

1 **NEW CASTLE PLANNING & ZONING COMMISSION**  
2 **REGULAR MEETING**  
3 **February 23, 2011**

4 The Planning & Zoning Commission of the Town of New Castle, County of Garfield,  
5 State of Colorado convened into regular session in the Town Hall on February 23,  
6 2011  
7

8 Commission Chair Kevin O'Brien presided.

Commissioners Present:

Commissioner Holley  
Commissioner Metzger  
Commissioner Slack  
Commissioner Newberry  
Commissioner Apostolik

Commissioners Absent:

Staff Present:

Davis Farrar, Town Planner  
David Smith, Assistant Town  
Attorney  
Tim Cain, Town Planner/Code  
Administrator  
Wendy Mead, Deputy Town  
Clerk

9  
10 Chair Kevin O'Brien welcomed new Planning and Zoning Commissioner John  
11 Newberry. Chair O'Brien thanked Vice Chair Apostolik for substituting for him at the  
12 last Planning Commission meeting.

13 **FINDING AS TO MEETING NOTICE**

14 Deputy Town Clerk Wendy Mead verified that her office gave notice of tonight's  
15 meeting in accordance with Resolution TC-2011-1.  
16

17 **CONFLICTS OF INTEREST**

18 No Commissioners reported conflicts of interest with respect to items on tonight's  
19 agenda.  
20

21 **PUBLIC HEARING**

22 **Conditional Use Permit**

23 Purpose: Library expansion

24 Common Address: 402 W. Main Street

25 Legal description: Subdivision: Original Town site New Castle, Block A, Lots 1, 2, 3,  
26 and 4 - .23 Acres

27 Applicant: Garfield County Public Library District

28 C/O Michael Hassig, RA, A4 Architects, LLC, Project Representative

29 Landowner: Wells Fargo Bank, NA  
30

31 Chair O'Brien opened the public hearing at 7:05pm.  
32

33 Town Planner Davis Farrar introduced Michael Hassig RA, A4 Architects, LLC as the  
34 architect for the library project. Mr. Hassig introduced the rest of his staff and  
35 Amelia Shelley, Director of the Garfield County Public Library District.  
36

37 Mr. Hassig presented the project to the Planning Commission. He explained the  
38 design and the highlights of the project.

1 He stated that the design of the roof had been changed from the plans that were  
2 included in the development application. The change of the roof design will allow for  
3 a better flow throughout the building by raising the ceiling height. The design will  
4 add north facing monitors which will allow natural light into the new central space  
5 and provide a place for a future photovoltaic system.  
6

7 Chair O'Brien asked about the "LIBRARY" sign on building. He explained that he  
8 thought the "LIBRARY" should be rotated the other direction so the "L" is at the top  
9 with the lettering going down rather than the "L" at the bottom with the lettering  
10 going up, like a book spine. Mr. Hassig stated he didn't think that changing the  
11 lettering would be a big problem.  
12

13 The Commissioners asked various questions about the library's design.  
14

15 Commissioner Holley asked why there was a need for a shower in the staff area.  
16 Mr. Hassig stated that for the LEED grant which the Library is using to help fund the  
17 building of the new library, a shower is needed so that staff may take a shower  
18 after biking to work. The LEED grant promotes alternative transportation for getting  
19 to work such as bicycling.  
20

21 Planner Farrar went through his staff report, which is Exhibit A, to these minutes  
22 with the Commission.  
23

24 Planner Farrar stated that the Commission's focus should be on the conditional use  
25 application for the project, not necessarily the architectural design, although it is  
26 important.  
27

28 Planner Farrar explained that during the site visit, there was a discussion about  
29 parking. The plan calls for the sidewalk to be torn out and reconfigured. He  
30 wondered if the parking for the library should be reconfigured to allow diagonal  
31 parking like the parking across the street at the Watt's Building. The Library Board  
32 stated the added cost for the diagonal parking was \$70,000 to \$100,000, which the  
33 library does not have available for the project.  
34

35 Further discussion revealed there was insufficient street width for diagonal parking  
36 on the Westside of 4<sup>th</sup> Street. Chair O'Brien stated that New Castle Police Chief  
37 Sadler, at the River Center public hearing, voiced his concerns over traffic flow on  
38 4<sup>th</sup> street. Diagonal parking on 4<sup>th</sup> street was determined to be unfeasible.  
39

40 The Commission asked about the mural, which is library property, currently on the  
41 outside of the library. Ms. Shelley stated that the mural would be placed in the  
42 community meeting room where damage from the sun would not occur. The mural  
43 condition in the resolution for the conditional use permit will be deleted.  
44

45 Patti Ringer-331 W. Main Street, commented that there is a program in New Castle  
46 called Color New Castle, which provides planters for the businesses in New Castle to

1 plant flowers. The library has had a hard time keeping flowers alive in their planter  
2 because there is not a reliable water service. She would like to request that a hose  
3 bib be placed in an area convenient to the planter. Mr. Hassig stated he would look  
4 into the idea, possibly placing the hose bib near the basement exit of the library.  
5

6 Chair O'Brien closed the public hearing at 8:38pm  
7

8 Planner Farrar and the Commission discussed Planner Farrar's conditions for the  
9 project. Two conditions were eliminated: the condition dealing with the diagonal  
10 parking and the condition dealing with the mural.  
11

12 Planner Farrar asked if the Commission wanted to add a condition for the applicant  
13 to work with the Town on the placement of a reliable water source for the planters  
14 on Main Street and the "pocket" park. Commissioner Slack wondered if the  
15 condition could be added to the permit. Attorney Smith stated that it could be if it  
16 were on library property but since it is dealing with Town property, then the Town  
17 should work with the applicant, but it does not need to be a condition for approval.  
18

19 Commissioner Apostolik wondered why the main sign for the library would be  
20 placed on the outside wall, instead of having the sign on the façade face, like was  
21 done on old time buildings. Mr. Hassig stated the architectural team had not  
22 considered it. The reason is the customer will not see the sign until they are right  
23 up on it. Miss Shelley also stated that customers already have a hard time finding  
24 the library and having the sign in its proposed location will hopefully resolve that  
25 issue.  
26

27 Chair O'Brien asked about the condition regarding the Town Engineer's memo.  
28 Assistant Town Attorney David Smith and Planner Farrar stated that eliminating the  
29 condition regarding the diagonal parking from his memo would be appropriate.  
30

31 Attorney Smith stated there was a resolution, PZ 2011-2, for the Commission to  
32 review. The resolution is exhibit B to these minutes.  
33

34 Attorney Smith offered a possible motion for the Commission to use, "move  
35 approval of resolution 2011-2, with the conditions as noted by the Town Attorney,  
36 the removal of conditions F and G, the modification of condition H", and if the  
37 Commission would like to add either or both conditions of the requirement of  
38 providing bike racks, or providing to the Colorado Department of Transportations  
39 (CDOT) and the Town a traffic control plan.  
40

41 Attorney Smith noted that the traffic plan is part of the building permit process and  
42 is redundant to add it as a condition.  
43

44 Attorney Smith also mentioned that the approval of the conditional use permit is  
45 predicated on the approval by the Board of Zoning Adjustment of any and all

1 necessary variances. He stated that the variance was going before the Board of  
2 Zoning Adjustments on Tuesday, March 1, 2011.

3  
4 **Motion- to approve resolution PZ-2011-2, a resolution of the New Castle**  
5 **Planning and Zoning Commission recommending conditional approval of a**  
6 **conditional use permit for the remodel of the New Castle Branch Library**  
7 **subject to the conditions proposed by Assistant Town Attorney Smith**  
8 (O'Brien/ Slack)- Commissioner Metzger, yes, Commissioner Holley-Yes,  
9 Commissioner Newberry-yes, Commissioner Slack-yes, Chair O'Brien-yes,  
10 Commissioner Apostolik-yes. After roll call vote motion carried.

11  
12 **COMMENTS/REPORTS**

13 Items for next Planning and Zoning Agenda

14 No items were added to the March 9, 2011 Planning and Zoning agenda.

15  
16 Commission Comments/Reports

17 Planner Farrar recommended that the Commissioners read the article in today's  
18 (February 23, 2011) Post Independent, as it is about the Garfield County Board of  
19 County Commissioners (BOCC) not making the Garfield County Comprehensive Plan  
20 a requirement of their code but only an advisory document for county development.  
21 He stated the changes would be discussed at the April 13, 2011 Garfield County  
22 Planning Commission meeting and the following Monday in front of the BOCC. He  
23 stated any feedback to the County would be valuable on the issue.

24  
25 Commissioner Metzger, as a member of Volunteer New Castle, invited the Planning  
26 Commission members to the Volunteer New Castle Dinner on April 14, 2011 at  
27 Riverside Middle School.

28  
29 Commissioner Metzger stated that she brought up the idea of appointing an  
30 alternate Council member to the Planning Commission at the last Town Council  
31 meeting. She was told that the only way to appoint a Council member to the  
32 Commission is to replace her, not to just fill in if a Commissioner is sick.

33  
34 Planner Cain stated he spoke with Attorney Smith, who stated that Council may  
35 appoint a second member from Council to be on the Commission. The Councilor  
36 could not be just an alternate, filling in when a Commissioner is missing; they  
37 would have to be a full-time Commissioner.

38  
39 Staff Reports

40 Planner Farrar stated there has been some communication from the developers of  
41 New Castle Center. The developers stated that they are of the opinion that their  
42 review process is a moving target. The developer is concerned that they don't have  
43 the final comments. Planner Farrar explained that once they go through the public  
44 hearing process then they would get the final comments from the Planning  
45 Commission and staff reports.

1 **REVIEW MINUTES OF PREVIOUS MEETINGS**

2 **Motion** – approve January 26, 2011 meeting minutes as amended- (Apostolik/  
3 Metzger). After voice vote, **motion carried.**

4  
5 **Adjournment-9:30pm (Metzger)**



TOWN OF NEW CASTLE  
PLANNING & ZONING COMMISSION

14  
15

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Kevin O'Brien, Commission Chair

ATTEST:

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Wendy A. Mead, Deputy Town Clerk

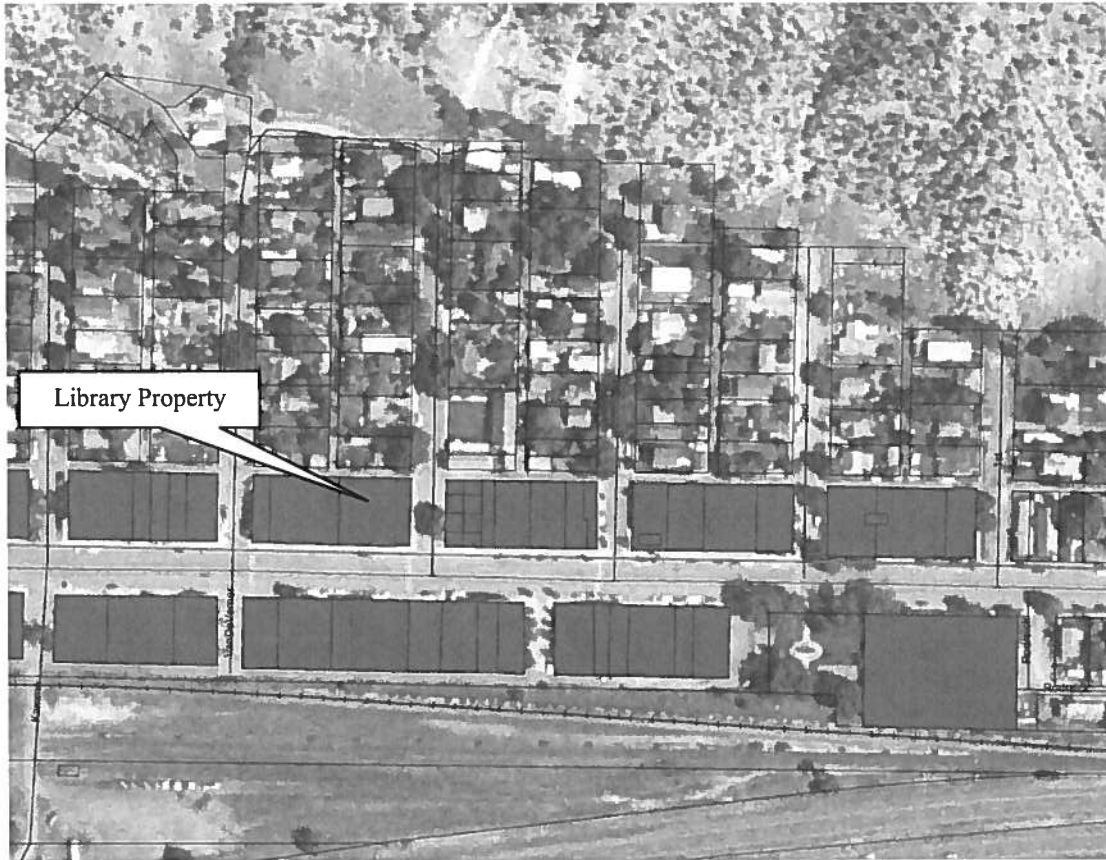
**Staff Report  
Garfield County Public Library District Conditional Use  
Permit**

**New Castle Planning Commission Meeting - February 23, 2011**

Report Date: 2/15/11

PROJECT INFORMATION	
<b>Name of Project:</b>	Garfield County Public Library District Conditional Use Permit
<b>Type of Request:</b>	Conditional Use Permit For a Library
<b>Name of Applicant:</b>	Garfield County Public Library District c/o Michael Hassig
<b>Applicants Address/Phone:</b>	P.O. Box 832, Rifle, CO 81650, Telephone 970-625-4720, E-mail: <a href="mailto:jmorris@gcpld.org">jmorris@gcpld.org</a>
<b>Contact Person</b>	Michael Hassig
<b>Contact Address/Phone:</b>	A4 Architects, 100 N. 3rd St., Carbondale, CO 81623
<b>Property Owner:</b>	Wells Fargo Bank, NA
<b>Owner Address/Phone:</b>	Corporate Trust & Escrow Services, 1740 Broadway, and MAC C7300-107, Denver, CO 81274, Telephone 303-863-6168, Fax 303-863-5645, E-Mail: <a href="mailto:debora.m.rayman@wellsfargo.com">debora.m.rayman@wellsfargo.com</a>
<b>Existing Use</b>	Library
<b>Proposed Use</b>	Library
<b>Size of Site</b>	10,018.8 ft. <sup>2</sup> (0.23 Acres)
<b>Existing zoning:</b>	C-1
<b>Surrounding Zoning:</b>	North - R-1, East - C-1, South - C-1, West - C-1
<b>Surrounding Land Uses:</b>	North - Residential, East - Commercial/Office, West - Commercial/Office & South - Commercial.

**Project Location:** SE Corner of Main Street and North 4<sup>th</sup> St



Red Area Denotes C.-1 Zone District

<b>Proposed Land-use Summary:</b>	<b>Number</b>	<b>Land Area</b>
<i>Total structures &amp; land area</i>	<i>1</i>	<i>Total: 10,018.8 ft.<sup>2</sup></i>

***I. Description of Application:***

1. This application is a request for a conditional use permit for a library.

The applicant is seeking approval of a conditional use permit as is provided for under the C-1 zone district. Utilities are in place and currently serve the existing and proposed library.

***II. Application Issues/Concerns:***

**Site Plan Requirements.**

- (1) Adjacent land uses and location of adjacent structures.

**Staff Comment** - The submitted site plan shows the adjacent uses and structures.

- (2) Boundary and size of site.

**Staff Comment** - The property boundary is shown on the Existing Conditions Map. The size of the site is identified on the application form.

- (3) Building location, height and setbacks.  
**Staff Comment** - The submitted site plan shows the building location, building height and setbacks.
- (4) Off-street parking and loading areas.  
**Staff Comment** - The submitted site plan shows parking in the right-of-way along 4th Street and on Main Street south of the building.
- (5) Points of ingress and egress.  
**Staff Comment** - Shown on the site plan on the alley north of the building, on 4th St. and Main Street.
- (6) Service and refuse areas.  
**Staff Comment** - Shown on the site plan off of the alley near the northwest corner of the proposed building expansion.
- (7) Signs and exterior lighting.  
**Staff Comment** - Shown on the site plan and described in the application narratives. Proposed signage must comply with the Downtown-Mixed Use District sign regulations. All proposed lighting will be downcast and shielded and will be "dark sky compliant". A copy of proposed exterior lighting is included in this report as Exhibits A & B.
- (8) Fencing, landscaping and screening.  
**Staff Comment** - No fencing/screening is proposed for the site except during construction. Construction fencing is to be installed surrounding the building and will extend into Main Street on the south and 4th Street on the east. Construction fencing in the CDOT right-of-way will be subject to CDOT review & approval. All fencing in the town right-of-way or on New Castle property shall be subject to town review and approval. Staff discussed possible screening of the dumpster/recycling containers on the north side of the building, but fencing/screening would make it difficult for the trash/recycling crews to access the waste containers because of the narrow alley configuration. Landscaping is proposed on the west side of the building on town property where there is currently a small landscaped area with two large trees and some shrubbery. Staff has discussed the possibility of a xeric type landscaped public space. The staff and the applicant should work together to develop a plan if this concept is acceptable to the Town.
- (9) Compliance with performance standards.  
**Staff Comment** - The applicant will comply with the Town of New Castle performance standards. The Library use on the property will not generate any adverse noise, odor, glare, smoke or vibration.
- (10) Anticipated utility requirements.  
**Staff Comment** - The existing Library consumes an average of 5,300 gallons of water per month with a similar wastewater generation. The applicant anticipates that the new addition will increase this usage to approximately 9,500 gallons per month water/sewer and will not have an adverse impact on the New Castle water and sewer utilities.
- (11) A time schedule for development.

**Staff Comment** - The Library would like to submit plans for building permit review at the end of March 2011 and begin new construction in early April 2011. The applicant has already received a demolition permit for interior sheet rock as part of their asbestos mitigation project. Substantial completion of the new library building is anticipated in December 2011.

- (12) Other information the applicant believes will support the application.

**Staff Comment** - The applicant submitted building elevations, an existing conditions plan as well as color schemes/material types for the new library.

The primary issue for the new library is parking. New Castle readopted the more flexible downtown parking standards for the C-1 zone district that do not require off-street parking for commercial uses. This site is in the C-1 zone district and adjoins commercial and residential areas. Off-site parking spaces are available on portions of 4th Street and on Main Street. All off-site spaces are within walking distance to the site. The existing library has two employee parking spaces off the alley on the north side of the building and one space off the east side of the building in the northeast corner. These spaces will be eliminated with the building expansion. Staff suggested that in conjunction with building construction on the 4th Street side of the Library that the applicant reduce the width of the sidewalk and develop diagonal parking on the side of the building. The applicant responded that their budget does not allow the cost of these improvements. The application states that they will ask their employees not to park adjacent to the library building to increase the probability that patron parking is available. It may be possible to reconfigure parking on the north side of Town Hall adjacent to the Library to create one or two additional parking spaces off the alley. The Town and the applicant may wish to collaborate on parking at the New Castle Community Center for overflow from the Library if it is needed. Otherwise and with the exception of handicap parking on Main Street in front of the library, patrons and the public will need to jockey for available parking spaces and it is likely that some folks will need to walk a short distance to the site. It would be a good idea for the applicant to install one or more bike racks to encourage non-motorized access.

### ***III. Staff Comments:***

The staff has identified the following issues/concerns for this project.

**a) Historic Preservation:** The staff and the applicant met with the Historic Preservation Commission at their meeting on January 17, 2011 to discuss the library project. The Library is a pre-existing structure and is non-conforming because it does not have a conditional use permit (CUP). The CUP requirement was established after the building was constructed.

Excerpt of the minutes from the HPC meeting January 17, 2011.

#### **ITEMS FOR CONSIDERATION**

##### Discussion of possible grant opportunities

Commission Vice-Chair Haflinger found an available grant for Historical Structure Assessment. The grant would be a great first step and the grant is available for \$10,000.00 or less. The structure must be designed by either an architect or structural engineer. There is no cash match. Commissioner Stuckey would not mind taking a walk through the museum before getting someone else involved.

##### Discussion of Garfield County Library District Conditional Use and Variance Applications

Davis Farrar, Town Planner gave a brief overview of the library project. Planner Farrar stated staff's interpretation is the building is a pre-existing non-conforming use in the C-1 district. It's non-conforming to the extent that the use is enumerated as a conditional use but it was built before the town had regulations. This is the process that the library is going through now in conjunction with expanding the existing facility. The question for the Commission to advise on would be the historic

design standards do not apply to the new library structure except to the extent that are highlighted in the regulations which are outlined in Mr. Farrar's memos which is Exhibit A and B to these minutes.

Commissioner Stuckey asked what the Commission's options are. Is the Commission able to make recommendations on this? Mr. Farrar stated that he understood it as the Commission is an advisory board and the Commission will be looking at the standard is blending with the existing structure and do want the library to do that or do you think the proposal for a brick veneer to better emulate the brick in downtown works. Then, in terms of the character of the building look at the design of the structure and how does it work with what is already there and how does it work with the downtown. Commissioner Stuckey reiterated our role is to make comments to the Planning and Zoning Commission as well as to the Council. Mr. Farrar stated the Commission is not in the position to make a recommendation of denial or to deny the application. The Planning and Zoning Commission will be looking to the Historical Preservation Commission for some guidance in terms of their review and approval.

Mr. Michael Hassig and Mr. Brad Ziegler were present. Mr. Hassig and Mr. Ziegler are part of a design and build team hired by the library district to deliver this project rather than establishing a program and hiring an architect to design working drawings then costing, building, and construction cost. Mr. Hassig and Mr. Ziegler gave a brief presentation to the Commission to explain the renovation of library.

After some discussion the Commission came to the following consensus:

- 1) The improvements enhance the existing building
- 2) The historic qualities really don't match downtown as shown.
- 3) The brick is an improvement
- 4) The signage is very contemporary and should be further analyzed

It's also recognized that the remodel is a balancing act between the budget that is available and what can be done with what is existing.

**b) Design Considerations for Future Expansion of Town Hall.** Staff discussed with the applicant the need for building design accommodations for future expansion of Town Hall to the east toward the Library. The applicant's architect said that the buildings would not touch with a future Town Hall extension to the east. There would likely be a small space between the buildings. This is not an uncommon design, but creates potential issues with small animals getting between the buildings where they may take up residence or die and create odors. The zero lot line setback on the common town/library boundary would allow the buildings to touch. This issue is probably best addressed by the building department with the library's architect.

**c) Pedestrian and Traffic Control During Construction.** A traffic/pedestrian control plan was submitted with the conditional use application. Pedestrians will be required to cross from the north side of Main Street to the south side immediately east of Town Hall because of the access gate on the west side of the Library to prevent conflict with construction traffic in and out of the site. CDOT will be required to review and approve the plan for Main Street. The Town should provide input on the Main Street plan to CDOT prior to their approval. Similarly, the sidewalk on the east side of the Library is proposed to be closed during construction. The Town Engineer and Public Works Director will be required to review and approve this plan. If the Planning Commission has any input on the proposed pedestrian/traffic control plan, that input should be forwarded to the town staff for consideration.

**d) Engineering Concerns.** Staff identified a concern with drainage in the alley north of the Library. During storm events, water runs off Mount Mederas down to the alley and historically flows between the two buildings in large events or flows east or west along the alley. An engineered solution needs to be developed in association with the expansion of the Library to

ensure drainage does not become a problem. It is also important to maintain an adequate line of sight for traffic exiting the alley on the east on 4th Street. As noted previously, staff suggested that the sidewalk on the side of the Library be reduced in width to accommodate diagonal parking that would add two or three additional spaces. These issues and perhaps others will be addressed by the Town Engineer in his project memo.

**e) Temporary Construction Easement.** A temporary construction easement will be required on the side of the Library where access is proposed on Lot 5 on by the Town. The applicant will need to work with the Town to develop an easement in a form acceptable to New Castle.

**f) Development Agreement.** A development agreement will be required to address all public improvements associated with the project including improvements to the rights of way and landscaping on Lot 5. In addition, the agreement will include a requirement for payment of all applicable fees due to New Castle. This agreement will be crafted between the applicant and the town attorney in a form acceptable to the Town.

#### ***IV. Staff Recommendation:***

The staff recommends approval of the Garfield County Public Library Conditional Use Permit application with the following conditions:

1. The Planning Commission should discuss the issue of parking availability and decide whether right-of-way improvements on 4th Street are necessary to allow for diagonal parking in front of the Library.
2. The applicant shall install one or two bike racks adjacent to the building in a location(s) acceptable to the Town to facilitate bicycle access.
3. All exterior lighting on the building shall be "dark sky compliant" and shall be shielded to prevent glare or direct view of the light source by pedestrians or vehicles from the adjacent right-of-way.
4. The applicant shall work with the Town to develop an acceptable landscaping/mini-park plan on Lot 5 between the Library and Town Hall that incorporates, at a minimum, xeric landscaping, lighting and public seating.
5. The applicant shall work with the building department to ensure that design of the Library west building wall would be compatible with future expansion of Town Hall to the east.
6. A traffic/pedestrian control plan shall be reviewed and approved by CDOT and the Town of New Castle prior to initiation of any exterior building demolition or construction.
7. The applicant shall comply with the issues identified by the town engineer in his written memorandum to the Planning Commission and included in this report as Exhibit C.
8. A temporary construction easement shall be executed with the Town in a form acceptable to the Town for use of Lot 5 prior to issuance of a building permit.
9. The applicant shall execute a development agreement with the Town of New Castle that addresses, among other things, public improvements including improvements in the public rights of way and landscaping/improvements on town owned Lot 5.
10. All applicable fees, including tap fees, shall be paid to New Castle prior to issuance of a certificate of occupancy.
11. The mural on the Main Street side of the library shall be replaced or otherwise relocated in a manner that is acceptable to the Town of New Castle.

12. All representations of the applicant in written and verbal presentations submitted or presented to the town or made at public hearings before the Planning Commission or Town Council shall be considered part of the application and binding on the applicant.

Exhibit A

B

**SPECIFICATIONS**

**DESCRIPTION:**  
MR16 halogen sign light with a 24" 90° stem extension. Suitable for wet/damp/dry location installations.

**MATERIAL:**  
Standard overall material is 6061 aluminum.  
HL-716 - Machined Aluminum

**FINISH:**  
AA - Anodized Satin Aluminum  
AP - Powder Coat Aluminum  
BK - Powder Coat Black  
BZ - Powder Coat Bronze  
WT - Powder Coat White

**LAMPING:**  
Lamp Type - 12V halogen MR16 lamp, bi-pin GX5.3 base, 50W max, not included.

**VOLTAGE:**  
12 - 12 VAC output transformer required, not included.

**MOUNTING:**  
Fixture is equipped with a 4.75" mounting plate and (2) mounting screws.

**OPTIONS:**  
Glare shields  
GL-10 - Short Angled, aluminum  
GL-11 - Angled, aluminum  
GL-13 - Straight, aluminum

Lenses/Louvers/Color Filters  
LA-1 - Hexcell Louver (Black)  
LA-2 - Prismatic lens  
LA-3 - Linear spread lens  
LA-4 - Soft focus lens (diffused)  
LA-5 - Moonlight lens  
LA-6 - Blue lens

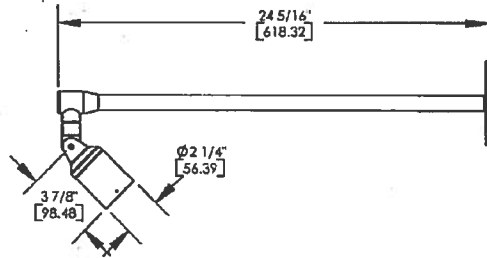
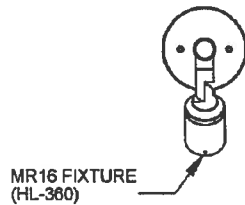
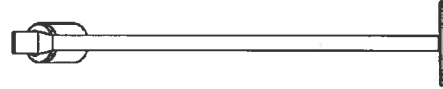
See fixture accessories for more information.

**SAMPLE ORDER SPECIFICATION:**  
HL-716-AA-12-GL-13-LA-3

**RATING:**  
Wet/damp/dry location



MADE IN THE USA



**ORDER SPECIFICATION:** \_\_\_\_\_  
Fixture                      Finish                      Lamping                      Voltage                      Options/Access.

**PROJECT:** New Castle Branch Library

**APPROVED:**

**NOTE:**

**TYPE:** Sign Light Type "A"

**HEVI LITE, INC.**  
 7524 Deering Ave, Canoga Park, CA 91303  
 Tel., (818) 710-0728 - Fax (818) 710-0756  
 Web Site <http://www.hevillite.com>

CATALOG NUMBER:  
**HL-716**

**Exhibit B**

**SPECIFICATIONS**

**DESCRIPTION:**  
Compact wedge shaped step light. Suitable for wet/damp/dry location installations.

**MATERIAL:**  
Standard overall material is 6061 aluminum  
HL-1181 - Machined Aluminum (Standard)  
HL-1181-1 - Machined Stainless Steel  
HL-1181-2 - Machined Brass

**FINISH:**  
AA - Anodized Satin Aluminum  
AP - Powder Coat Aluminum  
BK - Powder Coat Black  
BZ - Powder Coat Bronze  
WT - Powder Coat White  
N - Natural, for Stainless Steel and Brass

**LAMPING:**  
Halogen Lamps  
Lamp Type - 12V halogen T3 lamp, bi-pin G4 base, xxW max, included (20W Xenon lamp included when halogen is not specified).  
10 - 10W lamp  
20 - 20W lamp  
35 - 35W lamp  
LED Lamps  
Lamp Type - High output LED, warm white (3200K CCT) standard, others available.  
1LED - 1x1W LED  
3LED - 3x1W LED

**VOLTAGE:**  
12 - 12 VAC output transformer required, not included.  
120 - 120 VAC

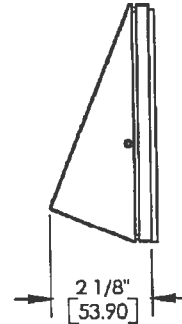
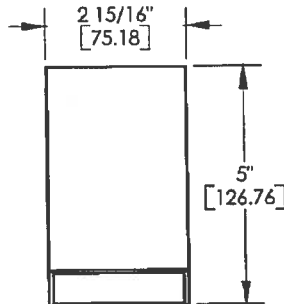
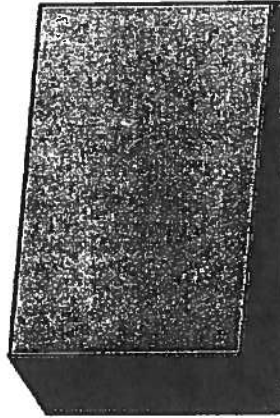
**MOUNTING:**  
Mounts directly to standard single-gang electrical junction boxes.

**SAMPLE ORDER SPECIFICATION:**  
HL-1181-AA-12

**RATING:**  
Wet/damp/dry location.



**MADE IN THE USA**



**ORDER SPECIFICATION:**

Fixture	Finish	Lamping	Voltage	Options/Access
PROJECT: New Castle Branch Library				
APPROVED:				
NOTE:				
TYPE: Step Light Type "B"				
<b>HEVI LITE, INC.</b> 7524 Deering Ave. Canoga Park, CA 91303 Tel., (818) 710-0728 - Fax (818) 710-0756 Web Site <a href="http://www.hevilite.com">http://www.hevilite.com</a>			CATALOG NUMBER: <b>HL-1181</b>	

## Exhibit C



SCHMUESER | GORDON | MEYER  
ENGINEERS | SURVEYORS

### MEMORANDUM

**TO:** Andy Barton, John Wenzel, Tim Cain, Davis Farrar, David McConaughy  
**FROM:** Jeff Simonson, P.E.  
**DATE:** January 17, 2011  
**RE:** **Garfield County Library**

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Following our staff review of the submittal data received for the site plan, conditional use permit and variance for the library project, please note the following:

1. We would recommend that the drainage improvements associated with the expansion consider the on-site and off-site drainage conditions. Note that considerable drainage flows exist tributary to the library from Mt. Medaris and the north-south alley. We would recommend that curb and gutter be considered along the south side of the east half of the east-west alley located just north of the library building.
2. The sidewalk, curb cut, etc... at the northeast corner of the project will need to be reconstructed with curb, gutter and sidewalk as the handicap access/parking area is being eliminated.
3. The irrigation system will need to be redesigned/reconstructed, at a minimum, between the building expansion and Town Hall. We would recommend that consideration be given towards replacing the lawn with xeriscape improvements and/or some type of plaza improvements to minimize intensive maintenance requirements.
4. How is construction and staging and traffic control to be implemented with this project? Adjacent pedestrian access, parking, materials storage, etc... need to be identified and coordinated with both the Town and CDOT.
5. A CDOT utility and right of way permit will need to be applied for and secured prior to construction. Note that providing this permit will be necessary to assure that the CDOT conditions of approval are shown and identified in the construction/approved drawings.

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118 W. 6<sup>TH</sup>, SUITE 200 GLENWOOD SPRINGS, CO 81602 970-945-1004 FAX: 970-945-5948

6. Note that as the main library entry is changing from the 4<sup>th</sup> Street entry to the corner of 4<sup>th</sup> and Main, and that the building expansion is removing existing parking spaces, we would recommend that the sidewalk along 4<sup>th</sup> street be reconstructed (from a grade standpoint) to match slope of the curb and gutter. Likewise, we would recommend that the parallel parking be reconfigured to an "angled" configuration to gain additional parking similar to the east side of 4<sup>th</sup> Street.
  
7. We will expect that the construction drawings will provide details for construction of all improvements to be tied to and associated with the existing public right of way. We will be looking for specific instruction to the contractor including spot grading, plan and profiles of utilities and site work as well as specific details for construction. Concrete control joints for cracking and expansion are expected to be provided. How is drainage to be accommodated between the expansion and Town Hall?

Upon your receipt and review, please call with questions!

JSS

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