129 Cains Lane
Carbondale, CO 81623
970.309.5259
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March 8, 2023 Project No. C1792

Brent Lough
blridgerunner@gmail.com

Subsurface Investigation and Onsite Wastewater Treatment System Design
Thunder Ridge Business Center
6762 Hwy 82
Garfield County, Colorado

Brent,

CBO Inc. performed a subsurface investigation and completed an onsite wastewater treatment system (OWTS) design for the subject residence. The 42,250 square feet (0.97-acre) property is located outside of Glenwood Springs, in an area where OWTSs and wells are necessary.

Legal Description: Section: 1 Township: 7 Range: 89 TR IN LOT 8 42250 SQUARE FEET
Parcel ID: 2395-011-00-011

SITE CONDITIONS

The property is currently developed with four 2-bedroom residences. These residences are served by an existing OWTS. No records on the existing OWTS were available from Garfield County Community Development Department. The subject OWTS consists of two, two-compartment concrete septic tanks connected in series. Effluent gravity flows to a distribution box and then to three seepage pits. The former property owner provided a sketch (enclosed). We have estimated the location of the seepage pits on our drawings. The existing structures will be demolished and the existing OWTS components must be abandoned.

Two commercial office buildings (referenced as Building #1 and Building #2) are proposed. Each building will have four office spaces with a toilet and lavatory. With the potential for up to two 8-hour office employees per space, we are sizing the OWTS to accommodate up to sixteen 8-hour employees.

The property is served potable water from a private well on the property. The well is located near the northern property boundary. The well is located greater than 50-feet from the proposed septic tank and greater than 100-feet from the proposed soil treatment area (STA). The Division of Water Resources map of nearby wells does not show other wells within 100-feet of our proposed OWTS location.

The proposed soil treatment area (STA) location is in the existing driveway, which will be re-routed. Additionally, one of the three seepage pits is in the approximate STA location. We are proposing an over-excavated sand filter due to space constraints, the fact that the new STA is proposed in previously potentially compacted soils as an area subject to traffic, and the unknown proximity to the existing STA will require abandonment.

The OWTS is sized for domestic waste only.

SUBSURFACE

The subsurface was investigated on February 22, 2023 by digging one soil profile test pit excavation (Test Pit). Only one Test Pit was excavated because we did not want to disturb the existing driveway, which is still in use by tenants on the property, a known gas line was not located through the locate process, and one of the existing seepage pits was also in the approximate area. We dug the Test Pit in the most reasonable location to not disturb the existing infrastructure. A visual and tactile soil analysis was completed by Carla Ostberg at the time of excavation.[1]

The materials encountered in Test Pit #1 consisted of road base and frozen topsoil to 1.5-feet, underlain by reddish brown sandy loam to a maximum depth explored of 7.0-feet. No bedrock or groundwater was encountered.

A sample of the soil was taken from Test Pit #1 at 3-feet below grade. Soil structure grade was moderate. The soil formed a ball and a ribbon less than 1-inch in length before breaking. Soil structure shape was blocky and consistence was friable. Soil texture was more gritty than smooth.

Soils are consistent with Soil Type 2, Sandy Loam, with moderate structure grade. An unlined, over-excavated sand filter is proposed with a minimum of 2-feet of sand filter material (Secondary Sand). **A long-term acceptance rate (LTAR) of 0.8 gallons per square foot will be used to design the STA.**

Frozen topsoil

[1] Carla Ostberg holds a Certificate of Attendance and Examination from the CPOW Visual and Tactile Evaluation of Soils Training.


Looking northwest

View of Test Pit #1 looking east

Easier digging below 2-feet


Moderate sidewall


Backfill

Looking east


Sieved sample


Ribbon less than 1-inch

DESIGN SPECIFICATIONS

The existing septic tanks will be abandoned by pumping the tanks and removing them. The existing seepage pits will be abandoned by pumping any liquid in the pits, removing the concrete infrastructure, and utilizing on-site or imported material, compacted in 1-foot lifts, to fill the remaining voids. If any portion of the new building slab will be placed over an existing seepage pit, we recommend a structural engineer for abandonment recommendations. The use of on-site material is preferred for backfill of the seepage pit closest in proximity to the proposed STA.

Design Calculations:
Average Design Flow = (16) 8-hour office employees x 15 GPD = 240 GPD
Design Flow = 350 GPD
LTAR = 0.8 GPD/SF
350 GPD / 0.8 GPD/SF = 437.5 SF

An average daily wastewater flow of 240 GPD is estimated based on the anticipated number of employees. We have based the OWTS design on a more conservative design flow of 350 GPD.

For the purposes of this OWTS design, Benchmark Elevation at grade 6027' has been established as 100' as Finished Floor (FF) or slab of Building #2. Building #1 FF is 105' (6032'). CBO Inc. should be notified of any discrepancies or problems with grade elevations of proposed components during installation of the OWTS.

OWTS Component	**Minimum Elevation**
Primary Tank Inlet Invert	Approximate horizontal distance from **Building #1** 208' / min. 2% fall / **min. 52" fall** Approximate horizontal distance from **Building #2** 32' / min. 2% fall / **min. 8" fall**
Infiltrative Surface	Approximate horizontal distance 16' / min. 1% RISE to STA for drain back / **min. 2" rise**

*Elevations are based upon standard OWTS installation practices. Component elevations may change during installation due to site conditions. Minimum grade refers to piping between components.

A new 4-inch diameter Schedule 40 sewer line must be installed existing Building #1 with a double-sweep clean out and minimum 2% grade to the septic tank. This sewer line exceeds 100-feet in length and must have a clean out a minimum of every 100-feet.

A new 4-inch diameter Schedule 40 sewer line must be installed existing Building #2 with a double-sweep clean out and minimum 2% grade to the septic tank. This sewer line should tie into the sewer line from Building #1 with a wye fitting prior to entering the septic tank.

The system installation will include a 1000-gallon, two-compartment Valley Precast concrete septic tank with an Orenco® Biotube Pump Vault and an **Orenco® PF3005 pump** in the second compartment of the septic tank. The floats should be set to dose approximately **74 gallons each pump cycle, allowing approximately 2 gallons of drain back**. The control panel for the pump must be located within line of sight of the septic tank. We recommend Valley Precast out of Buena Vista be contracted for start-up of the pumping system.

Pump Table

Dose Range	Max = 89.5 gal. (350 GPD x 25% + 2 gal drain back)	Min. 70 gal. (17 gal x 4) + 2 gal drain back
Dose Setting	74 gallons/dose	2 gallons drain back (16' / 1.5" diameter pump line)
Float Separation	1000 gallon 2-compartment Valley Precast concrete septic tank	11" on/off float separation 6.7 gallons / inch
Pump Criteria	24.4 gallons per minute (GPM)	9.5 feet total dynamic head (TDH)

Effluent will be pressure dosed to through 1.5-inch diameter pump line to the level, 1.5-inch diameter manifold. The connection between the pump line and manifold should be the high point of the system. The over-excavated, unlined sand filter must be 12' x 37'. A minimum of 2-feet of sand filter material will be installed in the over-excavated footprint. Sand filter material must be clean, coarse sand, all passing a screen having four meshes to the inch. The sand must have an effective size between 0.15 and 0.60 mm. The uniformity coefficient must be 7.0 or less. Material meeting ASTM 33, for concrete sand, with three percent or less fines passing 200 mesh sieve may be used. **A gradation of the sand media must be submitted to this office prior to obtaining the sand.**

Laterals used to disperse the effluent must be surrounded by washed coarse screened gravel or crushed stone (minimum 6-inches below and minimum 2-inches above laterals). All of the gravel or stone must pass a 2 ½-inch screen and must be retained on a ¾-inch screen**. Laterals must be 1.5-inches in diameter with 5/32-inch diameter orifices facing down, spaced 3-feet on center (OC).** We recommend Orenco® Orifice Shields be installed on the laterals under each orifice. Laterals will begin 2-feet from the edges of the filter, with 4-feet between the middle and outer laterals. Each 1.5-inch diameter lateral must end in a sweeping ell facing up with a ball valve for flushing. A soil separation fabric should be placed over the gravel layer followed by approximately 1-foot of topsoil or other suitable soil able to support vegetative growth. Inspection ports must be placed in each corner of the bed.

COMPONENT SPECIFICATIONS

The component manufacturers are typical of applications used by contractors and engineers in this area. **CBO Inc. must approve alternative components prior to installation of the OWTS. Requests must be submitted, in writing, to our office for approval prior to installation.** Component technical data sheets are available upon request.

COMPONENT	MANUFACTURER	MODEL NO.	COMMENTS
Septic Tank	Valley Precast	Item # 1000T-2CP-HH	2-compartment concrete septic tank with high head pump
Pump	Orenco®	PF300511 ½ HP 120 Volt	
Biotube ProPak Pump Package	Orenco®	BPP30DD	Vault, Filter, Control Panel (demand dose)
Tank Risers and Lids	Orenco®		Double-walled PVC Risers and Lids (24” diameter)
Orifice Shields	Orenco®	OS150	1.5 inch diameter (33 total)
Flushing Assembly	Orenco®	1.5” diameter	(2) 45° or 90° long sweep only (3 total)

Construction must be according to the jurisdiction’s adopted On-Site Wastewater Treatment System Regulations, the OWTS Permit, and this design.

PERMIT APPLICATION INSTRUCTIONS

An OWTS Permit Application must be submitted to Garfield County Environmental Health Department. https://www.garfield-county.com/environmental-health/filesgcco/sites/16/OWTS-Application-Complete-Packet-Dec.-2019.pdf. If the OWTS Permit Application will be submitted with a Building Permit Application, it should be submitted directly to Garfield County Building Department.

All questions regarding permit submission can be directed to Garfield County Environmental Health Department, 970-945-6614 x8150.

INSTALLATION CONTRACTOR

CBO Inc. expects that the installer be experienced and qualified to perform the scope of work outlined in this design. The installer must review this design thoroughly and coordinate with our office in advance of installation. Any additional conditions in this design or county permit must be completed and documented prior to final approval of the OWTS installation. Communication between the installer and this office is expected throughout the installation.

INSTALLATION OBSERVATIONS

CBO Inc. must view the OWTS during construction. The OWTS observation should be performed before backfill, after placement of OWTS components. Septic tanks, distribution devices, pumps, dosing siphons, and other plumbing, as applicable, must also be observed. CBO Inc. should be notified 48 hours in advance to observe the installation.

In an effort to improve the accuracy of the record drawing, **we request that the installer provide a sketch of the installation, including path of the sewer lines, water line installation (if applicable), septic tank location, STA location, and measurements from building corners or another fixed objects on the property.** This sketch is most easily provided on Sheet W2.0 of the OWTS Design Packet. Photographs of the installation and final cover are also requested to supplement our installation documentation.

REVEGETATION REQUIREMENTS

An adequate layer of good quality topsoil capable of supporting revegetation shall be placed over the entire disturbed area of the OWTS installation. A mixture of native grass seed that has good soil stabilizing characteristics (but without taproots), provides a maximum transpiration rate, and competes well with successional species. No trees or shrubs, or any vegetation requiring regular irrigation shall be placed over the STA. Until vegetation is reestablished, erosion and sediment control measures shall be implemented and maintained on site. The owner of the OWTS shall be responsible for maintaining proper vegetation cover.

OPERATION INFORMATION AND MAINTENANCE

The property owner shall be responsible for the operation and maintenance of each OWTS servicing the property. The property owner is responsible for maintaining service contracts for manufactured units, alternating STAs, and any other components needing maintenance.

Geo-fabrics or plastics should not be used over the STA. No heavy equipment, machinery, or materials should be placed on the backfilled STA. Machines with tracks (not wheels) should be used during construction of the STA for better weight distribution. Livestock should not graze on the STA. Plumbing fixtures should be checked to ensure that no additional water is being discharged to OWTS. For example, a running toilet or leaky faucet can discharge hundreds of gallons of water a day and harm a STA.

If an effluent filter or screen has been installed in the OWTS, we recommend this filter or screen be cleaned annually, or as needed. If the OWTS consists of a pressurized pump system, we recommend the laterals be flushed annually, or as needed.

The homeowner should pump the septic tank every two years, or as needed gauged by measurement of solids in the tank. Garbage disposal use should be minimized, and non-biodegradable materials should not be placed into the OWTS. Grease should not be placed in household drains. Loading from a water softener should not be discharged into the OWTS. No hazardous wastes should be directed into the OWTS. Mechanical room drains should not discharge into the OWTS. The OWTS is engineered for domestic waste only.

ADDITIONAL CONSTRUCTION NOTES

If design includes a pump, weep holes must be installed to allow pump lines to drain to minimize risk of freezing. The pump shall have an audible and visual alarm notification in the event of excessively high-water conditions and shall be connected to a control breaker separate from the high-water alarm breaker and from any other control system circuits. The pump system shall have a switch so the pump can be manually operated.

Excavation equipment must not drive in the excavation of the STA due to the potential to compact soil. Extensions should be placed on all septic tank components to allow access to them from existing grade. Backfill over the STA must be uniform and granular with no material greater than minus 3-inch.

LIMITS:

The design is based on information submitted. If soil conditions encountered are different from conditions described in report, CBO Inc. should be notified. All OWTS construction must be according to the county regulations. Requirements not specified in this report must follow applicable county regulations. The contractor should have documented and demonstrated knowledge of the requirements and regulations of the county in which they are working. Licensing of Systems Contractors may be required by county regulation.

Please call with questions.

Sincerely,

CBO Inc.

Carla Ostberg

Carla Ostberg, MPH, REHS

CCI ENGINEERING
Cronk Construction Inc.
1131 -24- Road
Grand Junction, CO 81505
970-250-0572

Reviewed By:

Kachayla R. Cronk

COLORADO LICENSED
KACHAYLA R. CRONK
61140
3/08/23
PROFESSIONAL ENGINEER

Kachayla Cronk, P.E.
Colorado License No. 61140

Pump Selection for a Pressurized System - Single Family Residence Project

6762 Hwy 82

Parameters

Discharge Assembly Size	1.50	inches
Transport Length	16	feet
Transport Pipe Class	40	
Transport Line Size	1.50	inches
Distributing Valve Model	None	
Max Elevation Lift	2	feet
Manifold Length	8	feet
Manifold Pipe Class	40	
Manifold Pipe Size	1.50	inches
Number of Laterals per Cell	3	
Lateral Length	35	feet
Lateral Pipe Class	40	
Lateral Pipe Size	1.50	inches
Orifice Size	5/32	inches
Orifice Spacing	3	feet
Residual Head	5	feet
Flow Meter	None	inches
'Add-on' Friction Losses	0	feet

Calculations

Minimum Flow Rate per Orifice	0.68	gpm
Number of Orifices per Zone	36	
Total Flow Rate per Zone	24.4	gpm
Number of Laterals per Zone	3	
% Flow Differential 1st/Last Orifice	0.5	%
Transport Velocity	3.9	fps

Frictional Head Losses

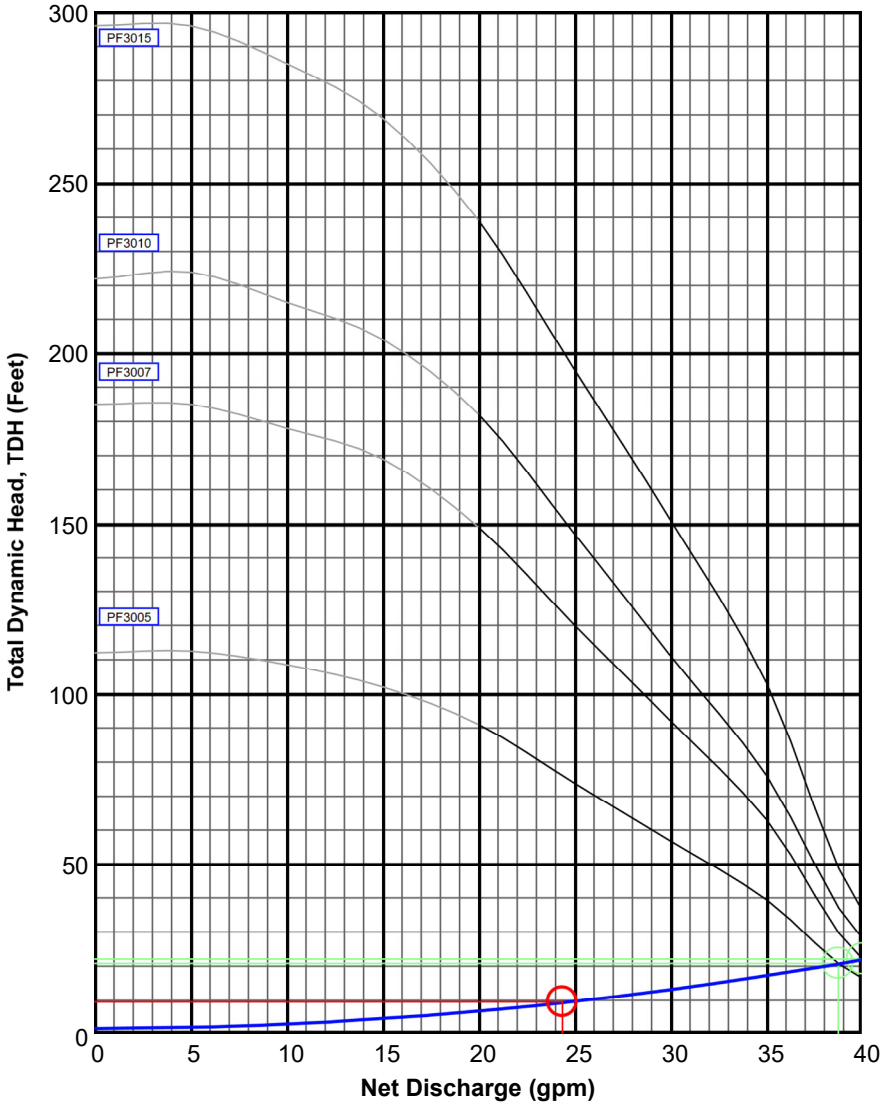
Loss through Discharge	1.8	feet
Loss in Transport	0.6	feet
Loss through Valve	0.0	feet
Loss in Manifold	0.1	feet
Loss in Laterals	0.1	feet
Loss through Flowmeter	0.0	feet
'Add-on' Friction Losses	0.0	feet

Pipe Volumes

Vol of Transport Line	1.7	gals
Vol of Manifold	0.8	gals
Vol of Laterals per Zone	11.1	gals
Total Volume	13.6	gals

Minimum Pump Requirements

Design Flow Rate	24.4	gpm
Total Dynamic Head	9.5	feet



PumpData

PF3005 High Head Effluent Pump
30 GPM, 1/2HP
115/230V 1Ø 60Hz, 200V 3Ø 60Hz

PF3007 High Head Effluent Pump
30 GPM, 3/4HP
230V 1Ø 60Hz, 200/460V 3Ø 60Hz

PF3010 High Head Effluent Pump
30 GPM, 1HP
230V 1Ø 60Hz, 200/460V 3Ø 60Hz

PF3015 High Head Effluent Pump
30 GPM, 1-1/2HP
230V 1Ø 60Hz, 200/230/460V 3Ø 60Hz

Legend

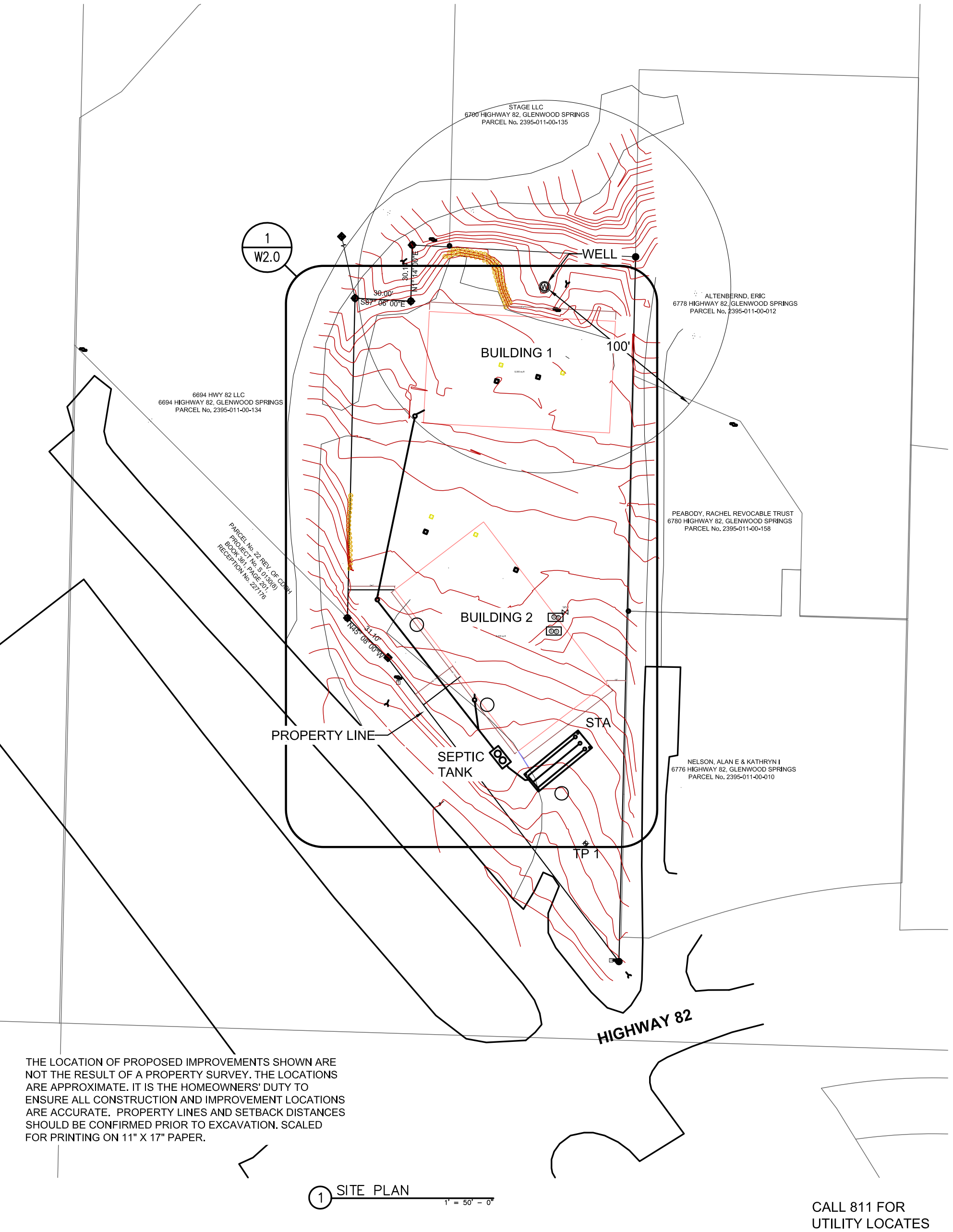
System Curve:
Pump Curve:
Pump Optimal Range:
Operating Point:
Design Point:

Orenco SYSTEMS
PROTECTING THE WORLD'S WATER

N

DRAWINGS MUST BE USED IN CONJUNCTION WITH DESIGN LETTER DATED 03/08/2023

SCALE: 1 = 50'=0"



THE LOCATION OF PROPOSED IMPROVEMENTS SHOWN ARE NOT THE RESULT OF A PROPERTY SURVEY. THE LOCATIONS ARE APPROXIMATE. IT IS THE HOMEOWNERS' DUTY TO ENSURE ALL CONSTRUCTION AND IMPROVEMENT LOCATIONS ARE ACCURATE. PROPERTY LINES AND SETBACK DISTANCES SHOULD BE CONFIRMED PRIOR TO EXCAVATION. SCALED FOR PRINTING ON 11" X 17" PAPER.

1 SITE PLAN
1' = 50' – 0"

CALL 811 FOR UTILITY LOCATES

CBO Inc.
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Phone 970.309.5259
carla.ostberg@gmail.com

Thunder Ridge Business Center
6762 Hwy 82
Garfield County, Colorado
Project Number: C1792

Date: 03/08/2023
Designed by: CBO
Reviewed by: KRC
Drawn by: DD

W1.0

N

S87° 06' 00"E

SCALE: 1" = 20'-0"

100'

6,000 sq ft

BUILDING 1
FF 105'

4" DIA SCHED-40 SEWER PIPE
WITH CLEANOUT
MIN 2% FALL TO TANK

12' x 37' PRESSURE DOSED, OVER-EXCAVATED, UNLINED SAND FILTER (MIN. 2' ASTM C-33 CONCRETE SAND) WITH THREE 1.5" DIA SCH-40 PVC LATERALS WITH $\frac{5}{32}$" DIAMETER ORIFICES FACING DOWN, 3' O.C COVERED WITH ORIFICE SHIELDS

CLEANOUT

N45° 08' 00"W

31.10'

EXISTING SEEPAGE PIT
TO BE ABANDONED

6,538 sqft

EXISTING SEEPAGE PIT
TO BE ABANDONED

WV

EXISTING
SEPTIC TANKS
TO BE
ABANDONED

BUILDING 2
FF 100'

FLUSHING VALVE AT
END OF EACH LATERAL

INSPECTION PORTS AT
CORNERS OF BED

4" DIA SCHED-40 SEWER
PIPE WITH CLEANOUT
MIN 2% FALL TO TANK

1000-GALLON 2-COMPARTMENT
CONCRETE SEPTIC TANK WITH
AN ORENCO PUMP PACKAGE IN
THE SECOND COMPARTMENT,
RISERS AND LIDS TO GRADE

10' MIN

5' MIN

12'

6' MIN

37'

10' MIN

10' MIN

PROPERTY LINE

1.5" DIA SCH-40 PUMP LINE.
(MIN 1% DRAIN BACK TO TANK)

1.5" DIA SCH-40 LEVEL MANIFOLD

1.5" DIA SCH-40 DISTRIBUTION LINES TO EACH
TRENCH

EXISTING SEEPAGE PIT
TO BE ABANDONED

TP 1

1 PROPOSED OWTS
1" = 20' – 0"

6778 HIG
PA

PEABOD
6780 HIGH
PAR

NEL
6776 HIG
PAF

CBO, INC.
SEPTIC CONSULTING

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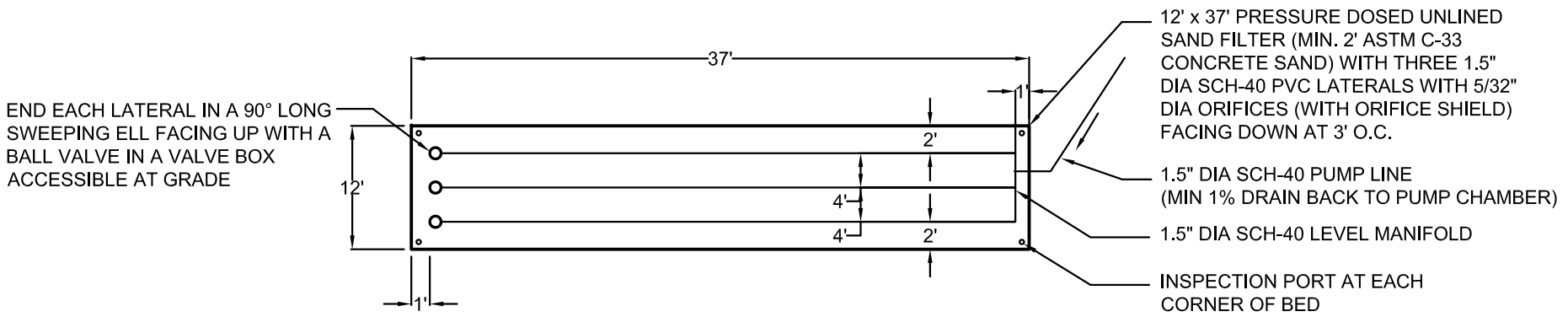
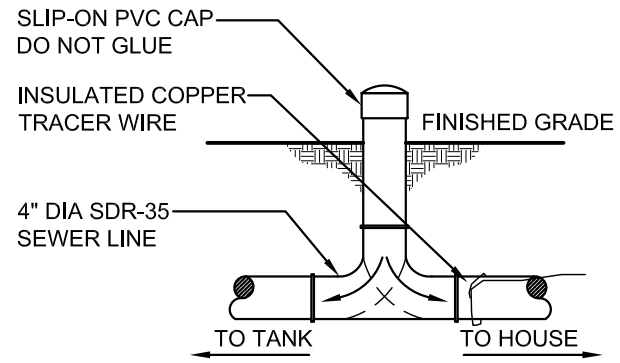
W2.0
Sheet 2 0F 4



1 SAND FILTER PLAN
NOT TO SCALE



2 CLEAN OUT DETAIL
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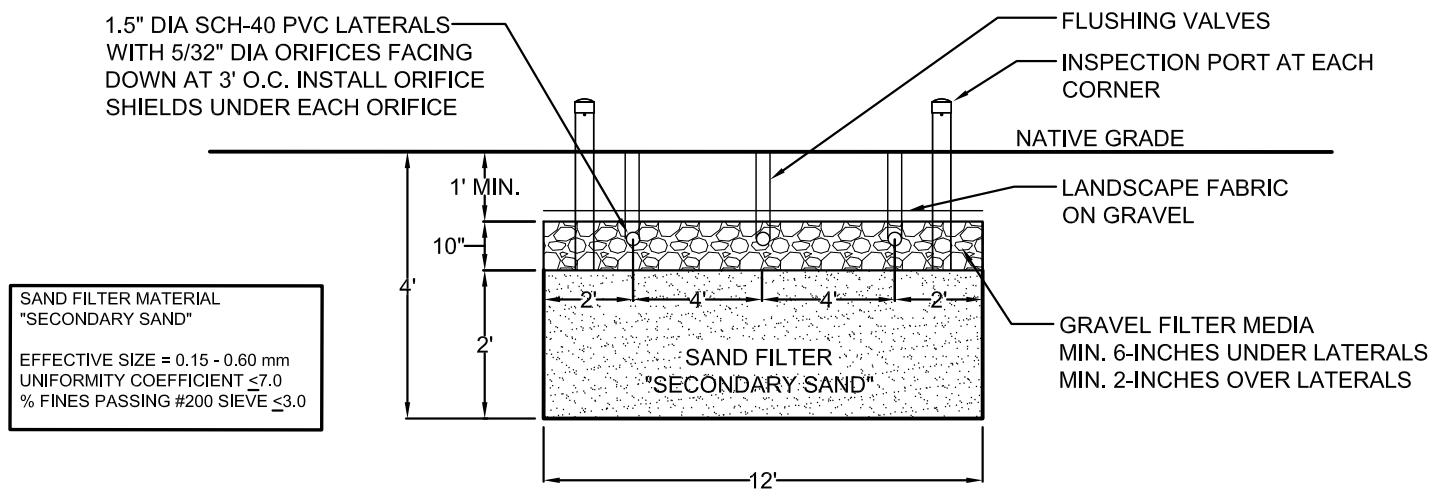

2 SAND FILTER SECTION
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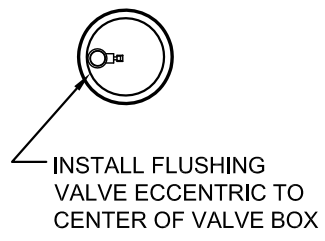

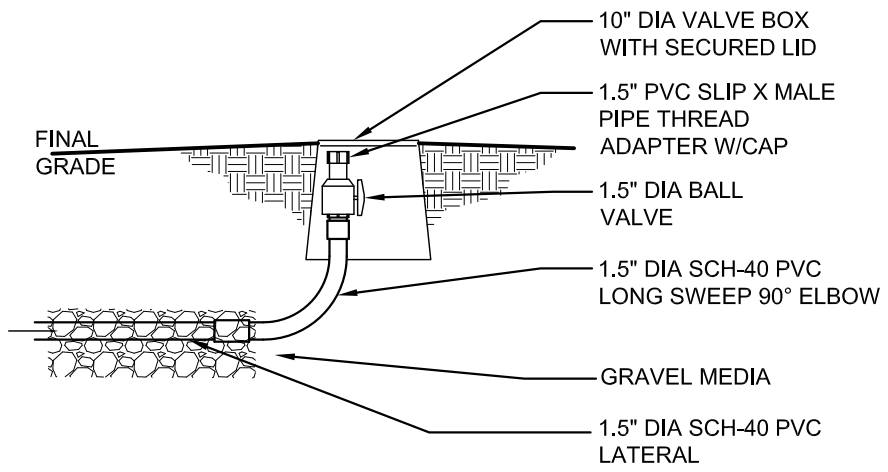

4 FLUSHING VALVE DETAIL
NOT TO SCALE

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W3.0

DESIGN

(2) COMMERCIAL OFFICE BUILDINGS
TOTAL 16 POTENTIAL 8-HOUR OFFICE EMPLOYEES
16 EMPLOYEES x 15 GPD = 240 GPD ESTIMATED WASTEWATER FLOW
DESIGN WASTEWATER FLOW = 350 GPD

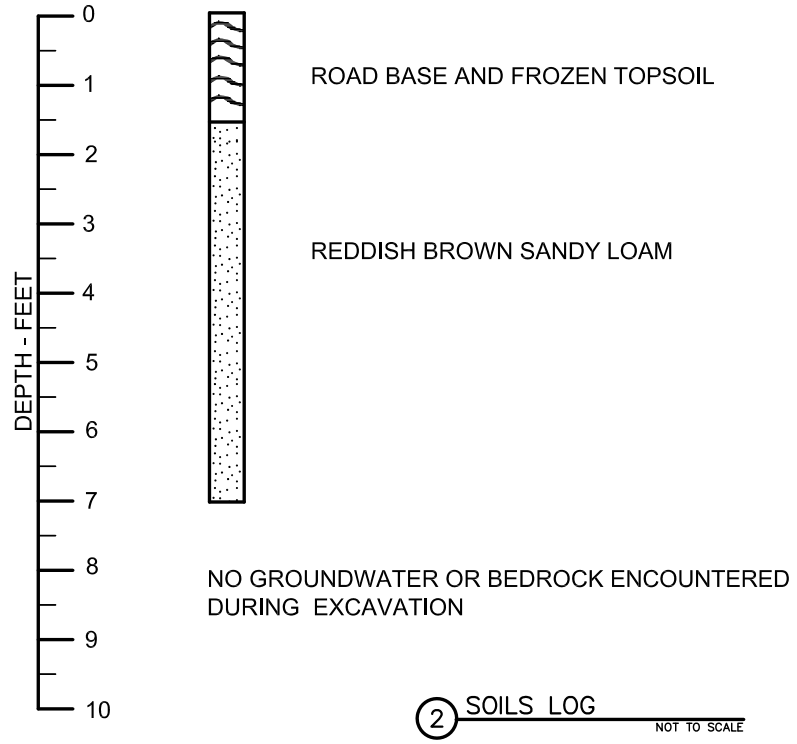
TANK:
MIN. 1000 GALLONS
USE 1000-GALLON, TWO-COMPARTMENT CONCRETE SEPTIC TANK WITH AN ORENCO PUMPING SYSTEM IN THE SECOND COMPARTMENT

SOIL TREATMENT AREA (STA):
LONG TERM ACCEPTANCE RATE (LTAR) = 0.8 GAL/ SF
CALCULATED STA = Q/LTAR = 350 / 0.8 = 437.5 SF
12' x 37' OVER-EXCAVATED, UNLINED SAND FILTER WITH MIN. 2' SAND FILTER MATERIAL

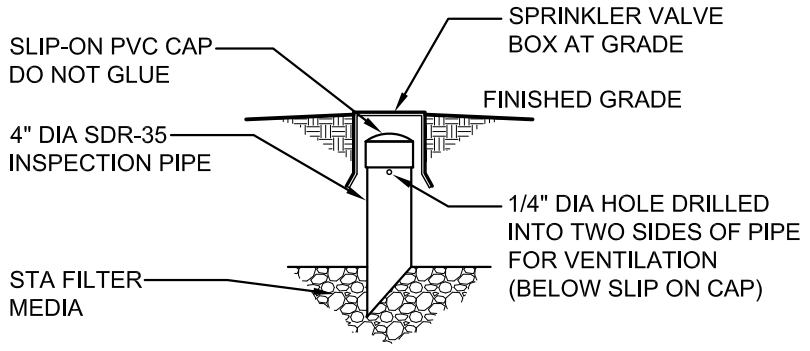
OWTS COMPONENTS AND PHYSICAL FEATURES	MINIMUM REQUIRED SETBACK	APPROXIMATE PROPOSED SETBACK
SEPTIC TANK TO BUILDING #2	5'	6'
SEPTIC TANK TO WELL	50'	246'
SEPTIC TANK TO WATER COURSE	100'	N/A
STA TO BUILDING #2 SLAB	10'	11'
STA TO WELL	100'	236'
STA TO WATER COURSE	100'	N/A

1 SETBACK CHART
NOT TO SCALE

SOIL PROFILE TEST PIT NO. 1



2 SOILS LOG
NOT TO SCALE



3 INSPECTION PORT DETAIL
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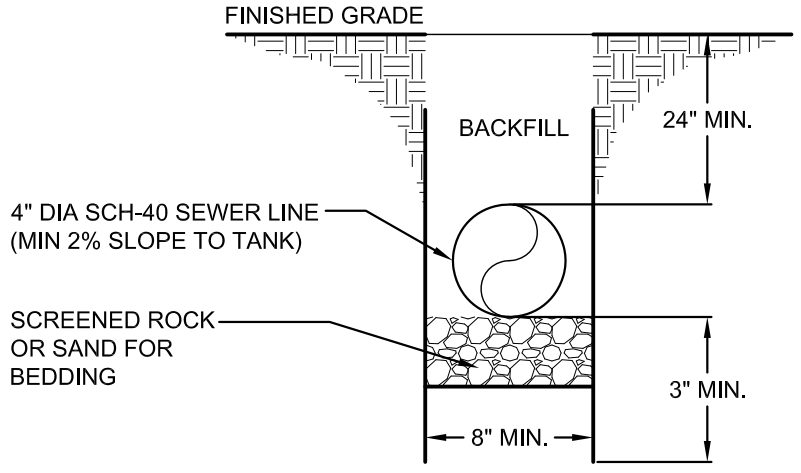

4 TRENCH DETAIL
NOT TO SCALE

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Drawn by: DD

W4.0

COLORADO'S
Decision Support Systems
CWCB / DWR

Map Viewer

Legend

- Well Constructed
- Final Permit
- County

Location

Notes

146 0 73 146 Feet

1: 877

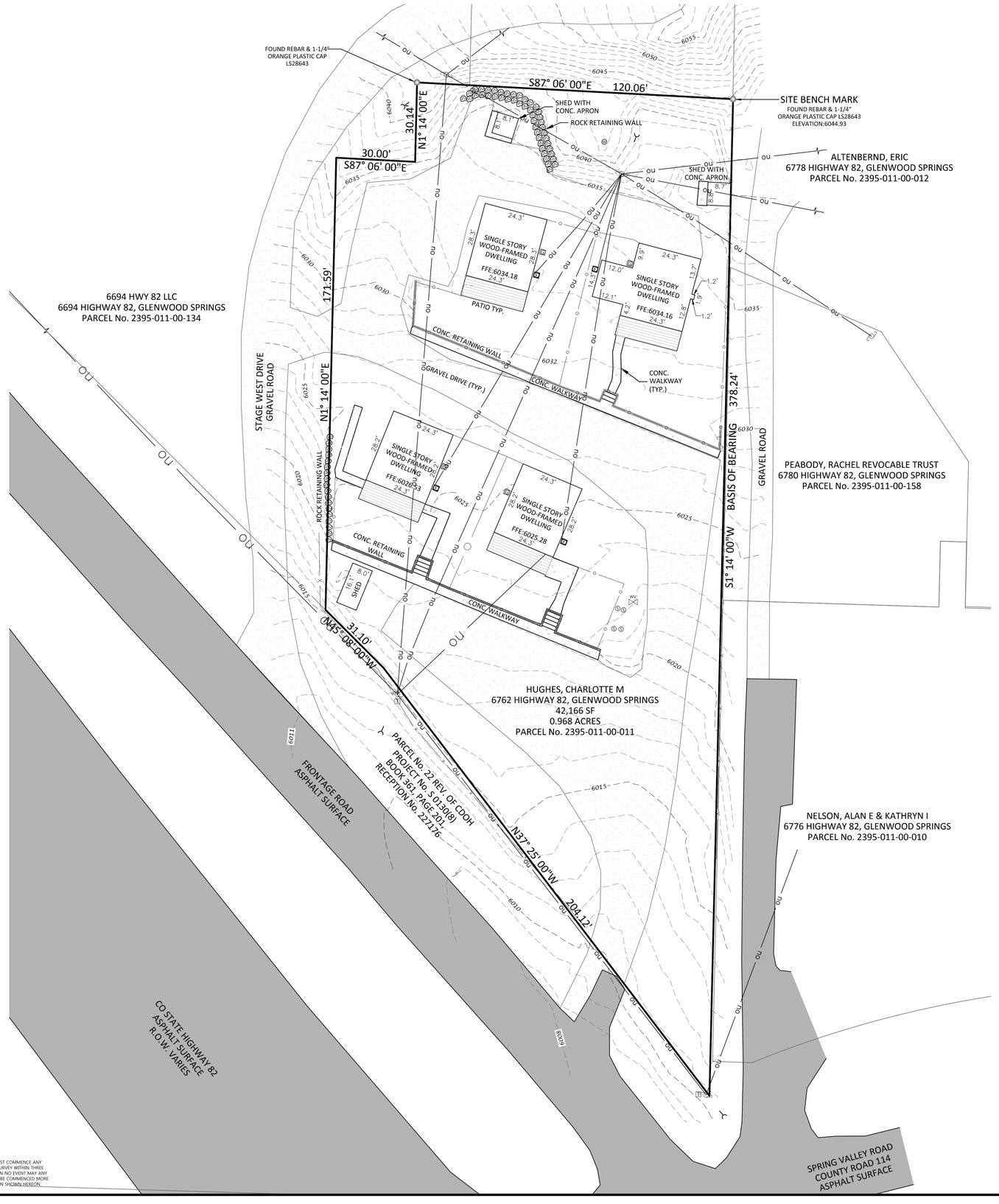
This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

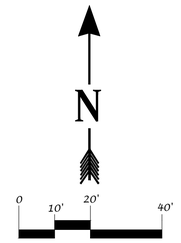
Date Prepared: 2/2/2023 9:30:28 AM

TOPOGRAPHIC SURVEY

6762 HIGHWAY 82 - GLENWOOD SPRINGS

A PARCEL OF LAND SITUATED IN LOT 8 OF SECTION 1,
TOWNSHIP 7 SOUTH, RANGE 89 WEST OF THE 6TH PM
COUNTY OF GARFIELD, STATE OF COLORADO





LEGEND

- POWER POLE
- GUY ANCHOR
- ELECTRICAL METER
- GAS METER
- TELEPHONE PEDESTAL
- WATER VALVE
- SEPTIC LID
- WELL
- SIGN
- WIRE FENCE
- CHAIN-LINK FENCE
- OVERHEAD UTILITIES

NOTES:

1. DATE OF FIELD TOPOGRAPHIC SURVEY: FEBRUARY 7, 2023.
2. LINEAR UNITS USED TO PERFORM THIS TOPOGRAPHIC SURVEY WERE U.S. SURVEY FEET.
3. IMPROVEMENTS SHOWN HERE WERE TAKEN FROM AN IMPROVEMENT SURVEY PLAT PREPARED BY SOPRIS ENGINEERING, LLC DATED DECEMBER 5, 2018 AND WAS PROVIDED BY THE CLIENT.
4. ELEVATIONS SHOWN HEREON ARE BASED ON GROUND GPS OBSERVATIONS ON FEBRUARY 7, 2023, UTILIZING THE CONTINUOUS OPERATING REFERENCE STATIONS (CORS) THROUGH THE MESA COUNTY RTVRN NETWORK BROAD CASTING NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
5. CONTOUR INTERVAL EQUALS 1-FOOT.

SURVEYOR'S STATEMENT

I, RODNEY P. KISER, DO HEREBY STATE THAT THIS TOPOGRAPHIC SURVEY WAS PREPARED BY TRUE NORTH COLORADO, LLC. FOR RIDGE RUNNER CONSTRUCTION CO., INC, AND WAS PREPARED BY ME OR UNDER MY SUPERVISION AND RESPONSIBLE CHARGE AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY BELIEF AND KNOWLEDGE.

RODNEY P. KISER
LICENSED PROFESSIONAL LAND SURVEYOR
COLORADO REGISTRATION NO. 38215
TRUE NORTH COLORADO, LLC.

TRUE NORTH
COLORADO
A LAND SURVEYING AND MAPPING COMPANY

RIDGE RUNNER CONSTRUCTION CO, INC.
TOPOGRAPHIC SURVEY
6762 HIGHWAY 82 - GLENWOOD SPRINGS
COUNTY OF GARFIELD - STATE OF COLORADO

COLORADO LICENSED
RODNEY P. KISER
38215
PROFESSIONAL LAND SURVEYOR
2/13/23

TRUE NORTH COLORADO LLC.
A LAND SURVEYING AND MAPPING COMPANY
P.O. BOX 614 - 386 MAIN STREET UNIT 3
NEW CASTLE, COLORADO 81647
(970) 984-0474
www.truenorthcolorado.com

PROJECT NO: 2023-126	DRAWN: RPK	SHEET 1 OF 1
DATE: February 13, 2023	SURVEYED: KJT-GBL-MAN	

qPublic.net™ Garfield County, CO

Summary

Account	R011274
Parcel	239501100011
Property Address	6762 82 HWY, GLENWOOD SPRINGS, CO 81601
Legal Description	Section: 1 Township: 7 Range: 89 TR IN LOT 8 42250 SQUARE FEET
Acres	0
Land SqFt	42,250
Tax Area	11
Mill Levy	81.0290
Subdivision	

View Map

Owner

THUNDER RIDGE BUSINESS CENTER
1655 CR 109
GLENWOOD SPRINGS CO 81601

Land

Unit Type	SINGLE FAM.RES.-LAND - 1112 (RESIDENTIAL PROPERTY)
Square Feet	42,250

Buildings

Building #	1
Units	1
Building Type	SFR
Abstract Codes / (Property Type)	SINGLE FAM.RES-IMPROVEMTS-1212 (RESIDENTIAL PROPERTY)
Architectural Style	1-STORY
Stories	1
Frame	WOOD FRAME
Actual Year Built	1965
Gross Living Area	840
Total Heated SqFt	840
Bedrooms	2
Baths	1
Heating Fuel	GAS
Heating Type	WALL&FLOOR
Air Conditioning	CENTRAL
Roof Type	WOOD TRUSS
Roof Cover	BUILT-UP

Building #	2
Units	1
Building Type	SFR

Abstract Codes / (Property Type)	SINGLE FAM.RES-IMPROVEMTS-1212 (RESIDENTIAL PROPERTY)
Architectural Style	1-STORY
Stories	1
Frame	WOOD FRAME
Actual Year Built	1965
Gross Living Area	672
Total Heated SqFt	672
Bedrooms	2
Baths	1
Heating Fuel	GAS
Heating Type	WALL&FLOOR
Air Conditioning	CENTRAL
Roof Type	WOOD TRUSS
Roof Cover	BUILT-UP

Building #	3
Units	1
Building Type	SFR
Abstract Codes / (Property Type)	SINGLE FAM.RES-IMPROVEMTS-1212 (RESIDENTIAL PROPERTY)
Architectural Style	1-STORY
Stories	1
Frame	WOOD FRAME
Actual Year Built	1965
Gross Living Area	672
Total Heated SqFt	672
Bedrooms	2
Baths	1
Heating Fuel	GAS
Heating Type	WALL&FLOOR
Air Conditioning	CENTRAL
Roof Type	WOOD TRUSS
Roof Cover	BUILT-UP

Building #	4
Units	1
Building Type	SFR
Abstract Codes / (Property Type)	SINGLE FAM.RES-IMPROVEMTS-1212 (RESIDENTIAL PROPERTY)
Architectural Style	1-STORY
Stories	1
Frame	WOOD FRAME
Actual Year Built	1965
Gross Living Area	672
Total Heated SqFt	672
Bedrooms	2
Baths	1
Heating Fuel	GAS
Heating Type	WALL&FLOOR
Air Conditioning	CENTRAL
Roof Type	WOOD TRUSS
Roof Cover	BUILT-UP

Actual Values

Assessed Year	2022	2021
Land Actual	$320,000.00	$320,000.00
Improvement Actual	$314,490.00	$314,490.00
Total Actual	**$634,490.00**	**$634,490.00**

Assessed Values

Assessed Year	2022	2021
Land Assessed	$21,760.00	$22,880.00
Improvement Assessed	$21,390.00	$22,490.00
Total Assessed	**$43,150.00**	**$45,370.00**

Tax History

Tax Year	2022	2021	2020	2019	2018
Taxes Billed	$3,496.40	$3,619.44	$2,633.24	$2,656.64	$3,220.96

Click here to view the tax information for this parcel on the Garfield County Treasurer's website.

Transfers

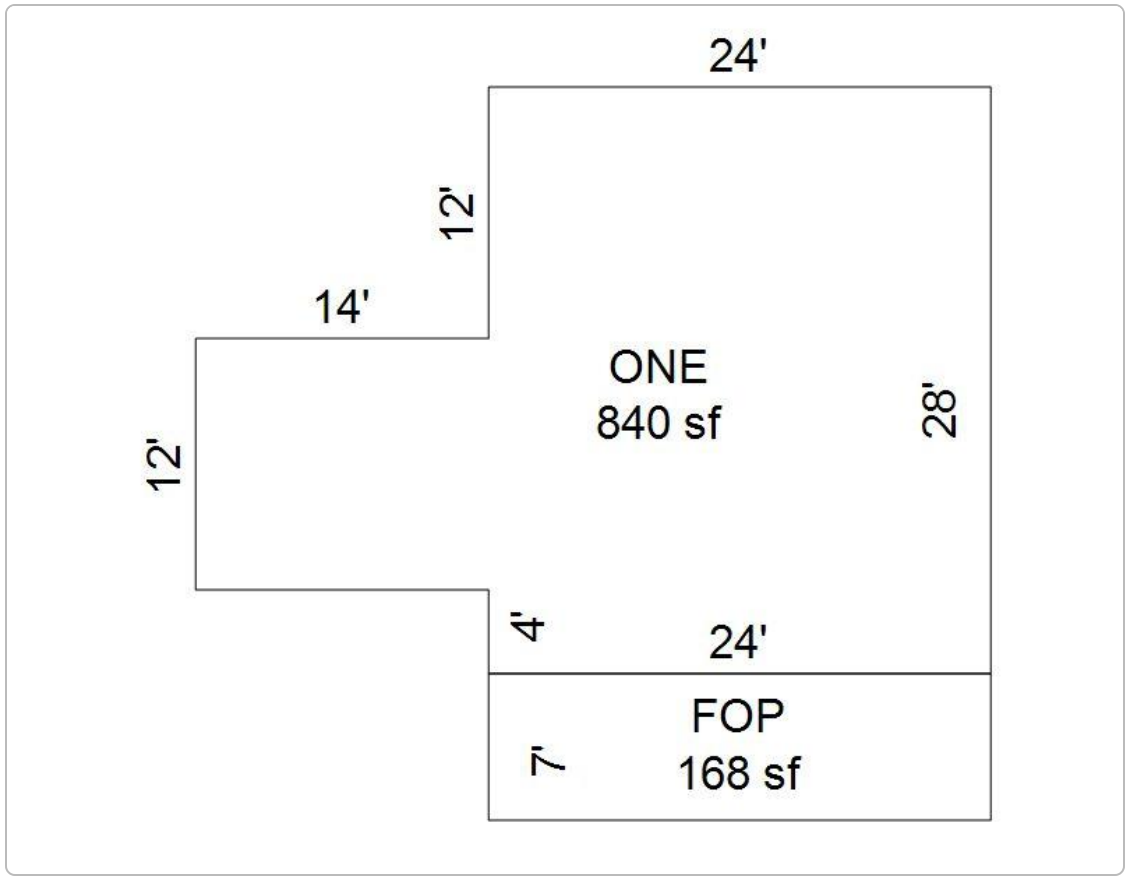
Sale Date	Deed Type	Reception Number	Book - Page	Sale Price
2/3/2022	QUIT CLAIM DEED	970521		$0
2/3/2022	STATEMENT OF AUTHORITY	970520		$0
4/21/2020	STATEMENT OF AUTHORITY	934813		$0
4/16/2020	PERSONAL REP DEED	934402		$620,000
1/16/2019	SUPPLEMENTAL AFFIDAVIT	916562		$0
11/13/2017	LETTERS	904638		$0
1/8/2014	DEATH CERTIFICATE	850812		$0
12/29/1975	WARRANTY DEED	270767	0481-0640	$0

Property Related Public Documents

Click here to view Property Related Public Documents

Photos

Sketches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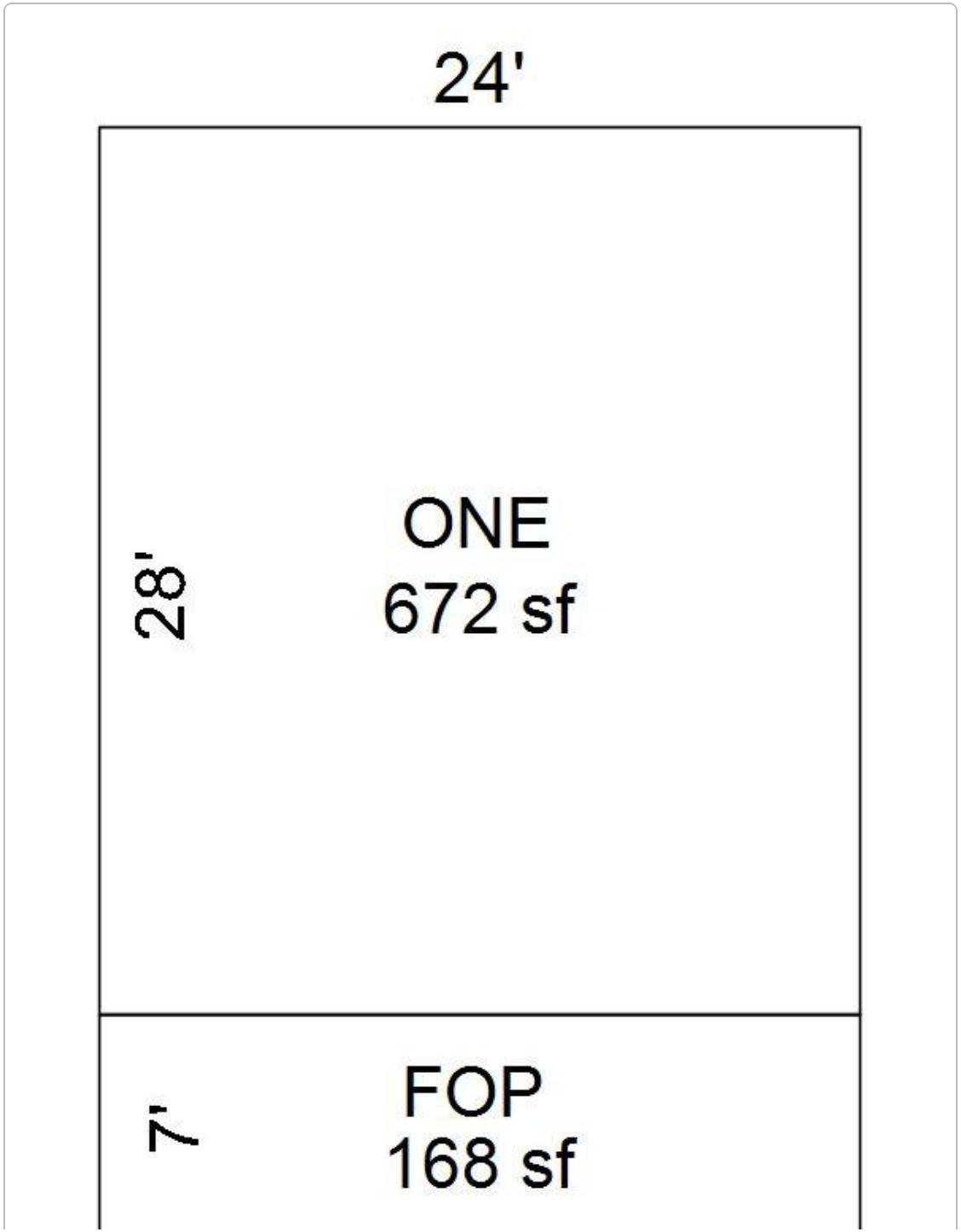
12'
14'
ONE
840 sf
28'
12'
4'
24'
FOP
168 sf
7'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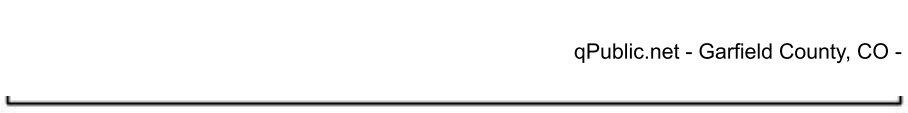
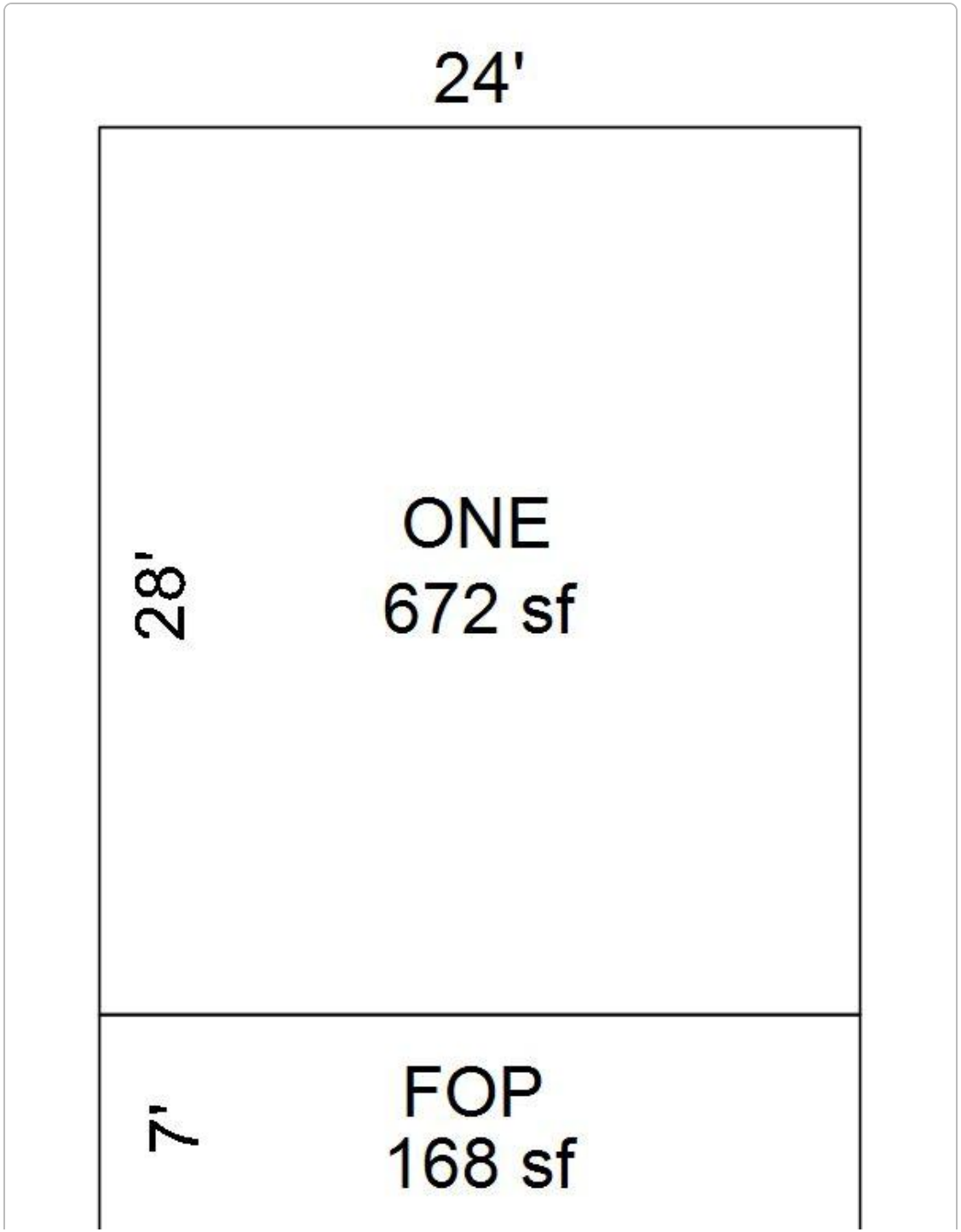
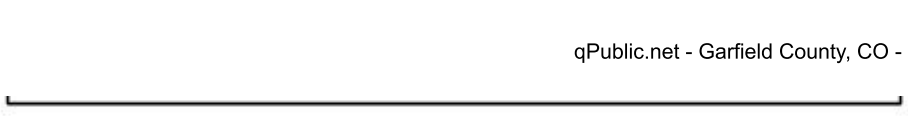
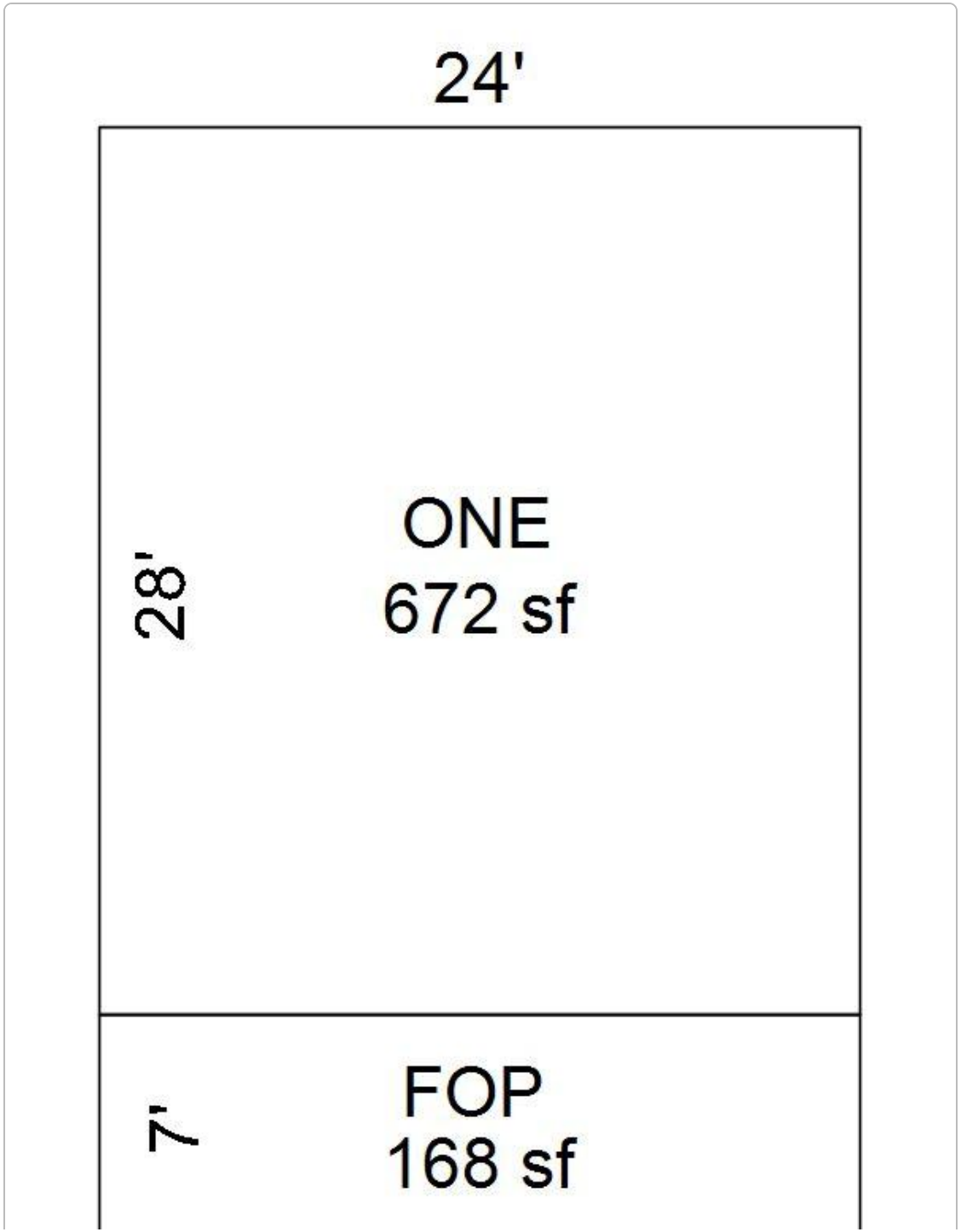
28'
ONE
672 sf
7'
FOP
168 sf




24'
28'
ONE
672 sf
7'
FOP
168 sf




24'
ONE
672 sf
28'
FOP
168 sf
7'

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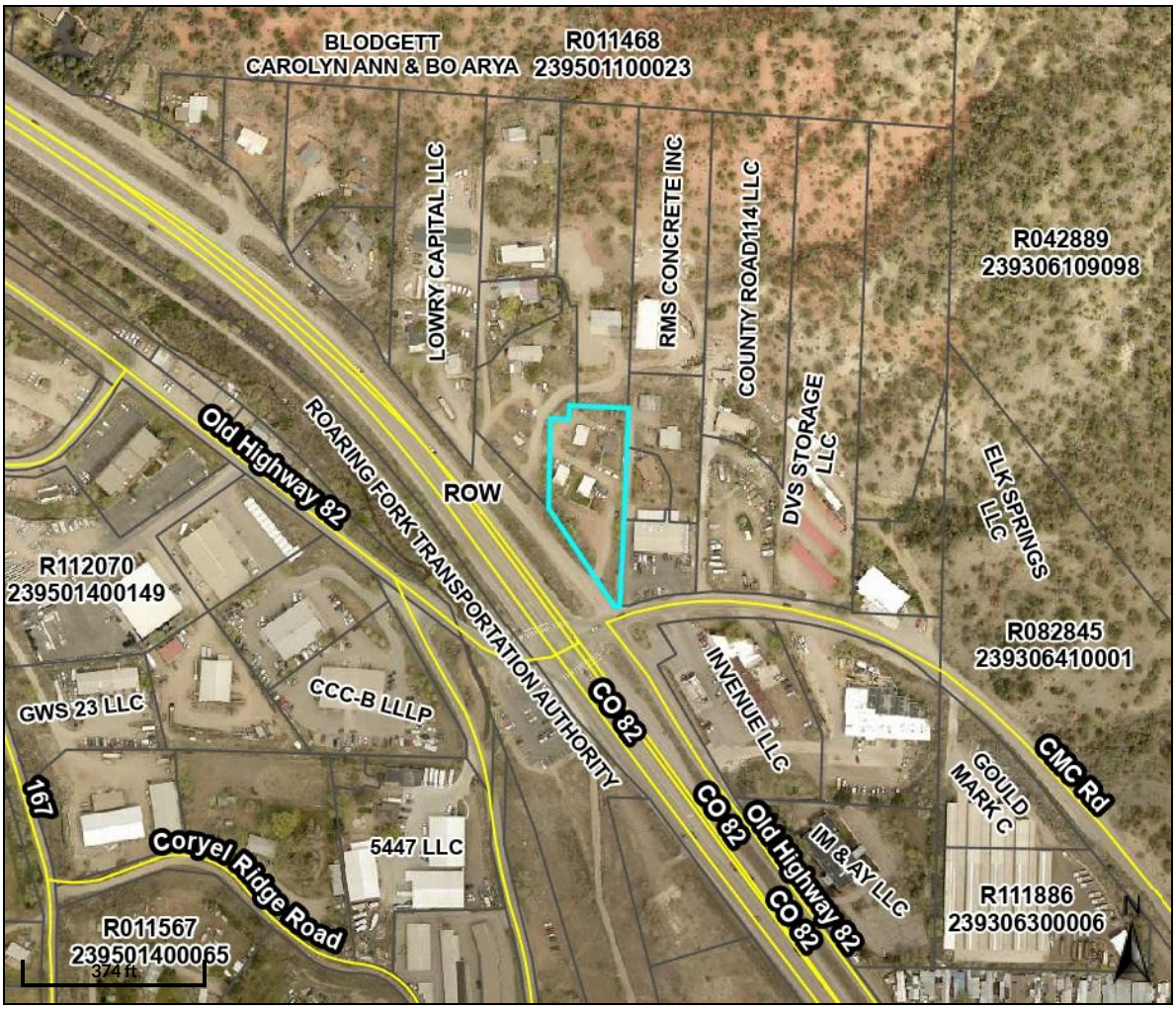
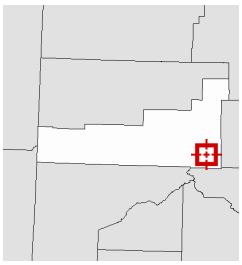


Overview



Legend

- Parcels
- Roads
- Parcel/Account Numbers
- Owner Name
- Lakes & Rivers
- County Boundary Line

Account Number	R011274	**Physical Address**	6762 82 HWY			**2019 Total Actual Value**	$634,490	**Last 2 Sales**
Parcel Number	239501100011		GLENWOOD SPRINGS	81601				**Date** / **Price**
Acres	0	**Owner Address**	THUNDER RIDGE BUSINESS CENTER					2/3/2022 $0
Land SqFt	42,250		1655 CR 109					2/3/2022 $0
Tax Area	011		GLENWOOD SPRINGS CO 81601					
2019 Mill Levy	81.0290							

Date created: 3/8/2023
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