



## **PLANNING COMMISSION MEETING STAFF REPORT**

**DATE OF MEETING:** November 10, 2020

**NAME OF PROJECT:** The Reserve at Midway (formerly known as Midway Vistas)

**NAME OF APPLICANT:** Kirk Malmrose

**PROPERTY OWNER:** John Zenger Trust

**AGENDA ITEM:** Final

**LOCATION OF ITEM:** 285 Luzern Road

**ZONING DESIGNATION:** RA-1-43

### **ITEM: 3**

Kirk Malmrose, agent for John Zenger Trust, is proposing final approval of phase 1 of The Reserve at Midway (formerly known as Midway Vistas). The Reserve at Midway contains 27 lots on 46.89 acres, of which, there are 13.63 acres of open space. The property is located at 285 Luzern Road and is in the RA-1-43 zone.

### **BACKGROUND:**

Kirk Malmrose is proposing final approval of phase 1 of The Reserve at Midway (formerly known as Midway Vistas). Phase 1 contains 27 lots on 46.89 acres, of which, 13.63 acres is open space. The master plan contains three phases and was approved on July 7, 2020 and contains 49 lots. The project is a large-scale standard subdivision but, unlike most standard subdivisions where the roads are public, the roads in The Reserve at Midway will be private but there will be a public access easement.

## LAND USE SUMMARY:

- 46.89 acres in phase 1
  - Entire master plan 83.19 acres
- 13.63 acres of open space in phase 1
- RA-1-43 zoning
- Proposal contains 27 lots
  - Entire master plan contains 49 lots
- Project is a standard subdivision
- Private roads and sidewalks maintenance will be the responsibility of the HOA
  - Public access easement on all roads and sidewalks
- The lots will connect to the Midway Sanitation District sewer and to the City's culinary water line.
- Paved public trails and a public trail easement for a back-country trail
  - Project will participate in an off-site trail about 300' in length along Homestead Drive

## ANALYSIS:

*Open Space* – The code requires that with each phase there is enough open space to comply with the 15% requirement. If phase 1 has 75% open space, then phase 2 only needs to have 25% open space if both phases are equal in acreage. The proposed plans do comply with the open space requirements. Open space per phase is the following:

	Total Acreage	Open Space	%
Phase 1	46.89	13.63	29.1%
Phase 2	19.66	8.32	43.9%
Phase 3	16.64	3.08	18.5%
	83.19	25	30%

Part of the open space will not be irrigated for a couple of reasons. Some of the areas that will not be irrigated are in sloped areas and some are areas that historically have never been irrigated. The City tries to anticipate what areas future lot owners will irrigate and what common areas that the HOA may want to irrigate in the future when

determining to allow areas without water rights. The Water Board recommended to allow some areas that will not be irrigated, and those areas will be noted on the plat. All lots, except lot 30, have water rights that allow the entire lots to be irrigated.

*Density* – The annexation agreement limits density to 49 lots and phase 1 will contain 27 of the allowed lots.

*Access* – Each phase of the subdivision must meet the access requirements. Phase 1 does have three points of access. The three access points for the development are Canyon View Road (public), Interlaken Drive (private), and Luzern Road (Interlaken public road). Because Interlaken Drive is a private road the developer arrived at an agreement with owners of the road that will allow use of Interlaken Drive.

*Traffic Study* – A traffic study was submitted to the City on May 27, 2020. The study has been reviewed by Horrocks Engineers. More information can be found in Horrocks' review letter that is part of this report.

*Geotechnical Study* – The developers have submitted a geotechnical study to the City as part of the application. Horrocks Engineers has reviewed the study to determine if any special requirements are needed for construction of the roads and future structures in the development. The report is available for viewing in the planning office or by request.

*Lot acreage* – The land use code allows the area of lots to reduce in size based on the amount of open space in the subdivision. The code requires 15% open space for this proposal and the developer has provided 30%. Because the developer has 15% extra open space, the lots may reduce in size by 15%, therefore the minimal size lot allowed is 0.85 acres, of which there are several in the proposed master plan. Likewise, required street frontage for lots may also reduce by the amount of extra open space provided. Because of the extra 15% open space that is being provided, the minimum lot frontage is 127.5' except on the bulb of a cul-de-sac where the minimum is 60'.

*Sensitive Lands* – The property does contain slopes greater than 25%. Dwellings are not allowed on areas of slope greater than 25%. The proposed plan complies with this requirement.

*Trails* – The Trails Master Plan contains two trails that cross the property. One trail runs north from Canyon View Road to Interlaken and the other runs from the center of the property to Interlaken Drive. These trails will be paved. Because of our recent experience with the public trail maintained by the HOA of Dutch Fields, the City proposed to maintain the trail with an annual fee from the HOA. Staff would like to propose the same arrangement for the public trails in The Reserve at Midway. Public trails need to be maintained to a standard that allows the public to safely use the trail, otherwise, the trail becomes a liability issue. The resolution to this issue is the City maintains the public trails but the HOA contributes annually to the maintenance.

The annexation agreement also requires an offsite trail along Burgi Lane. The City completed that trail several years ago, as approved in the amended master plan, the developer will pay for the cost of installing a 300' section of trail along Homestead Drive.

The proposal will also dedicate a public trail easement for a back-country trail that will take the place of an existing similar trail that currently crosses the northern end of the property. The easement for the trail will be 10' wide and will be located in the 50' common area along the north end of the property running from Interlaken's pump station heading east all the way to the entrance of The Reserve at Midway on Interlaken Drive. It will be the responsibility of the City to build the trail and it is anticipated that volunteers will complete the construction.

*Setbacks* – All structures in the proposed development will need to comply with the RA-1-43 standards.

*Height of structures* – All structures in the proposed development will be no taller than 35' to the roof measured from natural grade.

*All three phases will be one HOA* – The three phases of the master plan will all be one Homeowners' Association, and this has been memorialized in the master plan agreement. The HOA is responsible for maintenance of the streets, private trails, and any amenities, such as the tennis court, that is provided.

*Interlaken dumpster location* –The development will provide a location for the dumpsters for Interlaken town. The site will be located on the east side of the development in the location of Edelweiss Lane. Originally, the dumpsters for Interlaken were located on Interlaken Drive. When Burgi Hill Ranches PUD was proposed in 2006, it was determined that Interlaken Drive would need to be widened to City standards to provide access to the proposed development. The widening of Interlaken Drive also made development of other parcels possible since all would need access from a road built to City standards. Jack Zenger, owner of The Reserve at Midway, was a signer on the agreement that moved the dumpsters to Valais Park and has benefited from that action by now having access to a road that complies with City requirements for access. In the years since the dumpsters were moved to the park, there have been problems which, include illegal dumping, so an alternative site was sought and one of the options that was considered was in The Reserve at Midway development. As part of the annexation amendment, it was required that the dumpsters would be in phase 1 of The Reserve at Midway.

*Roads and sidewalks* - The proposal is a standard subdivision, which usually has public roads, but the annexation agreement specifies that the roads will be private. The recently approved annexation agreement amendment requires that a public access easement is granted for the roads and sidewalks in the subdivision. The easement will be noted on the plats of all three phases.



*Edelweiss Lane* – Edelweiss Lane, which is a road that accesses three lots in Interlaken, crosses part of the proposed development. The road will be rerouted with the construction of phase 1. Originally, the proposal was to have direct access from the eastern entry road for The Reserve at Midway. The developer has now modified that plan to relocate Edelweiss Lane in the common area so that it maintains its current access on Interlaken Drive.

*Irrigation pumps* - A note will be placed on the plats informing future owners that the 15 most elevated lots will each require an irrigation pump because they are located above the irrigation ditch. The developer will provide the irrigation pumps to Midway Irrigation Company and the pumps and secondary water meters will be installed by the irrigation company at the time of construction of dwellings on those lots. The developer will also construct a water storage tank that will supply the 15 lots with irrigation water.

#### **WATER BOARD RECOMMENDATION:**

The Water Board has reviewed the master plan and has determined that 191.24-acre feet are required for the entire project. Phase 1 would dedicate 120.18-acre feet, Phase 2 would dedicate 32.7-acre feet, and phase 3 would dedicate 38.36-acre feet. All the required water rights will be held in escrow before the master plan agreement is recorded.

#### **POSSIBLE FINDINGS:**

- The proposal complies with the requirements of the code for standard subdivisions.
- The proposal does meet the vision of the area as described in the General Plan for the RA-1-43 zone.
- The public trails will be built by the developer that will be an amenity to the entire community.

#### **ALTERNATIVE ACTIONS:**

1. Recommendation of Approval (conditional). This action can be taken if the Planning Commission finds the proposal complies with the requirements of the Land Use Code.
  - a. Accept staff report
  - b. List accepted findings
  - c. Place condition(s) if needed

2. Continuance. This action can be taken if the Planning Commission finds that there are unresolved issues.
  - a. Accept staff report
  - b. List accepted findings
  - c. Reasons for continuance
    - i. Unresolved issues that must be addressed
  - d. Date when the item will be heard again
3. Recommendation of Denial. This action can be taken if the Planning Commission finds that the request does not meet the requirements of the code.
  - a. Accept staff report
  - b. List accepted findings
  - c. Reasons for denial

**PROPOSED CONDITIONS:**

1. The developer will pay the cost of building a 300' section of trail along Homestead Drive that will take the place of the trail that the City built along Burgi Lane that was originally required of the developer. Payment is required before the phase 1 plat is recorded.
2. All approved non-irrigated areas will be noted on the plats.
3. A note is placed on the plats informing future owners that the 15 most elevated lots will each require an irrigation pump because they are located above the irrigation ditch.
4. Private roads and sidewalks in the development will have a public access easement which will be noted on the plats and in the development agreement.
5. Private trails with public trail easements will be maintained by the City with an annual maintenance fee paid by the HOA.

November 10, 2020

Midway City  
Attn: Michael Henke  
75 North 100 West  
Midway, Utah 84049

**Subject: The Reserve at Midway Subdivision – Final Approval**

Dear Michael:

Horrocks Engineers recently reviewed The Reserve at Midway subdivision plans for final approval. The proposed subdivision borders Interlaken to the North, the Scotch Fields Subdivision to the South and Interlaken Drive to the East. The proposed subdivision consists of 49 lots. The following items should be addressed.

**General Comments**

- Each phase within the Master Plan appears to be a stand-alone phase.
- There are 28 lots in Phase 1.
- All drawings and standards should meet the Midway City updated 2020 specifications.
- Street lights will not be maintained by Heber Light and Power but will be maintained by The Reserve at Midway HOA.

**Water**

- The proposed development will be served from the Cottages on the Green pressure zone.
- The proposed development will connect to the existing 8" culinary water line in Interlaken Drive to the east of the subdivision and to a 10" culinary water line in Dutch Fields subdivision to the South of the proposed subdivision.
- Lots / homes higher in elevation will be required to have internal private booster pumps for adequate water pressure. A design / plan must be submitted and approved prior to City Council final approval.

**Roads**

- The proposed roads within development will be private and have right-of-way widths of 56' with a 6' trail on one side of the road.
- As part of the annexation agreement all roads within the subdivision will be private with a public use easement.

**Pressure Irrigation**

- Midway Irrigation Company will provide water to a storage tank built as part of the development. From that tank a private system will service each lot with pressurized irrigation.
- All removal, additions, or revisions to the pressure irrigation system must be approved by Midway Irrigation Company.

#### Trails

- A 6' public trail system is shown throughout the development. This should be shown as a private trail with public use easement.
- The development agreement needs to address an annual trail maintenance fee. The trails will be maintained by Midway City from the funds collected as part of this annual trail maintenance fee.
- The trails will connect with Scott Fields development on Canyon View Road.

#### Storm Drain

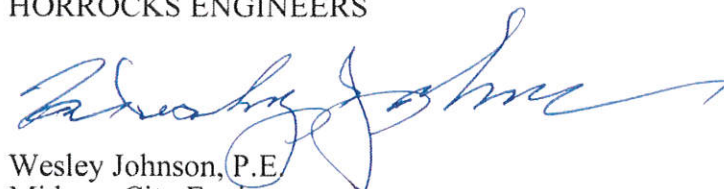
- The storm drain system will be private and will be collected within the proposed curb and gutter and discharged to a series of catch basins, sumps, and detention basins with the development.
- The Reserve at Midway HOA will be responsible for maintenance of the storm drain system including all detention basins.
- Due to the proposed slope and depth of the proposed detention basins, detailed construction drawings and landscaping plans shall be submitted prior to Final approval by the City Council.

#### Sewer

- Sewer will be provided by Midway Sanitary Sewer District.

Please feel free to call our office with any questions.

Sincerely,  
HORROCKS ENGINEERS



Wesley Johnson, P.E.  
Midway City Engineer

cc: Berg Engineering



August 11, 2020

Midway City  
Attn: Michael Henke  
75 North 100 West  
Midway, Utah 84049

**Subject: Midway Vistas Subdivision – Phase 1 Preliminary Review**

Dear Michael:

Horrocks Engineers recently reviewed the Midway Vistas subdivision plans for Preliminary approval. The proposed subdivision borders Interlaken to the North, the Scotch Fields Subdivision to the South and Interlaken Drive to the East. The proposed subdivision consists of 49 lots. The following issues should be addressed.

**General Comments**

- Each phase within the Master Plan appears to be a stand-alone phase.
- Phase 1 has 27 lots, phase 2 has 9 lots, and phase 3 has 13 lots.
- All redline comments should be addressed.

**Water**

- The proposed development will be served from the Cottages on the Green pressure zone.
- The proposed development will connect to the existing 8" culinary water line near Interlaken Drive to the east of the subdivision and to a 10" culinary water line within Scotch Fields subdivision to the South of the proposed subdivision.
- Required water pressure and fire flows need to be addressed for lots higher in elevation.

**Roads**

- Access from the Scotch Fields PUD Phase 4 (Canyon View Road) should be addressed at preliminary approval.
- The proposed roads within subdivision will be private and have right-of-way widths of 56' with 5' sidewalk on both sides of the road.
- As part of the annexation agreement all roads within the subdivision will be private with a public use easement.
- Any access issues relative to the town of Interlaken should be resolved.

**Pressure Irrigation**

- The subdivision will be serviced by Midway Irrigation Company. Lots higher in elevation will likely have issues with low pressure. The use of ponds to assist in regulating pressures should be evaluated.
- All removal, additions, or revisions to pressure irrigation system must be approved by Midway Irrigation Company.



Trails

- An 8' public trail system is shown throughout the development. This should be shown as a private trail with public use easement.
- The trails will connect with the Scott Fields development on Canyon View Road.

Storm Drain

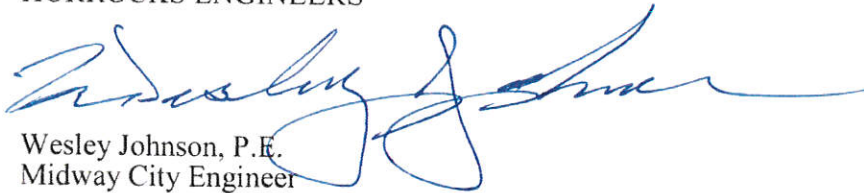
- The storm drain system will be private and will be collected within the proposed curb and gutter and discharged to a series of catch basins, sumps, and retention basins with the development.
- Midway Vistas HOA will be responsible for maintenance of the detention basins.

Sewer

- Sewer will be provided by the Midway Sanitation District.

Please feel free to call our office with any questions.

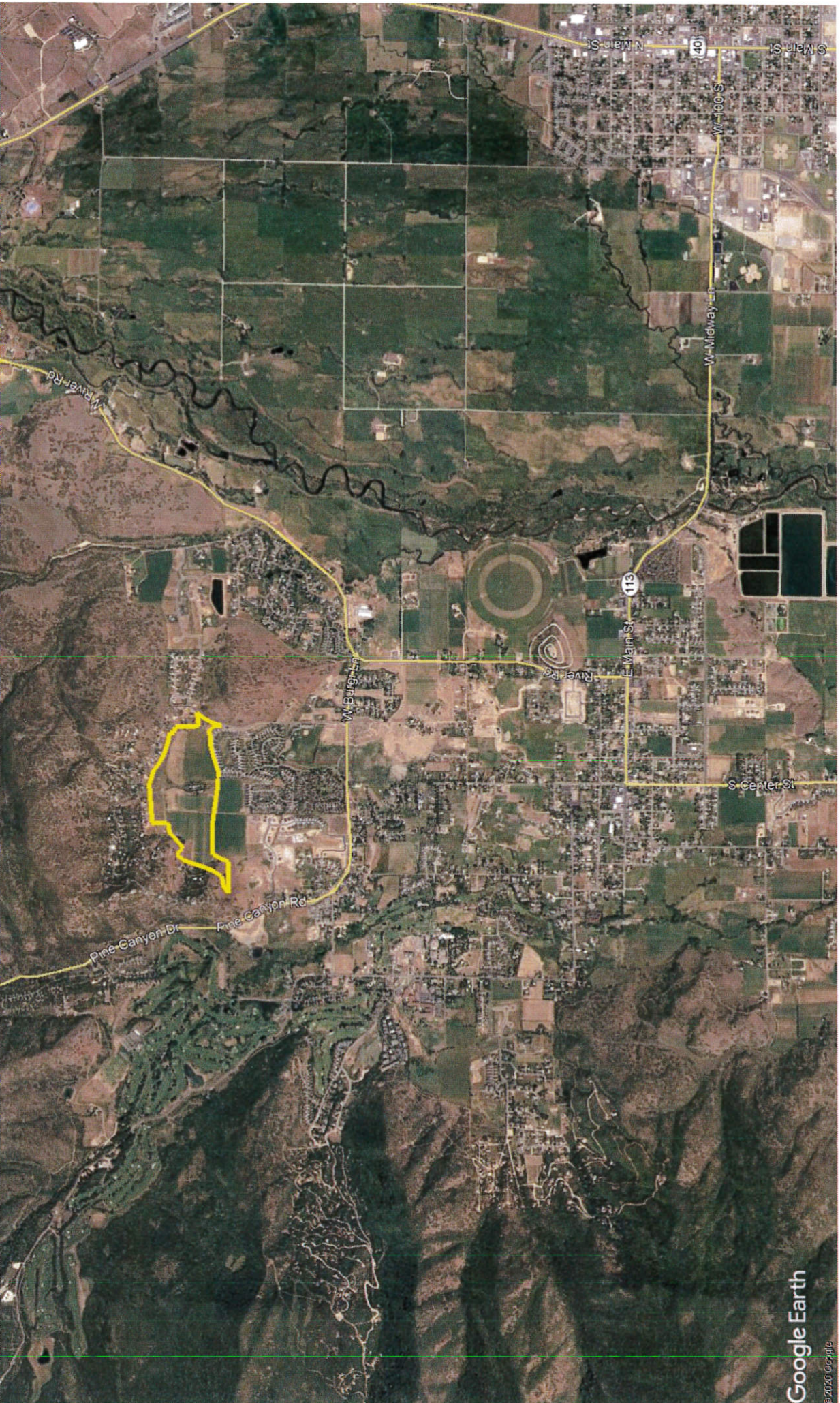
Sincerely,  
HORROCKS ENGINEERS



Wesley Johnson, P.E.  
Midway City Engineer

cc: Berg Engineering

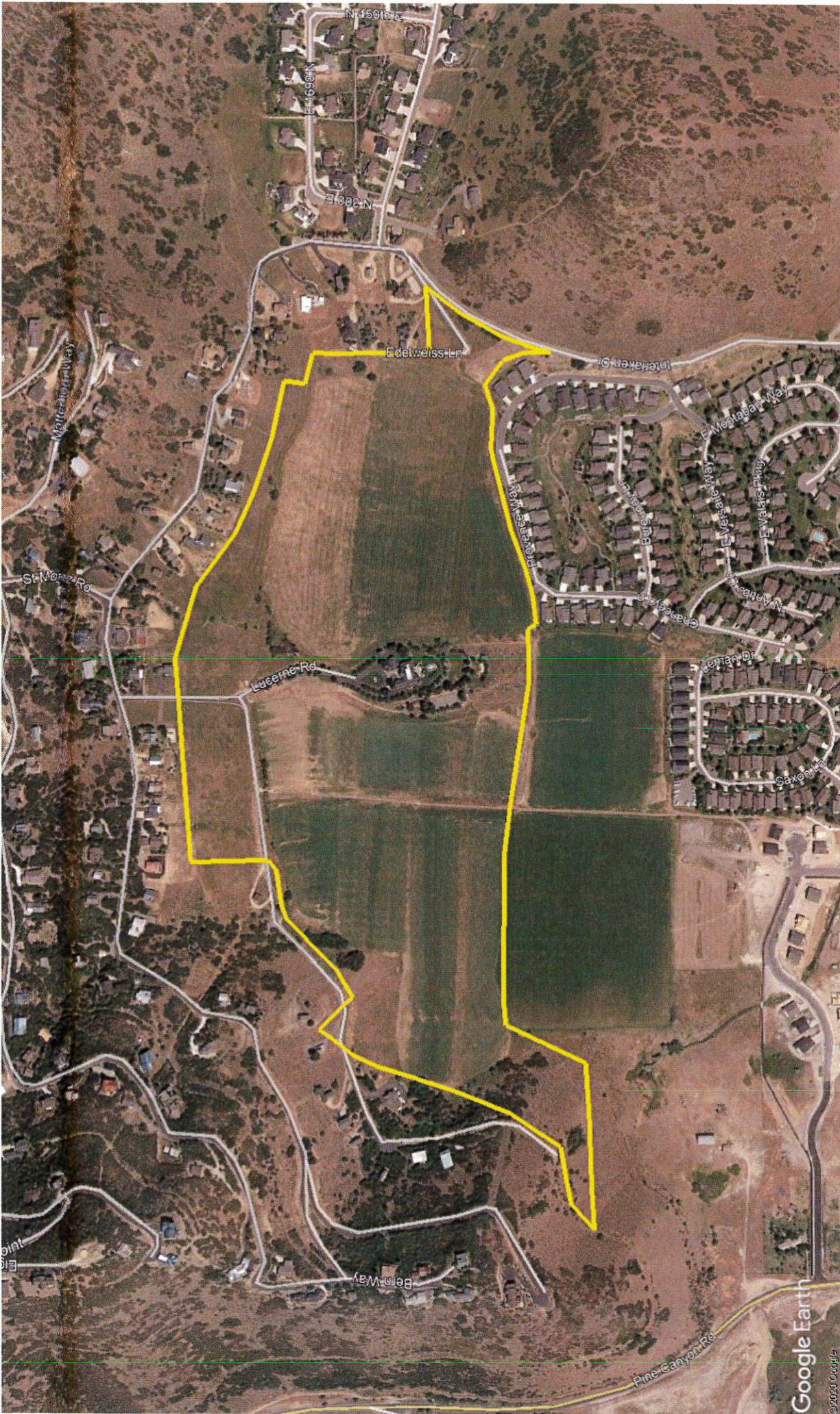












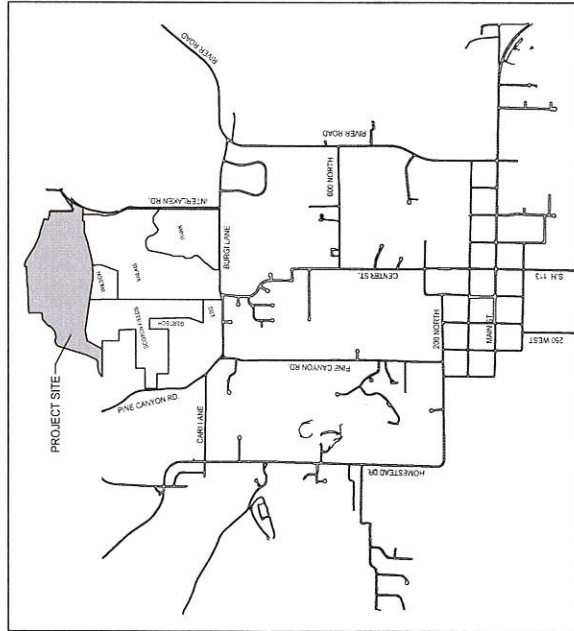


# THE RESERVE AT MIDWAY - PHASE 1

## FINAL APPLICATION

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2. SENSITIVE LANDS PLAN
3. APPROVED MASTER PLAN
4. APPROVED PHASING PLAN
5. PHASE 1 PLAT
6. STREETS AND TRAIL PLAN
7. CANYON VIEW ROAD PLAN & PROFILE
8. LOWER ROAD PLAN & PROFILE STA 0+00 - 10+00
9. LOWER ROAD PLAN & PROFILE STA 10+00 - 20+00
10. UPPER ROAD PLAN & PROFILE STA 0+00 - 10+00
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15. ROAD CONSTRUCTION PLANS
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17. PHASE 1 SEWER PLAN
18. CANYON VIEW ROAD SEWER PLAN & PROFILE STA 0+00 - 10+00
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20. LOWER ROAD PLAN & PROFILE STA 10+00 - 20+00
21. UPPER ROAD PLAN & PROFILE STA 0+00 - 10+00
22. UPPER ROAD PLAN & PROFILE STA 10+00 - 20+00
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24. LOT 2 SEWER TO VALAIS PLAN & PROFILE 0+00
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27. SEWER CONSTRUCTION DETAILS
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31. STORM DRAIN MASTER PLAN
32. LOWER ROAD STORM DRAIN PLAN & PROFILE STA 0+00 - 10+00
33. LOWER ROAD STORM DRAIN PLAN & PROFILE STA 10+00 - 20+00
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35. UPPER ROAD STORM DRAIN PLAN & PROFILE STA 10+00 - 20+00
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37. TRASH AREA STORM DRAIN PLAN
38. STORM DRAIN CONSTRUCTION DETAILS
39. LANDSCAPE PLAN



MIDWAY CITY  
VICINITY MAP

THE RESERVE AT MIDWAY  
PHASE 1 FINAL APPLICATION  
DATE: 11 OCT 2020  
DRAWN BY: CMB  
CHECKED BY: JMB  
DATE: 11 OCT 2020

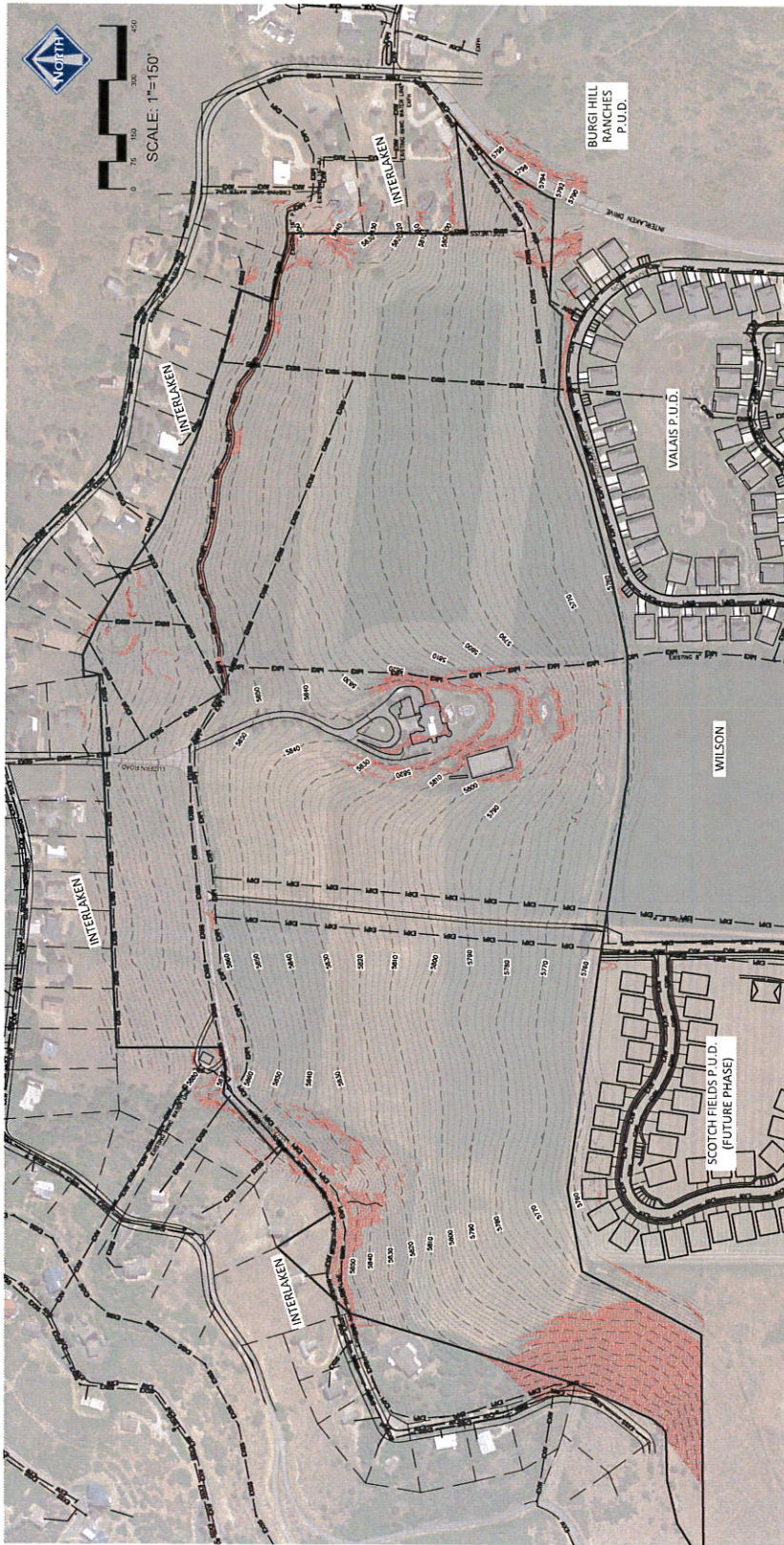
KIRK MALMOSE  
MIDWAY VISTAS

COVER SHEET



DRAWN BY: CMB  
DATE: 11 OCT 2020  
REV: 0





# LEGEND:

- EXISTING CONTOURS
- EXISTING PRESSURIZED IRRIGATION
- EXISTING OVERHEAD POWER
- EXISTING SANITARY SEWER
- SLOPES GREATER THAN 25%
- EXISTING SEWER MANHOLE
- EXISTING WATER LINE
- EXISTING GAS LINE

DESIGNER: THE RESERVE AT MIDWAY  
 DATE: 11/01/2009  
 SHEET: 1

THE RESERVE AT MIDWAY  
 EXISTING CONDITIONS

THIS DOCUMENT IS RELEASED  
 FOR REVIEW ONLY. IT IS NOT  
 TO BE USED FOR CONSTRUCTION  
 UNLESS SIGNED AND SEALED  
 BY THE ENGINEER.  
 PAUL E. BERG  
 P.E.  
 DATE: 11/01/2009

BERG ENGINEERING  
 1000 N. 10TH AVE.  
 SUITE 100  
 DENVER, CO 80202  
 PHONE: 303.733.9999  
 FAX: 303.733.9998  
 EMAIL: paul@bergeng.com

DESIGN BY: TBE  
 DATE: 11/01/2009  
 SHEET: 1





**LEGEND.**

- EXISTING CONTOURS
- SLOPES GREATER THAN 25%

THIS PLAN IDENTIFIES SENSITIVE LANDS ON THE PROPERTY  
PER SECTION 16.14 OF THE MOWAT CITY CODE.

KIRK MALMOUSE  
THE RESERVE AT MIDWAY  
SENSITIVE LANDS PLAN

THIS DOCUMENT IS RELEASED  
INTENDED FOR CONSTRUCTION  
AND NOT FOR SALE  
DATE: 11 OCT 2006

**BERG ENGINEERING**  
3801 8th Ave SE, Suite 204  
Edmonton, Alberta T6C 1B4  
403-435-8579

DESIGN BY: JMB	DATE: 11 OCT 2006	SHEET: 2
DRAWN BY: DJF	REV:	





#### ALLOWED LOT SIZE

LOT SIZE AND FRONTAGE MAY BE REDUCED 15%  
 IF THE REDUCED LOT SIZE IS NOT LESS THAN  
 THE MINIMUM LOT SIZE FOR THIS SUBDIVISION  
 ALLOWED MINIMUM LOT SIZE: 0.85 ACRES  
 ALLOWED MINIMUM FRONTAGE: 127.50 FEET

LOT 30:  
 IRRIGATED AREA = 1.63 ACRES  
 NON-IRRIGATED AREA = 1.24 ACRES  
 IMPERVIOUS AREA = 1.00 ACRES

ROAD ROW IRRIGATED AREA FOR SWALES = 1.91 ACRES

LUZERN ROAD NOTE:  
 LUZERN ROAD WILL BE ABANDONED THROUGH  
 LOTS 27-29. LUZERN ROAD WILL BE ABANDONED  
 BETWEEN THE NEW FRONTAGE SUBDIVISION AND  
 THE NEW FRONTAGE SUBDIVISION. THE NEW  
 FRONTAGE SUBDIVISION WILL CONNECT TO  
 THE NEW ROAD IN THE SUBDIVISION.

#### LEGEND

- COMMON AREA WITH TRAILS & TENNIS COURT (12.03 ACRES)
- IRRIGATED COMMON AREA (11.15 ACRES)
- NON-IRRIGATED COMMON AREA/OPEN SPACE (13.48 ACRES)
- LOTS
- PUBLIC ASPHALT TRAILS (4,100 LF)
- PUBLIC BACKCOUNTRY TRAIL
- SLOPES GREATER THAN 25%

TOTAL AREA	63.19 AC
OPEN SPACE REQUIREMENT	12.48 AC (15.00%)
OPEN SPACE (PROPOSED)	23.42 AC (30.56%)
NUMBER OF LOTS	48 NEW LOTS
	1 ZENGER LOT
NUMBER OF LOTS MATCHES ANNEXATION AGREEMENT.	49 TOTAL LOTS

THIS PLAN IDENTIFIES SENSITIVE LANDS ON THE PROPERTY  
 PER SECTION 16.14 OF THE MOWAT CITY CODE.

KIRK MALMROSE

MASTER PLAN

THE RESERVE AT MIDWAY

**BERG ENGINEERING**  
 3804 E Main St, Suite 200  
 Boise, ID 83706  
 (208) 333-0700  
 DATE: 11.07.2009

DESIGN BY: 080

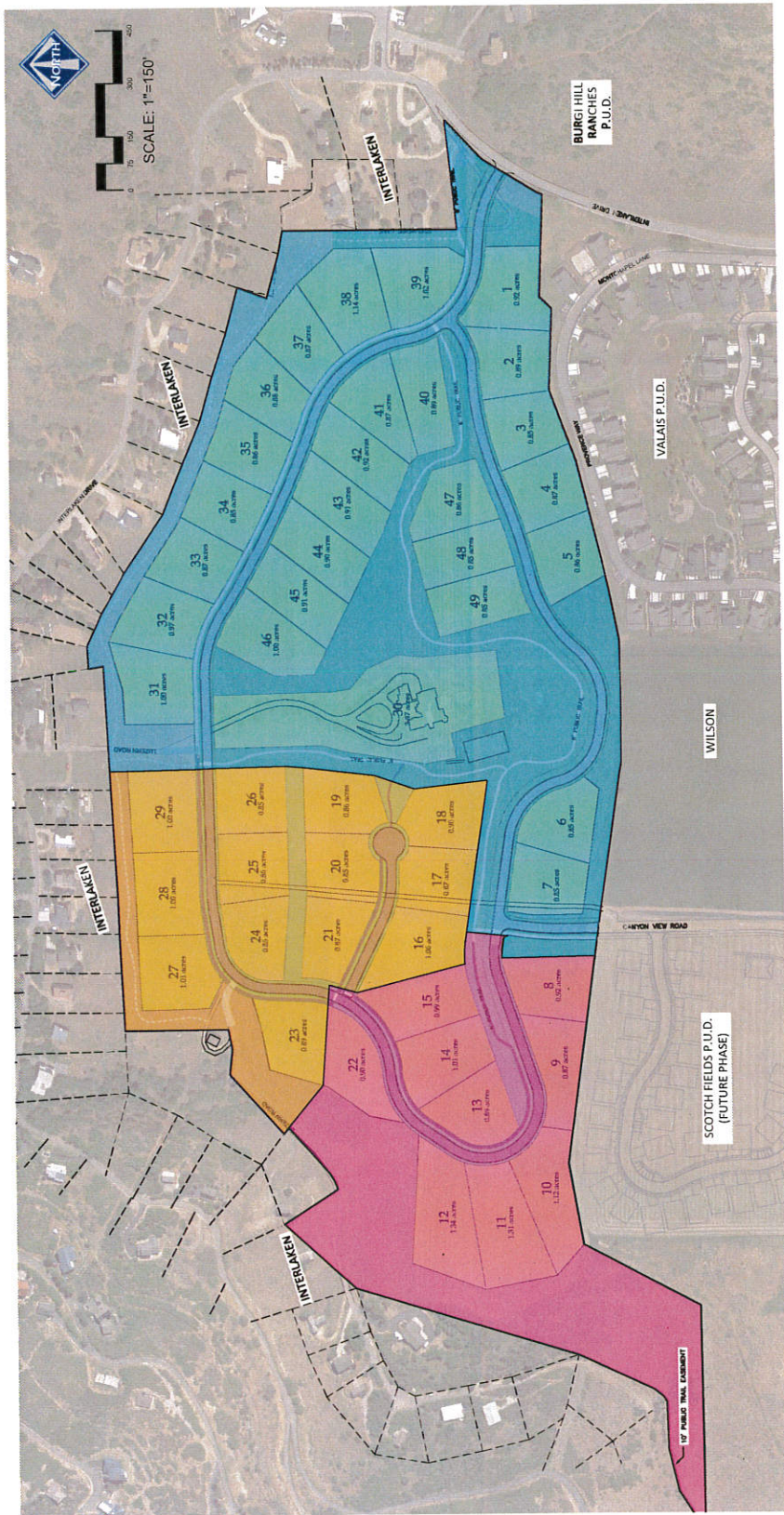
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DATE: 11.07.2009

SHEET: 3

THIS DOCUMENT IS PREPARED FOR THE CLIENT AND IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF BERG ENGINEERING. THE CLIENT ASSUMES ALL LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED AND THE RESULTS OF THE ANALYSIS. THE DATE OF THE ANALYSIS IS 11.07.2009.





# LEGEND

PHASE 1
PHASE 2
PHASE 3

PHASE	TOTAL LOTS	LOTS#	TOTAL AREA	OPEN SPACE	OPEN SPACE %	CUMULATIVE	NON-IRRIGATED
1	27	1-7, 30-49	46.89 AC	13.63 AC	29.06%	IN PROJECT	OPEN SPACE
2	9	8-15, 22	19.86 AC	6.32 AC	32.96%		3.36 AC
3	13	16-21, 24-28	16.64 AC	3.05 AC	30.05%		7.70 AC
							2.17 AC

## LAND USE TABLE

TOTAL LOTS	83.19 AC
TOTAL AREA	12.46 AC (15.00%)
OPEN SPACE REQUIREMENT	25.03 AC (30.09%)
NUMBER OF LOTS	48 NEW LOTS
NUMBER OF LOTS MATCHES ANNEXATION AGREEMENT.	1,782 LOTS

NOTES:  
1. REQUIRED FOR CITY ORDINANCE  
2. REQUIRED FOR REDUCE LOT SIZES PROPOSED WITH THIS PROJECT.

KIRK MALMROSE  
THE RESERVE AT MIDWAY

PHASING PLAN

THE DOCUMENT IS PREPARED FOR THE CLIENT ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF BERG ENGINEERING. DATE: 11.01.2020





BERG ENGINEERING  
1000 E. 1000 S. SUITE 204  
SALT LAKE CITY, UT 84143  
PHONE: 801.466.9999  
FAX: 801.466.9998  
DATE: 11.01.2020

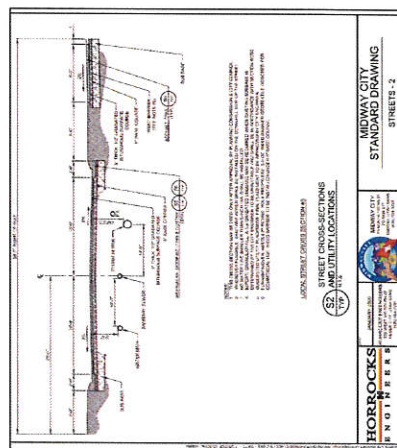
DESIGNED BY: JES  
DRAWN BY: JES  
DATE: 11.01.2020  
SHEET: 4







	LOTS
	PUBLIC ASPHALT TRAILS (4,100 LF)
	PUBLIC BACKCOUNTRY TRAIL
	SLOPES GREATER THAN 25%



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UNLESS SIGNED AND SEALED.

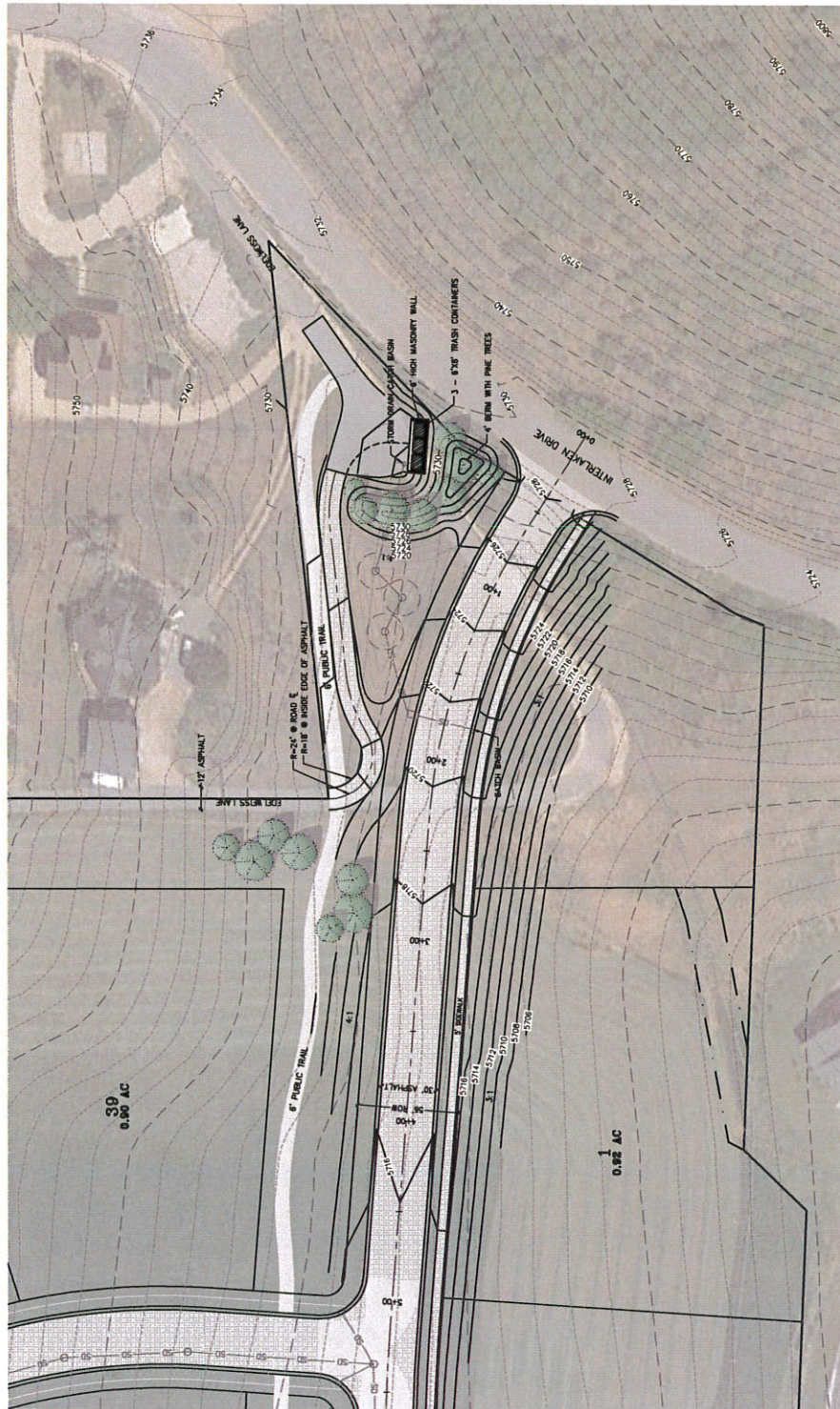
PAUL D. BOG                      P.E.  
SERIAL NO. 200202  
DATE 13 OCT 2020

KIRK MALMROSE  
THE RESERVE AT MIDWAY  
PHASE I STREETS &  
TRAILS PLAN

**BERG ENGINEERING**  
380 E Main St, Suite 204  
Midway, UT 84019  
801-336-6673

DESIGN BY: PDB	DATE: 13 OCT 2020	SHEET
DR: J. VAN DER VEGE	DESIGN	6






SCALE: 1"= 20'

THE ENGINEER HAS PREPARED THIS DOCUMENT FOR THE PROJECT DESCRIBED HEREIN AND FOR THE SPECIFIC PURPOSES AND LIMITATIONS STATED HEREON. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.

DATE: 11/01/2020  
 DRAWN BY: CMB  
 CHECKED BY: JLB  
 DATE: 11/01/2020

KIRK MALMROSE	
MIDWAY VISTAS	
EXHIBIT	
INTERLAKEN TRASH - ALTERNATIVE WITH REALIGNED EDELRHEISS	
	
BERG ENGINEERING 100 E. Main St. Suite 204 Fort Collins, CO 80501 970.485.9249	DATE: 11/01/2020 DRAWN BY: CMB CHECKED BY: JLB DATE: 11/01/2020