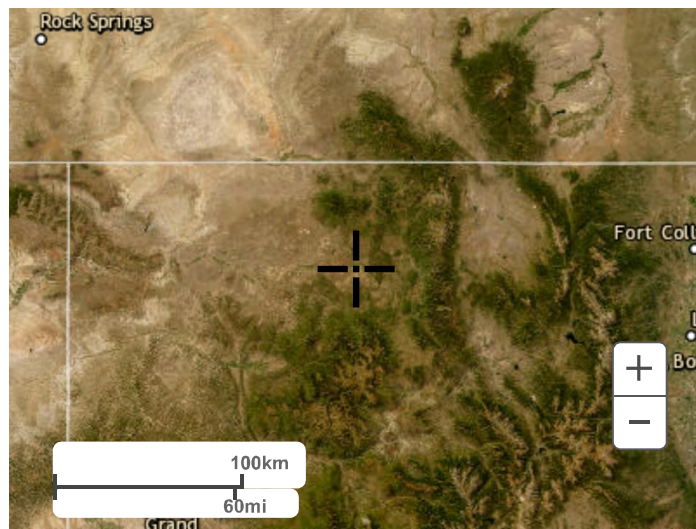
Large scale terrain



Large scale map



Large scale aerial



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Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

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Appendix D: Basin Runoff Calculations

RATIONAL METHOD RUNOFF ANALYSIS

Job # 2015-001
Job Name Lot 12 Northwest BLDG Center
Designed by: DSC

Date: January 3, 2025
Revised:

Existing Basin 1 (EB1)

BASIN CHARACTERISTICS				TIME OF CONCENTRATION							RESULTS				
	Area, ac	% imp	Soil Type	Overland Flow - Surface Type 1		Overland Flow - Surface Type 2		Channel Flow		Tc, min	Event	C	i, in/hr	A, acres	Q, cfs
Landscape	0.66	2%	C	Surface Imperviousness	0.02	Surface Imperviousness		Land Surface		Minimum	1.25 YR	0.06	1.1	0.66	0.04
Asphalt Parking & Walkways	0.00	100%		Length, ft	260	Length, ft		Length, ft		Tc, min	2-YR	0.06	1.5	0.66	0.06
Roof	0.00	90%	P2	Slope, percent	5.0000	Slope, percent		Slope, ft/ft		5.0	5-YR	0.16	2.3	0.66	0.25
Gravel	0.00	40%	1.4	Runoff Coefficient	0.162	Runoff Coefficient		Conveyance Coefficient		Final	10-YR	0.26	2.9	0.66	0.51
Other	0.00	0%						Velocity, ft/s		Tc, min	25-YR	0.38	3.8	0.66	0.95
0.66 2%				Ti, min= 15.9		Ti, min=		Tt, min=		15.9	100-YR	0.51	5.1	0.66	1.69

Existing Basin 2 (EB2)

BASIN CHARACTERISTICS				TIME OF CONCENTRATION							RESULTS				
	Area, ac	% imp	Soil Type	Overland Flow - Surface Type 1		Overland Flow - Surface Type 2		Channel Flow		Tc, min	Event	C	i, in/hr	A, acres	Q, cfs
Landscape	1.15	2%	C	Surface Imperviousness	0.02	Surface Imperviousness		Land Surface		Minimum	1.25 YR	0.06	1.1	1.15	0.07
Asphalt Parking & Walkways	0.00	100%		Length, ft	260	Length, ft		Length, ft		Tc, min	2-YR	0.06	1.5	1.15	0.10
Roof	0.00	90%	P2	Slope, percent	5.0000	Slope, percent		Slope, ft/ft		5.0	5-YR	0.16	2.3	1.15	0.43
Gravel	0.00	0%	1.4	Runoff Coefficient	0.162	Runoff Coefficient		Conveyance Coefficient		Final	10-YR	0.26	2.9	1.15	0.88
Other	0.00	0%						Velocity, ft/s		Tc, min	25-YR	0.38	3.8	1.15	1.65
1.15 2%				Ti, min= 15.9		Ti, min=		Tt, min=		15.9	100-YR	0.51	5.1	1.15	2.95

Existing Basin 3 (EB3)

BASIN CHARACTERISTICS				TIME OF CONCENTRATION							RESULTS				
	Area, ac	% imp	Soil Type	Overland Flow - Surface Type 1		Overland Flow - Surface Type 2		Channel Flow		Tc, min	Event	C	i, in/hr	A, acres	Q, cfs
Landscape	0.72	2%	C	Surface Imperviousness	0.02	Surface Imperviousness		Land Surface		Minimum	1.25 YR	0.06	1.1	0.72	0.04
Asphalt Parking & Walkways	0.00	100%		Length, ft	250	Length, ft		Length, ft		Tc, min	2-YR	0.06	1.6	0.72	0.06
Roof	0.00	90%	P2	Slope, percent	5.0000	Slope, percent		Slope, ft/ft		5.0	5-YR	0.16	2.3	0.72	0.27
Gravel	0.00	0%	1.4	Runoff Coefficient	0.162	Runoff Coefficient		Conveyance Coefficient		Final	10-YR	0.26	3.0	0.72	0.56
Other	0.00	0%						Velocity, ft/s		Tc, min	25-YR	0.38	3.8	0.72	1.04
	0.72	2%		Ti, min=	15.6	Ti, min=		Tt, min=		15.6	100-YR	0.51	5.1	0.72	1.87

RATIONAL METHOD RUNOFF ANALYSIS

Job # 2015-001
Job Name Lot 12 Northwest BLDG Center
Designed by: DSC

Date: January 3, 2025
Revised:

Dev Basin 1 (DB1)

BASIN CHARACTERISTICS				TIME OF CONCENTRATION							RESULTS				
	Area, ac	% imp	Soil Type	Overland Flow - Surface Type 1		Overland Flow - Surface Type 2		Channel Flow		Tc, min	Event	C	i, in/hr	A, acres	Q, cfs
Landscape	0.02	2%	C	Surface Imperviousness	0.4	Surface Imperviousness		Land Surface	Paved Areas and Shallow Swales	Minimum	1.25 YR	0.49	1.3	1.18	0.77
Asphalt Parking & Walkways	0.60	100%		Length, ft	115	Length, ft		Length, ft	215	Tc, min	2-YR	0.49	1.9	1.18	1.10
Roof	0.00	90%	P2	Slope, percent	5.0000	Slope, percent		Slope, ft/ft	0.0100	5.0	5-YR	0.53	2.8	1.18	1.78
Gravel	0.56	40%	1.4	Runoff Coefficient	0.35	Runoff Coefficient		Conveyance Coefficient	20	Final	10-YR	0.57	3.6	1.18	2.45
Other	0.00	0%						Velocity, ft/s	2.0	Tc, min	25-YR	0.62	4.7	1.18	3.43
1.18 70%				Ti, min= 8.5		Ti, min=		Tt, min= 1.8		10.3	100-YR	0.68	6.2	1.18	4.98

Dev Basin 2 (DB2)

BASIN CHARACTERISTICS				TIME OF CONCENTRATION							RESULTS				
	Area, ac	% imp	Soil Type	Overland Flow - Surface Type 1		Overland Flow - Surface Type 2		Channel Flow		Tc, min	Event	C	i, in/hr	A, acres	Q, cfs
Landscape	0.42	2%	C	Surface Imperviousness	0.02	Surface Imperviousness		Land Surface	Grassed Waterways	Minimum	1.25 YR	0.23	1.4	0.60	0.19
Asphalt Parking & Walkways	0.18	100%		Length, ft	50	Length, ft		Length, ft	580	Tc, min	2-YR	0.23	2.0	0.60	0.28
Roof	0.00	90%	P2	Slope, percent	15.0000	Slope, percent		Slope, ft/ft	0.0200	5.0	5-YR	0.31	2.9	0.60	0.55
Gravel	0.00	0%	1.4	Runoff Coefficient	0.162	Runoff Coefficient		Conveyance Coefficient	15	Final	10-YR	0.39	3.8	0.60	0.87
Other	0.00	0%						Velocity, ft/s	2.1	Tc, min	25-YR	0.47	4.8	0.60	1.38
	0.60	31%		Ti, min=	4.8	Ti, min=		Tt, min=	4.6	9.4	100-YR	0.57	6.5	0.60	2.21

Dev Basin 3 (DB3)

BASIN CHARACTERISTICS				TIME OF CONCENTRATION							RESULTS				
	Area, ac	% imp	Soil Type	Overland Flow - Surface Type 1		Overland Flow - Surface Type 2		Channel Flow		Tc, min	Event	C	i, in/hr	A, acres	Q, cfs
Landscape	0.69	2%	C	Surface Imperviousness	0.02	Surface Imperviousness		Land Surface	Grassed Waterways	Minimum	1.25 YR	0.11	1.3	0.75	0.11
Asphalt Parking & Walkways	0.06	100%		Length, ft	60	Length, ft		Length, ft	590	Tc, min	2-YR	0.11	1.9	0.75	0.16
Roof	0.00	90%	P2	Slope, percent	15.0000	Slope, percent		Slope, ft/ft	0.0200	5.0	5-YR	0.21	2.9	0.75	0.45
Gravel	0.00	0%	1.4	Runoff Coefficient	0.162	Runoff Coefficient		Conveyance Coefficient	15	Final	10-YR	0.30	3.7	0.75	0.83
Other	0.00	0%						Velocity, ft/s	2.1	Tc, min	25-YR	0.41	4.7	0.75	1.46
	0.75	10%		Ti, min=	5.3	Ti, min=		Tt, min=	4.6	9.9	100-YR	0.53	6.3	0.75	2.52

Appendix E: Pre-development Drainage Exhibit



DR1

Appendix F: Post-development Drainage Exhibit



_____ 1' DESIGN CONTOUR
 _____ 5' DESIGN CONTOUR
 _____ DRAINAGE SUB-BASIN BOUNDARY
 >----->----- FLOW PATH, DEVELOPED (CHANNEL FLOW)



- DB1 SHEET FLOW TO VALLEY PAN, INLETS, STORM CULVERTS AND EXISTING DRAINAGE SWALE.
- DB2 OVERLAND FLOW TO PERIMETER SWALE, CHANNEL FLOW TO EXISTING DRAINAGE SWALE.
- DB3 OVERLAND FLOW TO PERIMETER SWALE, CHANNEL FLOW TO EXISTING DRAINAGE SWALE.

[illegible]

**LOT 12
NORTHWEST COLORADO
BUSINESS CENTER
FILING NO. 2**

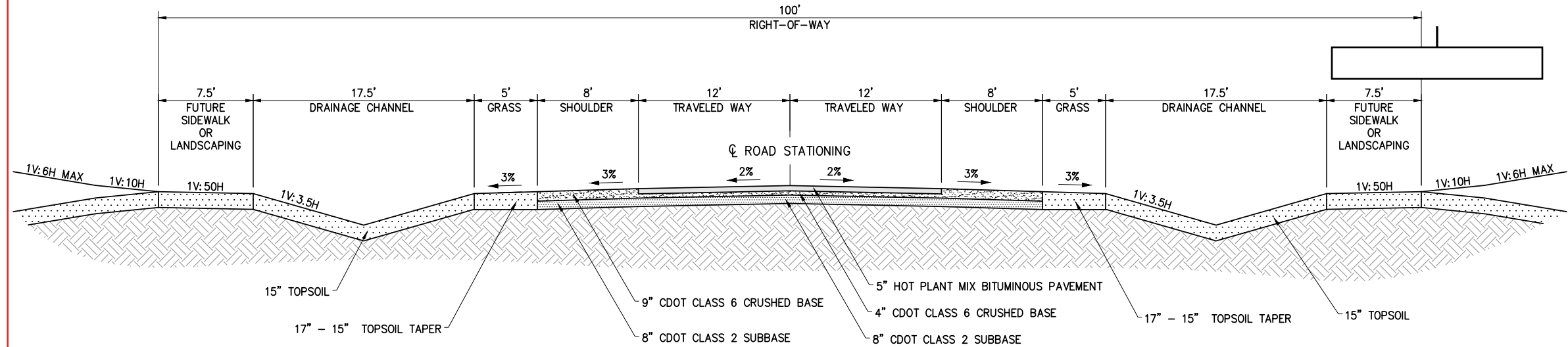
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JOB #: 2004-003
DRAWN BY: DSC
DESIGN BY: DSC
REVIEW BY: WNM

IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER
THAN 24" X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED

POST-DEVELOPMENT DRAINAGE EXHIBIT

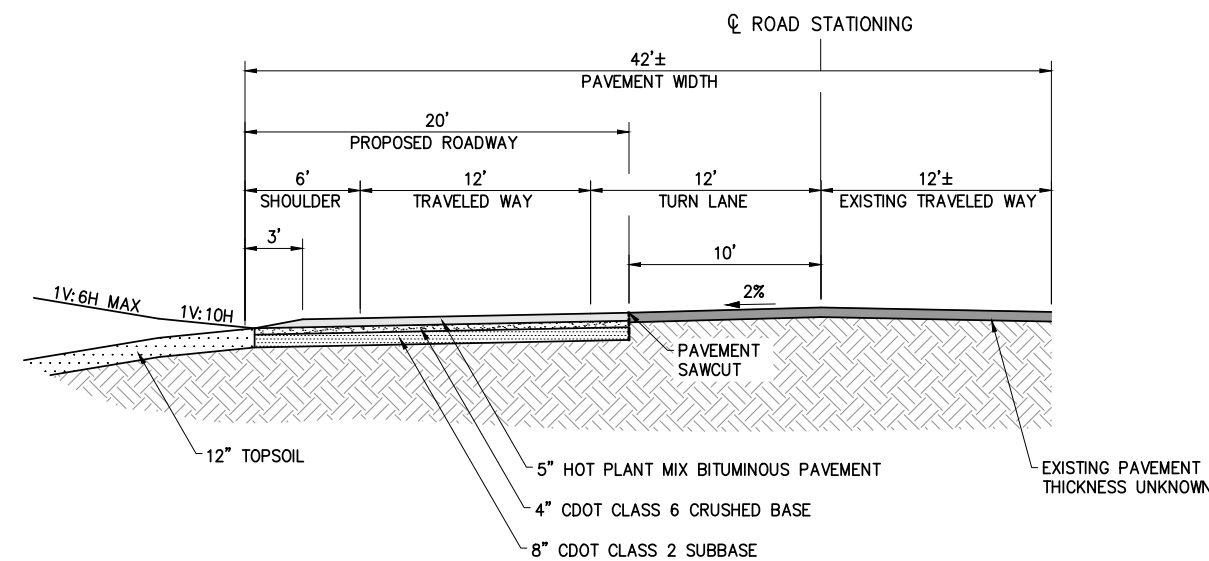
DR2

Appendix G: Swale Capacity Worksheet



TYPICAL SECTION ROAD A AND C
STA: 100+00.0 - 120+88.0
STA: 200+00.0 - 205+43.0

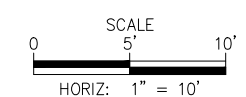
Road Section -
Sky High Court



TYPICAL SECTION COUNTY ROAD 51A
STA: 428+11.8 - 432+21.8 (TRANSITION)
STA: 432+21.8 - 439+76.2
STA: 439.76.2 - 440+85.5 (TRANSITION)

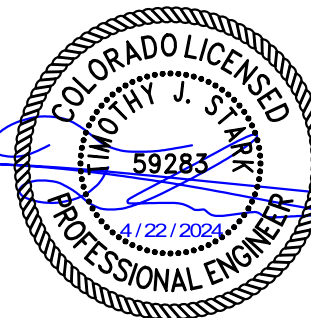
PAVEMENT NOTES

- PAVEMENT SECTION
- 5" - HOT PLANT MIX BITUMINOUS SURFACING
 - 4" - CDOT CLASS 6 UNTREATED BASE COURSE
 - 8" - CDOT CLASS 2 SUBBASE
 - UNSUITABLE SUBGRADE REPAIRS AS NEEDED TO ADDRESS SOFT SPOTS
- ALL HOT PLANT MIX BITUMINOUS SURFACING SHALL CONFORM TO SP02511 OF THE SPECIFICATIONS.
- ALL CRUSHED BASE SHALL CONFORM TO SP02721 OF THE SPECIFICATIONS.





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COMMENT	
DATE	
REVISION NUMBER	
COMMENT	
DATE	
REVISION NUMBER	
COMMENT	
DATE	



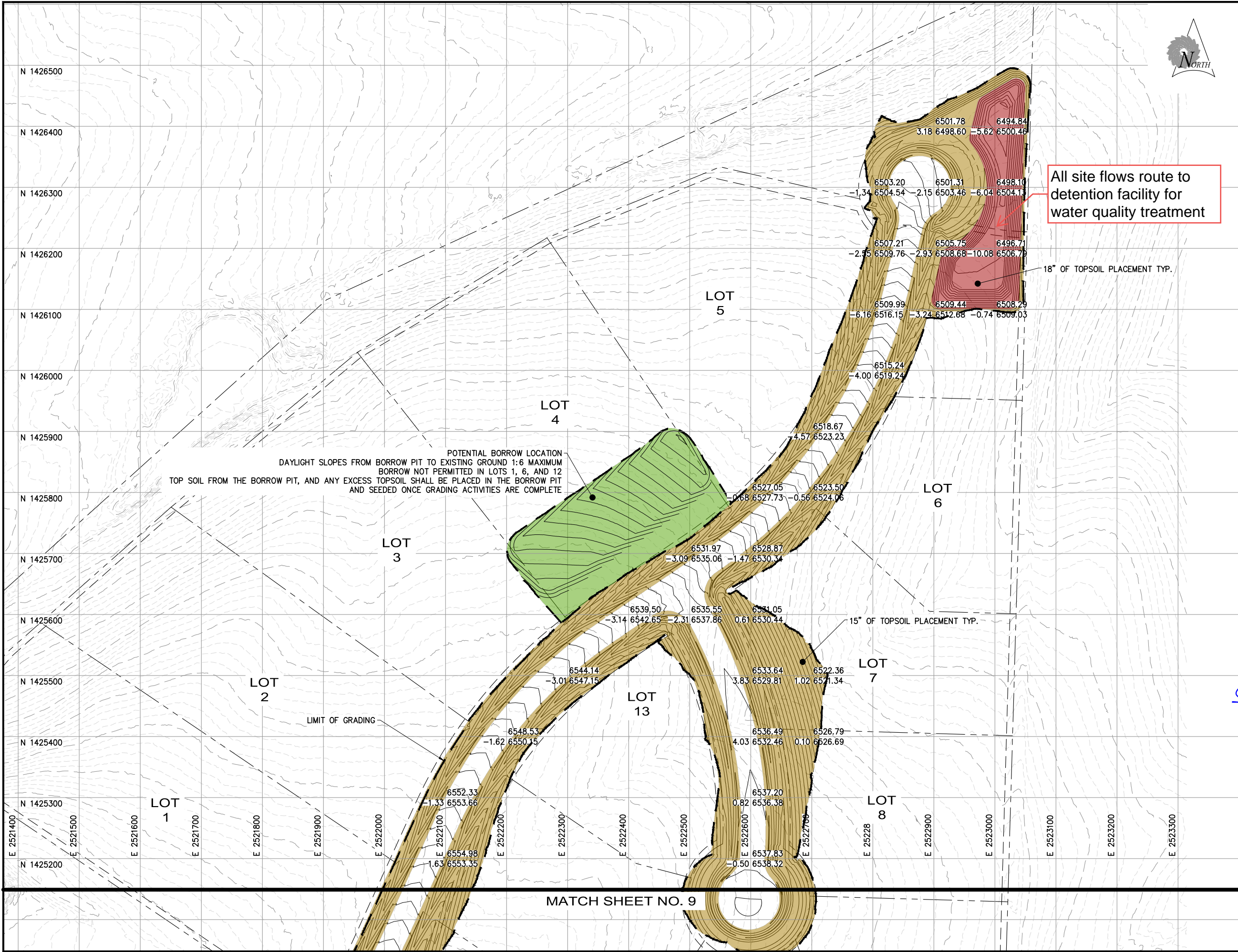
SUNRISE
ENGINEERING

201 COMMERCE DRIVE, UNIT 1
FORT COLLINS, COLORADO 80524
TEL 970.372.2255
www.sunrise-eng.com

TOWN OF HAYDEN
HAYDEN BUSINESS PARK – PHASE 1

TYPICAL SECTIONS

SET NO. 08834	DESIGNED TJS	DRAWN TS/JC/DB	CHECKED TLS	SHEET NO. 6 of 68	TS01
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GRADING NOTES

INSIDE ROADWAY & POND LIMIT OF DISTURBANCE

TOPSOIL GENERATED (12" AVG. DEPTH) – 17,840 CY
TOPSOIL REQUIRED (SEE DEPTHS) – 17,851 CY
CUT VOLUME – 20,246 CY
FILL VOLUME – 23,684 CY
NET VOLUME – 3,437 CY OF BORROW
A FILL FACTOR OF 1.2 WAS APPLIED

1,420 CY OF SPOIL WAS ASSUMED FOR ON-SITE WATER AND SEWER UTILITIES.

BORROW PIT

APPROXIMATE DIMENSIONS (100–FT WIDE, 330–FT LONG, 2.5–FT DEEP)

TOPSOIL GENERATED – 1,870 CY
SUBGRADE BORROW GENERATED – 3,370 CY

GENERATED SOIL WILL VARY BASED ON PIT SIZE. VOLUME VALUES SHOWN ABOVE ARE ANTICIPATED BASED ON THE APPROXIMATE DIMENSIONS.

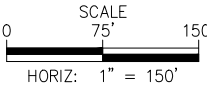
OTHER NOTES

IT IS ASSUMED THAT ALL NATIVE EXCAVATED MATERIAL IS SUITABLE BORROW MATERIAL

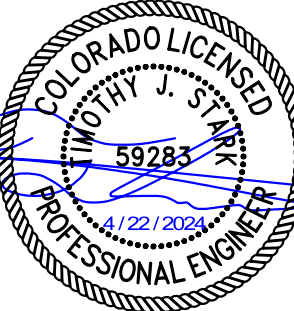
SEE SPECIFICATIONS FOR COMPACTION AND MATERIAL TESTING REQUIREMENTS FOR SUBGRADE MATERIAL

ALL QUANTITIES GIVEN IN THESE SHEETS ARE ESTIMATES TO AID THE CONTRACTOR IN THE BIDDING PROCESS.

CHECK DAMS TO BE PLACED EVERY 25–FT ALONG DRAINAGE CHANNELS WHEN PROFILE SLOPES EXCEED 4.0% AND EVERY 50–FT WHEN PROFILE SLOPES ARE LESS THAN 3.0% UNTIL THE VEGETATION HAS TAKEN.



811 Know what's below.
Call before you dig.
1-800-922-1987



REVISION NUMBER	COMMENT



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FORT COLLINS, COLORADO 80524
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www.sunrise-eng.com

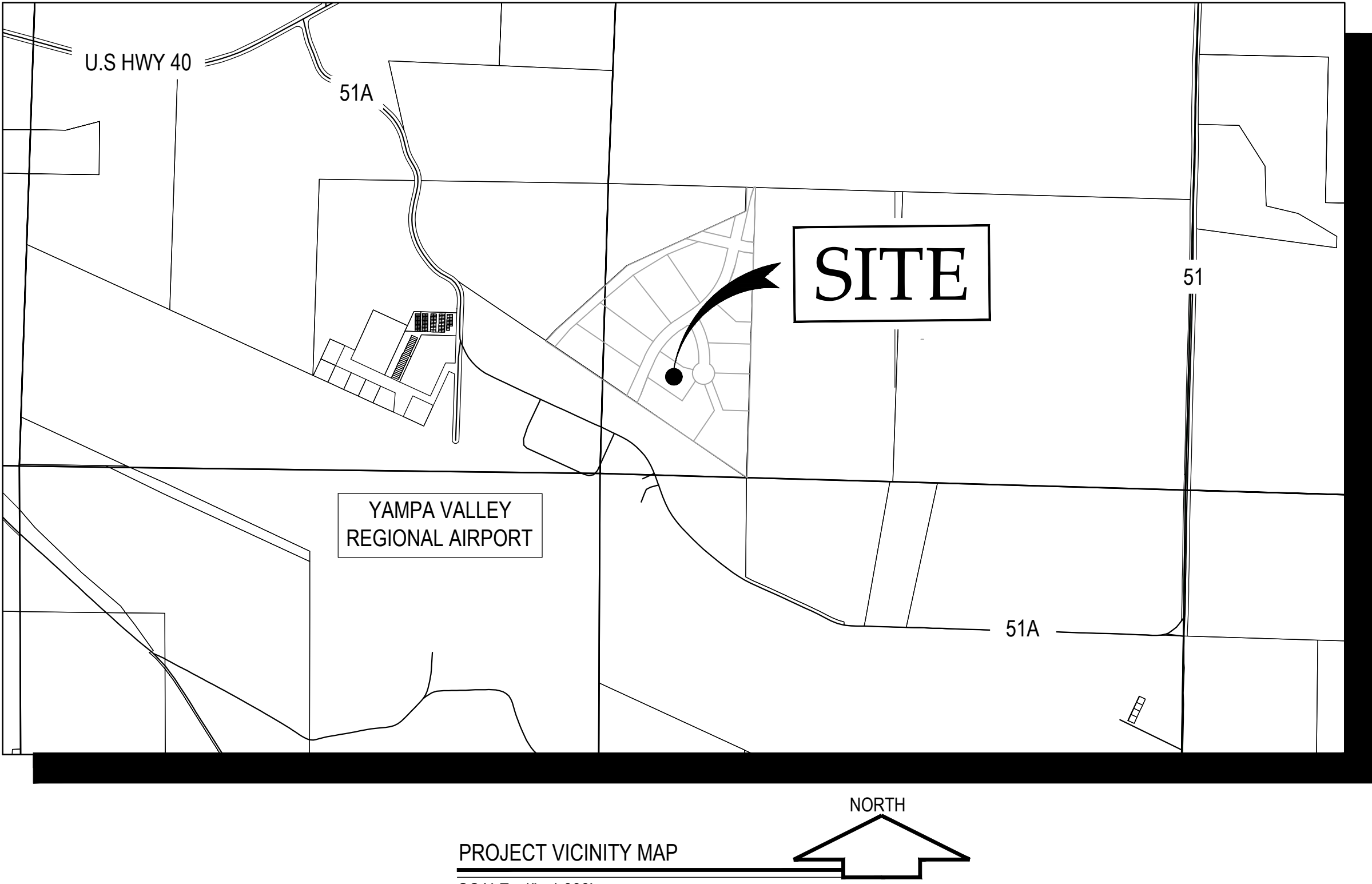
TOWN OF HAYDEN
HAYDEN BUSINESS PARK – PHASE 1

GRADE PLAN

SET NO.	DESIGNED	DRAWN	CHECKED	SHEET NO.	
08834	TJS	TS/JC/DB	TLS	8 of 68	GR01

LEGEND	EXISTING	PROPOSED
PROPERTY BOUNDARY		
SECTION LINE		
LOT BOUNDARY		
EASEMENT		
SETBACK		
EDGE OF ASPHALT		
CURB		
CURB FLOWLINE		
1/2 FT CONTOUR		
5/10 FT CONTOUR		
CENTER LINE OF DITCH		
WATER MAIN		
CURB STOP, GV, FH		
SIGN		
LIGHT POLE		
SEWER MAIN		
MANHOLE AND CLEANOUTS		
ELECTRICAL - UNDERGROUND		
ELECTRICAL - OVERHEAD		
ELECTRICAL - OVERHEAD - HIGH VOLTAGE		
ELECTRICAL-PRIMARY		
FIBER OPTIC		
TELEPHONE		
UNDERGROUND		
UTILITY PEDESTALS		
POWER POLE/ LIGHT POLE		
GAS		
FENCE		
WOODEN FENCE		
PROPOSED BUILDING		
OVERHANG		
SIDEWALK/ BOARDWALK		
BASE FLOOD CROSS SECTION		
FEMA SFHA BOUNDARY		
VEGETATION OUTLINE		
STORM INLET		
CULVERT		
ASPHALT		
CONCRETE		
GRAVEL/SOFT SURFACE		
ROCK/RIP RAP		
WETLANDS/WETLANDS REMOVAL		

***CIVIL PERMIT PLANS for
LOT 12 NORTHWEST COLORADO
BUSINESS CENTER, FILING NO. 2
HAYDEN, CO 81639***



CIVIL PLANS

C1	CIVIL COVER PAGE & NOTES
C2	EXISTING CONDITIONS PLAN
C3	OVERALL SITE PLAN
C4	DRIVE PROFILES AND DETAILS
C5	GRADING AND DRAINAGE PLAN
C6	UTILITY PLAN
C7	PHASING PLAN
C8	CONSTRUCTION SITE MANAGEMENT PLAN
C9	CIVIL DETAILS
C10	LANDSCAPE PLAN

PROJECT CONTACT LIST

PROJECT OWNER

ELD HAYDEN, LLC.
ATTN: STEPH YARBOROUGH

EMAIL: steph@explorist.life

PROJECT ARCHITECT

RUKI MODERN
 ATTN: BRENT BEHM
 422 37TH AVENUE SOUTH
 MOORHEAD, MN 56560

OFFICE: (701) 730-0060

CIVIL ENGINEER

FOUR POINTS SURVEYING AND ENGINEERING
ATTN: WALTER MAGILL, P.E.
410 S. LINCOLN AVE, UNIT 15
STEAMBOAT SPRINGS, CO 80477

OFFICE: (970) 819-1161
EMAIL: walterm@fourpointsse.com

[illegible]

GENERAL NOTES:

3. EXISTING CONDITIONS SURVEYED BY FOUR POINTS SURVEYING & ENGINEERING. TOPOGRAPHY GENERATED FROM A COMBINATION OF FIELD SURVEY DATA AND 2018 ROUTT COUNTY GIS LIDAR DATA.
2. TOWN OF HAYDEN REVIEW AND APPROVAL IS ONLY FOR GENERAL CONFORMANCE WITH TOWN OF HAYDEN DEVELOPMENT CODE. THE TOWN OF HAYDEN IS NOT RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF THE DRAWINGS. DESIGN, DIMENSIONS, AND ELEVATIONS SHALL BE CONFIRMED AND CORRELATED AT THE JOB SITE.
3. ONE COPY OF THE APPROVED CONSTRUCTION PLANS AND SPECIFICATIONS SHALL BE KEPT ON THE JOB SITE AT ALL TIMES. PRIOR TO THE START OF CONSTRUCTION, CONTRACTOR TO VERIFY WITH PROJECT ENGINEER THE LATEST REVISION DATE OF THE APPROVED CONSTRUCTION PLANS.
4. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES. CALL THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) AT 1-800-922-1987 AND ANY NECESSARY PRIVATE UTILITY TO PERFORM LOCATES PRIOR TO CONDUCTING ANY SITE WORK.
5. ALL INFRASTRUCTURE CONSTRUCTION AND RELATED WORK SHALL CONFORM TO THE TOWN OF HAYDEN STANDARDS AND SPECIFICATIONS, LATEST REVISION.
6. ALL WATER AND SANITARY SEWER CONSTRUCTION AND RELATED WORK SHALL CONFORM TO TOWN OF HAYDEN PUBLIC WORKS STANDARD SPECIFICATIONS, LATEST EDITION.
7. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS REQUIRED TO PERFORM THE WORK SUCH AS RIGHT-OF-WAY PERMIT, GRADING AND EXCAVATION PERMIT, CONSTRUCTION DEWATERING PERMIT, STORM WATER QUALITY PERMIT, ARMY CORP OF ENGINEER PERMIT, ETC. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF ALL APPLICABLE CODES, LICENSES, SPECIFICATIONS, AND STANDARDS NECESSARY TO PERFORM THE WORK, AND BE FAMILIAR WITH THEIR CONTENTS PRIOR TO COMMENCING ANY WORK.
8. PRIOR TO ANY WORK IN THE RIGHT-OF-WAY INCLUDING STREET CUTS, CONTACT THE TOWN OF HAYDEN ROAD AND BRIDGE DEPARTMENT FOR PERMIT REQUIREMENTS.
9. PRIOR TO START OF CONSTRUCTION CONTRACTOR SHALL COORDINATE WITH PROJECT ENGINEER TO IDENTIFY PROJECT INSPECTION AND TESTING REQUIREMENTS. CONTRACTOR SHALL PROVIDE FOR INSPECTIONS AND TESTING AT AN ADEQUATE FREQUENCY FOR THE PROJECT ENGINEER TO DOCUMENT THAT PROJECT IS CONSTRUCTED IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS.
10. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY TRAFFIC CONTROL. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION.
11. CONTRACTOR SHALL PROVIDE ALL NECESSARY TRAFFIC CONTROL (SIGNS, BARRICADES, FLAGMEN, LIGHTS, ETC) IN ACCORDANCE WITH THE MUTCD, CURRENT EDITION.
12. CONTRACTOR MUST SUBMIT A CONSTRUCTION SITE MANAGEMENT PLAN (CSMP) AND EROSION CONTROL PLAN (ECP) FOR REVIEW AND APPROVAL BY THE TOWN OF HAYDEN PRIOR TO START OF CONSTRUCTION. THE CSMP AND ECP MUST BE MAINTAINED ON-SITE AND UPDATED AS NEEDED TO REFLECT CURRENT CONDITIONS.
13. THE FOLLOWING PRIVATE IMPROVEMENTS MAY REQUIRE CONSTRUCTION OBSERVATION : WATER, SEWER, AND STORM SEWER.
14. RECORD DRAWINGS ARE REQUIRED FOR: PUBLIC AND PRIVATE WATER AND SEWER.
15. ALL STORMWATER PIPE OUTFALLS REQUIRE FLARED END SECTIONS.
16. EXISTING ASPHALT PAVEMENT SHALL BE STRAIGHT SAW CUT WHEN ADJOINING WITH NEW ASPHALT PAVEMENT OR WHEN ACCESS TO UNDERGROUND UTILITIES IS REQUIRED. TACK COAT SHALL BE APPLIED TO ALL EXPOSED SURFACES INCLUDING SAW CUTS, POTHOLES, TRENCHES, AND ASPHALT OVERLAY. ASPHALT PATCHES IN THE RIGHT-OF-WAY SHALL BE PER ROUTT COUNTY ROAD AND BRIDGE SPECIFICATIONS.

GRADING:

1. GRADING SHALL OCCUR WITHIN THE PROPERTY LIMITS. WHERE OFF-SITE WORK IS APPROVED, WRITTEN PERMISSION OF THE ADJACENT PROPERTY OWNER MUST BE OBTAINED PRIOR TO ANY OFF-SITE GRADING OR CONSTRUCTION.
2. VEGETATED SLOPES 3:1 AND GREATER REQUIRE SOIL STABILIZATION WITH STRAW BLANKET AT MINIMUM UPON FINAL GRADING AND SEEDING/REVEGETATION.
3. ADJUST RIMS OF CLEANOUTS, MANHOLES, VALVE COVERS TO FINISHED GRADE.

EROSION CONTROL:

1. CONTRACTOR SHALL SUBMIT A CONSTRUCTION SITE MANAGEMENT PLAN (CSMP) TO THE COUNTY PLANNING DEPARTMENT FOR APPROVAL PRIOR TO BUILDING PERMIT ISSUANCE.
2. CONTRACTOR SHALL WORK IN A MANNER THAT MINIMIZES THE POTENTIAL FOR EROSION.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING, INSPECTING, AND MAINTAINING ALL NECESSARY EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION AND REMOVING EROSION CONTROL WHEN PROJECT IS COMPLETE AND FINAL SITE STABILIZATION IS ESTABLISHED. FINAL SITE STABILIZATION IS DEFINED AS 70% OR GREATER VEGETATED COVER ON DISTURBED SOILS.
4. ANY AREA DISTURBED BY CONSTRUCTION AND NOT PAVED OR NATURAL ROCK SURFACE SHALL BE REVEGETATED WITHIN ONE CONSTRUCTION SEASON.

WATER, SEWER AND UTILITY NOTES:

1. EXISTING UTILITY LOCATIONS WERE OBTAINED FROM FIELD LOCATES AND FIELD SURVEYING AND HAVE NOT BEEN VERIFIED WITH ANY ADDITIONAL UNDERGROUND POTHOLING. POTHOLING AND VERIFICATION OF LINE LOCATIONS SHALL BE REQUIRED AT ALL EXISTING UTILITY CROSSINGS.
2. MINIMUM SEPARATION BETWEEN PARALLEL WATER AND SEWER MAINS AND SERVICES IS TEN (10') FEET. MINIMUM SEPARATION BETWEEN PARALLEL WATER AND SEWER SERVICE LINES IS TEN (10') FEET.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF HAYDEN PUBLIC WORKS STANDARDS AND SPECIFICATIONS, LATEST EDITION.
4. MINIMUM COVER FROM FINISHED GRADE TO TOP OF WATER MAIN LINE IS SEVEN (7) FEET UNLESS OTHERWISE NOTED. ALL WATER SERVICE LINES SHALL BE 1 INCH DIAMETER POLY PURE-CORE PIPE UNLESS OTHERWISE NOTED.
5. MINIMUM SEPARATION BETWEEN UTILITY PEDESTALS AND FIRE HYDRANTS IS FIFTEEN (15') FEET. MINIMUM SEPARATION BETWEEN FIRE HYDRANTS, WATER OR SEWER MAINS, AND ENDS OF CULVERTS IS FIVE (5') FEET. MINIMUM SEPARATION BETWEEN WATER AND SEWER SERVICE LINES IS TEN (10') FEET. NO RIP-RAP IS PERMITTED WITHIN TEN (10') FEET OF A SEWER MAIN.
6. VALVES SHALL BE OPERATED BY UTILITY PERSONNEL ONLY.
7. SEWER SERVICES ARE ANTICIPATED TO BE FOUR (4") INCH DIAMETER, SDR 35 PVC, MINIMUM SLOPE OF 2%, UNLESS NOTED OTHERWISE. SEWER SERVICES SHALL BE BURIED A MINIMUM OF FOUR (4') FEET DEEP.
8. WATER SERVICES SHALL BE BURIED A MINIMUM OF SEVEN (7') FEET DEEP.
9. DISINFECTION, BACTERIOLOGICAL, AND HYDROSTATIC TESTING IS REQUIRED FOR THE 4" C900 WATER/FIRE SERVICE LINE.
10. ALL MECHANICAL JOINTS, RESTRAINTS, THRUST BLOCKS AND CROSSING MUST BE OBSERVED BY THE ENGINEER PRIOR TO THE PLACEMENT OF BACKFILL.
11. MECHANICAL RESTRAINTS AND THRUST BLOCKS ARE REQUIRED AT ALL BENDS, TEES, REDUCERS AND DEAD ENDS.
12. ALL FITTINGS ASSOCIATED WITH UTILITY INSTALLATION WILL BE ON-SITE PRIOR TO WATER LINE SHUT DOWN.



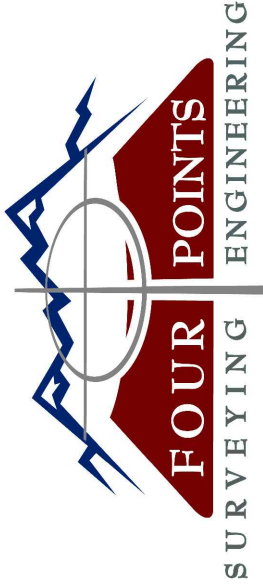
Four Points Surveying & Engineering
440 S. Lincoln Ave, Suite 4A
P.O. Box 775966
Steamboat Springs, CO 80487
(970)-871-6772
matthew@fourpointssse.com

SHEET #

C1



- GENERAL NOTES:
- SEE SHEET C1 FOR ADDITIONAL NOTES AND LEGEND INFORMATION.

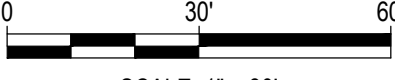


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P.O. Box 775966
Steamboat Springs, CO 80487
(970)-871-6772
www.fourpointsse.com

No.	DATE	REVISIONS	INT

**LOT 12
NORTHWEST COLORADO
BUSINESS CENTER
FILING NO. 2**

Horizontal Scale



SCALE: 1" = 30'

Contour Interval = 1 ft

DATE: 01-03-2025
JOB #: 2004-003
DRAWN BY: DSC
DESIGN BY: DSC
REVIEW BY: WNM

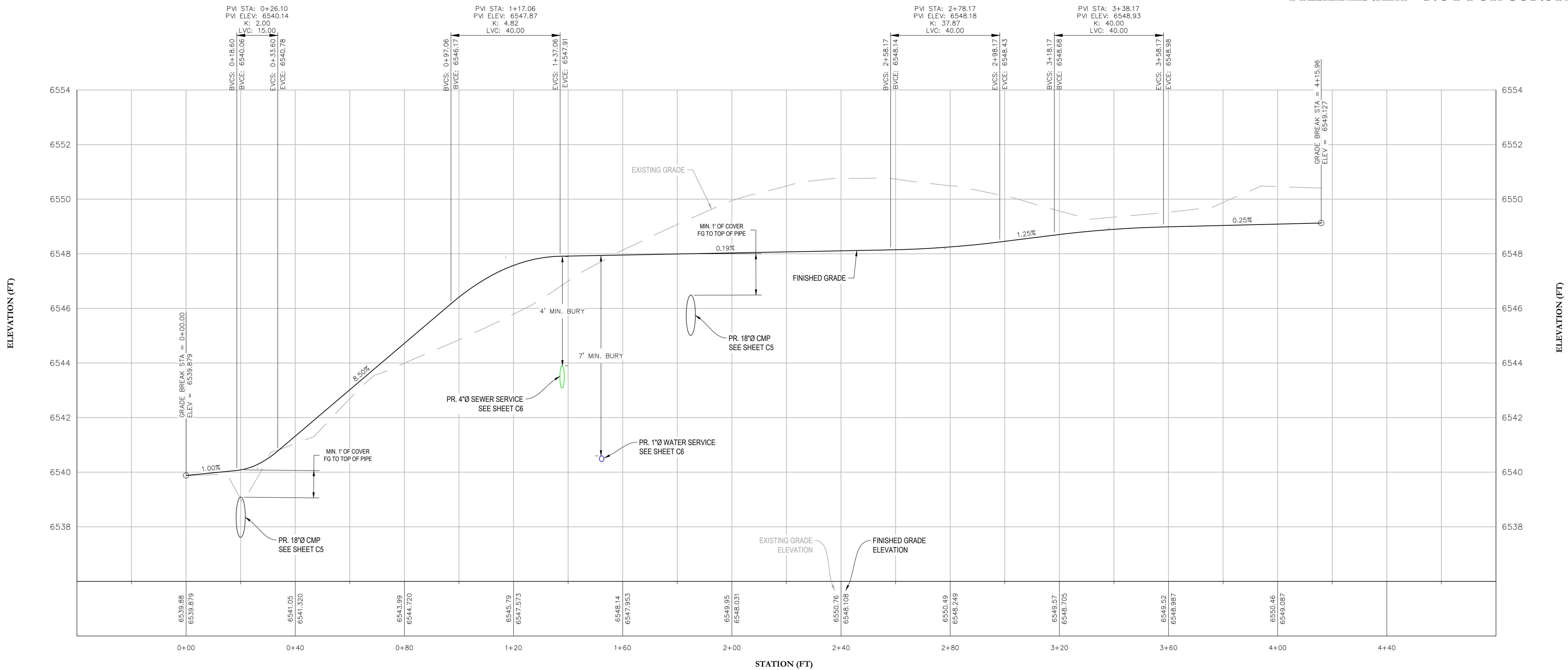
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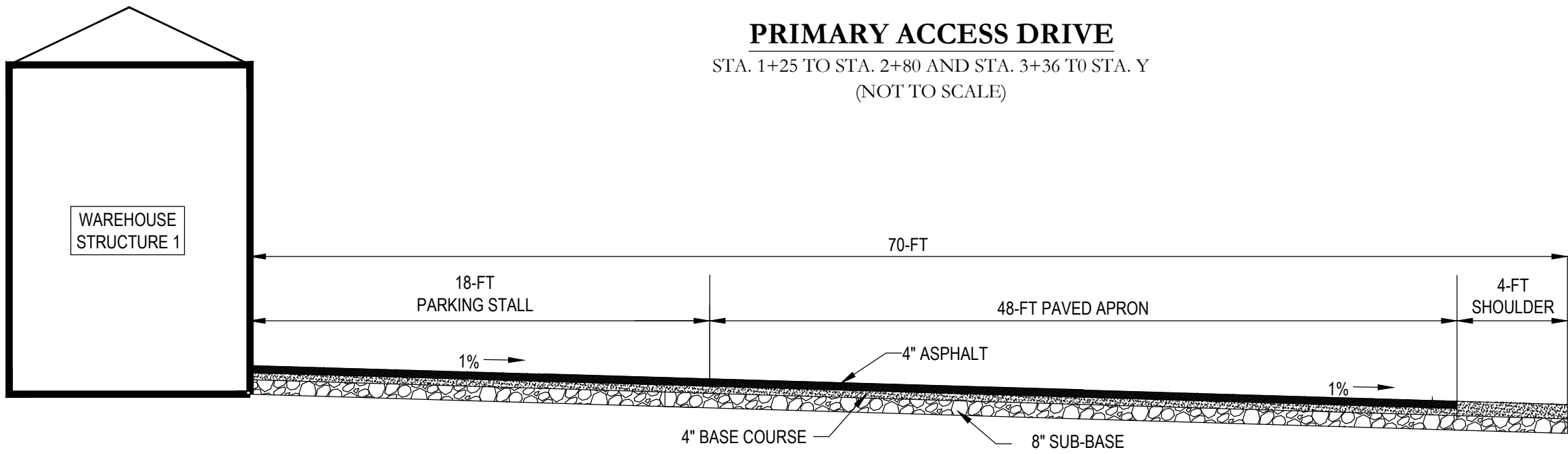
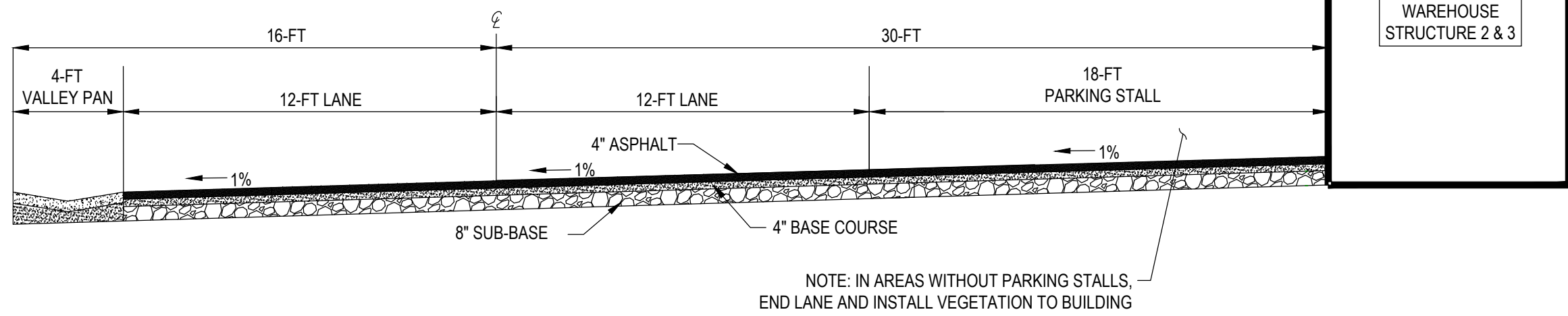
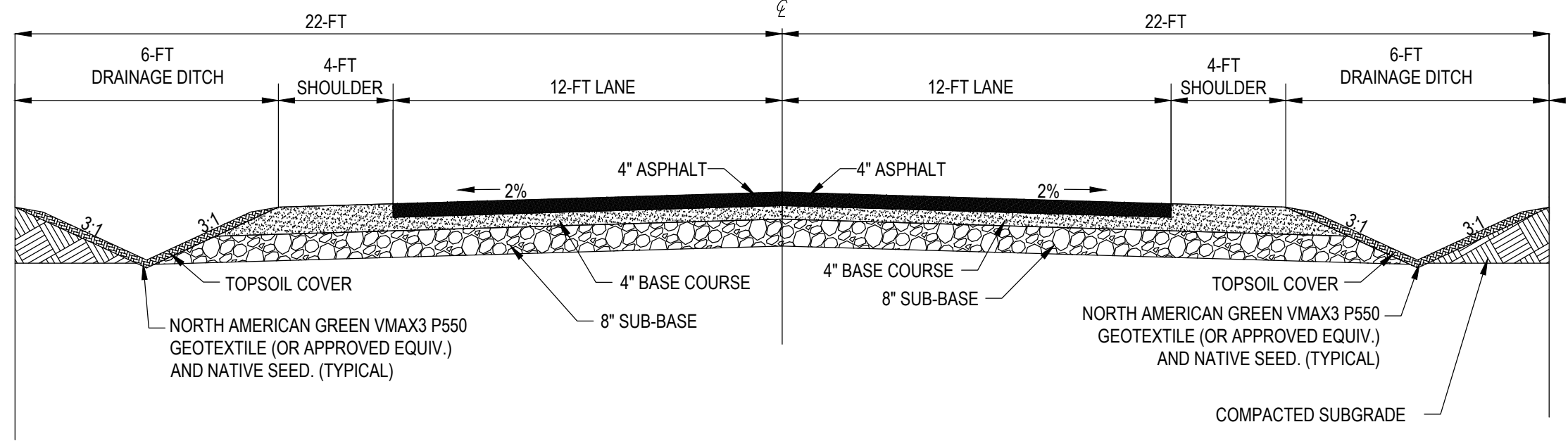
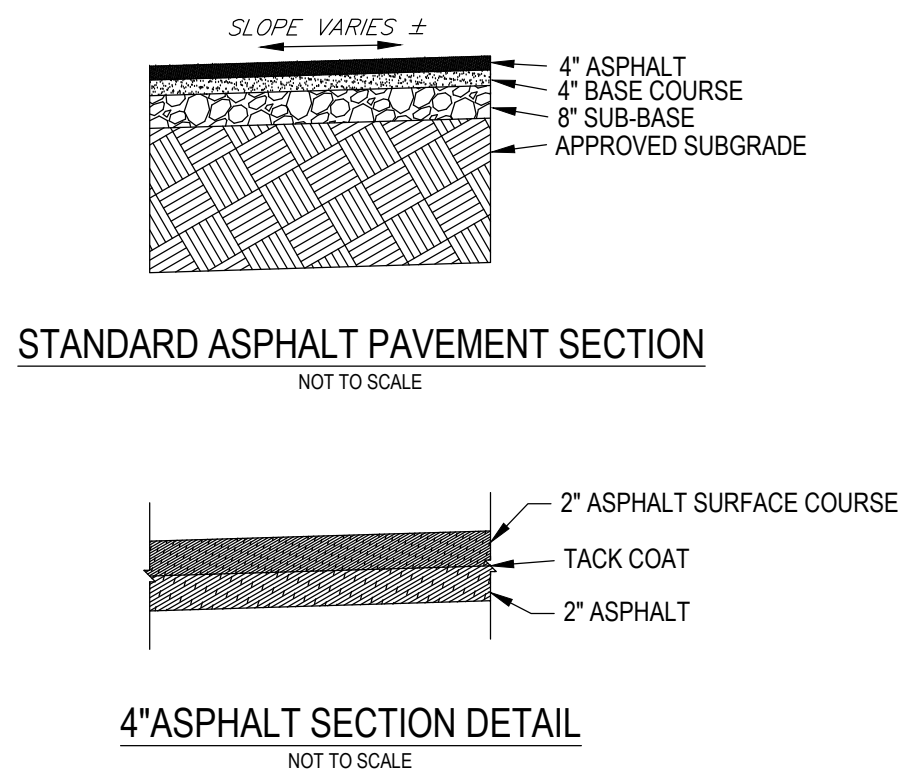
**EXISTING
CONDITIONS PLAN**

SHEET #

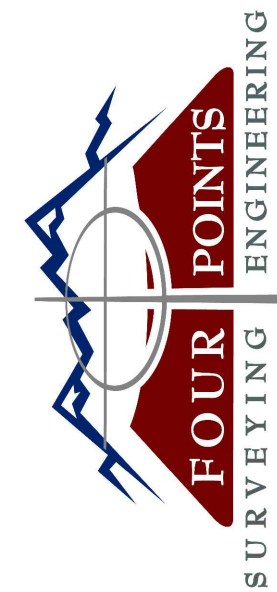
C2



PRIMARY ACCESS DRIVE PROFILE
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'



WAREHOUSE 1 - PAVEMENT SECTION
(NOT TO SCALE)



440 S. Lincoln Ave, Suite 4A
P.O. Box 775966
Steamboat Springs, CO 80487
(970)-871-6772
www.fourpointssse.com

INT	REVISIONS	DATE	No.

LOT 12
NORTHWEST COLORADO
BUSINESS CENTER
FILING NO. 2

DATE: 01-03-2025
JOB #: 2004-003
DRAWN BY: DSC
DESIGN BY: DSC
REVIEW BY: WNM

IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN 24" X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.

DRAWING:
PRIMARY
DRIVE PROFILE
AND DETAILS

SHEET #

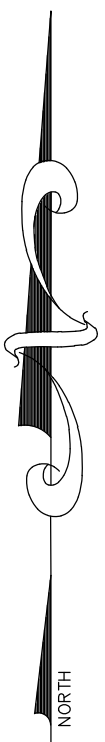
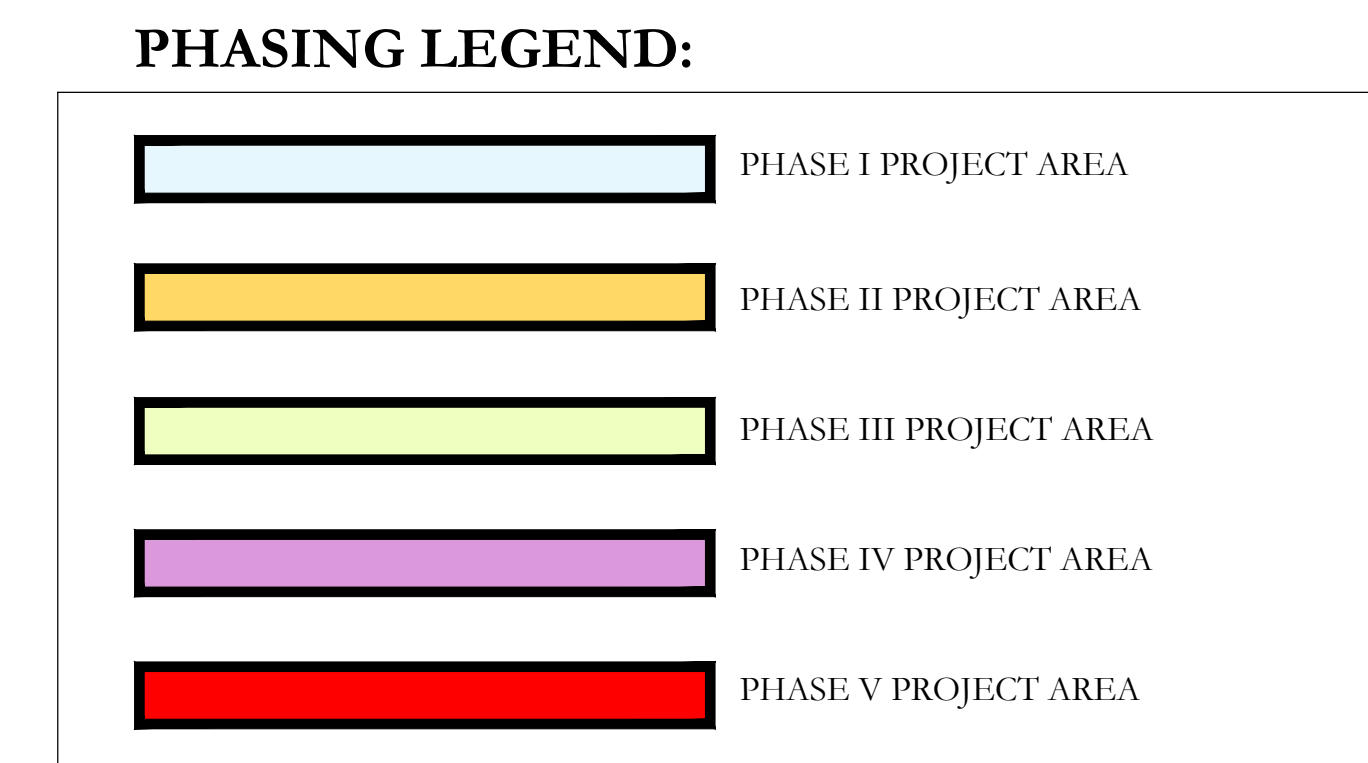
C4



C5

SANITARY CLEANOUT DETAIL

NOT TO SCALE

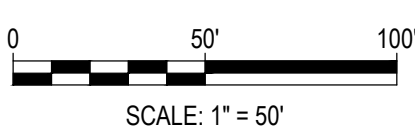


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Steamboat Springs, CO 80487
(970)-871-6772
www.fourpointssse.com

[illegible]

**LOT 12
NORTHWEST COLORADO
BUSINESS CENTER
FILING NO. 2**

Horizontal Scale



Contour Interval = 1 ft

DATE: 01-17-2025
JOB #: 2004-003
DRAWN BY: DSC
DESIGN BY: DSC
REVIEW BY: WNM

IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER
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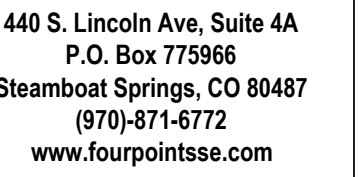
DRAWING:

PHASING PLAN

SHEET #

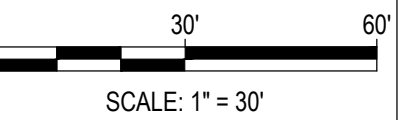
C7

[illegible]

[illegible]

**NORTHWEST COLORADO
BUSINESS CENTER
FILING NO. 2**

Horizontal Scale



Contour Interval = 1 ft

DATE: 2-4-2025

OB #: 2004-003

DRAWN BY: DSC
DESIGN BY: DSC

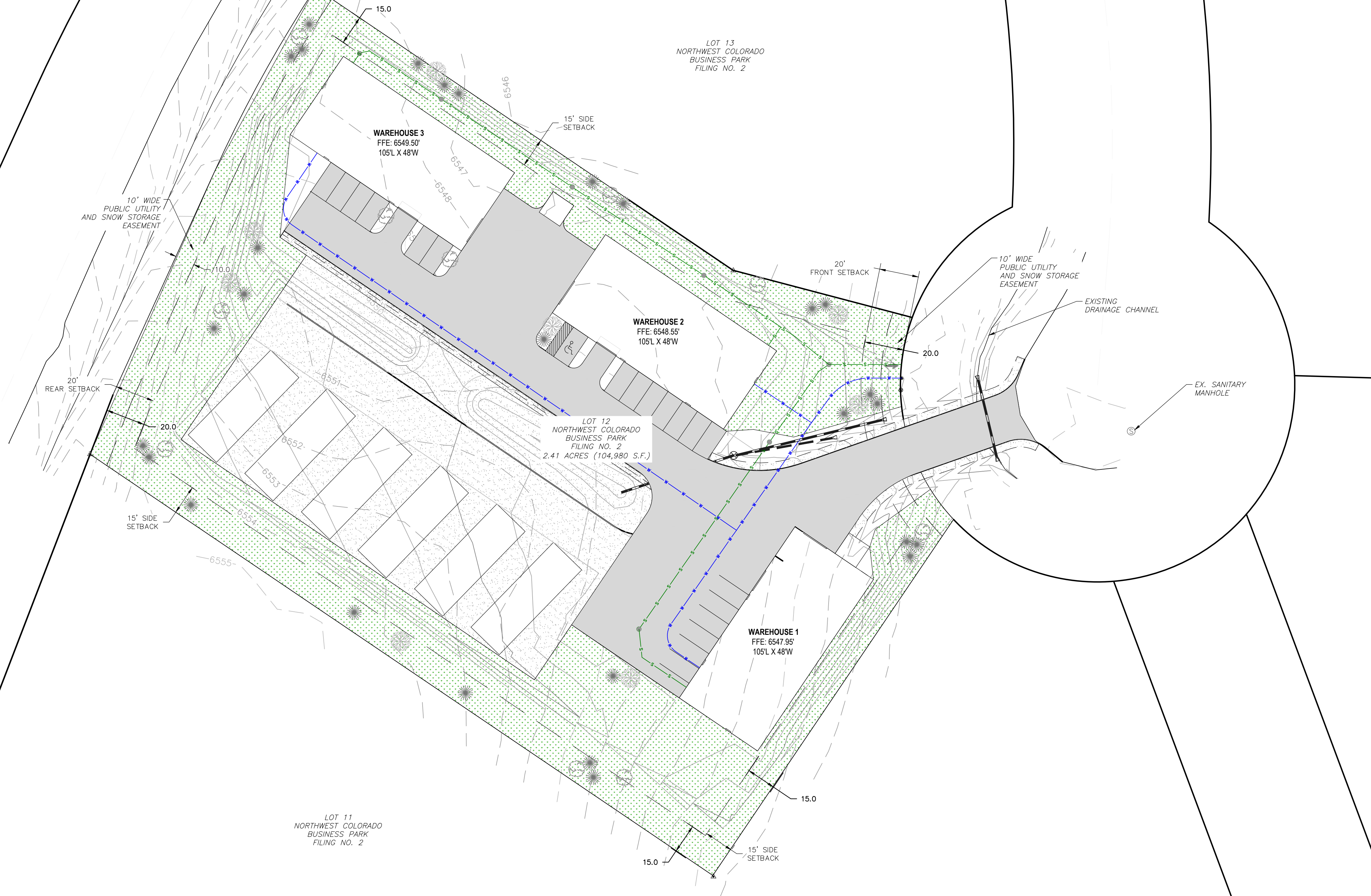
DESIGN BY: DSC
REVIEW BY: WNM

IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER
HAN 24" X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.

LANDSCAPE PLAN

SHEET #

C10



EXPLORIST.life BUILDING

OWNER/CLIENT:
Steph Yarborough

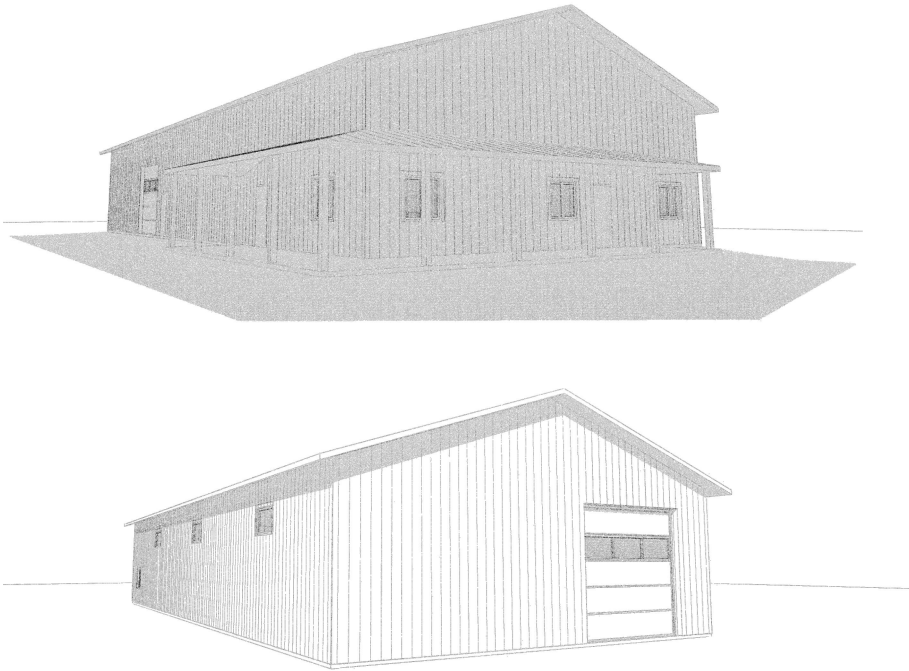
DESIGNER:
Ruki Modern
422 37th Avenue South
Moorhead, MN 56560
contact: Brent Behm
p: 701.730.0060
e: rukumodern@gmail.com

GENERAL CONTRACTOR:
Morton Buildings
2549 W 1st St
Craig, CO 81625
contact: Remington Ellis
p: 970.281.2439
e: remington.ellis@mortonbuildings.com

SHEET INDEX	
SHEET	DESCRIPTION
A1	COVER SHEET
A2	MAIN FLOOR PLAN
A3	ENLARGED PLAN
A4	SECTIONS
A5	ELEVATIONS
A6	ELEVATIONS

APPLICABLE CODES:

The following codes apply to this building:
2018 International Building Code
2018 International Plumbing Code
2018 International Mechanical Code
2018 International Fuel Gas Code
2018 International Existing Building Code
2018 International Energy Conservation Code
2018 International Fire Code
ICC A117.1-2009



**RUKI
MODERN**
422 37th Ave South
Moorhead, MN 56560
p: 701.730.0060
e: rukumodern@gmail.com

EXPLORIST.life BUILDING

#Site Address1
Steamboat Springs, CO #Site Postcode

2024.002

Plans furnished by RUKI MODERN are prepared by designers who are not registered as professional Architects or professional Engineers. RUKI MODERN expressly disclaims any liability whatsoever for errors of any kind which may be based on the Plans. Use of such Plans shall be at the User's risk of the User. Any Plans furnished by RUKI MODERN are furnished without any warranty that they are suitable for any general or particular purpose. Reliance by any User of these Plans and All Responsibilities for the design and/or calculation of correct structural materials, spans, load-bearing points and capacities, or indication of the art or science of construction based on the principles of mathematics, aesthetics or the physical sciences must be the responsibility of the Builder, the Owner or the User of the Plans.
Any use, reproduction, copying, modification or derivative work of the Plans, sketches, or details furnished by RUKI MODERN, LLC, is a violation of the United States Federal Copyright Act.

drawing date

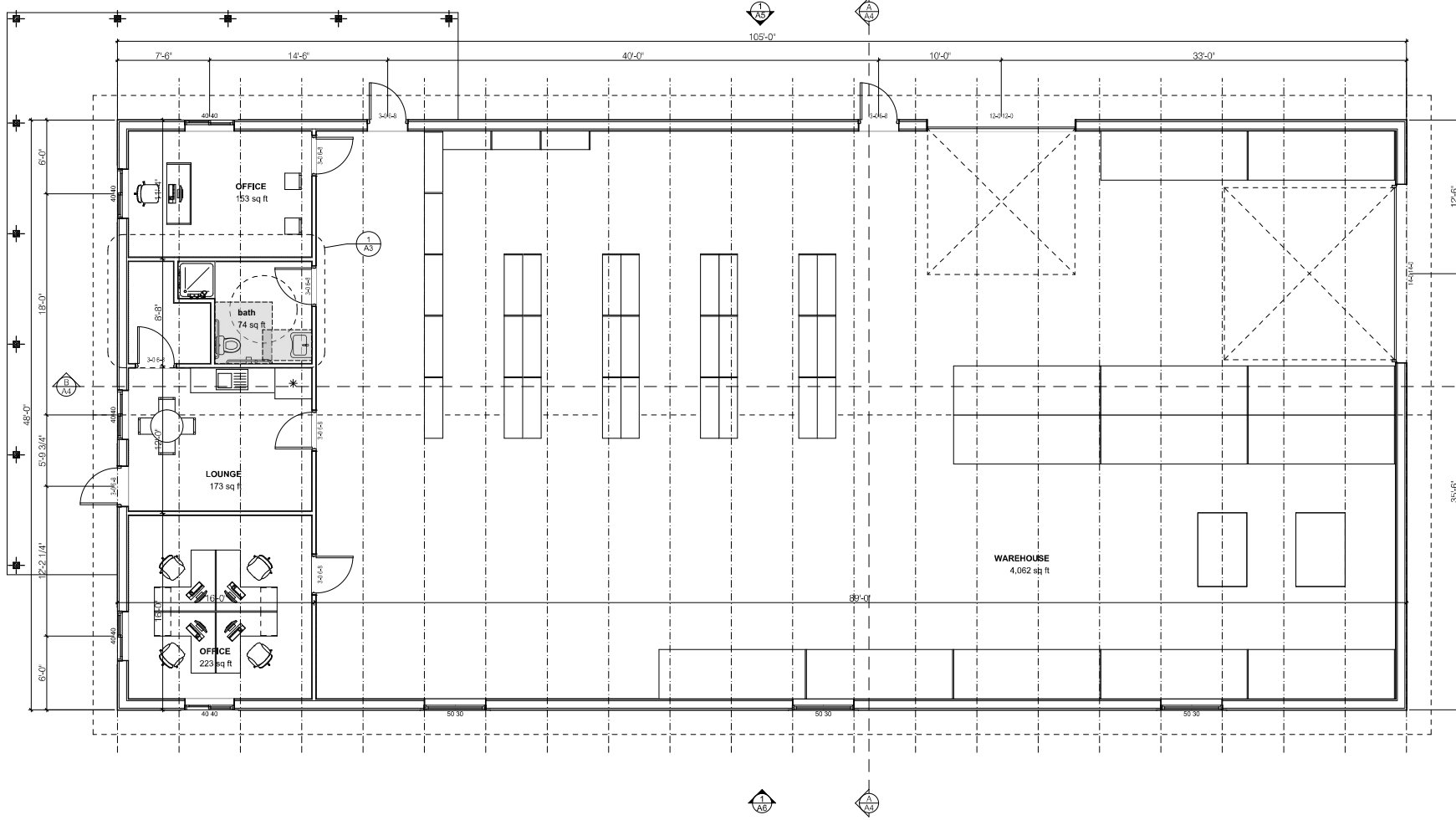
3/19/2024

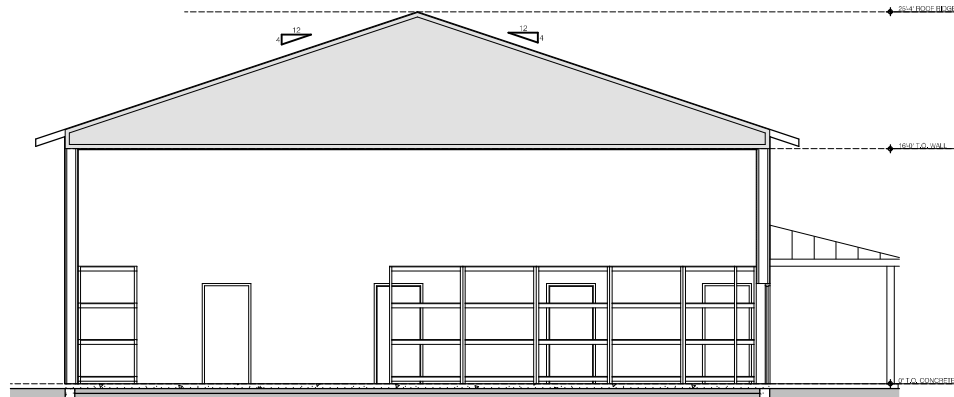
number date description

Works in Progress Not in Book

COVER SHEET

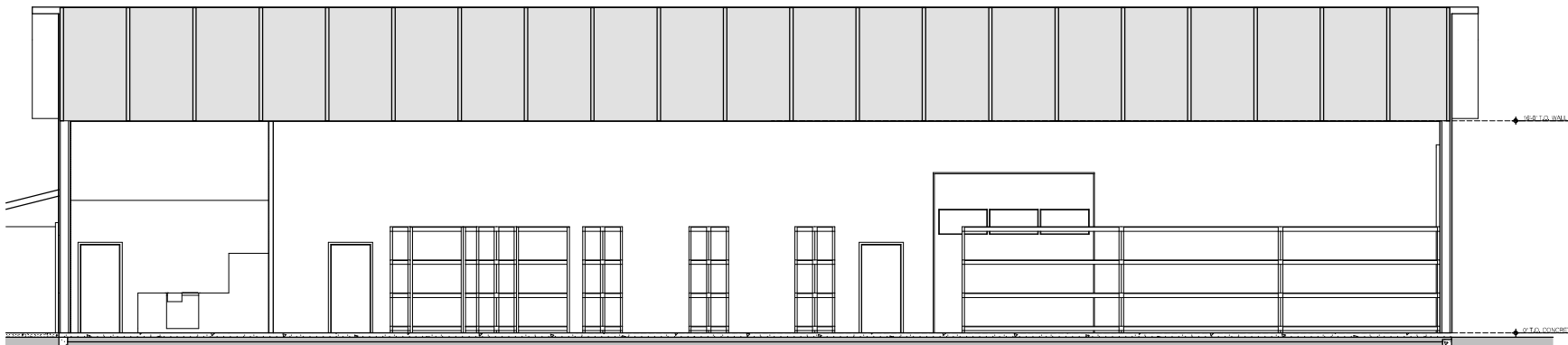
A1





SECTION A

SCALE: 1/4" = 1'-0"



SECTION B

SCALE: 1/4" = 1'-0"

EXPLORIST.life BUILDING

#Site Address1
Steamboat Springs, CO #Site Postcode

2024.002

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drawing date

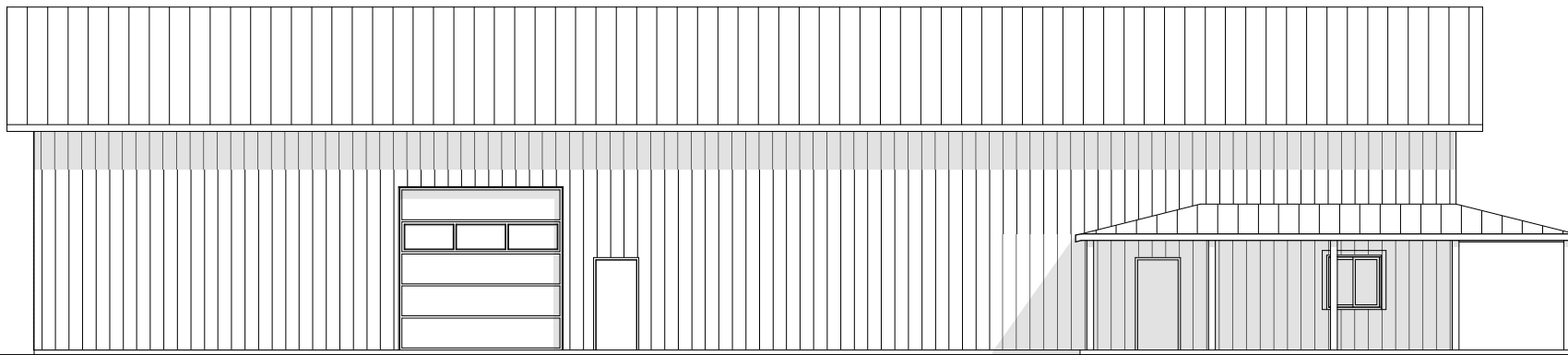
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version date description

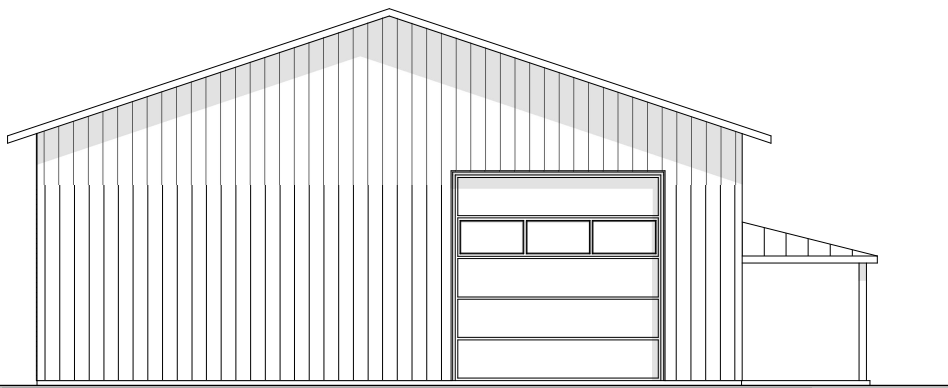
Work in Progress Not to Build

SECTIONS

A4



1 FRONT ELEVATION
 SCALE: 1/4" = 1'-0"



2 RIGHT SIDE ELEVATION
 SCALE: 1/4" = 1'-0"

Plans furnished by RUKI MODERN are prepared by designers who are not registered as professional Architects or professional Engineers. RUKI MODERN expressly disclaims any liability whatsoever for errors or omissions which may be based on the Plans. Use of such Plans shall be at the User's risk of the User. Any Plans furnished by RUKI MODERN are furnished without any warranty that they are suitable for any general or particular purpose, reliance by any User of these Plans and All Responsibilities for the design and/or calculation of correct structural materials, spans, load-bearing points and capacities, or indication of the art or science of construction based on the principles of mathematics, aesthetics or the physical sciences must be the responsibility of the Builder, the Owner or the User of the Plans. Any use, reproduction, copying, modification or derivative work of the Plans, sketches or details furnished by RUKI MODERN, LLC, is a violation of the United States Federal Copyright Act.

drawing date

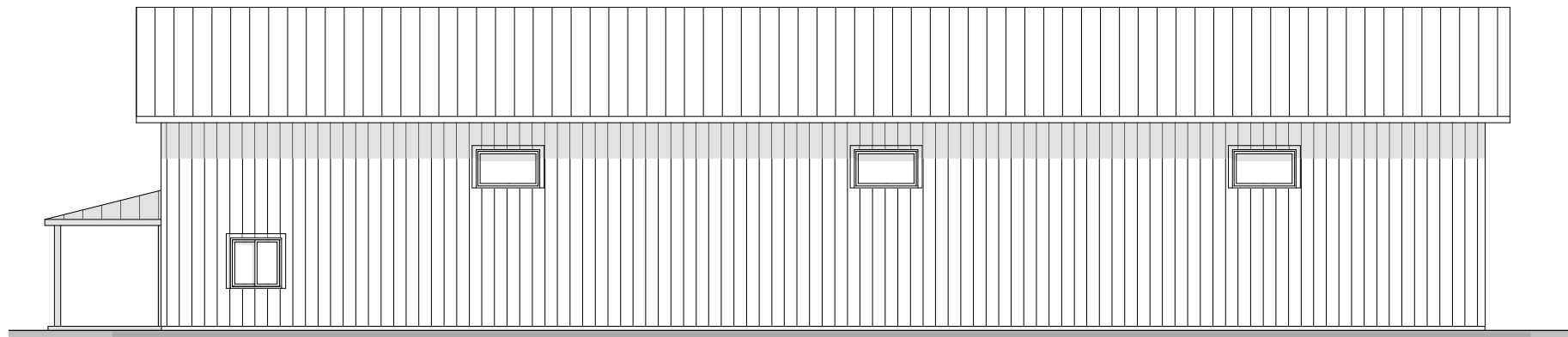
3/19/2024

number date description

Work in Progress Not in Issue

ELEVATIONS

A6



1 REAR ELEVATION

SCALE: 1/4" = 1'-0"



2 LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



Date 3/27/2025

O&E REPORT

Property Information

Owner: ELD Hayden LLC, a Colorado limited liability company

Address: 631 Wings Way, Hayden, CO 81639

Effective Date: 3/26/2025

Legal Description

Lot 12, Northwest Colorado Business Park Subdivision, Filing No. 3, according to the plat thereof recorded December 17, 2024 at Reception No. 857862, County of Routt, State of Colorado.

Ownership

12/18/2024 Special Warranty Deed

Encumbrances

12/18/2024 Deed of Trust

Please see attached documents

Plat – N/A Covenants – N/A

The covenants shown does not include any amendments or subsequent documents thereto

This information is deemed reliable, but not guaranteed. No insurance product is associated with this information and The Guaranteed Title Group does not certify the information contained in this report and assumes no liability as to loss, consequence or damage resulting from the use of this information.

RETURN RECORDED DOCUMENT TO:
ELD Hayden LLC, a Colorado limited liability company

Document Fee: \$42.50

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, dated 18th day of December, 2024, is made between Town of Hayden, a Colorado Home Rule Municipality ("Grantor"), duly organized and existing under the laws of the State of Colorado

AND

ELD Hayden LLC, a Colorado limited liability company ("Grantee"), duly organized and existing under the laws of the State of Colorado, whose legal address is 23750 Silverado Road, Oak Creek CO 80467

WITNESS, that the Grantor(s), for and in consideration of FOUR HUNDRED TWENTY FIVE THOUSAND AND 00/100 DOLLARS (\$425,000.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, and convey unto the Grantee, IN SEVERALTY and the heirs, successors and assigns of the Grantee forever, all the real property, together with fixtures and improvements located thereon, if any, situate, lying and being in the County of Routt and State of Colorado, described as follows:

See Legal Description described as Exhibit "A" attached hereto and by this reference incorporated herein

ALSO KNOWN AS: 631 Wings Way, Hayden, CO 81639

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

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the Grantee, and the heirs, successors and assigns of the Grantee forever. The Grantor, for the Grantor and the heirs, successors and assigns of the Grantor, warrants title to the same against all persons claiming by, through or under the Grantor, subject to the Statutory Exceptions

EXECUTED AND DELIVERED by Grantor on the date first set forth above.

Town of Hayden, a Colorado Home Rule Municipality

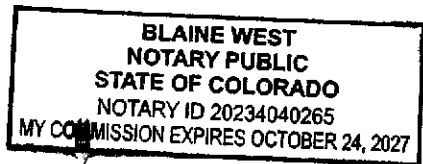

By Mathew M. Mendisco, Town Manager

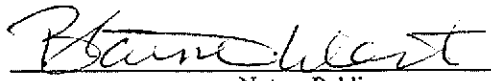
State of : Colorado }
County Of Routt } ss.

The foregoing instrument was subscribed, sworn to, and acknowledged before me this 18th day of December, 2024 by Mathew M. Mendisco, Town Manager of Town of Hayden, a Colorado Home Rule Municipality.

My Commission expires:

Witness my hand and official seal.




Notary Public

Escrow File No.: 11502GTG

EXHIBIT "A"

**Lot 12, NORTHWEST COLORADO BUSINESS PARK SUBDIVISION, FILING NO. 3,
according to the plat thereof recorded December 17, 2024 at Reception No. 857862,**

County of Routt, State of Colorado

Space Above This Line For Recording Data

DEED OF TRUST
(With Future Advance Clause)

DATE AND PARTIES. The date of this Deed Of Trust (Security Instrument) is December 18, 2024. The parties and their addresses are:

GRANTOR:
ELD HAYDEN LLC
A Colorado Limited Liability Company
23750 SILVERADO RD
OAK CREEK, CO 80467-8658

TRUSTEE:
PUBLIC TRUSTEE OF ROUTT COUNTY, COLORADO

LENDER:
MOUNTAIN VALLEY BANK
Organized and existing under the laws of Colorado
2220 Curve Plaza
PO Box 774766
Steamboat Springs, CO 80477

- 1. DEFINITIONS.** For the purposes of this document, the following term has the following meaning.
- A. Loan.** "Loan" refers to this transaction generally, including obligations and duties arising from the terms of all documents prepared or submitted for this transaction.
- 2. CONVEYANCE.** For good and valuable consideration, the receipt and sufficiency of which is acknowledged, and to secure the Secured Debts and Grantor's performance under this Security Instrument, Grantor does hereby irrevocably grant, convey and sell to Trustee, in trust for the benefit of Lender, with power of sale, the following described property:

See Attached "Exhibit A"

The property is located in ROUTT County at 631 WINGS WAY, HAYDEN, Colorado 81639.

Together with all rights, easements, appurtenances, royalties, mineral rights, oil and gas rights, crops, timber including timber to be cut now or at any time in the future, all diversion payments or third party payments made to crop producers, all water and riparian rights, wells, ditches, reservoirs and water stock and all existing and future improvements, structures, fixtures, and replacements that may now, or at any time in the future, be part of the real estate described (all referred to as Property). This Security Instrument will remain in effect until the Secured Debts and all underlying agreements have been terminated in writing by Lender.

3. MAXIMUM OBLIGATION LIMIT. The total principal amount secured by this Security Instrument at any one time and from time to time will not exceed \$318,750.00. Any limitation of amount does not include interest and other fees and charges validly made pursuant to this Security Instrument. Also, this limitation does not apply to advances made under the terms of this Security Instrument to protect Lender's security and to perform any of the covenants contained in this Security Instrument.

ELD HAYDEN LLC
Colorado Deed Of Trust
CO/4XXXXXXXXX0000000003382062121624N

Wolters Kluwer Financial Services, Inc.©1996, 2024 Bankers Systems™

Initials _____
Page 1

4. SECURED DEBTS AND FUTURE ADVANCES. The term "Secured Debts" includes and this Security Instrument will secure each of the following:

A. Specific Debts. The following debts and all extensions, renewals, refinancings, modifications and replacements. A promissory note or other agreement, dated December 18, 2024, from Grantor to Lender, with a loan amount of \$318,750.00 and maturing on December 18, 2039.

B. Future Advances. All future advances from Lender to Grantor under the Specific Debts executed by Grantor in favor of Lender after this Security Instrument. If more than one person signs this Security Instrument, each agrees that this Security Instrument will secure all future advances that are given to Grantor either individually or with others who may not sign this Security Instrument. All future advances are secured by this Security Instrument even though all or part may not yet be advanced. All future advances are secured as if made on the date of this Security Instrument. Nothing in this Security Instrument shall constitute a commitment to make additional or future advances in any amount. Any such commitment must be agreed to in a separate writing.

C. Sums Advanced. All sums advanced and expenses incurred by Lender under the terms of this Security Instrument.

5. PAYMENTS. Grantor agrees that all payments under the Secured Debts will be paid when due and in accordance with the terms of the Secured Debts and this Security Instrument.

6. WARRANTY OF TITLE. Grantor warrants that Grantor is or will be lawfully seized of the estate conveyed by this Security Instrument and has the right to irrevocably grant, convey and sell the Property to Trustee, in trust, with power of sale. Grantor also warrants that the Property is unencumbered, except for encumbrances of record.

7. PRIOR SECURITY INTERESTS. With regard to any other mortgage, deed of trust, security agreement or other lien document that created a prior security interest or encumbrance on the Property, Grantor agrees:

A. To make all payments when due and to perform or comply with all covenants.

B. To promptly deliver to Lender any notices that Grantor receives from the holder.

C. Not to allow any modification or extension of, nor to request any future advances under any note or agreement secured by the lien document without Lender's prior written consent.

8. CLAIMS AGAINST TITLE. Grantor will pay all taxes, assessments, liens, encumbrances, lease payments, ground rents, utilities, and other charges relating to the Property when due. Lender may require Grantor to provide to Lender copies of all notices that such amounts are due and the receipts evidencing Grantor's payment. Grantor will defend title to the Property against any claims that would impair the lien of this Security Instrument. Grantor agrees to assign to Lender, as requested by Lender, any rights, claims or defenses Grantor may have against parties who supply labor or materials to maintain or improve the Property.

9. DUE ON SALE OR ENCUMBRANCE. Lender may, at its option, declare the entire balance of the Secured Debt to be immediately due and payable upon the creation of, or contract for the creation of, any lien, encumbrance, transfer or sale of all or any part of the Property. This right is subject to the restrictions imposed by federal law, as applicable.

10. TRANSFER OF AN INTEREST IN THE GRANTOR. If Grantor is an entity other than a natural person (such as a corporation, partnership, limited liability company or other organization), Lender may demand immediate payment if:

A. A beneficial interest in Grantor is sold or transferred.

B. There is a change in either the identity or number of members of a partnership or similar entity.

C. There is a change in ownership of more than 25 percent of the voting stock of a corporation, partnership, limited liability company or similar entity.

However, Lender may not demand payment in the above situations if it is prohibited by law as of the date of this Security Instrument.

11. WARRANTIES AND REPRESENTATIONS. Grantor makes to Lender the following warranties and representations which will continue as long as this Security Instrument is in effect:

A. Power. Grantor is duly organized, and validly existing and in good standing in all jurisdictions in which Grantor operates. Grantor has the power and authority to enter into this transaction and to carry on Grantor's business or activity as it is now being conducted and, as applicable, is qualified to do so in each jurisdiction in which Grantor operates.

B. Authority. The execution, delivery and performance of this Security Instrument and the obligation evidenced by this Security Instrument are within Grantor's powers, have been duly authorized, have received all necessary governmental approval, will not violate any provision of law, or order of court or governmental agency, and will not violate any agreement to which Grantor is a party or to which Grantor is or any of Grantor's property is subject.

C. Name and Place of Business. Other than previously disclosed in writing to Lender, Grantor has not changed Grantor's name or principal place of business within the last 10 years and has not used any other trade or fictitious name. Without Lender's prior written consent, Grantor does not and will not use any other name and will preserve Grantor's existing name, trade names and franchises.

12. PROPERTY CONDITION, ALTERATIONS, INSPECTION, VALUATION AND APPRAISAL. Grantor will keep the Property in good condition and make all repairs that are reasonably necessary. Grantor will not commit or allow any waste, impairment, or deterioration of the Property. Grantor will keep the Property free of noxious weeds and grasses. Grantor agrees that the nature of the occupancy and use will not substantially change without Lender's prior written consent. Grantor will not permit any change in any license, restrictive covenant or easement without Lender's prior written consent. Grantor will notify Lender of all demands, proceedings, claims, and actions against Grantor, and of any loss or damage to the Property.

No portion of the Property will be removed, demolished or materially altered without Lender's prior written consent except that Grantor has the right to remove items of personal property comprising a part of the Property that become worn or obsolete, provided that such personal property is replaced with other personal property at least equal in value to the replaced personal property, free from any title retention device, security agreement or other encumbrance. Such replacement of personal property will be deemed subject to the security interest created by this Security Instrument. Grantor will not partition or subdivide the Property without Lender's prior written consent.

Lender or Lender's agents may, at Lender's option, enter the Property at any reasonable time and frequency for the purpose of inspecting, valuating, or appraising the Property. Lender will give Grantor notice at the time of or before an on-site inspection, valuation, or appraisal for on-going due diligence or otherwise specifying a reasonable purpose. Any inspection, valuation or appraisal of the Property will be entirely for Lender's benefit and Grantor will in no way rely on Lender's inspection, valuation or appraisal for its own purpose, except as otherwise provided by law.

13. AUTHORITY TO PERFORM. If Grantor fails to perform any duty or any of the covenants contained in this Security Instrument, Lender may, without notice, perform or cause them to be performed. Grantor appoints Lender as attorney in fact to sign Grantor's name or pay any amount necessary for performance. Lender's right to perform for Grantor will not create an obligation to perform, and Lender's failure to perform will not preclude Lender from exercising any of Lender's other rights under the law or this Security Instrument. If any construction on the Property is discontinued or not carried on in a reasonable manner, Lender may take all steps necessary to protect Lender's security interest in the Property, including completion of the construction.

14. ASSIGNMENT OF LEASES AND RENTS. Grantor irrevocably assigns, grants, conveys to Lender as additional security all the right, title and interest in the following (Property).

A. Existing or future leases, subleases, licenses, guaranties and any other written or verbal agreements for the use and occupancy of the Property, including but not limited to any extensions, renewals, modifications or replacements (Leases).

B. Rents, issues and profits, including but not limited to security deposits, minimum rents, percentage rents, additional rents, common area maintenance charges, parking charges, real estate taxes, other applicable taxes, insurance premium contributions, liquidated damages following default, cancellation premiums, "loss of rents" insurance, guest receipts, revenues, royalties, proceeds, bonuses, accounts, contract rights, general intangibles, and all rights and claims which Grantor may have that in any way pertain to or are on account of the use or occupancy of the whole or any part of the Property (Rents).

In the event any item listed as Leases or Rents is determined to be personal property, this Assignment will also be regarded as a security agreement. Grantor will promptly provide Lender with copies of the Leases and will certify these Leases are true and correct copies. The existing Leases will be provided on execution of the Assignment, and all future Leases and any other information with respect to these Leases will be provided immediately after they are executed. Grantor may collect, receive, enjoy and use the Rents so long as Grantor is not in default. Grantor will not collect in advance any Rents due in future lease periods, unless Grantor first obtains Lender's written consent. Upon default, Grantor will receive any Rents in trust for Lender and Grantor will not commingle the Rents with any other funds. When Lender so directs, Grantor will endorse and

deliver any payments of Rents from the Property to Lender. Amounts collected will be applied at Lender's discretion to the Secured Debts, the costs of managing, protecting, valuating, appraising and preserving the Property, and other necessary expenses. Grantor agrees that this Security Instrument is immediately effective between Grantor and Lender. This Security Instrument will remain effective during any statutory redemption period until the Secured Debts are satisfied. Unless otherwise prohibited or prescribed by state law, Grantor agrees that Lender may take actual possession of the Property without the necessity of commencing any legal action or proceeding. Grantor agrees that actual possession of the Property is deemed to occur when Lender notifies Grantor of Grantor's default and demands that Grantor and Grantor's tenants pay all Rents due or to become due directly to Lender. Immediately after Lender gives Grantor the notice of default, Grantor agrees that either Lender or Grantor may immediately notify the tenants and demand that all future Rents be paid directly to Lender. As long as this Assignment is in effect, Grantor warrants and represents that no default exists under the Leases, and the parties subject to the Leases have not violated any applicable law on leases, licenses and landlords and tenants. Grantor, at its sole cost and expense, will keep, observe and perform, and require all other parties to the Leases to comply with the Leases and any applicable law. If Grantor or any party to the Lease defaults or fails to observe any applicable law, Grantor will promptly notify Lender. If Grantor neglects or refuses to enforce compliance with the terms of the Leases, then Lender may, at Lender's option, enforce compliance. Grantor will not sublet, modify, extend, cancel, or otherwise alter the Leases, or accept the surrender of the Property covered by the Leases (unless the Leases so require) without Lender's consent. Grantor will not assign, compromise, subordinate or encumber the Leases and Rents without Lender's prior written consent. Lender does not assume or become liable for the Property's maintenance, depreciation, or other losses or damages when Lender acts to manage, protect or preserve the Property, except for losses and damages due to Lender's gross negligence or intentional torts. Otherwise, Grantor will indemnify Lender and hold Lender harmless for all liability, loss or damage that Lender may incur when Lender opts to exercise any of its remedies against any party obligated under the Leases.

15. DEFAULT. Grantor will be in default if any of the following events (known separately and collectively as an Event of Default) occur:

- A. Payments.** Grantor fails to make a payment in full when due.
- B. Insolvency or Bankruptcy.** The death, dissolution or insolvency of, appointment of a receiver by or on behalf of, application of any debtor relief law, the assignment for the benefit of creditors by or on behalf of, the voluntary or involuntary termination of existence by, or the commencement of any proceeding under any present or future federal or state insolvency, bankruptcy, reorganization, composition or debtor relief law by or against Grantor, Borrower, or any co-signer, endorser, surety or guarantor of this Security Instrument or any other obligations Borrower has with Lender.
- C. Business Termination.** Grantor merges, dissolves, reorganizes, ends its business or existence, or a partner or majority owner dies or is declared legally incompetent.
- D. Failure to Perform.** Grantor fails to perform any condition or to keep any promise or covenant of this Security Instrument.
- E. Other Documents.** A default occurs under the terms of any other document relating to the Secured Debts.
- F. Other Agreements.** Grantor is in default on any other debt or agreement Grantor has with Lender.
- G. Misrepresentation.** Grantor makes any verbal or written statement or provides any financial information that is untrue, inaccurate, or conceals a material fact at the time it is made or provided.
- H. Judgment.** Grantor fails to satisfy or appeal any judgment against Grantor.
- I. Forfeiture.** The Property is used in a manner or for a purpose that threatens confiscation by a legal authority.
- J. Name Change.** Grantor changes Grantor's name or assumes an additional name without notifying Lender before making such a change.
- K. Property Transfer.** Grantor transfers all or a substantial part of Grantor's money or property. This condition of default, as it relates to the transfer of the Property, is subject to the restrictions contained in the DUE ON SALE section.
- L. Property Value.** Lender determines in good faith that the value of the Property has declined or is impaired.
- M. Material Change.** Without first notifying Lender, there is a material change in Grantor's business, including ownership, management, and financial conditions.
- N. Insecurity.** Lender determines in good faith that a material adverse change has occurred in Grantor's financial condition from the conditions set forth in Grantor's most recent financial statement before the date of this Security Instrument or that the prospect for payment or performance of the Secured Debts is impaired for any reason.

O. Death or Incompetency of a Guarantor. Any guarantor of payment of the Secured Debts dies or is declared legally incompetent.

P. Failure to Comply with Laws. Grantor fails to comply with all applicable laws, statutes, ordinances and governmental rules, regulations and orders to which Grantor is subject or which apply to Grantor's business, property or assets.

Q. Fraud. Grantor engages in fraud or material misrepresentation in connection with this transaction.

16. REMEDIES. On or after the occurrence of an Event of Default, Lender may use any and all remedies Lender has under state or federal law or in any document relating to the Secured Debts, including, without limitation, the power to sell the Property or foreclose on installments without acceleration. Any amounts advanced on Grantor's behalf will be immediately due and may be added to the balance owing under the Secured Debts. Lender may make a claim for any and all insurance benefits or refunds that may be available on Grantor's default.

Subject to any right to cure, required time schedules or any other notice rights Grantor may have under federal and state law, Lender may make all or any part of the amount owing by the terms of the Secured Debts immediately due and foreclose this Security Instrument in a manner provided by law upon the occurrence of Grantor's default or anytime thereafter.

If there is an occurrence of an Event of Default, Trustee will, in addition to any other permitted remedy, at the request of Lender, advertise and sell the Property as a whole or in separate parcels at public auction to the highest bidder for cash. Trustee will give notice of sale including the time, terms and place of sale and a description of the Property to be sold as required by the applicable law in effect at the time of the proposed sale.

Upon the sale of the Property, to the extent not prohibited by law, and at such time purchaser is legally entitled to it, Trustee shall make and deliver a deed to the Property sold which conveys title to the purchaser, and after first paying all fees, charges and costs, shall pay to Lender all monies advanced for repairs, taxes, insurance liens, assessments and prior encumbrances and interest thereon, and the principal and interest on the Secured Debt, paying the surplus, if any, to persons legally entitled to it. Lender may purchase the Property. The recitals in any deed of conveyance shall be prima facie evidence of the facts set forth therein.

All remedies are distinct, cumulative and not exclusive, and Lender is entitled to all remedies provided at law or equity, whether or not expressly set forth. The acceptance by Lender of any sum in payment or partial payment on the Secured Debts after the balance is due or is accelerated or after foreclosure proceedings are filed will not constitute a waiver of Lender's right to require full and complete cure of any existing default. By not exercising any remedy, Lender does not waive Lender's right to later consider the event a default if it continues or happens again.

17. COLLECTION EXPENSES AND ATTORNEYS' FEES. On or after the occurrence of an Event of Default, to the extent permitted by law, Grantor agrees to pay all expenses of collection, enforcement, valuation, appraisal or protection of Lender's rights and remedies under this Security Instrument or any other document relating to the Secured Debts. Grantor agrees to pay expenses for Lender to inspect, value, appraise and preserve the Property and for any recordation costs of releasing the Property from this Security Instrument. Expenses include, but are not limited to, reasonable attorneys' fees after default and referral to an attorney who is not a salaried employee of Lender, court costs, and other collection costs. These expenses are due and payable immediately. If not paid immediately, these expenses will bear interest from the date of payment until paid in full at the highest interest rate in effect as provided for in the terms of the Secured Debts. In addition, to the extent permitted by the United States Bankruptcy Code, Grantor agrees to pay the reasonable attorneys' fees incurred by Lender to protect Lender's rights and interests in connection with any bankruptcy proceedings initiated by or against Grantor.

18. ENVIRONMENTAL LAWS AND HAZARDOUS SUBSTANCES. As used in this section, (1) Environmental Law means, without limitation, the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA, 42 U.S.C. 9601 et seq.), all other federal, state and local laws, regulations, ordinances, court orders, attorney general opinions or interpretive letters concerning the public health, safety, welfare, environment or a hazardous substance; and (2) Hazardous Substance means any toxic, radioactive or hazardous material, waste, pollutant or contaminant which has characteristics which render the substance dangerous or potentially dangerous to the public health, safety, welfare or environment. The term includes, without limitation, any substances defined as "hazardous material," "toxic substance," "hazardous waste," "hazardous substance," or "regulated substance" under any Environmental Law.

Grantor represents, warrants and agrees that:

A. Except as previously disclosed and acknowledged in writing to Lender, no Hazardous Substance has been, is, or will be located, transported, manufactured, treated, refined, or handled by any person on, under or about the Property, except in the ordinary course of business and in strict compliance with all applicable Environmental Law.

B. Except as previously disclosed and acknowledged in writing to Lender, Grantor has not and will not cause, contribute to, or permit the release of any Hazardous Substance on the Property.

C. Grantor will immediately notify Lender if (1) a release or threatened release of Hazardous Substance occurs on, under or about the Property or migrates or threatens to migrate from nearby property; or (2) there is a violation of any Environmental Law concerning the Property. In such an event, Grantor will take all necessary remedial action in accordance with Environmental Law.

D. Except as previously disclosed and acknowledged in writing to Lender, Grantor has no knowledge of or reason to believe there is any pending or threatened investigation, claim, or proceeding of any kind relating to (1) any Hazardous Substance located on, under or about the Property; or (2) any violation by Grantor or any tenant of any Environmental Law. Grantor will immediately notify Lender in writing as soon as Grantor has reason to believe there is any such pending or threatened investigation, claim, or proceeding. In such an event, Lender has the right, but not the obligation, to participate in any such proceeding including the right to receive copies of any documents relating to such proceedings.

E. Except as previously disclosed and acknowledged in writing to Lender, Grantor and every tenant have been, are and will remain in full compliance with any applicable Environmental Law.

F. Except as previously disclosed and acknowledged in writing to Lender, there are no underground storage tanks, private dumps or open wells located on or under the Property and no such tank, dump or well will be added unless Lender first consents in writing.

G. Grantor will regularly inspect the Property, monitor the activities and operations on the Property, and confirm that all permits, licenses or approvals required by any applicable Environmental Law are obtained and complied with.

H. Grantor will permit, or cause any tenant to permit, Lender or Lender's agent to enter and inspect the Property and review all records at any reasonable time to determine (1) the existence, location and nature of any Hazardous Substance on, under or about the Property; (2) the existence, location, nature, and magnitude of any Hazardous Substance that has been released on, under or about the Property; or (3) whether or not Grantor and any tenant are in compliance with applicable Environmental Law.

I. Upon Lender's request and at any time, Grantor agrees, at Grantor's expense, to engage a qualified environmental engineer to prepare an environmental audit of the Property and to submit the results of such audit to Lender. The choice of the environmental engineer who will perform such audit is subject to Lender's approval.

J. Lender has the right, but not the obligation, to perform any of Grantor's obligations under this section at Grantor's expense.

K. As a consequence of any breach of any representation, warranty or promise made in this section, (1) Grantor will indemnify and hold Lender and Lender's successors or assigns harmless from and against all losses, claims, demands, liabilities, damages, cleanup, response and remediation costs, penalties and expenses, including without limitation all costs of litigation and attorneys' fees, which Lender and Lender's successors or assigns may sustain; and (2) at Lender's discretion, Lender may release this Security Instrument and in return Grantor will provide Lender with collateral of at least equal value to the Property without prejudice to any of Lender's rights under this Security Instrument.

L. Notwithstanding any of the language contained in this Security Instrument to the contrary, the terms of this section will survive any foreclosure or satisfaction of this Security Instrument regardless of any passage of title to Lender or any disposition by Lender of any or all of the Property. Any claims and defenses to the contrary are hereby waived.

19. CONDEMNATION. Grantor will give Lender prompt notice of any pending or threatened action by private or public entities to purchase or take any or all of the Property through condemnation, eminent domain, or any other means. Grantor authorizes Lender to intervene in Grantor's name in any of the above described actions or claims. Grantor assigns to Lender the proceeds of any award or claim for damages connected with a condemnation or other taking of all or any part of the Property. Such proceeds will be considered payments and will be applied as provided in this Security Instrument. This assignment of proceeds is subject to the terms of any prior mortgage, deed of trust, security agreement or other lien document.

20. ESCROW FOR TAXES AND INSURANCE. Grantor will not be required to pay to Lender funds for taxes and insurance in escrow.

21. WAIVERS. Except to the extent prohibited by law, Grantor waives all appraisal and homestead exemption rights relating to the Property.

22. USE OF PROPERTY. Grantor shall not use or occupy the Property in any manner that would constitute a violation of any state and/or federal laws involving controlled substances, even in a jurisdiction that allows such use by state or local law or ordinance. In the event that Grantor becomes aware of such a violation, Grantor shall take all actions allowed by law to terminate the violating activity.

In addition to all other indemnifications, obligations, rights and remedies contained herein, if the Lender and/or its respective directors, officers, employees, agents and attorneys (each an "Indemnitee") is made a party defendant to any litigation or any claim is threatened or brought against such Indemnitee concerning this Security Instrument or the related property or any part thereof or therein or concerning the construction, maintenance, operation or the occupancy or use of such property, then the Grantor shall (to the extent permitted by applicable law) indemnify, defend and hold each Indemnitee harmless from and against all liability by reason of said litigation or claims, including attorneys' fees and expenses incurred by such Indemnitee in connection with any such litigation or claim, whether or not any such litigation or claim is prosecuted to judgment. To the extent permitted by applicable law, the within indemnification shall survive payment of the Secured Debt, and/or any termination, release or discharge executed by the Lender in favor of the Grantor.

Violation of this provision is a material breach of this Security Instrument and thereby constitutes a default under the terms and provisions of this Security Instrument.

23. APPLICABLE LAW. This Security Instrument is governed by the laws of Colorado, the United States of America, and to the extent required, by the laws of the jurisdiction where the Property is located, except to the extent such state laws are preempted by federal law.

24. JOINT AND SEVERAL LIABILITY AND SUCCESSORS. Each Grantor's obligations under this Security Instrument are independent of the obligations of any other Grantor. Lender may sue each Grantor severally or together with any other Grantor. Lender may release any part of the Property and Grantor will still be obligated under this Security Instrument for the remaining Property. Grantor agrees that Lender and any party to this Security Instrument may extend, modify or make any change in the terms of this Security Instrument or any evidence of debt without Grantor's consent. Such a change will not release Grantor from the terms of this Security Instrument. The duties and benefits of this Security Instrument will bind and benefit the successors and assigns of Lender and Grantor.

25. AMENDMENT, INTEGRATION AND SEVERABILITY. This Security Instrument may not be amended or modified by oral agreement. No amendment or modification of this Security Instrument is effective unless made in writing. This Security Instrument and any other documents relating to the Secured Debts are the complete and final expression of the agreement. If any provision of this Security Instrument is unenforceable, then the unenforceable provision will be severed and the remaining provisions will still be enforceable.

26. INTERPRETATION. Whenever used, the singular includes the plural and the plural includes the singular. The section headings are for convenience only and are not to be used to interpret or define the terms of this Security Instrument.

27. NOTICE, ADDITIONAL DOCUMENTS AND RECORDING FEES. Unless otherwise required by law, any notice will be given by delivering it or mailing it by first class mail or via a nationally recognized overnight courier to the appropriate party's address listed in the DATE AND PARTIES section, or to any other address designated in writing. Notice to one Grantor will be deemed to be notice to all Grantors. Grantor will inform Lender in writing of any change in Grantor's name, address or other application information. Grantor will provide Lender any other, correct and complete information Lender requests to effectively mortgage or convey the Property. Grantor agrees to pay all expenses, charges and taxes in connection with the preparation and recording of this Security Instrument. Grantor agrees to sign, deliver, and file any additional documents or certifications that Lender may consider necessary to perfect, continue, and preserve Grantor's obligations under this Security Instrument and to confirm Lender's lien status on any Property, and Grantor agrees to pay all expenses, charges and taxes in connection with the preparation and recording thereof. Time is of the essence.

SIGNATURES. By signing, Grantor agrees to the terms and covenants contained in this Security Instrument. Grantor also acknowledges receipt of a copy of this Security Instrument.

GRANTOR:

ELD HAYDEN LLC

By  Date 12/18/2024
STEPHANIE L. YARBROUGH, MANAGER

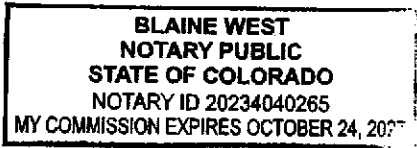
ACKNOWLEDGMENT.

STATE OF COLORADO, COUNTY OF ROUTT ss.

This record was acknowledged before me on 12/18/2024 by STEPHANIE L. YARBROUGH - MANAGER of ELD HAYDEN LLC a Limited Liability Company on behalf of the Limited Liability Company.

My commission expires:


(Notary Public)



This Exhibit A is attached to and by this reference is made part of the Deed of Trust, dated December 18, 2024 and executed in connection with a loan or other financial accommodation between Mountain Valley Bank and ELD Hayden LLC.

EXHIBIT "A"

The land referred to herein below is situated in the County of Routt, State of Colorado and is described as follows:

Lot 12, NORTHWEST COLORADO BUSINESS PARK SUBDIVISION, FILING NO. 3, according to the plat thereof recorded December 17, 2024 at Reception No. 857862, County of Routt, State of Colorado

GRANTOR:

ELD HAYDEN LLC

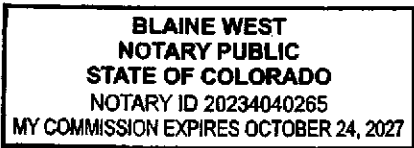
By Stephanie L. Yarbrough Date 12/18/2024
STEPHANIE L. YARBROUGH, MANAGER

ACKNOWLEDGMENT.

STATE OF COLORADO, COUNTY OF ROUTT ss.

This record was acknowledged before me on 12/18/2024 by STEPHANIE L. YARBROUGH - MANAGER of ELD HAYDEN LLC a Limited Liability Company on behalf of the Limited Liability Company.

My commission expires:



Blaine West
(Notary Public)



Ty Johnson <ty@mesaplanning.com>

FW: Referral request Explorist Conditional Use Permit

Tegan Ebbert <tegan.ebbert@haydencolorado.org>

Mon, Apr 14, 2025 at 10:10 AM

To: Ty Johnson <ty@mesaplanning.com>

FYI

From: Todd Carr <tcarr@co.routt.co.us>**Sent:** Friday, April 11, 2025 2:15 PM**To:** Tegan Ebbert <tegan.ebbert@haydencolorado.org>**Subject:** RE: Referral request Explorist Conditional Use Permit

Hi Tegan,

Real preliminary at this point for me to review, so just standard comments below.

The Town of Hayden Building Code Ordinance can be found at [Hayden Building Code Ordinance](#)

The site plans show three buildings, with a total of 21 parking spots total, you do have one ADA parking spot showing which meets Table 1106.1. However this could only be accepted if all buildings are owned and operated by the same business and all buildings were constructed at the same time, otherwise each building would need an ADA parking spot provided. Also if we do end up with a single ADA spot, please remember grades have to support an ADA route to the other two buildings from this designated ADA route that has to be shown on the plans.

Thanks Tegan,

Todd

From: Tegan Ebbert <tegan.ebbert@haydencolorado.org>**Sent:** Wednesday, April 9, 2025 5:00 PM**To:** Tegan Ebbert <tegan.ebbert@haydencolorado.org>**Subject:** Referral request Explorist Conditional Use Permit

Hi,

Attached is a referral request for a Conditional Use Permit application for a the [Explorist.life](#) business location containing three warehouse structures, RV parking with limited onsite employee occupancy and product testing, and all associated infrastructure and amenities. The [Explorist.life](#) business specializes in providing parts, components, and educational resources for mobile, marine, and off-grid electrical systems.

Please provide any comments on this application by May 1st.

Thanks,

Tegan

Tegan Ebbert | Deputy Town Manager | Tegan.ebbert@haydencolorado.org



Haydencolorado.com

P.O. Box 190, [178 West Jefferson](#), [Hayden, CO 81639-0190](#)

O: 970-276-3741 | C: 970-457-7216 | F: 970-276-3644

Disclaimer

The information contained in this communication is confidential and intended solely for use by the recipient(s). If you are not the recipient, understand that any disclosure or distribution of the contents is strictly prohibited and may be unlawful. This email has been scanned for viruses and malware, and may have been automatically archived.



Ty Johnson <ty@mesaplanning.com>

FW: Referral request Explorist Conditional Use Permit

Tegan Ebbert <tegan.ebbert@haydencolorado.org>
To: Ty Johnson <ty@mesaplanning.com>

Mon, Apr 14, 2025 at 11:43 AM

FYI

From: Nathan Frentress <NFrentress@yvea.com>
Sent: Monday, April 14, 2025 10:47 AM
To: Tegan Ebbert <tegan.ebbert@haydencolorado.org>
Subject: RE: Referral request Explorist Conditional Use Permit

Hi Tegan,

Just the standard comments. Owners need to fill out new construction documents and pay the Engineering Application Fee. They can stop by the office or do it online at yvea.com

Thanks,

Nathan Frentress
Field Service Rep
(970) 824-1468



From: Tegan Ebbert <tegan.ebbert@haydencolorado.org>
Sent: Wednesday, April 9, 2025 5:00 PM
To: Tegan Ebbert <tegan.ebbert@haydencolorado.org>
Subject: Referral request Explorist Conditional Use Permit

Hi,