



Board of Commissioners Agenda Request Form

This form must be completed and attached to all supporting documentation for items to be included in the Garfield County Board of Commissioners Agenda. One (1) form is required per agenda item.

Department/Agency: Roaring Fork Community Development Corporation

Submitted By: Kelly McNicholas Kury

Phone Number: 970-319-0219 E-mail: kelly@roaringforkcdc.org

Date of Board of Commissioners Meeting to consider this item: July 7, 2025

(Must be submitted by **Wednesday, 11:00 a.m.** prior to Monday meeting)

Topic: Letter of Support for Colorado River District grant

Description (short summary of topic): Request a letter of support for our grant application to the Colorado River District's Community Partnerships grant. This grant is specifically being requested to apply for improvements to the drinking water system at 3 Mile Mobile Home Park.

Name(s) of presenters: Kelly McNicholas Kury

Requested Board Actions (if funding is requested, specify amount): Approval for the Chair of the BOCC to sign a letter of support for the RFCDC grant request to Colorado River District Board of Directors.

PLEASE PROVIDE: **Six (6) paper copies and one (1) E-mail copy** of all documentation to support the agenda request to **Vola Mercer**, email: vmercerc@garfield-county.com or mail to 108 8th Street, #101, Glenwood Springs, CO 81601, no later than Wednesday, 11 a.m. prior to the Monday meeting. Failure to provide backup material timely and as requested may result in removal or continuance of your agenda item at the County's discretion.

For office use only:

Where does item need to appear: _____

Date Submitted: _____

Materials Received: _____

County Funds requested: _____



June 30, 2025

Board of County Commissioners
Garfield County
108 8th Street
Glenwood Springs, CO 81611

Dear Commissioners,

I am writing to respectfully request a letter of support for our grant application to the Colorado River District's Community Partnerships grant. This grant is specifically being requested to apply for improvements to the drinking water system at 3 Mile Mobile Home Park.

As you all have been instrumental partners in the ability of the Roaring Fork Community Development Corporation to invest in the health, safety, and future of the 3 Mile Mobile Home Park, I am reaching out now for an additional request of support.

We are in the final stretch of fundraising to complete our infrastructure improvements at 3 Mile and I am applying to the Colorado River District for funds from their Community Partnerships Program. As you know, a letter of support from the commissioners is a required component of the grant. The River District has allowed us to apply on an accelerated schedule so our proposal will be heard at their July 15 meeting. This is very helpful as we pursue a late summer and fall construction schedule.

To summarize our planned work, we plan to improve the drinking water system that is very aged and reached its end of life. We will redrill the well, move the pumphouse and mechanics out of the floodplain, replace pipes that are currently degraded and of substandard materials, and install a 10,000 gallon storage tank that will allow for cleaner water delivery and can be used for fire suppression if needed. Our residents will experience marked improvement in the health and quality of their water. I have attached the application narrative for your reference. This project does not affect or implicate any water rights in any way. Our design has been approved by CDPHE and we are ready to begin construction later this summer.

I have included a sample letter of support and would very much appreciate your consideration. This letter is already in line with the support you lent to our Proposition 123 grant which also covers a portion of the funding needed for this scope of work. Our River District grant cannot be considered without your support.

Please don't hesitate to contact me with any questions.

Kind regards,

Kelly McNicholas Kury

Board of Directors
Colorado River District
201 Centennial Street
Suite 200
Glenwood Springs, CO 81601

To Whom it may Concern:

On behalf of the Garfield County Board of County Commissioners, we would like to submit this letter of support for the Roaring Fork Community Development Corporation's application to the Colorado River District's Community Partnership Grant for infrastructure improvements to the drinking water system at the 3-Mile Mobile Home Park. RFCDC's mission of preserving and improving mobile home communities for stable resident ownership is an innovative approach to the important housing stock of manufactured housing communities across Colorado.

The Roaring Fork Community Development Corporation seeks funding to support the replacement of an aged clean drinking water system at the 3 Mile Mobile Home Park in unincorporated Garfield County. This project will move current infrastructure out of the floodplain; will replace mismatched and degraded pumps, tanks, and pipes with modern materials; and will add a water storage tank. These upgrades will result in the replacement of an aged and end of life system with one that will protect Three Mile Creek from debris flow hazards during a high water event; will improve the quality of water served to the residents; and will provide additional water to assist in fire response where there currently is none.

The Garfield County Commissioners have supported this project in numerous ways including opting into the State of Colorado's Proposition 123 Affordable Housing Grant program, and approving the flood plain permit required for the RFCDC to complete their infrastructure improvements in and around Three Mile Creek.

We endorse this project and support their request for \$217,370 of funding from the Colorado River District Community Partnerships Grant to further their efforts.

Sincerely,

Chair, Board of County Commissioners

3 Mile Mobile Home Park Drinking Water Improvement Project
250 CR 127, Glenwood Springs, CO
39.506912, -107.321882

Project Summary

Please keep Project Summary to 200 words or less

The Roaring Fork Community Development Corporation seeks funding to support the replacement of an aged clean drinking water system at the 3 Mile Mobile Home Park in unincorporated Garfield County. This infrastructure upgrade will move the current pump house and treatment system out of a current mapped 100 year floodplain and will replace piping and connections with modern materials. This will improve quantitative water quality for increased chlorination time and decreased ferric iron; will limit possible exposure to lead from current galvanized steel piping; and, will improve the qualitative taste and odor of water delivered to the more than one hundred residents who live at or below 100% of the area's median income in this underresourced affordable housing community. The movement of the infrastructure out of the floodplain will additionally protect Three Mile Creek from debris flow hazards during a high water event.

Start Date - July 2025

Completion Date - January 2026

Project Category(ies) Allocation: Please identify which of the five prioritized funding categories your project requested funding will address (check all that apply):

Watershed health and Water Quality - 100%

Describe how the project objectives fit within the category(ies) selected above, and if multiple categories, identify approximate percentage allocation of the project to each category:

While this project is an infrastructure improvement project, it most closely fits the objective outlined in the River District's category for Watershed Health and Water Quality. It achieves these objectives in two ways: first, by being a project that addresses drinking water quality for under-resourced communities, and second, by increasing the watershed's resilience to flood by moving infrastructure out of the mapped floodplain and protecting Three Mile Creek from debris flow hazards during a high water event.

Project Partners: List all partners involved with this project and their role in the proposed project.

Owner: Roaring Fork Community Development Corporation

Property Manager: Social Communities

Owner's Representative: Headwaters Community Planning & Natural Object

Engineer: Roaring Fork Engineering

Water System Testing: High County Utilities Service

Funders:

Colorado Water Conservation Board - flood plain mitigation and bank stabilization

Colorado River Basin Roundtable - flood plain mitigation and bank stabilization

Pitkin County Healthy Rivers and Streams program - hydrology analysis
Department of Local Affairs, Division of Housing - vehicular and pedestrian bridges, water and sewer systems
Colorado Housing and Finance Authority - technical assistance, capital needs planning
Western Colorado Community Foundation - unrestricted infrastructure funds
Thistle Community Housing - unrestricted infrastructure funds
Private donors - unrestricted infrastructure funds

Project Description and Tasks: Provide a detailed description of the project including anticipated tasks and project milestones (ie study completion, permitting, design). For each task, please provide anticipated start and end dates. Attach additional documentation to the application if necessary.

The Roaring Fork Community Development Corporation (RFCDC) seeks funding to support the replacement of an aged clean drinking water system at the 3 Mile Mobile Home Park in unincorporated Garfield County. This infrastructure upgrade will move the current well, pumphouse and treatment system out of a current mapped 100 year floodplain and will replace piping and connections with modern materials. This will improve quantitative water quality for increased chlorination time and decreased ferric iron; will limit possible exposure to lead from current galvanized steel piping; and, will improve the qualitative taste and odor of water delivered to the more than one hundred residents who live at or below 100% of the area's median income in this underresourced affordable housing community. The movement of the infrastructure out of the floodplain will additionally protect Three Mile Creek from debris flow hazards during a high water event.

Achieving these infrastructure improvements is an important component to the RFCDCs three-phased goal of preserving the 3 Mile Mobile Home Park as a source of naturally occurring affordable housing in a region of the state where affordability is most challenging. The RFCDC regards the 3 Mile Mobile Home Park Preservation Project to be delivered in three phases. The first phase was completed when the RFCDC purchased the park and prevented it from being bought by a private equity firm, as so many mobile home parks have in recent months. The second phase in this endeavor is to upgrade the infrastructure to modern life safety standards. Improving the drinking water system is one component to these upgrades. (Other infrastructure improvements that will be accomplished include the replacement of a vehicular bridge, pedestrian bridge, channel stabilization and flood plain mitigation to Three Mile Creek, and sewer system replacement.) The RFCDC is aggressively fundraising to accomplish this second phase without having to leverage additional debt in order to lay the foundation for a successful third phase, which is to sell the park to the residents. The third phase of the 3 Mile Mobile Home Park Preservation Project is to assist the residents in obtaining financing so they may acquire and own the park themselves. In order to attract positive financing terms, it is essential that we bring the park infrastructure up to current life, health, and safety standards. Their ownership of the park will fundamentally change their opportunity to build wealth and equity for themselves and their families, while rendering the mobile home park permanently affordable for the community into the future.

This application for improvements to the drinking water system aligns with the Colorado River Districts goals for Watershed Health and Water Quality. It achieves these objectives in two

ways: first, by being a project that addresses drinking water quality for under-resourced communities, and second, by increasing the watershed's resilience to flood by moving infrastructure out of the mapped floodplain and protecting Three Mile Creek from debris flow hazards during a high water event. Relevant to the first objective, this project will improve the drinking water system for a low income community of mainly workforce, people with disabilities, and families. There are almost one hundred people living in this mobile home park community. Seventeen of the twenty homes have households that make between 30 and 100 percent of the area median income in Garfield County. The current loan held by the RFCDC has income restrictions in order to ensure that the mobile home park remains affordable, as does requirements from the state's Division of Housing that will record a use covenant on the property to retain its affordability as well.

The District is also committed to utilizing the Community Partnership funds to drive the initiation and completion of projects that are priorities for residents of the District by utilizing such funds as a catalyst for matching funds from state, federal and private sources. We believe that this project aligns the District's goals for watershed health and water quality, with the broader community's commitment to preserving affordable housing. We have already raised \$196,596 for the water system scope of work that will be leveraged against this request for an additional \$217,630 from the Community Partnerships program. And while these monies are only narrowly focused on the drinking water system scope of work, we have already also raised \$1.8 million of the needed \$2.3 million for the full scope of infrastructure improvements in the 3 Mile Mobile Home Park. The Colorado River District will join numerous other community institutions and individuals if it approves our requested allocation for this grant.

The specific tasks and milestones of our drinking water project are delineated below. We are aligning our construction schedule to take advantage of other planned improvements that will allow us to reduce redundancy, achieve efficiency in timing, cost, and impact, and anticipate regulatory requirements necessary for completion of the project. We will accomplish this by phasing construction in such a way that allows us to drill a new well and erect the new pumphouse this summer; execute channel stabilization in the fall during low water season; replace sewer and water pipes underground when the ground is already disturbed for the channel stabilization and bridge replacement projects; test the new drinking water system while the other work is being completed; finalize the installation of the water lines alongside the new vehicular bridge; and receive approval to bring the water system online as the other components of the projects are being completed. Accordingly, the timing for consideration of this grant is meaningful in light of our other construction objectives and the ability to leverage phasing among them.

Summer 2024:

- onboard new water testing contractor
- conduct secondary sample testing in anticipation of new CDPHE rules

Fall 2024:

- Conduct capital needs assessment and hydrology analysis
- design water system upgrades and installation including well location, drilling depth, pump house location, electrical, decommissioning of pump house; pipe location and configuration

Spring 2025:

- floodplain permit issuance from Garfield County, May 5, 2025

- Complete 90% design documents, May 2025
- Upgrade electrical wiring to serve new pumphouse, April 2025
- Install new treatment holding tank as emergency replacement, February 2025

Summer 2025:

- Army Corps of Engineer permit, expected June 2025
- bid issuance, June 2025
- Drill new well, July 2025

Fall 2025:

- New Pump House Site Prep and Concrete On-Grade
- Interior & Distribution Pipe Replacement
- Interior piping and valving improvement in wellhouse
- Buried pipe replacement
- Waterline bridge crossing
- Bridge crossing air-release vault
- Service reconnections
- Pump House Vault Decommissioning
- Well Abandonment
- Distribution Pipe abandonment and Minor Removal

Winter 2025/26:

- Finalize water quality testing of new system and receive CDPHE permits

Identify any water rights associated with the project and the record owner of those water rights.

The Roaring Fork Community Development Corporation is the holder of water rights which were made absolute in case number 1226 on December 1, 1972. The structure is known as Hideout Well No. 2 with a priority date of December 31, 1965. The amount is 0.033 cubic feet per second for domestic use of cabins, homes, trailer park and campground. This well was separated in ownership from the other three wells included in the original decree in April 2011 to reflect the separation of the trailer park ownership and the adjacent campground. Documentation of this legal decree and permit history is attached to this application.

Project Success and Deliverables: Please describe anticipated project deliverables and any measurable results of your project (ie AF of storage, efficiency savings/elimination of system losses, ft of stream protected, etc)

This infrastructure upgrade will move the current pumphouse and treatment system out of a current mapped 100 year floodplain and will replace piping and connections with modern materials. This will improve quantitative water quality for increased chlorination time and decreased ferric iron; will limit possible exposure to lead from current galvanized steel piping; and, will improve the qualitative taste and odor of water delivered to the more than one hundred residents who live at or below 100% of the area's median income in this underresourced affordable housing community. Our water system operator, engineers, and residents have all observed occasional ferric belching from the current system, resulting in plumes of iron causing an orange color and metallic flavor in the water. The

movement of the infrastructure out of the floodplain will additionally protect Three Mile Creek from debris flow hazards during a high water event.

Operations and Maintenance: Please describe existing and planned operations and maintenance associated with the project (if relevant). How does this project impact operational costs? If operational costs are expected to increase, describe long-term plans to cover ongoing expenses.

This project is expected to reduce the operational costs of the water system by eliminating emergency costs related to outages and repairs as well as additional testing costs in response to quality complaints from residents. Our current expenses for electric utilities to run the pump house and conduct monthly required testing will remain the same.

Anticipated Permitting Required for this Project: Please describe any anticipated permitting requirements (include any local, state, federal or other permits anticipated and/or required for this project and the status of each permit at the time of application.)

Local permit requirements included obtaining a flood plain permit from Garfield County which was issued on May 5, 2025. Conditions to that permit included requiring the installation of tie downs on several units the encroach on the floodplain as well as the recommendation to move any shed structures.

Federal permit requirements include obtaining a US Army Corps of Engineers permit to conduct work in Three Mile Creek. This process is underway and the permit is expected to be issued by the end of June, 2025.

State permit requirements include obtaining a CDPHE permit for compliance with water quality testing of a new drinking water system. This process will take two to four months after installation of the system. Therefore we endeavor to complete the installation in the summer and early fall so we may bring the system online upon completion of the larger infrastructure project in Winter 2025/2026.

As we are a small capacity well operating outside of a designated groundwater basin, we are not required to obtain a well permit from the Department of Natural Resources for the drilling of the new well.

Funding

Cost \$724,567

Amount Requested: \$217,370

If you receive partial funding – how will that affect the project outcome?

The replacement of the water system is part of a larger infrastructure project at the 3 Mile Mobile Home Park that also includes flood mitigation/bank stabilization, vehicular bridge replacement, pedestrian bridge replacement, and sewer system replacement. The total cost of the project is \$2.3 million. We have raised some funds that are dedicated specifically to the flood mitigation/bank stabilization, and other funds that are flexible to cover the remaining scope of the project. If we do

not raise enough funds to fully cover the five different scopes of work, then we are likely to reduce the scope such as eliminating replacement of the pedestrian bridge, or postponing water or sewer pipe replacement. Delaying pipe replacements will mean additional costs in the future as we plan to take advantage of the disturbance resulting from the bank stabilization and bridge replacement construction to upgrade and replace the existing pipes and fittings. A delay will likely result in the need to duplicate disturbance to lay new pipes and remove abandoned ones.

Budget Narrative

Please provide a brief budget narrative. Include a description of in-kind services (if applicable). Additionally, include any potential changes, timeline to secure additional funding needs, unforeseen influencing factors, and other details not included in the budget worksheet

The Roaring Fork Community Development Corporation has received extensive financial support for elements of the full scope of the project. Some of this funding is restricted to either specific elements of the scope, or only to hard costs, while other funding raised is flexible. We received a grant from both the Colorado River Basin Roundtable as well as the Colorado Water Conservation Board to cover the bank stabilization and flood mitigation components of the project. We received funds from the Department of Local Affairs, Division of Housing for hard costs for the various scope of work. And we received a grant from the Pitkin County Healthy Rivers and Streams to assist with our hydrologic analysis and bridges replacement planning. Finally, we received some unrestricted donations from Thistle Community Housing, the Western Colorado Community Foundation, and private donors, to cover predevelopment costs such as engineering and design. We additionally received a small technical assistance grant from the Colorado Housing and Finance Association (CHFA) to conduct a capital needs assessment. And we received as an in-kind donation valued at \$12,000 for an updated market study for the need to preserve this type of affordable housing, which was a required submittal for other grant applications.

If we receive the full amount of \$217,370 requested from the Colorado River District Community Partnerships grant, we will be able to leverage this against \$239,633 that we have already raised for the water infrastructure improvements. If we receive the full amount requested, we will have a gap of \$310,630 to fundraise for the drinking water improvement work proposed. We have been invited to return to some of our prior donors to request this gap funding and remain committed to aggressively fundraising to close this gap.

In our budget spreadsheet, we have demonstrated all of the soft and hard costs, construction project management and contingency. However, we have focused our request on hard cost items and items that will be executed earlier on in the construction phasing. This is intentional to allow for us to demonstrate our achievement of use of the Community Partnerships Grant early on as well as to take advantage of the River District's distribution process to manage cash flow planning overall.

Please describe planned efforts to meet the project budget. Should budget be exceeded please describe plan to cover additional costs.

The cost estimates were developed with close collaboration between our owner's representatives, Roaring Fork Engineering, and High Country Utility Services. They were developed by relying on actual costs for current and recent similar projects in the Roaring Fork Valley and include a

conservative contingency for both soft and hard costs. We have a high degree of confidence in these estimates. Should we experience a cost overrun, we have some flexibility in the total scope of the project and may need to consider deprioritizing certain aspects of other elements of the onsite infrastructure. Because a large portion of our funding either covers the full scope of our infrastructure project or is unrestricted, we can shift dollars to cover the water infrastructure upgrades.

I have read and understand the CRD's standard disbursement method for the Community Funding Partnership Contract

YES

If the standard funding schedule does not work, please provide a detailed explanation why and what the preferred method of distribution of funds is for the applicant. This could include different project timing; cashflow restrictions; and other alternatives.

The RFCDC would welcome consideration for a larger amount of initial distribution of funding in order to better manage cashflow restrictions, particularly because we intend to front load a portion of the drinking water system work in the broader scope of our infrastructure improvements project. Because the two major funders of this project are government agencies that reimburse expenses accrued, it is difficult to frontload funds to cover the cashflow needed.

Are you able to meet the minimum requirement for Commercial General Liability of:

(1) Bodily Injury and Property Damage:

\$1,000,000 each occurrence/\$1,000,000 aggregate

(2) Personal Injury:

\$1,000,000 each occurrence/\$1,000,000 aggregate

Are you able to meet the minimum requirement for Commercial Auto Liability of:

(1) Bodily Injury & Property Damage:

\$1,000,000 any one accident or loss

(1) Workers' Compensation: Statutory

(2) Employer's Liability:

\$100,000 each accident

\$100,000 disease - each employee

\$500,000 disease - policy limit

YES WE WILL MEET ALL INSURANCE REQUIREMENTS

Please attach letters of support from the board(s) of county commissioners in which the county(ies) the project is located and/or water from the project will be utilized, and where appropriate, the governing board of the municipality(ies) in which the project is located. Should a letter of support not be available from the appropriate local government(s), project proponent should provide detailed explanation of the reasons.

Please review the Colorado River District Mission Statement, Strategic Plan and Partnership Projects Funding Program Framework. Describe how your project aligns with and supports the mission and strategic goals of the River District.

This application for improvements to the drinking water system aligns with the Colorado River Districts goals for Watershed Health and Water Quality. It achieves these objectives in two ways: first, by being a project that addresses drinking water quality for under-resourced communities, and second, by increasing the watershed's resilience to flood by moving infrastructure out of the mapped floodplain and protecting Three Mile Creek from debris flow hazards during a high water event. Relevant to the first objective, this project will improve the drinking water system for a low income community of mainly workforce, people with disabilities, and families. There are almost one hundred people living in this mobile home park community. Seventeen of the twenty homes have households that make between 30 and 100 percent of the area median income in Garfield County. The current loan held by the RFCDC has income restrictions in order to ensure that the mobile home park remains affordable, as does requirements from the state's Division of Housing who as a funder to this project will record a use covenant on the property to retain its affordability as well.

The District is also committed to utilizing the Community Partnership funds to drive the initiation and completion of projects that are priorities for residents of the District by utilizing such funds as a catalyst for matching funds from state, federal and private sources. We believe that this project aligns the District's goals for watershed health and water quality, with the broader community's commitment to preserving affordable housing. We have already raised \$239,633 for the water system scope of work that will be leveraged against this request for an additional \$217,630 from the Community Partnerships program. And while these monies are only narrowly focused on the drinking water system scope of work, we have already also raised \$1.8 million of the needed \$2.3 million for the full scope of infrastructure improvements in the 3 Mile Mobile Home Park. The Colorado River District will join numerous other community institutions and individuals if it approves our requested allocation for this grant.

What are the top three risks you may encounter during the course of this project, the steps you could take to mitigate these risks, and the ways in which we (as the funder) could help? These may include: shortfall in funding; permitting; rising expenses; labor costs and availability; and partner fall through.

A shortfall in funding, cashflow planning, and a delay in the construction sequence are the three risks to the delivery of this project. Our goal is to raise a total of \$2.3 million for the total infrastructure improvements and \$724,567 for the drinking water system. It was suggested to us that it would be appropriate to ask for 10-30% of our cost for this grant. We have asked for the full 30% and should the Board of Directors generously approve our Community Partnerships grant, we will still be approximately \$268,000 short of the total drinking water system cost. We are working to identify other ways to raise this money or to reduce the scope of the project. The scope reduction is most obvious with delaying the replacement of the pedestrian bridge and shifting those monies toward the water system, but this does not come without impact. This bridge connects units on either side of Three Mile Creek and is considered by our public safety agencies and fire departments to be an important egress in an emergency.

Additionally, because \$1.6 million of the funds raised are reimbursement grants, we are concerned about properly phasing our expenditures in order to manage our cashflow. A good portion of the unrestricted funds we have raised has gone toward soft costs and predevelopment work. Accordingly, consideration of frontloading a larger distribution of the Community Partnerships Grant would be an additional value to our project.

And finally, any hiccups that would significantly delay the sequencing of our project could push the construction to next year. We are endeavoring to do the major in-channel construction during the low water season and prior to the arrival of freezing temperatures. This would have larger implications for our goals to sell the park to the residents because there is a possible rent increase scheduled for next spring when principal and interest payments become due on the land purchase loan. We have parallel planning happening to investigate selling the park to them prior to that increase, but new infrastructure is a crucial component to that sale so they can attract positive financing terms with newly upgraded onsite systems.

Is there anything in this project that may cause potential injury to vested absolute water rights or injure other water users?

NO

Will this project potentially cause reduced return flows with any potential negative effects?

NO

Does this overall project preserve pre-Compact (i.e. appropriation and adjudication date 1922 or earlier) water rights? ☒ Yes ☐ No

Does this funding request enhance the overall project's long-term viability? ☒ Yes ☐ No

Does this overall project promote innovation within a water use sector? ☒ Yes ☐ No

Does this overall project or funding request develop applied research, science and data beneficial to the mission and strategic goals of the District? ☐ Yes ☒ No

Documents

Please use the green plus signs on the right corner to upload any supporting documents.

Other Supporting Documents as Needed

How many hours did it take you to complete this application? 8

Did you use an external consultant, contractor, or partner to help write this application? If yes, please explain why.

I confirmed the accuracy of some of the project details such as permitting timelines, detailed tasks, and cost estimates with my owner's representative team, but they did not write any of the narrative.

The River District's review, and potential funding, of your project does not constitute a legal or engineering analysis regarding the efficacy of the project or any associated legal consequences, including any potential impact to water rights associated with your project. The River District encourages all applicants to consult legal and engineering professionals regarding their project prior to applying

Signature

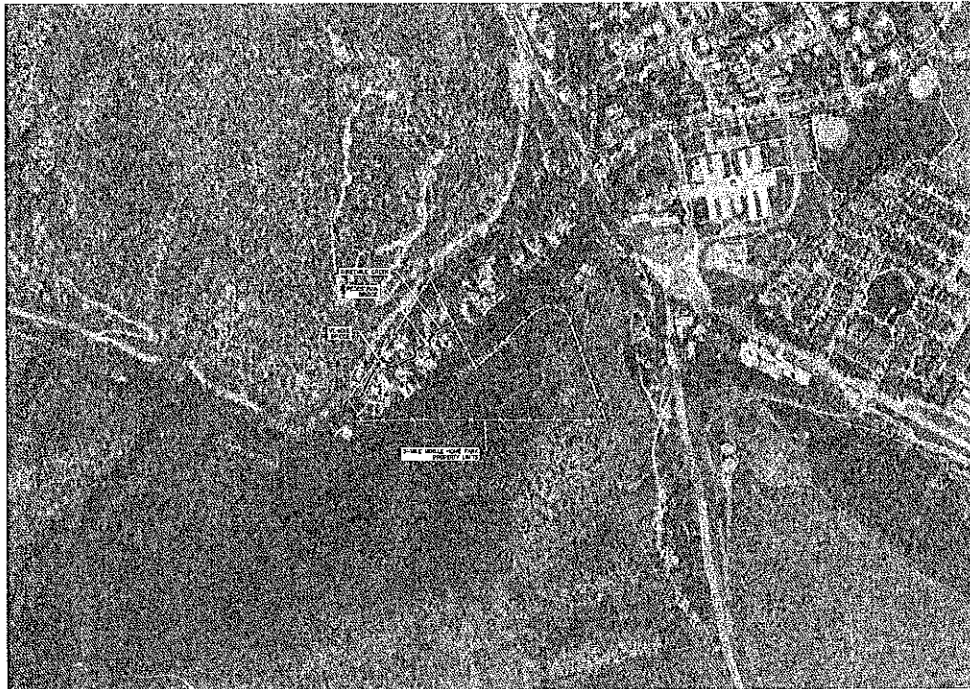
Date of Signature

After clicking "save and close" be sure to click the green button "submit" to submit your application. If you have any questions, feel free to call Melissa Wills at 970-930-4194 or email her at mwills@crwcd.org.

Top

3 MILE MOBILE HOME PARK INFRASTRUCTURE IMPROVEMENTS

250 COUNTY RD. 127 | GLENWOOD SPRINGS, CO



PROJECT DESCRIPTION

- THE PROJECT SCOPE INCLUDES THE FOLLOWING ITEMS:
- REPLACEMENT OF THE VEHICLE AND PEDESTRIAN BRIDGES INCLUDING INSTALMENT WORK
- INSTALLATION OF APPROXIMATELY 150 LF OF POTABLE WATER DISTRIBUTION PIPING
- REPLACEMENT OF 20 WATER SERVICE LINES AND CONNECTIONS
- INSTALLATION OF 1 PRE-CAST WATER METER MANHOLE
- INSTALLATION OF A BURIED POTABLE WATER TANK AND DISTRIBUTION PUMPS
- CONSTRUCTION OF ASBESTOS-CEMENT CHLORINATION BUILDING
- REPLACEMENT OF 150 LF OF SANITARY SERVICE PIPE
- REPLACEMENT OF 1 PRE-CAST SEWER MANHOLE AND ONE FOUR IN PLACE MANHOLE

SHEET INDEX

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C7	PROPOSED PEDESTRIAN BRIDGE GRADING
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C17	CHLORINATION SHED DETAILS
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C24	ELEVATION AND SECTION VEHICLE BRIDGE
C25	TYPICAL WIND WALL AND ADJACENT SECTIONS VEHICLE BRIDGE
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C27	GENERAL LAYOUT, ELEVATION, AND SECTION PEDESTRIAN BRIDGE
C28	TYPICAL WIND WALL AND ADJACENT SECTIONS PEDESTRIAN BRIDGE
C29	ELECTRIC MAINS
C30	ELECTRIC ONE LINES
C31	ELECTRIC WELL HOUSE PLAN

PROJECT CONTACTS

OWNER REPRESENTATIVE	TRACY LUTZ HIGHLANDS LANDSCAPE PLANNING (970) 240-2443
OPERATOR OF RESPONSIBILITY (COWI) (COWI)	JOHN ADAMS TRAIL COUNTY UTILITY SERVICES (970) 240-2443
PAID ENGINEER	WAGLE SCHMIDT, PC REGISTERED PROFESSIONAL ENGINEER (970) 240-2443
JOINT/STREET RECORDING FIRM	WAGLE SCHMIDT, PC 2010 N. GLENWOOD AVENUE CHIEF OPERATING OFFICER/REGISTERED ENGINEER-ARCHITECT (970) 240-2443
LOCAL ENERGY	SONNENBERG (970) 240-2443
BLACK HILLS ENERGY	JOHN ADAMS (970) 240-2443
ELECTRICIAN	JOHN ADAMS (970) 240-2443



ROARING FORK ENGINEERING
1000 N. GLENWOOD AVENUE
SUITE 100
GLENWOOD SPRINGS, CO 81601
(970) 240-2443

CHECKED BY: BMM
DRAWN BY: COWI

DATE: 06/01/2025

SCALE: AS SHOWN

PROJECT: 3 MILE MOBILE HOME PARK

DATE: 06/01/2025

PROJECT: 3 MILE MOBILE HOME PARK

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PROJECT: 3 MILE MOBILE HOME PARK

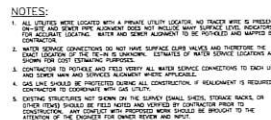
DATE: 06/01/2025

PROJECT: 3 MILE MOBILE HOME PARK

DATE: 06/01/2025

PROJECT: 3 MILE MOBILE HOME PARK

DATE: 06/01/2025



EXISTING CONDITIONS MAP
1" = 30'





NOTES:

1. EXCAVATION, HANDLING, AND REMOVAL OF MATERIALS OFFSITE SHALL INCLUDE ALL REQUIREMENTS AS SHOWN ON THE SHEET AND IN SPEC 20.06.02.
2. CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF ALL INFRASTRUCTURE AND DISPOSAL OFF SITE IN ACCORDANCE WITH STATE AND LOCAL LAWS.
3. WHEN APPLICABLE, IF A LINE IS TO BE ABANDONED AND AN UNKNOWN CONFLICT IS PRESENT, CONTRACTOR SHALL NOTIFY TOWN OF CONFLICT AND REMOVE AND DISPOSE OF PIPE OR INFRASTRUCTURE AS NEEDED. ALL PIPE REMOVED SHALL BE CUT AND CAPPED WITH 3 FEET OF GROUT.



GRAPHIC SCALE
0 10 20
FEET 1" = 20'

ROARING FORK ENGINEERING
1500 W. PARKWAY 111
GLENWOOD SPRINGS, CO 80530
TEL: 970.436.1234
WWW.RFENGINEERING.COM



DESIGNED BY: TERRY
DRAWN BY: DOR

DATE: 10/20/2019

SCALE: AS SHOWN

PROJECT: 3 MILE MOBILE HOME PARK

LOCATION: GLENWOOD SPRINGS, CO

DATE: 10/20/2019

PROJECT: 3 MILE MOBILE HOME PARK

LOCATION: GLENWOOD SPRINGS, CO

DATE: 10/20/2019

PROJECT: 3 MILE MOBILE HOME PARK

LOCATION: GLENWOOD SPRINGS, CO

DATE: 10/20/2019

PROJECT: 3 MILE MOBILE HOME PARK

LOCATION: GLENWOOD SPRINGS, CO

DATE: 10/20/2019

PROJECT: 3 MILE MOBILE HOME PARK

LOCATION: GLENWOOD SPRINGS, CO

DATE: 10/20/2019

PROJECT: 3 MILE MOBILE HOME PARK

LOCATION: GLENWOOD SPRINGS, CO

DATE: 10/20/2019

PROJECT: 3 MILE MOBILE HOME PARK

LOCATION: GLENWOOD SPRINGS, CO

DATE: 10/20/2019

PROJECT: 3 MILE MOBILE HOME PARK

LOCATION: GLENWOOD SPRINGS, CO

DATE: 10/20/2019

PROJECT: 3 MILE MOBILE HOME PARK

LOCATION: GLENWOOD SPRINGS, CO

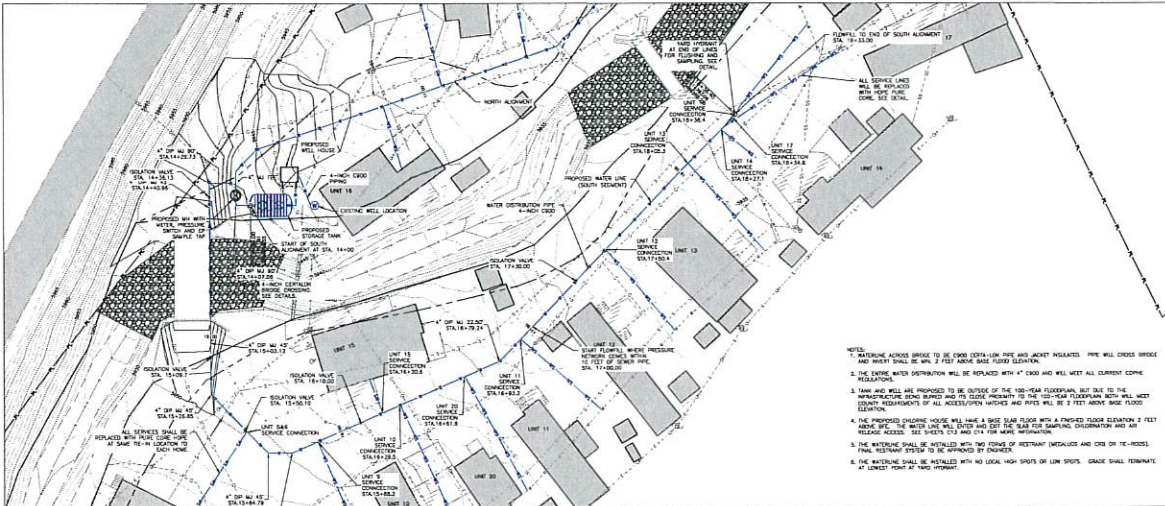
DATE: 10/20/2019

PROJECT: 3 MILE MOBILE HOME PARK

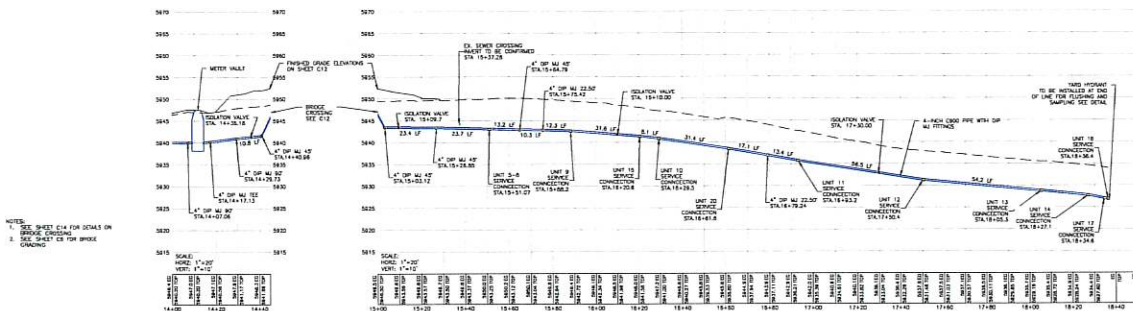
LOCATION: GLENWOOD SPRINGS, CO

DATE: 10/20/2019

- [illegible]



PLAN VIEW



SOUTH ALIGNMENT PROFILE



ROARING FORK ENGINEERING
 1000 S. 10TH AVE. SUITE 100
 GLENWOOD SPRINGS, CO 80530
 PHONE: 970.255.1000
 FAX: 970.255.1001
 WWW: www.rfengr.com



CHECKED BY: RFB
 DRAWN BY: RFB
 DATE: 10/1/10

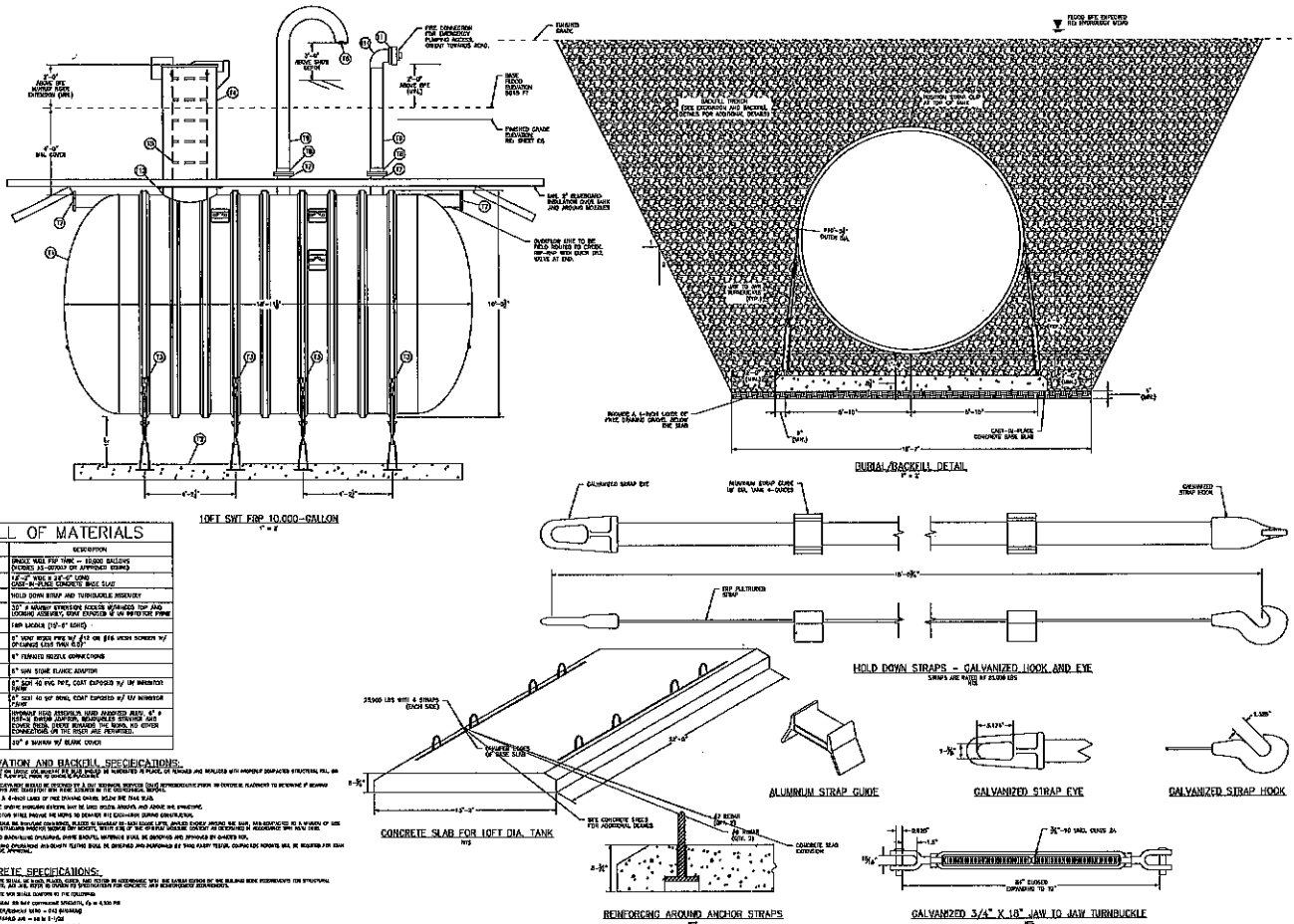
PROJECT: 3 MILE MOBILE HOME PARK
 COMMUNITY IMPROVEMENT
 GLENWOOD SPRINGS, CO

DESIGN: 10/1/10
 DATE: 10/1/10

SCALE: 1"=100'
 1"=100'

PROVIDED WATER SYSTEM
 PLANNING PROFILE 00

11



GRAPHIC SCALE
IN FEET 1" = 2'

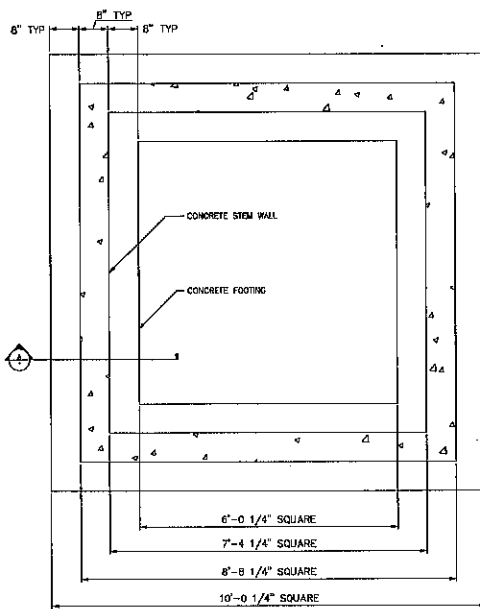
ROARING FORK ENGINEERING
LANDSCAPE ARCHITECTS
1000 E. 10TH AVE. SUITE 100
DENVER, CO 80202
(303) 733-1111

3 MILE MOBILE HOME PARK
COMMUNITY INFRASTRUCTURE
GLENWOOD SPRINGS, CO

DATE 10/11/11
BY [Signature]
SCALE 20' = 1"

PROJECT NO. C15
DATE 10/11/11

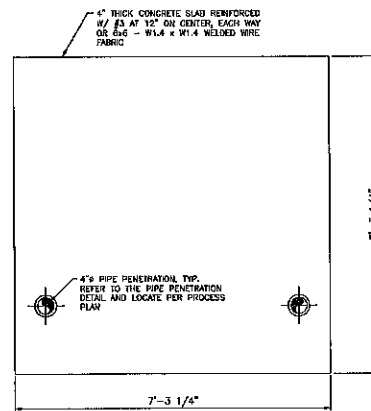
- C17



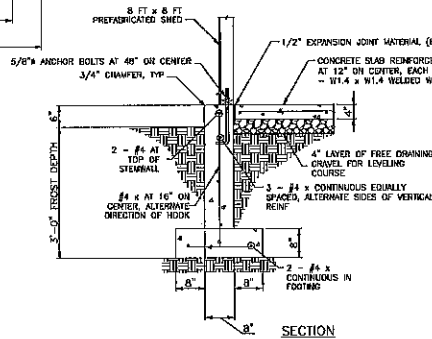
FOUNDATION PLAN

NOTES:

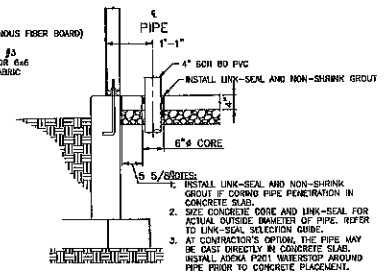
1. REFER TO DIVISION 03 SPECIFICATIONS FOR CONCRETE AND REINFORCING REQUIREMENTS.
2. FOOTING ELEVATIONS SHOULD BE OBSERVED BY A CMT REPRESENTATIVE PRIOR TO CONCRETE PLACEMENT.
3. PLACE AND COMPACT BACKFILL PER THE REQUIREMENTS OF THE GEO-TECHNICAL REPORT.
4. SMALL DIA CONDUIT, DRAIN, AND SAMPLE PORT NOT SHOWN ON BASE SLAB FOR PENETRATIONS. PIPING SHALL BE CAST INTO SLAB BEFORE POUR. FINAL LOCATION TO BE COORDINATED WITH ENGINEER.
5. DRAIN LINE IN CENTER OF SLAB SHALL DRAIN TO GRAVEL LAYER BELOW SLAB.



BASE SLAB PLAN



SECTION



PIPE PENETRATION DETAIL



GRAPHIC SCALE
1" = 10'
1/4" = 1'

ROARING FORK ENGINEERING
1000 W. 10TH ST.
PO BOX 1000
GLENNDALE, AR 72341



CHECKED BY: JMM
DRAWN BY: JMM

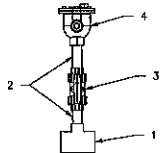
DATE: 05/20/2020

PROJECT: 2020-04

3 MILE MOBILE HOME PARK
COMMON-UNITY INFRASTRUCTURE
AND COMMUNITY IMPROVEMENT
PROJECT
GLENNDALE, AR

ORIGINAL/REVISED
FOOTING/DETAILS

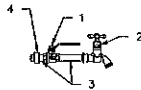
C18
05/20



ID	QTY	DESCRIPTION
1	1	2in x 2in WPC PIPE ELBOW - PLATE FLANGE SOCKET & FEMALE THREADED END
2	2	2in PIPE FLOT VALVE - VALVE W/ FLOT
3	1	2in ELBOW FLOT VALVE - FLOT W/ FLOT
4	1	2in COMBINATION AIR VALVE - 2in FLOT W/ FLOT

- NOTES:
1. OPERATOR TO BE LOCATED AT LOCATION OF AIR VALVE IN LOCAL BOX POINT
 2. AIR VALVE SHALL BE PLACED ON 1" TUB, SUPPORTED BY FIVE DOWNS SUPPORTS.

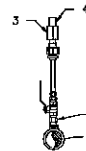
COMBINATION AIR VALVE ASSEMBLY
SCALE: 1"=6"



ID	QTY	DESCRIPTION
1	1	1/2" TO 1" BALL VALVE
2	1	SMOOTH HOSE SAMPLE TAP - 1/2" FEMALE NPT THREADED
3	1	2 PL PLATE PIPE COPE PIPE
4	1	THREADED & CO FITTER

- NOTES:
1. SUPPORT FIVE COPE ASSEMBLY ON PIPE WITH CLAMPS AND BOLTS.

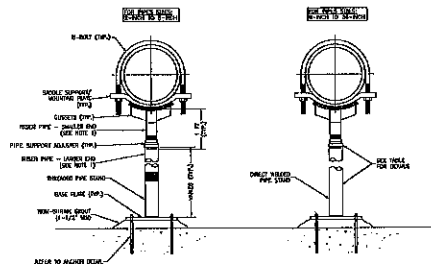
ENTRY POINT SAMPLE TAP
SCALE: 1"=6"



ID	QTY	DESCRIPTION
1	1	2in x 1/2in HOSE END TEE PIPE ELBOW - PLATE FLANGE SOCKET & FEMALE THREADED END
2	1	THREADED 1/2in NUT/COPE BALL (W/ 1/2in)
3	1	1/2in BRASS TAP & COMPRESSION JAMPER
4	1	POLYURETHANE TUBING

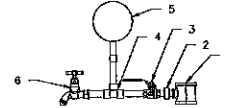
- NOTES:
1. OPERATOR TO BE LOCATED AT LOCATION OF AIR VALVE IN LOCAL BOX POINT

CHEMICAL DOSING ASSEMBLY
SCALE: 1"=6"



PIPE SIZE (INCH)	BASE PLATE SIZE (INCH)	BASE PLATE THICK (INCH)	FASTENER SIZE (INCH)	WATER PIPE SIZE (INCH)
2	2 1/2 x 8 x 5	1/2	1/2"	2-1/2"
3	3 1/2 x 10 x 5	1/2	3/4"	3-1/2"
4	4 1/2 x 12 x 5	1/2	1"	4-1/2"
6	6 1/2 x 12 x 5	1/2	1 1/4"	6-1/2"
8	8 1/2 x 12 x 5	1/2	1 1/2"	8-1/2"
10	10 1/2 x 12 x 5	1/2	2"	10-1/2"
12	12 1/2 x 12 x 5	1/2	2 1/2"	12-1/2"
14	14 1/2 x 12 x 5	1/2	3"	14-1/2"
16	16 1/2 x 12 x 5	1/2	3 1/2"	16-1/2"
20	20 1/2 x 12 x 5	1/2	4"	20-1/2"

- NOTES:
1. BASE PLATE TO BE THREADED/PLATE END AND BOLT END THREADED AND LARGER END.
 2. BASE PLATE TO BE THREADED/PLATE END AND BOLT END THREADED AND LARGER END.



ID	QTY	DESCRIPTION
1	1	2in x 1/2in HOSE END TEE PIPE ELBOW - PLATE FLANGE SOCKET & FEMALE THREADED END
2	1	1/2in BRASS TAP & COMPRESSION JAMPER
3	1	2in HOSE END TEE
4	1	2in HOSE END TEE
5	1	2in HOSE END TEE
6	1	SMOOTH HOSE SAMPLE TAP - 1/2" FEMALE NPT THREADED

SAMPLE TAP AND PRESSURE BASIC ASSEMBLY
SCALE: 1"=6"



ROARING FORK ENGINEERING
1000 S. 1000 E.
PO BOX 1000
GLENWOOD SPRINGS, CO 81601



CHECKED BY: JWH
DRAWN BY: JWH

DATE: 10/1/2014

SCALE: 1"=6"

PROJECT: 1000

REVISION: 1

DATE: 10/1/2014

SCALE: 1"=6"

PROJECT: 1000

REVISION: 1

DATE: 10/1/2014

SCALE: 1"=6"

PROJECT: 1000

REVISION: 1

DATE: 10/1/2014

SCALE: 1"=6"

PROJECT: 1000

REVISION: 1

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SCALE: 1"=6"

PROJECT: 1000

REVISION: 1

DATE: 10/1/2014

SCALE: 1"=6"

PROJECT: 1000

REVISION: 1

DATE: 10/1/2014

SCALE: 1"=6"

PROJECT: 1000

REVISION: 1

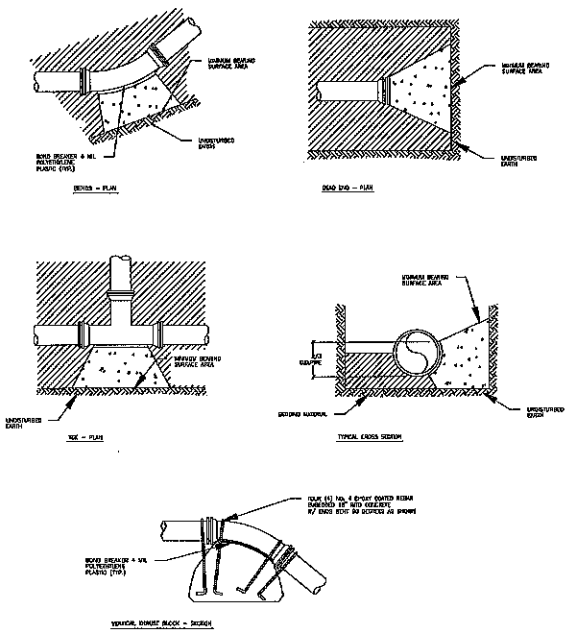
DATE: 10/1/2014

SCALE: 1"=6"

PROJECT: 1000

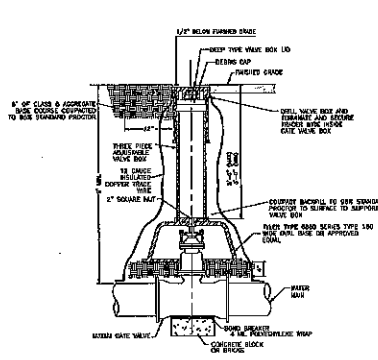
REVISION: 1

DATE: 10/1/2014

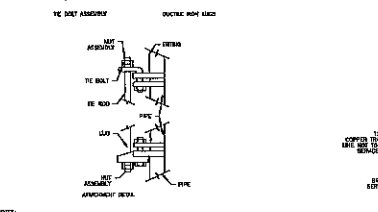


BEARING AREAS (SQ. FT)				
SIZE (IN)	HEADS			
	10"	12"	14 1/2"	16 1/2"
3	1.1	0.81	0.8	0.81
4	1.7	1.1	0.83	0.87
5	2.7	1.7	1.2	1.3
6	4.0	2.5	1.7	1.85
8	6.7	4.2	2.9	3.1
10	10.7	6.7	4.5	4.8
12	16.7	10.7	6.7	7.1
14	24.0	15.7	9.8	10.4
16	32.7	21.7	13.5	14.4
18	42.8	28.7	18.0	19.4
20	54.5	36.8	23.0	24.4
24	81.7	54.0	33.0	35.4

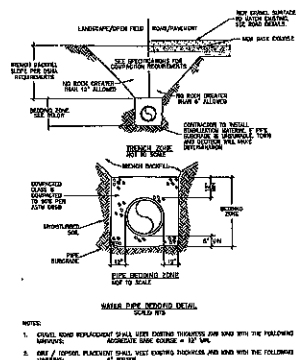
NOTES:
 1. BEARING AREAS IN THESE AREAS ARE BASED ON THE FOLLOWING ASSUMPTIONS:
 a. THE BEARING AREAS ARE BASED ON THE FOLLOWING ASSUMPTIONS:
 b. THE BEARING AREAS ARE BASED ON THE FOLLOWING ASSUMPTIONS:
 c. THE BEARING AREAS ARE BASED ON THE FOLLOWING ASSUMPTIONS:
 d. THE BEARING AREAS ARE BASED ON THE FOLLOWING ASSUMPTIONS:
 e. THE BEARING AREAS ARE BASED ON THE FOLLOWING ASSUMPTIONS:
 f. THE BEARING AREAS ARE BASED ON THE FOLLOWING ASSUMPTIONS:
 g. THE BEARING AREAS ARE BASED ON THE FOLLOWING ASSUMPTIONS:
 h. THE BEARING AREAS ARE BASED ON THE FOLLOWING ASSUMPTIONS:
 i. THE BEARING AREAS ARE BASED ON THE FOLLOWING ASSUMPTIONS:
 j. THE BEARING AREAS ARE BASED ON THE FOLLOWING ASSUMPTIONS:
 k. THE BEARING AREAS ARE BASED ON THE FOLLOWING ASSUMPTIONS:
 l. THE BEARING AREAS ARE BASED ON THE FOLLOWING ASSUMPTIONS:
 m. THE BEARING AREAS ARE BASED ON THE FOLLOWING ASSUMPTIONS:
 n. THE BEARING AREAS ARE BASED ON THE FOLLOWING ASSUMPTIONS:
 o. THE BEARING AREAS ARE BASED ON THE FOLLOWING ASSUMPTIONS:
 p. THE BEARING AREAS ARE BASED ON THE FOLLOWING ASSUMPTIONS:
 q. THE BEARING AREAS ARE BASED ON THE FOLLOWING ASSUMPTIONS:
 r. THE BEARING AREAS ARE BASED ON THE FOLLOWING ASSUMPTIONS:
 s. THE BEARING AREAS ARE BASED ON THE FOLLOWING ASSUMPTIONS:
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 u. THE BEARING AREAS ARE BASED ON THE FOLLOWING ASSUMPTIONS:
 v. THE BEARING AREAS ARE BASED ON THE FOLLOWING ASSUMPTIONS:
 w. THE BEARING AREAS ARE BASED ON THE FOLLOWING ASSUMPTIONS:
 x. THE BEARING AREAS ARE BASED ON THE FOLLOWING ASSUMPTIONS:
 y. THE BEARING AREAS ARE BASED ON THE FOLLOWING ASSUMPTIONS:
 z. THE BEARING AREAS ARE BASED ON THE FOLLOWING ASSUMPTIONS:



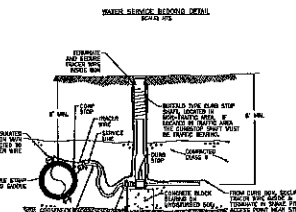
NOTES:
 1. ALL VALVES ADJACENT TO OTHERS SHALL BE INSTALLED WITH PROPER ADAPTOR.
 2. VALVES SHALL NOT BE INSTALLED IN CURB & GUTTER OR VALLEY PAVES.
 3. INSTALLED VALVES WHICH COINCIDE WITH CONCRETE AREAS SHALL BE RELOCATED AT THE CONTRACTOR'S EXPENSE.
 4. THIS DETAIL DOES NOT APPLY TO HORIZONTAL ASSEMBLY VALVES.
 5. DETAIL VALVE WITH EXTENSION AS SHOWN TO ENSURE THE VALVE EXTENDS TO THE TOP OF THE CURB AND NOT TO THE TOP OF THE VALVE BOX.
 6. THE VALVE SHALL BE INSTALLED ABOVE THE VALVE BOX, TERMINATED AND SECURED TO THE VALVE BOX, ON THE TOP OF THE CURB.



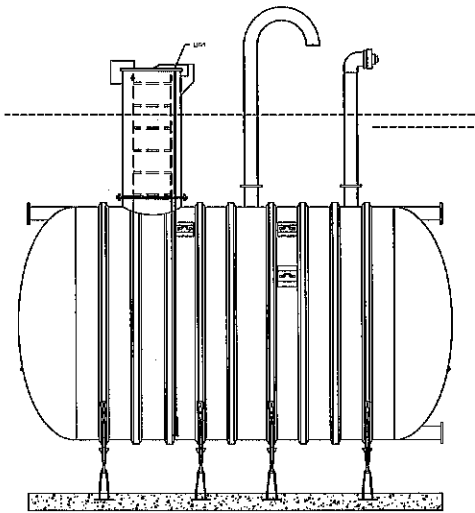
NOTES:
 1. THE VALVE SHALL BE INSTALLED IN THE CURB & GUTTER OR VALLEY PAVES.
 2. THE VALVE SHALL NOT BE INSTALLED IN CURB & GUTTER OR VALLEY PAVES.
 3. THE VALVE SHALL NOT BE INSTALLED IN CURB & GUTTER OR VALLEY PAVES.
 4. THE VALVE SHALL NOT BE INSTALLED IN CURB & GUTTER OR VALLEY PAVES.
 5. THE VALVE SHALL NOT BE INSTALLED IN CURB & GUTTER OR VALLEY PAVES.
 6. THE VALVE SHALL NOT BE INSTALLED IN CURB & GUTTER OR VALLEY PAVES.
 7. THE VALVE SHALL NOT BE INSTALLED IN CURB & GUTTER OR VALLEY PAVES.
 8. THE VALVE SHALL NOT BE INSTALLED IN CURB & GUTTER OR VALLEY PAVES.
 9. THE VALVE SHALL NOT BE INSTALLED IN CURB & GUTTER OR VALLEY PAVES.
 10. THE VALVE SHALL NOT BE INSTALLED IN CURB & GUTTER OR VALLEY PAVES.




NOTES:
 1. DETAIL VALVE REPLACEMENT SHALL BE DONE DURING THE SAME TIME AS THE VALVE IS REPLACED.
 2. DETAIL VALVE REPLACEMENT SHALL BE DONE DURING THE SAME TIME AS THE VALVE IS REPLACED.
 3. DETAIL VALVE REPLACEMENT SHALL BE DONE DURING THE SAME TIME AS THE VALVE IS REPLACED.
 4. DETAIL VALVE REPLACEMENT SHALL BE DONE DURING THE SAME TIME AS THE VALVE IS REPLACED.
 5. DETAIL VALVE REPLACEMENT SHALL BE DONE DURING THE SAME TIME AS THE VALVE IS REPLACED.
 6. DETAIL VALVE REPLACEMENT SHALL BE DONE DURING THE SAME TIME AS THE VALVE IS REPLACED.
 7. DETAIL VALVE REPLACEMENT SHALL BE DONE DURING THE SAME TIME AS THE VALVE IS REPLACED.
 8. DETAIL VALVE REPLACEMENT SHALL BE DONE DURING THE SAME TIME AS THE VALVE IS REPLACED.
 9. DETAIL VALVE REPLACEMENT SHALL BE DONE DURING THE SAME TIME AS THE VALVE IS REPLACED.
 10. DETAIL VALVE REPLACEMENT SHALL BE DONE DURING THE SAME TIME AS THE VALVE IS REPLACED.

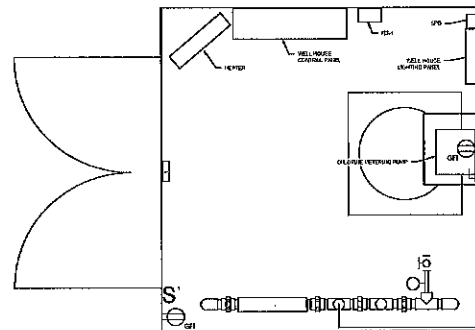


NOTES:
 1. DETAIL VALVE REPLACEMENT SHALL BE DONE DURING THE SAME TIME AS THE VALVE IS REPLACED.
 2. DETAIL VALVE REPLACEMENT SHALL BE DONE DURING THE SAME TIME AS THE VALVE IS REPLACED.
 3. DETAIL VALVE REPLACEMENT SHALL BE DONE DURING THE SAME TIME AS THE VALVE IS REPLACED.
 4. DETAIL VALVE REPLACEMENT SHALL BE DONE DURING THE SAME TIME AS THE VALVE IS REPLACED.
 5. DETAIL VALVE REPLACEMENT SHALL BE DONE DURING THE SAME TIME AS THE VALVE IS REPLACED.
 6. DETAIL VALVE REPLACEMENT SHALL BE DONE DURING THE SAME TIME AS THE VALVE IS REPLACED.
 7. DETAIL VALVE REPLACEMENT SHALL BE DONE DURING THE SAME TIME AS THE VALVE IS REPLACED.
 8. DETAIL VALVE REPLACEMENT SHALL BE DONE DURING THE SAME TIME AS THE VALVE IS REPLACED.
 9. DETAIL VALVE REPLACEMENT SHALL BE DONE DURING THE SAME TIME AS THE VALVE IS REPLACED.
 10. DETAIL VALVE REPLACEMENT SHALL BE DONE DURING THE SAME TIME AS THE VALVE IS REPLACED.



STORAGE TANK
SCALE: 1"=2'

LIGHTING FIXTURE SCHEDULE				
SYMBOL	LAMP	MTG HEIGHT	DESCRIPTION	MANUFACTURER
	LED, 120V	MOUNT AT 8' AFF	WALL MOUNTED RUSTIC DIE-CAST ALUMINUM HOUSING WITH REMOVABLE CAST ALUMINUM GUARD INCLUDED.	HUBBELL: VMGL-4



WELL HOUSE
SCALE: 1"=2'

		8130 SHANTER DRIVE, ETC. BIRMINGHAM, AL 35207 (205) 988-1111 WWW.BROWNSHILL.COM	
SMILE MOBILE HOME PARK COMMUNITY INFRASTRUCTURE IMPROVEMENTS		ELECTRIC WELL HOUSE PLAN VIEW	
DRAWN BY: JAC CHECKED BY: JAC APP. BY: JAC DES. BY: JAC	DATE: 10/20/2023 SCALE: AS SHOWN	E03 E03	



June 27, 2025

Sydney Shalit
Three Mile TP
PO Box 2026
Carbondale, CO 81623

RE: Approval of Drinking Water Final Plans and Specifications for Construction
Three Mile TP, Water System Improvements
Public Water System Identification (PWSID) No. CO0123742, Garfield County
ES Project No. ES.25.DWDR.09272

Dear Sydney Shalit:

The Colorado Department of Public Health & Environment (Department), Water Quality Control Division, Engineering Section has received and reviewed Final Plans and Specifications for the Three Mile TP's Water System Improvements project in accordance with Section 11.4(1)(b) of the *Colorado Primary Drinking Water Regulations* (Regulation 11). The design meets or exceeds the requirements of the *State of Colorado Design Criteria For Potable Water Systems* (Design Criteria) and is hereby approved.

This approval is limited to the following:

- Modifications to Treatment Plant (SDWIS ID: 002)
 - Treatment for Well No 1 (001), Maximum flowrate of 12 gpm.
 - Sodium hypochlorite treatment (421):
 - Sodium hypochlorite feed pump (design basis: PULSAtron series A Plus, model number LB64SA-VHC1) with five function valve and 55-gallon chemical containment drum with spill containment deck. Spare pump available on-site.
 - Sodium hypochlorite injection point prior to tank. Residual chlorine monitoring location is downstream of storage tank from meter manhole.
 - Well and chlorine pump electrically connected to control dosing.
 - Disinfection contact volume (825): Storage tank (SDWIS ID: 003) with a minimum operating volume of 5,000 gallons and a baffling factor of 0.1.
 - Treatment appurtenances. Raw water sampling tap, static mixer, magnetic flow meter (design basis: Rosemount 8750W) located in manhole, handheld chlorine analyzer, and finished water tap (returned from meter manhole to treatment plant building).
 - Distribution system pumps: Two 50 gpm submersible pumps (design basis: Goulds GS Series, Model 45GS20), one duty + one standby, installed in storage tank. Pressure switches will provide signal control for pump start/stop operation.
 - Associated piping and appurtenances.
- Storage tank (SDWIS ID: 003):
 - 10,000 gallon, buried, fiberglass tank (design basis: Xerxes XS-007037).
 - Tank Appurtenances:
 - Inlet: 6-inch.
 - Outlet: 6-inch.
 - Overflow: 4-inch overflow. Overflow line discharges to a rip-rap area with a duckbill check valve.
 - Vent: 6-inch gooseneck vent, with at least 36-inches between the opening and ground surface and 16 mesh screen.
 - Manway: 30-inch circular manway, with access opening elevated at least 24 inches above the ground surface. The overlapping cover is gasketed, lockable, and hinged on one side.
 - Associated piping and appurtenances.

Conditions of Approval:

The approval is subject to the following conditions:



General Requirements:

- Section 2.21 of the Design Criteria requires all chemicals and materials that come in contact with treated or partially treated water to be ANSI/NSF 60 and 61 certified, respectively, for potable water use.
- All wells, pipes, tanks and equipment that can convey or store water intended for potable use must be disinfected in accordance with current AWWA procedures prior to initial use as required in Sections 2.15, 6.6.2, 7.0.18 and 8.7.7 of the Design Criteria.
- All change orders or addenda that address treatment, storage or piping must be submitted to this office for review and approval by the Department.
- Upon completion of construction and prior to commencement of operation, a completed "Drinking Water Construction Completion as Approved Certification Form" stating that the system was constructed as approved and the operational starting date must be submitted to the Department. This form is available at <https://www.colorado.gov/cdphe/wq-facility-design-and-approval-forms> under the "Drinking water construction complete form" heading.
- As required by Section 11.4(3)(b) of Regulation 11, if construction of the project is not commenced within one year from the date of this letter, this approval will expire and all information will be required to be updated and resubmitted for review and approval by the Department. Please note that this requirement is specific to this approval and the associated commencement of construction and has no impact on other compliance deadlines that are set forth in Regulation 11 and that may be included in other communications that are issued by the Department.

Monitoring Requirements:

- Section 11.5(5) of Regulation 11 requires that suppliers submit any revisions to the Monitoring Plan within 30 days of the effective date of the change. Changes that are made under this approval may require updates to multiple parts of the Monitoring Plan. Information regarding monitoring plan requirements is available online at: <http://www.colorado.gov/cdphe/wqforms> on the Drinking Water page under the "Inventory/System Updates" heading.
- **Lead and Copper Monitoring:** In accordance with Part 11.26(2)(d)(iv)(D)(I) of Regulation 11, the Engineering Section reviewed the project scope to determine if lead and copper sampling requirement modifications are appropriate as a result of the project. Based on the project scope and in accordance with the State of Colorado Design Criteria for Potable Water Systems - Appendix A, Table A.1 Design Review Matrix and Table A.3 Design Review Matrix - Corrosion Categories (Category 1, no apparent impact to corrosivity), the Engineering Section recommends that the supplier's lead and copper monitoring frequency and sample sites remain consistent with the supplier's current monitoring schedule.
- The supplier has elected to perform triggered source water monitoring. Therefore, under normal operating conditions the supplier does not need to maintain 4-log virus inactivation before or at the first customer on a continuous basis. In the event the supplier has a routine positive total coliform sample, the supplier will be required to monitor and sample the source water for fecal indicators at that time. If the source water sampling determines that fecal contamination exists within the source, the supplier may be required to increase treatment to meet 4-log virus inactivation on a continuous basis until the source of contamination can be identified and removed. Alternatively, the supplier may opt to discontinue to use the source. As outlined in the Basis of Design Report, the treatment conditions that must exist to achieve 4-log inactivation of viruses are as follows:
 - The treatment conditions that must exist to achieve 4-log inactivation of viruses requires the supplier to continuously maintain a **minimum chlorine residual of 0.2 mg/L** at the entry point monitoring location, assuming a peak flow rate of 12 gpm, a pH in the range of 6.0 to 9.0, a liquid temperature at or greater than 5-degrees Celsius, a baffle factor of 0.1 and a minimum active storage volume of 5,000-gallons.
 - The Three Mile TP is a groundwater system with a population less than or equal to 3,300, therefore Section 11.11 of Regulation 11 requires daily chlorine monitoring at the monitoring location specified in the above bullet (i.e., downstream of chlorine contact time) if triggered. The supplier will be required to work with the Department's Drinking Water Compliance Assurance Section regarding the specific monitoring requirements.

Facility Classification under Regulation 100:

- In accordance with the current Colorado Operators Certification Board regulations, the water treatment plant is a Class "D" water treatment facility and the distribution system is a Class "1" water distribution system.

The documents that were reviewed for this approval are as follows:

- Basis of Design Report and Appendices dated February 2025 titled *3 Mile Mobile Home Park Water System*. Prepared by Roaring Fork Engineering for Three Mile TP.
- Drawing Set dated February 2025 titled *3 Mile Mobile Home Park Infrastructure Improvements*. Prepared by Roaring Fork Engineering for Three Mile TP.
- Miscellaneous correspondence.

Please be advised of the following notifications and requirements that may apply to the project:

- Approval of this project is based only upon engineering design to provide safe potable water, as required by Regulation 11 and shall in no way influence local building department or local health department decisions on this project. This review does not relieve the owner from compliance with all Federal, State and local regulations and requirements prior to construction nor from responsibility for proper engineering, construction and operation of the facility.
- Any point source discharges of water from the facility are potentially subject to a discharge permit under the State Discharge Permit System. Any point source discharges to state waters without a permit are subject to civil or criminal enforcement action. If you have any questions regarding permit requirements contact the Permits Unit at 303-692-3500.

The Engineering Section is interested in collecting feedback about your experience during the review process. Please take a moment to fill out our [survey](#).

If you have any questions, please contact Andrea Sestokas at either 720-263-0203 or andrea.sestokas@state.co.us.

Sincerely,

Andrea Sestokas, P.E.
Senior Review Engineer
Engineering Section | Water Quality Control Division
Colorado Department of Public Health & Environment

cc: Adrian Aguilar, Responsible Treatment & Distribution Operator
Maggie McHugh, Roaring Fork Engineering
Janette Whitcomb, Garfield County Public Health Agency
Michael Emming, WQCD ES Engineering Review Unit Manager
Stephanie Martin, WQCD ES Work Group Lead
Stephanie Hosie, WQCD MHP Water Quality Unit Manager
WQCD DW Compliance Assurance Section