



**PLANNING DEPARTMENT
PROJECT REVIEW TRANSMITTAL FORM**

ATTENTION: _____

DATE: August 22, 2022

- ☒ Salida Public Works
- ☒ Salida Fire Chief
- ☒ Salida Police Chief
- ☒ Salida Finance Department
- ☐ U.S. Postal Service
- ☐ U.S. Forest Service
- ☒ CO Dept. of Transportation
- ☒ City Consulting Engineer
- ☐ City Attorney
- ☐ Centurylink Communications

- ☒ Xcel Energy
- ☐ Charter Communications
- ☐ Chaffee Co. Planning
- ☐ Army Corps of Engineers
- ☐ Division of Wildlife
- ☐ Town of Poncha Springs
- ☐ Chaffee Co. Building Official
- ☐ Historic Preservation Commission
- ☒ School District R-32-J
- ☒ Atmos Energy

Other: _____

APPLICANT: 505 Oak Street, LLC (Kent Townsend) PHONE: 719-530-1088

EMAIL: kent@kenttownsend.com

PROPERTY LOCATION: 505 Oak Street

PROJECT DESCRIPTION: Major Impact Review for a Planned Development Overlay and Major Subdivision

TENTATIVE MEETING DATES:

- ☒ Planning Commission
- ☐ City Council
- ☐ Board of Adjustment
- ☐ Board of Appeals

09/26/22 @ 6:00 P.M. (Tentatively)
____ @ ____ P.M.
____ @ ____ P.M.
____ @ ____ P.M.

TRANSMITTAL INCLUDES:

- ☒ Application Form/Cover Letter
- ☐ Vicinity Map
- ☒ Site Plan
- ☒ Plat

☐ Other: _____

NOTE: A written response, even if only to advise that you have no concerns, is requested.

REPLY: NO CONCERNS AT THIS TIME.

RESPONSE NEEDED BY: September 12, 2022

RECEIVED: _____

PLANNING STAFF: Kristi Jefferson

From: [Renee Thonhoff](#)
To: [Kristi Jefferson](#)
Cc: [Doug Bess](#); [Kathy Rohrich](#); [Russ Johnson](#); [David Lady](#)
Subject: Re: 505 Oak Street Planned Development and Major Subdivision
Date: Friday, August 26, 2022 7:53:40 AM
Attachments: [image003.png](#)

505 Oak Street currently has one 3/4" commercial water tap valued at \$8,512, 3/4" meter valued at \$352. Development would require per unit system development fees to be paid.

Renee M. Thonhoff M.B.A.
Staff Accountant
City of Salida
448 East First Street, Suite 112
Salida , Colorado 81201
719.530.2622 phone
719.539.5271 fax
Renee.Thonhoff@cityofsalida.com

Easy ways to pay your utility bill: auto pay with a checking account, phone payments 833.892.0176. or pay online please register at <https://www.municipalonlinepayments.com/salidaco> or download our iOS or Android app MyCivic Utilities. where you can now set up auto pay!

Sender and receiver should be mindful that all my incoming and outgoing emails may be subject to the Colorado Open Records Act, § 24-72-100.1, et seq.

On Tue, Aug 23, 2022 at 11:57 AM Kristi Jefferson <kristi.jefferson@cityofsalida.com> wrote:

Attached is the agency review for the 505 Oak Street Planned Development and Major Subdivision applications. Please let me know if you have any concerns with the PD or Subdivision requests.

Kristi Jefferson
Senior Planner

From: [Kristi Jefferson](#)
To: "[Kristi Jefferson](#)"
Subject: RE: Agency Review
Date: Monday, September 19, 2022 12:51:55 PM
Attachments: [image001.png](#)

From: Diesel Post [mailto:diesel.post@cityofsalida.com]
Sent: Monday, September 19, 2022 12:44 PM
To: Kristi Jefferson <kristi.jefferson@cityofsalida.com>
Subject: Re: Agency Review

Based on the Plat, I would concur. Definitely want to ensure access to the trail.

Mike 'Diesel' Post
Director of Parks and Recreation
City of Salida
719-966-9378

On Fri, Sep 16, 2022 at 4:23 PM Kristi Jefferson <kristi.jefferson@cityofsalida.com> wrote:

Diesel,

I completely forgot to include you when I emailed out the agency review for the 505 Oak Street Planned Development and Major Subdivision. This is a fairly small (2.09 acre) parcel that they are proposing 44 units on so there isn't much room for open space. The applicant has agreed to provide a public access on the southeast corner of the property for a connection to the trail on Scott Street but we are going to recommend collecting fees in lieu of providing open space.

Thank you,

Kristi Jefferson
Senior Planner
City of Salida
448 E. First Street
Suite 112
Salida, CO 81201
(719) 530-2626



Sender and receiver should be mindful that all my incoming and outgoing emails may be subject to the Colorado Open Records Act, § 24-72-100.1, et seq.

From: [Cristelli, Mark](#)
To: [Kristi Jefferson](#)
Cc: [Higgins, Dan](#)
Subject: RE: [EXT] 505 Oak Street Planned Development
Date: Friday, September 9, 2022 10:23:57 AM
Attachments: [image001.png](#)

Kristi,

I have reviewed the plan set for the planned development at 505 Oak St, Salida, CO. My comments are as follows:

1. I did not see anything in the notes concerning utility easements. I do notice the 5' front lot easements on all lots. I assume (hopefully accurately) that the area marked "Outlot" contains utility easement? If so, that should give sufficient room for all utilities. If not accurate, I see no way for all utilities to successfully install within a 5' easement. This may sound ridiculous to presume, however it is important to get written confirmation that the Outlot contains utility easement. If it states such in the paperwork, I apologize in advance for missing it in the documents.
2. Assuming (again hopefully accurately) that the Outlot contains utility easement, what are the developer's thoughts of natural gas lines being buried under asphalt? Will it be acceptable to cut asphalt in order to install service lines? Or will it be expected to have natural gas stubbed into each structure (finished or not) prior to paving? If the latter is correct, I will defer to Atmos Ops Supervisor in the area to comment on the feasibility of that request.
3. Is natural gas being considered to be part of this planned development, or is this review merely procedural as part of the planned development approval process?

I will leave it to Dan Higgins, Atmos Ops Supervisor, to submit additional comments if he so chooses to do so.

Regards,

Mark

Mark Cristelli

Project Specialist

Atmos Energy Corporation

Colorado/Kansas Division

105 McCormick Parkway

Canon City, CO 81212

Cell: 719-429-8977

mark.cristelli@atmosenergy.com

Natural Gas: Safe, Clean, Economical, Ecologically friendly, Abundant and Dependable. In short, natural gas is the REAL green energy solution.

#The Blue Flame = The Green Solution

From: Kristi Jefferson <kristi.jefferson@cityofsalida.com>
Sent: Tuesday, August 23, 2022 2:44 PM
To: Higgins, Dan <Daniel.Higgins@atmosenergy.com>; Cristelli, Mark <Mark.Cristelli@atmosenergy.com>
Subject: [EXT] 505 Oak Street Planned Development

CAUTION: Don't be quick to click. This e-mail originated from outside of Atmos Energy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dan and Mark,

I tried to email you the agency review for an application we received for a planned development and major subdivision at 505 Oak Street but I think the file may have been too large and both of your emails were kicked back to me. Should I mail the materials to you?

Kristi Jefferson
Senior Planner
City of Salida
448 E. First Street
Suite 112
Salida, CO 81201
(719) 530-2626



Sender and receiver should be mindful that all my incoming and outgoing emails may be subject to the Colorado Open Records Act, § 24-72-100.1, et seq.

From: [David Lady](#)
To: ["Kristi Jefferson"](#); ["Mark G. Rocheleau"](#)
Subject: RE: 505 Oak Street Planned Dev.
Date: Thursday, September 1, 2022 9:18:57 AM
Attachments: [image001.png](#)

I'd recommend proceeding with conditions.

My requested conditions.

Move FH 3+72 to end of the stub to the south (on prior review comments)

Connect water main loop to Scott Street via existing utility easement

One water/sewer service per lot

Provide plan updates per engineering review prior to Final Plat approvals

David Lady, P.E., Director of Public Works
340 W. Hwy 291
Salida, CO 81201
719-539-6257
david.lady@cityofsalida.com

From: Kristi Jefferson [mailto:kristi.jefferson@cityofsalida.com]
Sent: Thursday, September 1, 2022 9:00 AM
To: 'David Lady' <david.lady@cityofsalida.com>; 'Mark G. Rocheleau' <mrocheleau@jvajva.com>
Subject: 505 Oak Street Planned Dev.

David and Mark,

Attached are the updated civils for the 505 Oak Planned Development (the civils are in 2 separate emails because the file was too big to email). Mark, please look through the materials and let me know if Tracy has submitted everything you were requesting. I will be on vacation after tomorrow and need to get the public noticing ready today if you deem the civils complete.

Thank you,

Kristi Jefferson
Senior Planner
City of Salida
448 E. First Street
Suite 112
Salida, CO 81201
(719) 530-2626

From: [David Lady](#)
To: ["Mark G. Rocheleau"](#); ["Kristi Jefferson"](#); ["Kevin E. Vecchiarelli"](#)
Subject: RE: 505 Oak LLC - Planned Development civil plans
Date: Monday, June 27, 2022 10:09:53 AM
Attachments: [image001.png](#)
[image002.png](#)

Mark,

A couple of items to note:

- 1) It has been discussed that they shall provide fees in lieu of improvements to the ROW which would include a sidewalk and driveway apron. Please have them submit quantities for this. The 291 sidewalk/storm/apron would be constructed with the local agency CDOT project. The developer will provide a temporary asphalt driveway to tie into existing 291. It was discussed that the developer should anticipate the sidewalk at asphalt driveway to be ~4 to 6" above the existing edge of asphalt along SH-291.
- 2) I do not yet have a final set of plans for the tie-in grade of the driveway or roadway improvements in general. They are in progress and should be available soon. Ultimately, the 291 plans are intended to capture the drainage that has historically been conveyed onto the lot. I haven't discussed this with their engineer but I would think their site plan should allow for surface conveyance across their site. I would also suggest that as much as possible, if not all, be routed to where ever they are planning detention so that at least the smaller storm events can be captured. There is not an easy for feasible solution to re-route this along 291 until that project happens.
- 3) We did discuss that the water shall be connected and looped on 291 which appears to be shown on SH-5. However, it will need stubbed out to the south (Fire Station lot) in the south east corner where the dumpsters are shown. The hydrant at 3+72 should be on the dead end on the south side of the driveway near STAT 4+18. This will ultimately need to be coordinated with the 291 plans but it should be safe to have it ~8 ft off property line which will put it in the future parkway between curb and sidewalk. The valves shown along 291 may also need shifted to avoid the future c&g.

I will request a .dwg from our engineer to coordinate the driveways, C&G, and s/w locations on 291.

Please let me know if you have any questions.

David Lady, P.E., Director of Public Works
340 W. Hwy 291
Salida, CO 81201
719-539-6257
david.lady@cityofsalida.com

From: Mark G. Rocheleau [mailto:mrocheleau@jvajva.com]
Sent: Monday, June 27, 2022 9:31 AM
To: Kristi Jefferson <kristi.jefferson@cityofsalida.com>; Kevin E. Vecchiarelli <kvecchiarelli@jvajva.com>



JVA, Incorporated
P.O. Box 1860
47 Cooper Creek Way
Suite 328
Winter Park, CO 80482
970.722.7677
info@jvajva.com

September 9, 2022

Kristi Jefferson, Senior Planner
City of Salida
448 East 1st Street
Salida, Colorado 80201
Via email: Kristi.jefferson@cityofsalida.com

www.jvajva.com

RE: 505 Oak Street Major Impact Review and Planned Development Engineering Comments
JVA Job# 3121.17c

Dear Kristi:

JVA Inc. has reviewed the 505 Oak Street Major Impact Review and Planned Development application submitted through email dated September 9, 2022 for conformance with the City of Salida Code of Ordinances (Code), and City of Salida Design and Construction Standards. Upon review, we are providing conditions that need to be met prior to recommendation of planning commission. Additionally, we have provided comments for informational purposes to consider on engineering plans for future Subdivision Improvement Agreement (SIA) review and approval.

1. We assume that all other reviewing agencies have had opportunity to comment and any required changes to the plans that come from these comments will be made.
2. Plat documents need to clearly address ownership and maintenance of all improvements, public utilities, and accesses, include common elements and outlots.
3. The following conditions need to be met prior to recommendation to planning commission:
 - a. Easements:
 - i. All building elements (foundation elements [including footings], eaves/soffits, other architectural elements) are forbidden from within a utility. Revise as required.
 - ii. Stormwater easements required for common storm drainage infrastructure and conveyances, including underground detention systems. Provide minimum 10-foot wide drainage easement to paved surface for future maintenance purposes.
 - iii. Private utilities such as gas, electricity and communications will be required to be in a utility easement or outlot
 - b. Utilities:
 - i. Provide plan and profiles, with crossings, of public water and sewer sewer mains
 - ii. Per previous comment, the fire hydrant located at STA 3+72 shall be shifted south to be at the water main cap near STA 4+18. Coordinate final location with public works and fire department
 - iii. Coordinate with Public Works to ensure that water main valves within Highway 291 are not in conflict with future street improvements
 - iv. Provide landscape irrigation water meter with supporting calculations confirming water meter size or confirm that irrigation will be provided separately for each lot.




- v. The 505 Oak Street PUD Written Description states that a fire hydrant is to be provided at the northeast corner of the site how does not appear on the Utility Plan. Provide as required
- vi. Clarify note 49 on sheet number 4 in regards to dual meter. Plans show single meter
- c. Provide information for fee in lieu ROW improvement quantities and pricing
- d. Emergency Services: Provide confirmation from fire department emergency vehicular turning movements through site, and fire protection improvements
- e. Drainage Report and layout Drainage Map.
 - i. Revise Drainage Basin DA-1 to provide accurate time of concentration calculations. Staff does not agree with 300-feet of overland flow since the majority of DA-1 is conveyed through channelized flow.
 - ii. Drainage Basin DA-2 shall have channelized flow time of concentration
 - iii. Provide curb and gutter calculations confirming major storm even capacity
 - iv. Provide calculations that 12" ADS N12 pipe and inlets have capacity to flow major storm peak flows.
 - 1. In the event of clogging of 18" Area Drain, provide analysis of overflow path to stormwater to underground detention system.
 - v. Provide information in drainage report in regards to overflow path design considerations.
 - vi. MHFD spreadsheet detention volume does not match ADS design details. Revise as necessary for conformance.
 - vii. Provide clarification on Detention Basin Outlet Structure Design worksheet in regards to orifice designs, and how this does not impact major storm capacity to underground detention system.
 - viii. Provide clarification within conclusion of comment stating that peak flows will reduce. Post-development peak flows are higher than pre-development stormwater flows.
 - ix. Infiltration testing shall be completed at approximate depth of drainage rock to ensure ADS Stormtech system can infiltrate detention and water quality volumes within Colorado Water Law time requirements. Provide infiltration test results and calculations confirmed full infiltration of detained stormwater.
 - x. Detail operation and maintenance information for underground detention areas
- f. Drainage and Grading:
 - i. Underground Stormwater Detention
 - 1. Grading plans and ADS Stormtech elevations do not concur with each other. ADS design elevations should match with Grading Plan elevations. Ensure that ADS system has appropriate cover
 - 2. Clarify drainage basin nomenclature elevations as invert elevations are not provided on Drainage Plan.
 - ii. Provide information along property line of tie in elevations, specifically along north and east property lines
 - 1. Curb and gutter along east property line appears higher than existing elevations



- iii. Trees should not be placed in underground stormwater detention, revise plans as necessary
- iv. Clarify intent with curb terminus along east property line. Stormwater calculations show this going to the underground detention system, however a curb height of zero is shown. Point discharges offsite will not be permitted.
 - 1. Per previous comment stormwater point discharges offsite will not be acceptable
- v. Per previous comment, additional information should be provided of how emergency overflow stormwater will leave 505 Oak Street property and continue to Scott Street.
 - 1. Drainage Easements may be required if development conveys onsite generated stormwater through neighboring sites
- vi. Northeast Stormwater Control Method:
 - 1. Provide information within plans and drainage report of dirt swale intent
- g. Provide landscape islands per Section 16-8-90 (d)
- 4. Prior to SIA review and approval, the following comments will be required to be addressed / clarified.
 - a. CDOT Access and Utility Permits
 - b. Water minimum bury depth is 5-feet. Revise details for consistency across plans
 - c. Provide information on how existing utilities servicing 505 Oak Street will be capped, demolished, abandoned, etc.
 - d. Provide information to cap and abandon existing concrete headwall across from Chilcott Street within ROW
 - e. Record with City an Operation and Maintenance Plan for the storm facilities, including storm infiltration systems.
- 5. The following contains informational comments for consideration
 - a. Persistent to CDPHE General Permit for Stormwater Discharges Associated with Construction Activity”, all projects involving an earth disturbance of 1-acre or more require a Stormwater Management Plan (SWMP). The applicant must develop a SWMP prior to the commencement of any construction activity.
- 6. Applicant should provide responses to comments to accompany future submittals.
- 7. Applicant may be subject to additional comments upon future review of future submittals.

We look forward to verifying the above comments in a future submittal. Please feel free to reach out to us if you have any comments or questions.

Sincerely,
JVA, INCORPORATED

By: 
Mark G. Rocheleau, P.E., CFM
Senior Project Engineer



The above comments may not reflect all changes required to meet City of Salida municipal ordinances, and design and construction standards. The plan and document review by the City of Salida does not necessarily include confirmation of design calculations, project approach or every project design element. Therefore, authorization from the City of Salida to proceed with construction of the project does not constitute unconditional acceptance or approval of the submitted plans or documents, particularly if specific aspects are later discovered to not be in compliance with the City of Salida municipal ordinances, and design and construction standards in effect at the time such authorization was granted. The responsibility for compliance with the City of Salida municipal ordinances, and design and construction standards rests solely with the developer, their design engineer and their engineer's consultants. Neither the City of Salida nor JVA, Inc, accept responsibility for the project design and/or construction of this development nor any other design consideration or standard utilized in the project.