



REQUEST FOR CITY COUNCIL ACTION

Meeting Date: March 16, 2021

ORIGINATING DEPARTMENT: Community Development	PRESENTED BY: Bill Almquist
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ITEM:

Ordinance 2021-03 – Possible Approval on First Reading and Setting a Public Hearing Regarding the Holman Court Planned Development and Major Subdivision.

UPDATE TO PLANNED DEVELOPMENT AND SUBDIVISION PROPOSALS:

Following the stated approval and recommendation of the Planning Commission to create 7 lots and a platted private drive (instead of 8 lots with a private access easement across the front of each), among other conditions, the applicants revised their plans and also pledged to construct two deed-restricted affordable housing units (80% AMI or below) as part of the development, which is greater than the 12.5% of units required by Inclusionary Housing. The original requested deviations to dimensional standards of the underlying zone all remain relevant and are described in further detail below.

REQUEST / BACKGROUND:

The applicants have requested a major impact review to approve a Planned Development overlay and 7-lot residential subdivision (1 duplex on each lot) on the 1.72 acre parcel located west of Holman Ave and accessed between 1604 Holman Ave and 1646 Holman Ave (see vicinity map below). The applicants intend to go through the duplex conversion process in the future to create individual townhomes. The property, described as “Lot 2 of Ambrose Subdivision” and previously subdivided in 2004, is currently zoned Medium-Density Residential (R-2). The property owners/applicants are Holman Court, LLC represented by David Larochelle and Mark Lee.

A Planned Development is an overlay which allows flexibility in the underlying zoning district standards to “...permit the application of more innovative site planning and design concepts than may be possible under the application of standard zone districts.” The applicants are requesting flexibility in design of the development in the following three ways:

- Lot frontage measured off of a private drive (instead of a public street)
- Increase in the maximum allowable parking/access lot coverage
- Reduction in the minimum landscape area per lot

City Council and Planning Commission held a Conceptual Review meeting for this site on November 30, 2020. Planning Commission held their public hearing and review of the proposals on January 12, 2021 and approved both requests with conditions.



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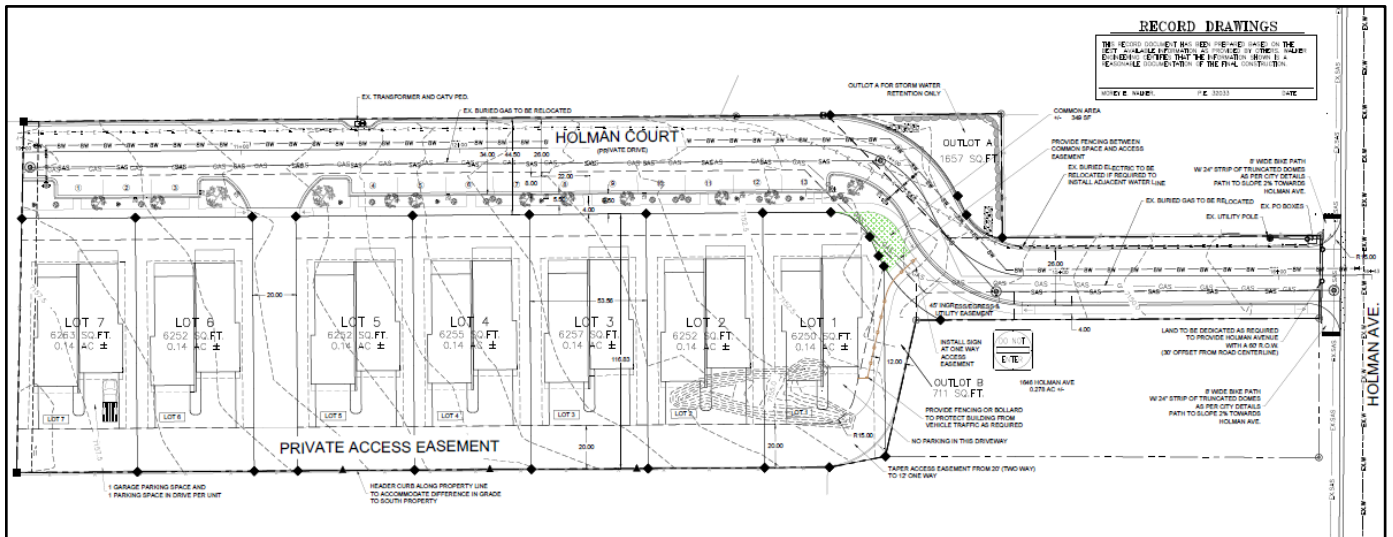
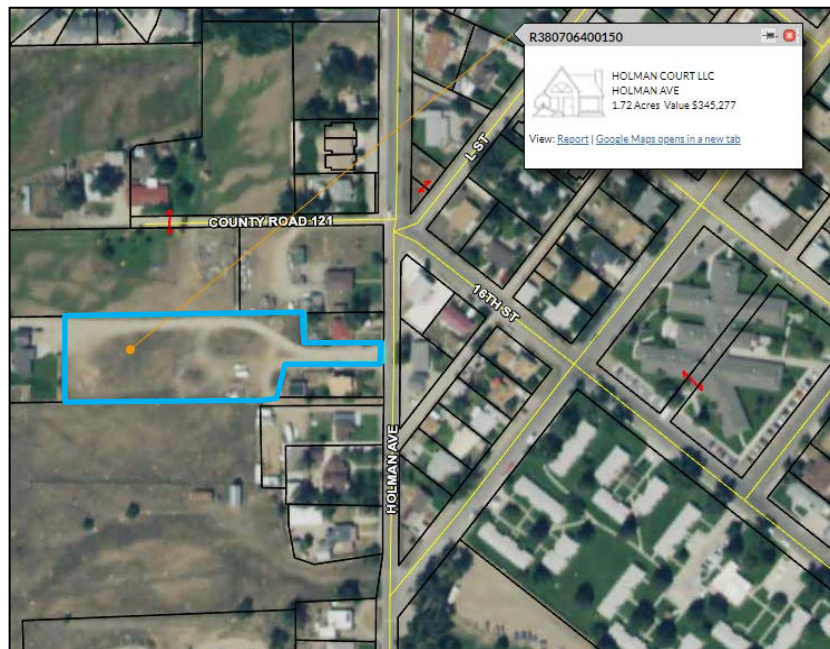
ORIGINATING DEPARTMENT:

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PRESENTED BY:

Bill Almquist

Vicinity Map and Development Site Plan



The applicants are proposing the Planned Development overlay be placed on the site to allow for the creation of a subdivision with 7 duplex buildings, each on their separate lot, fronting on a private drive with a public water and sewer main. The table below identifies the proposed deviations to the underlying R-2 zone district dimensional standards, including: minimum lot frontage, maximum parking/access lot coverage, and minimum landscape area:



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SCHEDULE OF DIMENSIONAL STANDARDS

Dimensional Standard	R-2	PD
Min. lot size (sq. ft.)	5,625	5,625
Density (Min. lot sq. footage per principal dwelling unit)	3,125	3,125
Min lot size (sq. ft.)—attached units	3,125	3,125
Min. lot frontage	37'-6"	Note 3.
Min. lot frontage—attached units	20'	20'
Max. lot coverage: structures (additive coverage total for structures and uncovered parking cannot exceed 90% except in C-2)	40%	40%
Max. lot coverage: uncovered parking/access (additive coverage total for structures and uncovered parking cannot exceed 90% except in C-2) *	15%	40%
Min. landscape area	45%	30%
Min. setback from side lot line for a primary bldg.	5'	5'
Min. setback from side lot line for a detached accessory bldg.	3', 5', or 10' *	3', 5', or 10' *
Min. setback from rear lot line: principal bldg.	20'	20'
Min. setback from rear lot line: accessory bldg.	5'	5'
Min. setback from front lot line *	20'	20'
Max. building height for a primary bldg.	35'	35'
Max. building height for a detached accessory bldg.	25'	25'

3. MINIMUM LOT FRONTAGE IS TO BE MEASURED AT HOLMAN COURT, A PRIVATE DRIVE VERSUS A PUBLIC STREET AS IS GENERALLY REQUIRED.

DISCUSSION OF REQUESTED DEVIATIONS

Minimum Lot Frontage - The subject property only has 37.5 feet of frontage along the City-owned Holman Avenue. Under code standards, only one residential lot would be allowed on the site due to the limited street frontage and site configuration. The site is currently vacant and includes an access easement that serves the 1642 Holman Ave property (outside of City limits) immediately to the west. The applicants are requesting that lot frontage be allowed along the platted private drive and maintain that this will allow for the best and greatest use of the property,



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and provide needed housing for the community including two deed-restricted affordable units. The applicants intend to go through the duplex conversion process after the units are built so that each unit is on its own lot (townhome). The approximately 53-ft wide lots would allow for the 20-ft minimum lot frontage for attached units that is generally required along public streets. Staff notes that there is no desire for a public street in this location, due to the planned future extension of CR 121/W.16th Street just 200 feet to the north.

Maximum Parking/Access Lot Coverage – Primarily due to the proposed “alley” access easement across the back of each lot, total parking/access coverage on each lot is elevated—approximately 30% for Lots 2-7 and 37% for Lot 1, compared to the 15% allowed by code in R-2. The applicants would like for the lots to have vehicular access to a rear garage for each unit, and to provide circulation options for residents, visitors, and emergency services. They are proposing that the access easement would be one-way travel (exiting the development) between Lots 1-5. The applicants are requesting a deviation to allow a maximum of up to 40% parking/access lot coverage for the development.

Minimum Landscape Area - The proposed private access easement also impacts available landscape area for each lot. Lots 2-7 have 36% landscape area and Lot 1 has 32%, whereas code would require a minimum of 45% in R-2. Therefore, the applicants are requesting a deviation to allow a minimum of 30% landscape area for the development.

THE CITY OF SALIDA COMPREHENSIVE PLAN

Generally, zoning should be consistent with the community’s comprehensive plan. The following Policies, Actions and Principles are most applicable to the proposal:

Policy LU&G-I.2: Infill and redevelopment should be encouraged and will advance the objectives of this plan.

The 1.72 ac. site is vacant. There are existing utilities at the entrance to the site, within Holman Avenue.

Action LU&G-I.2a: Encourage projects to use maximum density allowances to make the best use of the available infrastructure.

The proposed project is requesting changes to the underlying dimensional standards in order increase the residential use of the site—14 duplex units eventually on their own lots (maximum density could technically allow up to 22 units on the site, based on existing lot area).



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Action LU&G-I.2e: Focus new development in the Salida area within the Municipal Services Area to ensure adequate provision of services and limit sprawl development around the city.

The site is within the MSA.

Policy H-I.1: Provide a mix of housing types and densities throughout the city to address a variety of incomes and lifestyles.

The majority of housing types in the project area are single-family, along with some multi-family nearby. These duplex units would add to the overall mix of housing types and would likely provide housing for both the “missing middle” and lower-income households (esp. with the two affordable units pledged by the applicants).

Policy H-II.1: Promote new development projects that contain a variety of housing, including affordable units.

See above.

Action H-II.3.d: When affordable housing units are provided, ensure the city has a mechanism or partner organization to keep track of and enforce the deed restrictions or land ownership arrangements to ensure the housing remains attainable in the long-term for low and moderate income residents.

The Chaffee Housing Authority (CHA) was recently formed to work with developers and help pair them with eligible individuals and families and to administer deed-restrictions on units. The CHA is still in the process of creating administrative guidelines and preparing the organization to handle such arrangements. If the affordable units are constructed prior to the CHA being fully-operational, the City (or another organization) will be able to work with the developer on these requirements before such responsibilities are transferred to the CHA.

PLANNED DEVELOPMENT EVALUATION CRITERIA:

Section 16-7-40 (b) of the City of Salida Land Use and Development Code states “the PD Development Plan shall meet the following criteria...unless the applicant can demonstrate that one or more of them is not applicable or that another practical solution has been otherwise achieved.” The applicant’s requests and staff’s comments are listed below.

1. **Minimum dimensional standards:** As discussed above, the applicants are requesting to eliminate the public street frontage requirement, and deviations to the maximum lot coverage for parking/access and minimum landscape area in the R-2 zone.

Given the unique location, shape, and size of the lot, and the ability to provide needed types of housing for the community (inc. deed-restricted affordable units), staff is in support of waiving



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the public street frontage requirement/allowing such frontage off a private drive within this PD. The applicants have updated their development plan to largely meet the Planning Commission's recommended condition of approval (#1) to reduce the number of lots from 8 to 7. The platting of the private drive, instead of an access easement across each lot, made it such that the dimensional standards for parking/access and landscape area still could not be met automatically. The applicants also slightly increased the width of the individual lots and units and, consequently, the common space was not made any larger. However, staff feels the general intent of the Planning Commission's recommended condition was met and therefore recommends that Planning Commission's first be deleted.

2. Trails: The only trail currently planned for the neighborhood is a shared-use path along the west side of Holman Avenue. The development plan provides access from the development to the future trail via a sidewalk along the southern edge of the proposed private drive. This pathway will eventually provide residents of the development with ample access to nearby Centennial Park. No other trails/connections are required.
3. Ownership and Maintenance: The development will have a homeowners association to maintain common areas, including Outlots A and B, the private drive, the rear "alley" access, and common open space area. Staff notes that HOA assessments have the potential of putting a disproportionate burden upon owners of deed-restricted affordable units within such HOAs, occasionally leading to their inability to afford mortgage payments. In order to ensure the long-term viability of affordability of future owners of affordable units within the HOA, Planning Commission recommended a condition of approval (#2) regarding such fees. Staff has subsequently been in contact with the Chaffee County Housing Office Director, Becky Gray, regarding HOA fees and therefore recommends the following addition to the condition (in *italics*) based on the likelihood that the Chaffee Housing Authority will eventually have administrative guidelines regarding such fees. The condition shall be noted on the development plan:
 - Occupants of any deed-restricted affordable units within the homeowners' association shall not be responsible for any assessments nor dues beyond those fairly-priced specifically for utilities, trash services, and the like. *Should the HOA desire, they may renegotiate the condition with the Chaffee Housing Authority based upon the Authority's guidelines for such dues.*
4. Water and Sewer: The applicant has provided improvement plans that include designs for sewer and water mains to serve the interior of the site. The plans have been reviewed by the Public Works Department and their comments are included at the end of this section. Based on the feedback regarding the updated development plan and preliminary subdivision plat from regarding both public and private utilities, staff recommends the following additional conditions of approval:



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- The entirety of the private drive, including the access area between Lots 5 and 6 and western edge of the property, shall be platted as a public utility easement.
 - The front 10 feet of all lots shall also be platted as a public utility easement. In the case of Lot 1, the easement shall extend to the northeast corner of the duplex and meet up with the rear access and utility easement at a location specified by Public Works.
 - Per the request of private utility agencies, the proposed rear private access easement shall be platted as a "Private Access and Utility Easement".
 - The construction and drainage plans shall be signed and stamped for final review.
 - After approval of a subdivision improvement agreement, developer shall coordinate product submittals and preconstruction meeting with Public Works prior to initiation of work.
5. Residential Density: The allowable density for this lot, given the R-2 zoning and lot size, is 22 units. The updated PD development plan consists of 14 units within 7 duplex buildings. The units are spaced in conformance with standard setback requirements, adequate privacy is provided, and a small common open space is proposed to the east of Lot 1 at the opening of the development. This criterion is satisfied.
6. Relationship to the Subdivision Regulations: The provisions of these regulations concerning a Planned Development will not eliminate or replace the requirements applicable to the subdivision of land or air space, as defined in state statutes and the ordinances and regulations of the City. This criterion is satisfied.
7. Improvement Standards: The only deviation requested specifically from the Design Standards of Article VIII of the Land Use and Development Code regards minimum landscaping, as discussed above. The applicant is asking to provide approximately 30%-35% landscaping for each lot, compared to the minimum 45% required in the R-2 zone. A reduction to a minimum of 30% would accommodate the rear "alley" access easement across each lot. The development plan also shows between 1 and 2 trees per lot, depending upon the location. At 30% landscaping area, 2 trees would generally be required on each lot per Table 16-K, for a total of 14 within the overall development. Because the number of lots has been revised, staff recommends the following revision to Planning Commission's recommended condition of approval (in **bold**), which shall be a note on the development plan:



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- Each lot shall have, at minimum, one tree located between the private drive and the front of the proposed units. In addition, the applicant will provide as many trees within the common open spaces as will result in a total of at least **14** across the entire development site.
8. Maximum Height: The applicant is not requesting a deviation to maximum height standards. This criterion is not applicable.
 9. Gross Floor Area: There are no uses proposed other than residential. This criterion is not applicable.
 10. Permitted Uses: The proposed residential use is a use by right within the existing zone district. The size of the development site is not large enough to justify the requirement of any other uses such as commercial, recreational, or educational amenities.
 11. Transportation Design: The development provides direct access to Holman Avenue, a collector street, which is designed to support the anticipated additional traffic generated by the proposed number of units. Public Works has no concerns regarding transportation design. Police and Fire Department staff also approved the internal circulation drive aisles for emergency access. The development also provides safe and adequate pedestrian access from the development to nearby amenities. This criterion is satisfied.
 12. Development Standards: As mentioned above, the applicant is requesting deviation from the requirement to have frontage onto a public street or way and is proposing to have the individual lots front a private drive. The applicant is also requesting deviation from minimum landscaping area (from 45% to 30%) and also for maximum uncovered parking and access coverage on each lot (from 15% to 40%) in order to accommodate the rear "alley" access easement across all lots. Landscaping deviations are addressed in #7 above. It is noted that the majority of parking requirements could be met via the parking spaces provided along the private drive in front of the units; however, a drive aisle at the rear of the units does allow for improved traffic circulation, additional parking spaces, and access similar to what is seen throughout the majority of the residential areas in town.
 13. Energy Efficient Design: The construction of new buildings will have to meet the energy reducing standards of the building codes. The smaller, compact design of the duplexes should also contribute to energy efficiency.
 14. Variety in Housing Types: The applicant is providing two deed-restricted affordable housing units as part of the proposed 14-unit development. The smaller, townhome-style for-sale development is a housing type that is not heavily represented throughout the city nor in this particular



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neighborhood. The applicant is also providing a small common open space area for the residents' use. Staff notes that affordable housing units are provided at a percentage above the Inclusionary Housing standards of Article 13 of the Land Use Code. However, in order to provide greater certainty that the units are built in a timely fashion and made available for occupation, Planning Commission recommended the following conditions of approval, which shall be notes on the development plan:

- Two affordable housing units shall be constructed in the seven lot (14-unit) proposal. Both affordable units shall be built and receive certificate of occupancy (CO) prior to the tenth unit on the site receiving certificate of occupancy.
- For any affordable unit(s) required to be built through the PD, the developer shall pay the applicable Inclusionary Housing fee-in-lieu for each unit built prior to receiving certificate of occupancy for those units. Once the required affordable unit(s) has received certificate of occupancy, those fees-in-lieu shall be returned to the developer.
- As required under Section 16-6-120(11), no residential façade elevation shall be repeated more than once every five (5) lots on the same side of the street.

15. Fiscal Impacts: The private drives, utilities and open space areas are to be maintained by the homeowners association. The City will provide the police and fire protection and serve the project with water and sewer through public mains. Water and sewer tap fees will help offset long term costs of expanding those systems. The Fair Contributions for Public School Sites fees will be required per residential unit to help offset impacts on the school district, and open space fees will be required for each unit.

16. Higher Levels of Amenities: The project does provide at least one small private open space area for residents of the development; however, to ensure the safety, accessibility, and user-friendliness of this common area, Planning Commission recommended the following condition of approval:

- The applicant shall erect a visible barrier/fence [with entry point(s)] around the perimeter of the common open space area and provide reasonable facilities such as picnic table(s), bench(es), children's playground equipment, etc., to encourage the area's use.

17. Physical Conditions or Constraints: The shape and size of the lot, existing private drive access, and the standard requirement for frontage on a public street or way are the primary physical conditions or constraints that would warrant a departure from the standard regulation requirements.



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18. Effect on Adjacent or Nearby Development: The proposed project locates the buildings to the interior of the site, away from any existing development, with the exception of the buildings currently serviced by the private drive immediately west of the project. The majority of the surrounding properties to the north and south are currently vacant and located within County jurisdiction. There will be some impact on the properties along Holman Ave. immediately to the north and south of the site via traffic in and out of the development; however, it does appear that the private drive is centered between the two properties and provides adequate separation.

ADDITIONAL EVALUATION STANDARDS FOR MINOR PLANNED DEVELOPMENTS

Section 16-7-40(d) states that “In addition to the above evaluation standards in Subsection (a) of this Section that apply to all PD applications, the following standards or requirements shall govern the application of a minor planned development and shall be utilized by the Planning Commission and the City Council in evaluating any minor PD plan”:

(1) **Staging of Development:** There shall be no staging of development in a minor PD.

The applicant does not indicate any phasing of the development of infrastructure for this project.

(2) **Types of Uses:** A minimum of 25% of the floor area of the project is recommended for non-residential, commercial uses.

The applicant is not proposing any non-residential uses, nor are any recommended given the property's zone district and location.

(3) **Public Places.** Public gathering places should be provided to reinforce community identity and support civic engagement.

There are no *public* gathering places proposed in the development, nor would one be warranted given the proximity to Centennial Park. There is, however, a small common open space proposed for the development, which would promote social interaction for residents of the development.

(4) **Economic Opportunity:** The PD provides a unique economic opportunity or provides a service, industry, or housing type that will benefit the City and would not be possible under the existing zone districts or dimensional standards of the City.

Townhomes can be challenging to construct within many of Salida's zone districts because of the standards for minimum lot size, street frontage, and other requirements. This PD will allow the applicant to create numerous residential units on a site that is unlikely to ever have a public street or way along most of its perimeter. This would be done by eliminating the requirement for public street frontage, and allowing access via a private drive built to City standards for both Fire and



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access, along with limited deviations to parking/access coverage and landscaping. Additionally, the applicants propose to construct two affordable units on the property, exceeding the requirements of the Inclusionary Housing standards.

(5) Open Space: A Minor PD is not required to provide a dedication of open space on the site; however, it is required that any PD contribute to meeting the goals for open space through a negotiated fee-in-lieu of open space or other contribution.

No open space is dedicated through this development. The applicant acknowledges that required open space fees-in-lieu will be paid prior to CO for each unit. As a condition of approval, the Planning Commission recommended that:

- A plat note shall be added that states that “Fees-in-lieu for Open Space and for Fair Contributions to Schools shall be required prior to certificate of occupancy for all units.”

B. MAJOR SUBDIVISION PLAT REVIEW:

A major subdivision requires a recommendation from the Planning Commission and final approval by the City Council. The applicant is requesting that City Council approve a 7-lot residential subdivision, along with a private drive and two outlots to be commonly-owned by the homeowners association. The residential lots are all approximately 6,250 SF and the applicant intends to construct duplexes that may be separated into townhomes via the duplex conversion process following their construction (and with the allowances afforded by an approved Planned Development). The proposed subdivision must comply with the following standards:

1. Comprehensive Plan.

The proposed subdivision is consistent with the Comprehensive Plan, which promotes diverse residential housing (including affordable housing and access to trails and open space). Staff finds that the development’s use and design is compatible with surrounding land uses and will not create unreasonable adverse effects on neighboring properties.

2. Zone District Standards.

The proposed subdivision and ultimate development of the lots will comply with the underlying R-2 zoning district standards and other applicable standards of the Land Use and Development Code, with the exception of public street frontage, parking/access lot coverage, and minimum landscaping. Deviations to such standards have been requested through the concurrent Planned Development application.



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3. Improvements.

Besides the improvements to the private drive, the applicant also proposes to dedicate right-of-way (30 feet offset from road centerline to provide Holman Ave with 60 feet of ROW), and construct the ramp portions of the planned 8-foot shared-use path along the west side of Holman, in front of the subject property. The applicant's development plan shows a deficiency in the number of trees that would be required on each of the 7 lots (2 trees), given lot size. Planning Commission recommended the following condition to address this deficiency to be included as a plat note (amended by staff consistent with the Planned Development condition):

- Each lot shall have, at minimum, one tree located between the private drive and the front of the proposed units. In addition, the applicant will provide as many trees within the open spaces of common open spaces as will result in a total of at least 14 across the entire development site.

Public Works, Xcel Energy, and Atmos Energy staff noted the need for additional utility easements throughout the property in order to ensure that such utilities and related infrastructure can be accommodated throughout the site and allow for potential future connections off-site. Therefore, consistent with the conditions of the Planned Development, staff recommends as conditions of approval:

- The entirety of the private drive, including the access area between Lots 5 and 6 and western edge of the property, shall be platted as a public utility easement.
- The front 10 feet of all lots shall also be platted as a public utility easement. In the case of Lot 1, the easement shall extend to the northeast corner of the duplex and meet up with the rear access and utility easement at a location specified by Public Works.
- Per the request of private utility agencies, the proposed rear private access easement shall be platted as a "Private Access and Utility Easement".
- The construction and drainage plans shall be signed and stamped for final review.
- After approval of a subdivision improvement agreement, developer shall coordinate product submittals and preconstruction meeting with Public Works prior to initiation of work.

All other required improvements are proposed for the subdivision, and no phasing is proposed.



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4. Natural Features.

The site is relatively flat and void of any trees. Staff is unaware of any extraordinary natural features on the site. The lot layout is designed in a manner to take advantage of mountain views to the north and south.

5. Floodplains.

This property does not reside in the floodplain. This standard does not apply.

6. Noise Reduction.

This property is does not border a highway. This standard does not apply.

7. Future Streets.

As discussed in the report for the PD, a future street is planned just a couple hundred feet to the north, as an extension to CR 121/W. 16th Street. There is no need for a public street connection within the confines of this property. The proposed private drive currently provides access to the property immediately to the west (1642 Holman Ave) and will continue to provide such access for that lot. As conditioned above, all other required access and utility easements are provided through this development.

8. Parks, Trails and Open Space.

No public open space dedication is proposed nor desired within this development. Centennial Park is very close to the subject property and public access to any open space would not be reasonable. The applicant (or future homeowners) will be required to pay a fee-in-lieu for open space for each unit constructed on the property. As a condition of approval:

- A plat note shall be added that states that "Fees-in-lieu for Open Space and for Fair Contributions to Schools shall be required prior to certificate of occupancy for all units."

9. Common Recreation Facilities.

The private open space identified on the site plan will be, with the recommended conditions imposed within the PD, easily and safely accessed by residents of the development. The open space will also not impact any adjoining properties.

10. Lots and Blocks.

The size, shape, and orientation of the lots are appropriate to the design and location of proposed subdivision and type of development contemplated. The inclusion of the access drive/fire turnaround



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also reduces the overall length of the “block” to a reasonable length. The site design allows for ample turnaround within the lot as suggested by this standard, esp. given the slightly higher volume of Holman Avenue. This standard is met.

11. Architecture.

The applicant is proposing to vary the facades of the duplex buildings, and the recommended conditions of the PD require conformity with this standard; therefore, as a condition of approval:

- As required under Section 16-6-120(11), no residential façade elevation shall be repeated more than once every five (5) lots on the same side of the street.

12. Codes.

The subdivision will comply with all applicable City building, fire and safety codes for the proposed development.

13. Inclusionary Housing.

The applicant has indicated that they intend to meet the Inclusionary Housing standards by constructing a duplex building (approx. 15% of total proposed units) that will be deed-restricted permanently for 80% AMI or less. To ensure that the affordable units are built in a timely fashion and made available for occupation, Planning Commission recommended the following conditions of approval to be added as plat notes:

- Two affordable housing units shall be constructed in the seven lot (14-unit) proposal. Both affordable units shall be built and receive certificate of occupancy (CO) prior to the tenth unit on the site receiving certificate of occupancy.
- For any affordable unit(s) required to be built within the subdivision, the developer shall pay the applicable Inclusionary Housing fee-in-lieu for each unit built prior to receiving certificate of occupancy for those units. Once the required affordable unit(s) has received certificate of occupancy, those fees-in-lieu shall be returned to the developer.

RESPONSES FROM REFERRAL DEPARTMENTS AND AGENCIES:

Requests to referral agencies and City departments were sent on December 23, 2020 and again on March 1, 2021, following updates to the proposals. Comments received are as follows:



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Salida Fire Department: Kathy Rohrich, Fire Plan Review responded “I’ve discussed this one with the developer and he provided everything I asked for. (Hammerhead and hydrant) Looks great!”

Salida Police Department: Russ Johnson, Police Chief responded “I have reviewed the plans that have been submitted and have no concerns at this time.”

Chaffee County Planning Department: No response.

Salida School District: David Blackburn, Superintendent responded “Fees in lieu of land is acceptable in this project.”

Salida Utilities: Renee Thonoff, Senior Accountant stated “Regarding Holman Court, this property currently has no City Services (i.e. water/sewer). Development would require the purchase of water/sewer taps and meters. The City charges system development fees per unit, how the developer chooses to meter could result in each dwelling unit being metered individually or by building.”

Atmos Energy: Dan Higgins responded: “The location of the gas line referenced in the provided site plan appears to be accurate, but will need to be confirmed. An Atmos Energy engineering review will be undertaken to confirm capacity of the line to serve these proposed lots once formal request is made to do so. Relocation of the existing Atmos Energy gas line will be subject to engineering review and design and a main extension contract agreement in addition to provision of all appropriate easement or right of way provision by the land owner.”

Salida Public Works Department: PW Director, David Lady, submitted the following comments:

“General Items

1. Plat – Extend easement to west property line and to the south at the point of the vehicle turnaround for potential future connection. Easements will need to be widened along the units to ensure that the meter pits and other public infrastructure are within the easements.

Construction Plans

2. The construction plans shall be signed and stamped for final review. Comments are as follows: Put gas/elec other dry utilities on the outside of the wet utilities. Typical section shows them outside of the wet utilities but plan shows them overtop with the call-out ‘may need relocation’.

After approval of a SIA, Owner to coordinate product submittals and preconstruction meeting with Public Works prior to initiation of work.”

Xcel Energy: Sterling Waugh and Tim Butler responded “Xcel would like all access easements to also be utility easements. 10’ front lot easement will work. I was not able to call in locates and verify the existing electric line, it seems like the pathway that is marked does not make sense based on the pole location. It is best whenever possible to just keep the standard set up for utility easements on a residential project. 10’ front and rear easements with 5’ side lot easements excluding properties that are adjacent to a roadway. Commercial is different...”



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RECOMMENDED FINDINGS:

1. This application is consistent with the purposes and objectives of planned developments stated in Section 16-7-10 and because it meets the criteria of Section 16-7-40, with the conditions herein.
2. This application meets the requirements of a Major Impact Review and, with the conditions herein, meets the subdivision review standards of Section 16-6-120.

STAFF RECOMMENDATION:

Based upon the criteria for a Planned Development and Major Subdivision, consistency with the Salida Comprehensive Plan, and the findings outlined below, staff recommends approval of the Planned Development and Major Subdivision requests with the following conditions:

- 1) Occupants of any deed-restricted affordable units within the homeowners' association shall not be responsible for any assessments nor dues beyond those fairly-priced specifically for utilities, trash services, and the like. *Should the HOA desire, they may renegotiate the condition with the Chaffee Housing Authority based upon the Authority's guidelines for such dues.*
- 2) The entirety of the private drive, including the access area between Lots 5 and 6 and western edge of the property, shall be platted as a public utility easement.
- 3) The front 10 feet of all lots shall also be platted as a public utility easement. In the case of Lot 1, the easement shall extend to the northeast corner of the duplex and meet up with the rear access and utility easement at a location specified by Public Works.
- 4) Per the request of private utility agencies, the proposed rear private access easement shall be platted as a "Private Access and Utility Easement".
- 5) The construction and drainage plans shall be signed and stamped for final review.
- 6) After approval of a subdivision improvement agreement, developer shall coordinate product submittals and preconstruction meeting with Public Works prior to initiation of work.
- 7) Each lot shall have, at minimum, one tree located between the private drive and the front of the proposed units. In addition, the applicant will provide as many trees within the common open spaces as will result in a total of at least 14 across the entire development site.



REQUEST FOR CITY COUNCIL ACTION

Meeting Date: March 16, 2021

ORIGINATING DEPARTMENT: Community Development	PRESENTED BY: Bill Almquist
---	---------------------------------------

- 8) Two affordable housing units shall be constructed in the seven lot (14-unit) proposal. Both affordable units shall be built and receive certificate of occupancy (CO) prior to the tenth unit on the site receiving certificate of occupancy.
- 9) For any affordable unit(s) required to be built through the PD, the developer shall pay the applicable Inclusionary Housing fee-in-lieu for each unit built prior to receiving certificate of occupancy for those units. Once the required affordable unit(s) has received certificate of occupancy, those fees-in-lieu shall be returned to the developer.
- 10) As required under Section 16-6-120(11), no residential façade elevation shall be repeated more than once every five (5) lots on the same side of the street.
- 11) The applicant shall erect a visible barrier/fence [with entry point(s)] around the perimeter of the common open space area and provide reasonable facilities such as picnic table(s), bench(es), children's playground equipment, etc., to encourage the area's use.
- 12) A plat note shall be added that states that "Fees-in-lieu for Open Space and for Fair Contributions to Schools shall be required prior to certificate of occupancy for all units."

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission held a public hearing on January 12, 2021. The Commission made the recommendation to approve the planned development and major subdivision applications with a number of conditions included herein. As noted, the applicant has since revised the applications to incorporate certain recommended conditions of approval of the Planning Commission. The remaining relevant conditions of approval, plus additional conditions from reviewing staff regarding utility easements affected by the revisions, are incorporated in the staff recommendation above.

SUGGESTED MOTION:

"I make a motion to recommend the City Council approve Ordinance 2021-03 on first reading and set a public hearing for April 6th, 2021."

Attachments:

Ordinance 2021-03
Duplex Plans and Civil Drawings
Holman Court PD Application Materials
Holman Court Major Subdivision Application Materials
Proof of Notice

ORDINANCE NO. 03
(Series 2021)

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO APPROVING A MAJOR IMPACT REVIEW FOR A 1.72 ACRE PARCEL LOCATED WEST OF HOLMAN AVENUE AND LEGALLY KNOWN AS LOT 2 OF AMBROSE SUBDIVISION, CURRENTLY ZONED R-2, TO PLACE A PLANNED DEVELOPMENT OVERLAY ON THE PROPERTY, AND APPROVE THE DEVELOPMENT PLAN AND 7-LOT MAJOR SUBDIVISION FOR HOLMAN COURT

WHEREAS, the City of Salida Planning Commission conducted a public hearing on the planned development and major subdivision application for the subject property on January 12, 2021 and forwarded to the City Council its recommendation that the subject property be approved, with conditions, as a planned development overlay pursuant to the attached Holman Court development plan included as Exhibit A; and

WHEREAS, the City of Salida Planning Commission reviewed and recommended approval, with conditions, of a seven-lot subdivision (Holman Court) within the planned development overlay, illustrated on Exhibit B; and

WHEREAS, the project is consistent with the purpose, conditions and evaluation standards for planned development districts; and

WHEREAS, the proposals for the subject property are consistent with the policies and goals of the City's land use regulations and Comprehensive Plan, and will advance the public interest and welfare; and

WHEREAS, the City Council held a public hearing on the proposals on April 6th, 2021; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO as follows:

Section One

That the entirety of the property comprising Lot 2 of Ambrose Subdivision to wit, the 1.72 acres, be and is hereby approved as a Planned Development Overlay with the attached development plan and a seven-lot subdivision (Holman Court) with the attached subdivision plat and conditions of approval, which is attached to this ordinance as Exhibit C.

Section Two

Upon approval by the City Council of the Final Development Plan for the Holman Court Planned Development it shall be considered a site specific development plan and granted a vested property right. The City Council is approving the vested property right subject to the terms and conditions contained in the development plan and this ordinance and failure to abide by such terms and conditions may, at the option of the City Council, after a public hearing, result in the forfeiture of vested property rights.

Section Three

Upon approval by the City Council the applicant shall have one hundred eighty (180) days to submit a final Mylar of Exhibits A and B; and incorporating the conditions of approval attached as Exhibit C for the Mayor's signature and recordation.

Section Four

The City Clerk is hereby directed to undertake the following actions upon the adoption of this Ordinance:

1. Publish this Ordinance in a newspaper of general circulation in the City of Salida.
2. Following recording of the Mylar, the Clerk shall promptly amend the official city zoning district map to incorporate and reflect the planned development overlay of the subject property.

Section Five

This Ordinance shall not have any effect on existing litigation and shall not operate as an abatement of any action or proceeding now pending under or by virtue of any ordinance repealed or amended as herein provided, and the same shall be construed and concluded under such prior ordinances.

Section Six

The provisions of this Ordinance are severable and the invalidity of any section, phrase, clause or portion of the Ordinance as determined by a court of competent jurisdiction shall not affect the validity or effectiveness of the remainder of the Ordinance.

INTRODUCED ON FIRST READING, ADOPTED and ORDERED PUBLISHED IN FULL in a newspaper of general circulation in the City of Salida by the City Council on March 16, 2021 and set for second reading and public hearing on the 6th day of April, 2021.

INTRODUCED ON SECOND READING, FINALLY ADOPTED and ORDERED PUBLISHED BY TITLE ONLY, by the City Council on the 6th day of April, 2021.

CITY OF SALIDA

By: _____
P.T. Wood, Mayor

ATTEST: _____ (SEAL)
City Clerk

PUBLISHED IN FULL in the Mountain Mail after First Reading on the _____, 2021 and **BY TITLE ONLY**, after Final Adoption on the _____, 2021.

By: _____
City Clerk

HOLMAN COURT

PLANNED DEVELOPMENT (PD)

SALIDA, COLORADO

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL PERSONS BY THESE PRESENTS THAT HOLMAN COURT, LLC, IS THE FEE OWNER OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 2 AMBROSE SUBDIVISION, PER PLAT RECORDED MAY 10, 2005 AS RECEPTION NO. 350696, CITY OF SALIDA, CHAFFEE COUNTY, COLORADO

HAS LAID-OUT THE SAME INTO THE PLANNED DEVELOPMENT, AS SHOWN ON THIS DEVELOPMENT PLAN UNDER THE NAME AND STYLE OF:

HOLMAN COURT PLANNED DEVELOPMENT
IN THE
CITY OF SALIDA
CHAFFEE COUNTY, COLORADO

IN WITNESS WHEREOF THE UNDERSIGNED HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS ____ DAY OF _____, 2021

BY: _____ (HOLMAN COURT, LLC REPRESENTATIVE)

COUNTY OF CHAFFEE)
) SS.
STATE OF COLORADO)

THE FORGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2021, BY _____ (HOLMAN COURT, LLC REPRESENTATIVE) WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES _____.

CERTIFICATION OF TITLE

NOTARY PUBLIC _____, A LICENSED TITLE INSURANCE AGENT IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE PROPERTY HEREBY DEDICATED AND AS SHOWN AND DESCRIBED ON THIS PLAT AND FOUND TITLE VESTED IN HOLMAN COURT, LLC, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES EXCEPT AS LISTED BELOW:

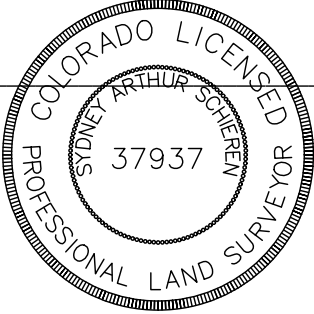
DATED THIS ____ DAY OF _____, 2021.

TITLE AGENT _____

LAND SURVEYOR'S CERTIFICATE

I, SYDNEY A. SCHIEREN, A REGISTERED LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS LAND SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION, AND THAT THE PLAT REPRESENTS THE RESULTS OF SAID SURVEY AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

SYDNEY A. SCHIEREN
COLORADO P.L.S. 37937



CITY COUNCIL APPROVAL

THIS PLAT IS APPROVED BY THE SALIDA CITY COUNCIL THIS ____ DAY OF _____, 2021.

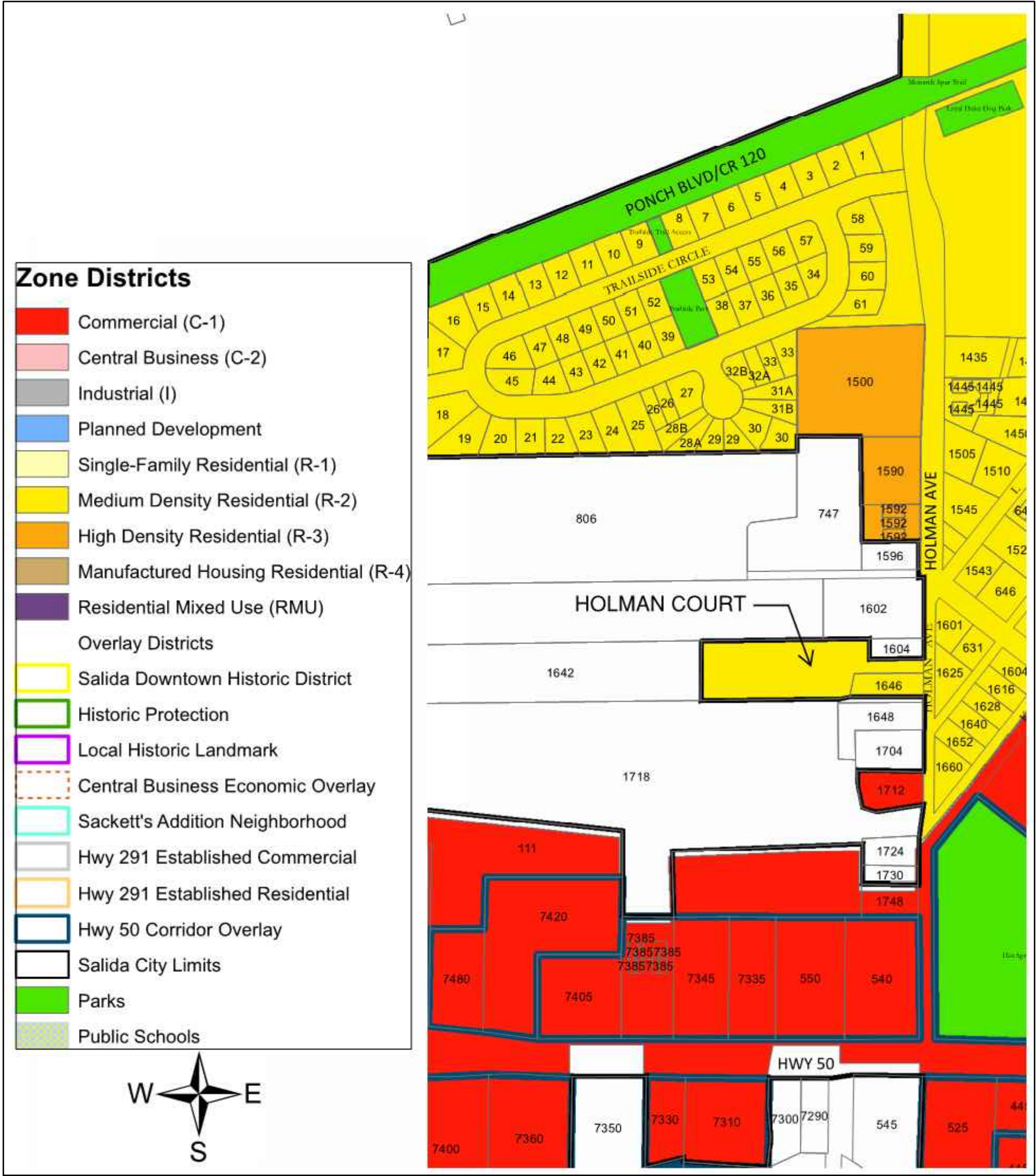
MAYOR, CITY OF SALIDA

CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED IN THE OFFICE OF THE CLERK AND RECORDER OF CHAFFEE COUNTY, COLORADO, AT _____, M. ON THIS ____ DAY OF _____, 2021 UNDER RECEPTION NUMBER _____.

CHAFFEE COUNTY CLERK AND RECORDER

VICINITY AND ZONING MAP



CONSULTANTS

ENGINEER
Walker Engineering
905 Camino Sierra Vista Santa Fe, NM 87505
505-820-7990 morey@walkerengineering.net Fax: 505-820-3539

CONSULTANT
Land Water Concepts
Salida, Colorado
505-690-5873
andy@lwconcepts.com

LAND SURVEYOR
LANDMARK SURVEYING
202 N F Street Salida, CO 81201
719-539-4021 syd@surveycolorado.com

CONDITIONS OF APPROVAL

AMENDED CONDITIONS OF APPROVAL FOR HOLMAN COURT PD:

- OCCUPANTS OF ANY DEED-RESTRICTED AFFORDABLE UNITS WITHIN THE HOMEOWNERS ASSOCIATION SHALL NOT BE RESPONSIBLE FOR ANY ASSESSMENTS NOR DUES BEYOND THOSE FAIRLY-PRICED SPECIFICALLY FOR UTILITIES, TRASH SERVICES, AND THE LIKE.
- EACH LOT SHALL HAVE AT MINIMUM ONE TREE LOCATED BETWEEN THE PRIVATE DRIVE AND THE FRONT OF THE PROPOSED UNITS. IN ADDITION, THE APPLICANT WILL PROVIDE AS MANY TREES WITHIN THE COMMON OPEN SPACES AS WILL RESULT IN A TOTAL OF AT LEAST 16 ACROSS THE ENTIRE DEVELOPMENT SITE.
- TWO AFFORDABLE HOUSING UNITS SHALL BE CONSTRUCTED IN THE SEVEN LOT PROPOSAL. BOTH AFFORDABLE UNITS SHALL BE BUILT AND RECEIVE CERTIFICATE OF OCCUPANCY (CO) PRIOR TO THE TENTH UNIT ON THE SITE RECEIVING CERTIFICATE OF OCCUPANCY.
- FOR ANY AFFORDABLE UNIT(S) REQUIRED TO BE BUILT THROUGH THE PD, THE DEVELOPER SHALL PAY THE APPLICABLE INCLUSIONARY HOUSING FEE-IN-LIEU FOR EACH UNIT BUILT PRIOR TO RECEIVING CERTIFICATE OF OCCUPANCY FOR THOSE UNITS. ONCE THE REQUIRED AFFORDABLE UNIT(S) HAS RECEIVED CERTIFICATE OF OCCUPANCY, THOSE FEES-IN-LIEU SHALL BE RETURNED TO THE DEVELOPER.
- THE APPLICANT SHALL ERECT A VISIBLE BARRIER/FENCE, WITH ENTRY POINT(S), AROUND THE PERIMETER OF THE COMMON OPEN SPACE AREA AND PROVIDE REASONABLE FACILITIES SUCH AS PICNIC TABLES, BENCHES, CHILDREN'S PLAYGROUND EQUIPMENT, ETC., TO ENCOURAGE THE AREA'S USE.
- AS REQUIRED UNDER SECTION 16-6-120(11), NO RESIDENTIAL FAÇADE ELEVATION SHALL BE REPEATED MORE THAN ONCE EVERY FIVE (5) LOTS ON THE SAME SIDE OF THE STREET.

HOLMAN COURT - PLANNED DEVELOPMENT (PD)
SALIDA, CO LORADO

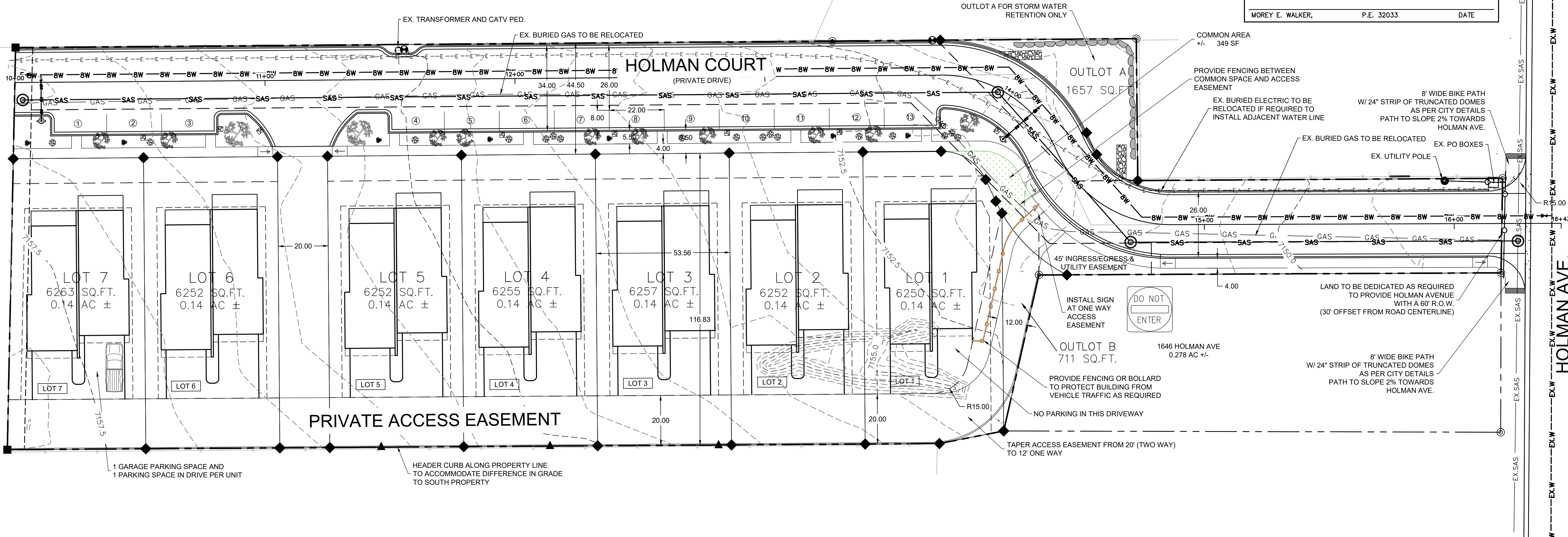
SHEET NO.

D1

RECORD DRAWINGS

THIS RECORD DOCUMENT HAS BEEN PREPARED BASED ON THE BEST AVAILABLE INFORMATION AS PROVIDED BY OTHERS. WALKER ENGINEERING CERTIFIES THAT THE INFORMATION SHOWN IS A REASONABLE DOCUMENTATION OF THE FINAL CONSTRUCTION.

MOREY E. WALKER, P.E. 32033 DATE



SCHEDULE OF DIMENSIONAL STANDARDS

Dimensional Standard	R-2	PD
Min. lot size (sq. ft.)	5,625	5,625
Density (Min. lot sq. footage per principal dwelling unit)	3,125	3,125
Min lot size (sq. ft.)—attached units	3,125	3,125
Min. lot frontage	37'-6"	Note 3.
Min. lot frontage—attached units	20'	20'
Max. lot coverage: structures (additive coverage total for structures and uncovered parking cannot exceed 90% except in C-2)	40%	40%
Max. lot coverage: uncovered parking/access (additive coverage total for structures and uncovered parking cannot exceed 90% except in C-2)	15%	40%
Min. landscape area	45%	30%
Min. setback from side lot line for a primary bldg.	5'	5'
Min. setback from side lot line for a detached accessory bldg.	3', 5', or 10' ±	3', 5', or 10' ±
Min. setback from rear lot line: principal bldg.	20'	20'
Min. setback from rear lot line: accessory bldg.	5'	5'
Min. setback from front lot line	20'	20'
Max. building height for a primary bldg.	35'	35'
Max. building height for a detached accessory bldg.	25'	25'

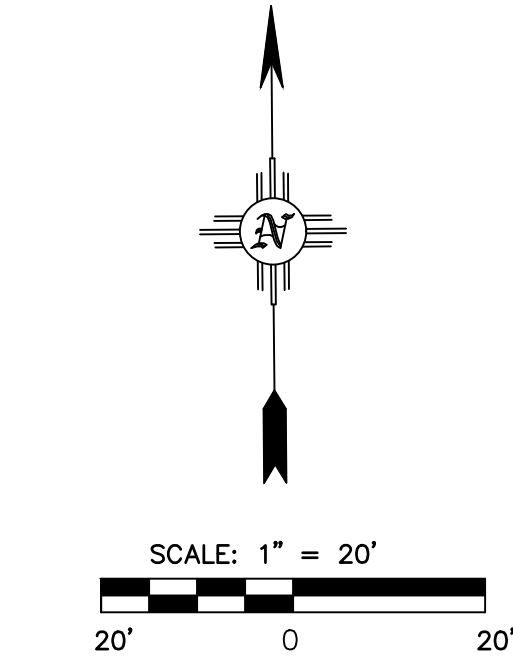
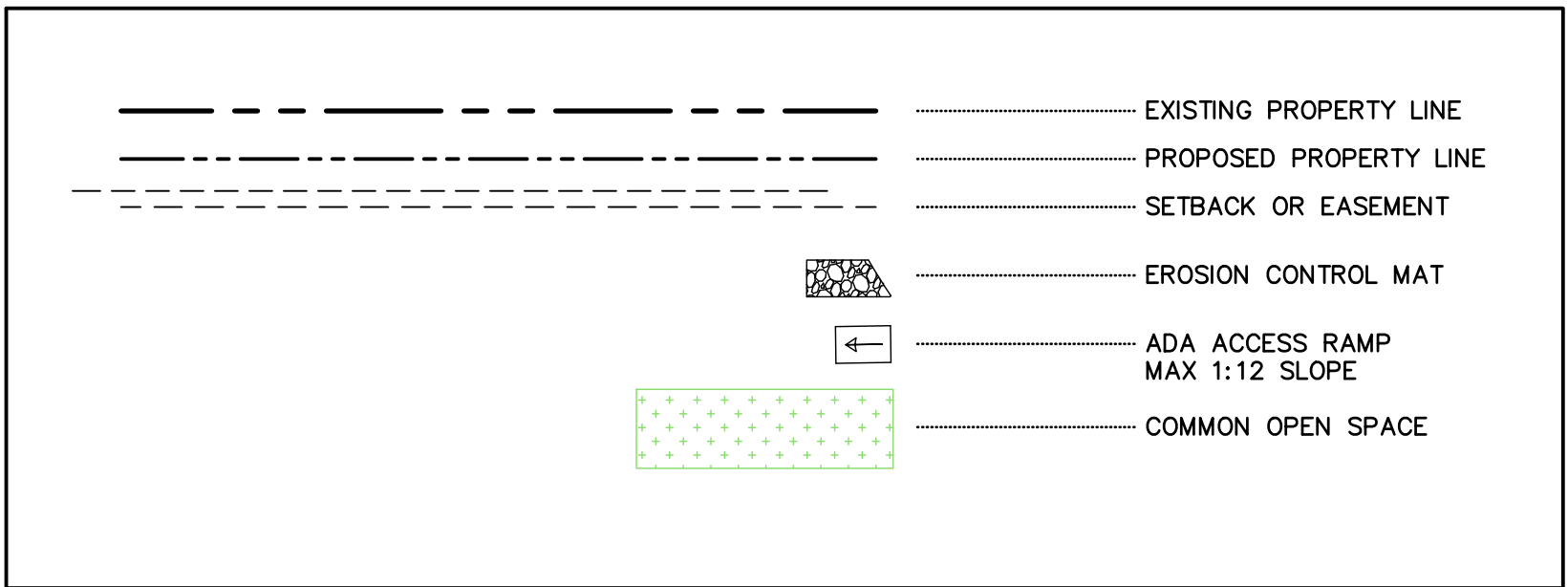
- Notes:
1. ESTIMATED FLOOR AREA IS THE BUILDING FOOTPRINT AND DOES NOT INCLUDE THE SECOND STORY
 2. ESTIMATED DRIVEWAY AREA INCLUDES BOTH THE UNCOVERED PARKING AND THE PORTION OF THE PRIVATE ACCESS EASEMENT ON EACH LOT.
 3. MINIMUM LOT FRONTAGE IS TO BE MEASURED AT HOLMAN COURT, A PRIVATE DRIVE VERSUS A PUBLIC STREET AS IS GENERALLY REQUIRED.

HOLMAN COURT SUBDIVISION - PLANNED DEVELOPMENT SUMMARY

TOTAL LOT AREA 1.712 ACRES
TOTAL LOT AREA 74574.72 SQ. FT.
ZONING R2 MEDIUM DENSITY RESIDENTIAL
NUMBER OF LOTS 7
NUMBER OF OFF STREET PARKING SPACES 13
NUMBER OF OFF STREET PARKING SPACES INCLUDING GARAGES 27

LOT SUMMARY	NUMBER UNITS	PROPOSED USE	LOT AREA ACRES	LOT AREA SF	ESTIMATED FLOOR AREA ¹ SF	ESTIMATED FLOOR AREA ¹ %	ESTIMATED DRIVEWAY AREA ² SF	ESTIMATED DRIVEWAY AREA ² %	ESTIMATED LANDSCAPED AREA SF	ESTIMATED LANDSCAPED AREA %	MAX LOT COVERAGE %
LOT 1	2	DUPLEX	0.14	6250	1977	32%	2282	37%	1991	32%	68%
LOT 2	2	DUPLEX	0.14	6252	2158	35%	1836	29%	2258	36%	64%
LOT 3	2	DUPLEX	0.14	6257	2158	34%	1835	29%	2264	36%	64%
LOT 4	2	DUPLEX	0.14	6255	2158	35%	1832	29%	2265	36%	64%
LOT 5	2	DUPLEX	0.14	6252	2158	35%	1829	29%	2265	36%	64%
LOT 6	2	DUPLEX	0.14	6252	2158	35%	1827	29%	2267	36%	64%
LOT 7	2	DUPLEX	0.14	6263	2158	34%	1854	30%	2251	36%	64%

COMMON AREA 349 SF



Civil Engineering • Water Resources • Traffic Engineering

W•E Walker Engineering

905 Camino Sierra Vista, Santa Fe, NM 87505

505-820-7990
FAX 505-820-3539
E-MAIL: civil@walkerengineering.net

No.	REVISION	BY	APP.	DATE

PROJECT:	DESIGNED BY:
FILE:	DRAWN BY:
DATE: 3/8/21	CHECKED BY:
SCALE:	

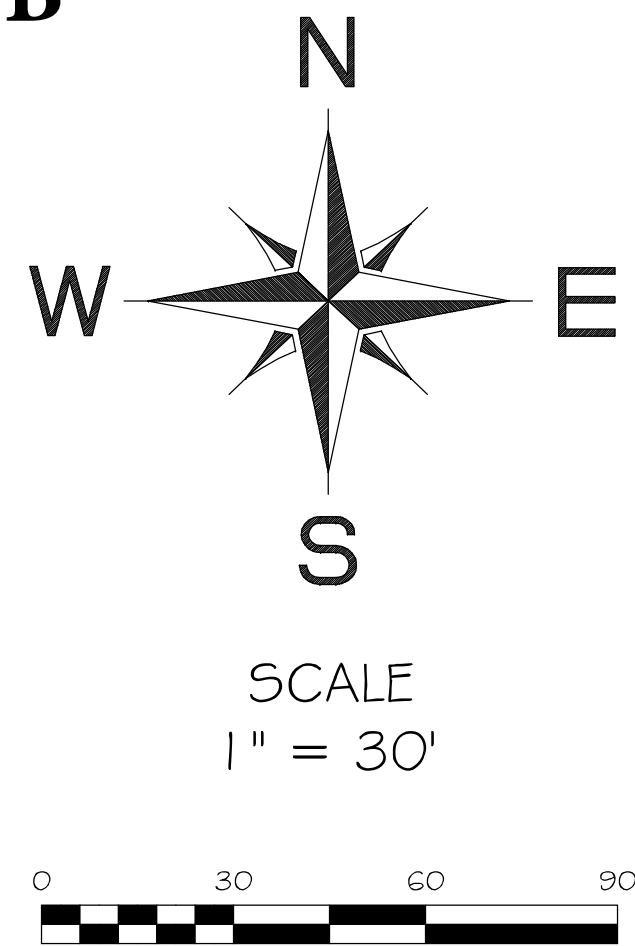
PROJECT: HOLMAN COURT

SHEET TITLE: DEVELOPMENT PLAN

CITY REVIEW	DATE
DEPARTMENT	
WASTEWATER	
WATER	
PW ENGINEERING	
TRAFFIC	
PLANNING	
LANDSCAPE	
SOLID WASTE	
LANDSCAPE	
TRAILS/OPEN SPACE	
SUBDIVISION REVIEW	

SHEET NO. D2

Exhibit B

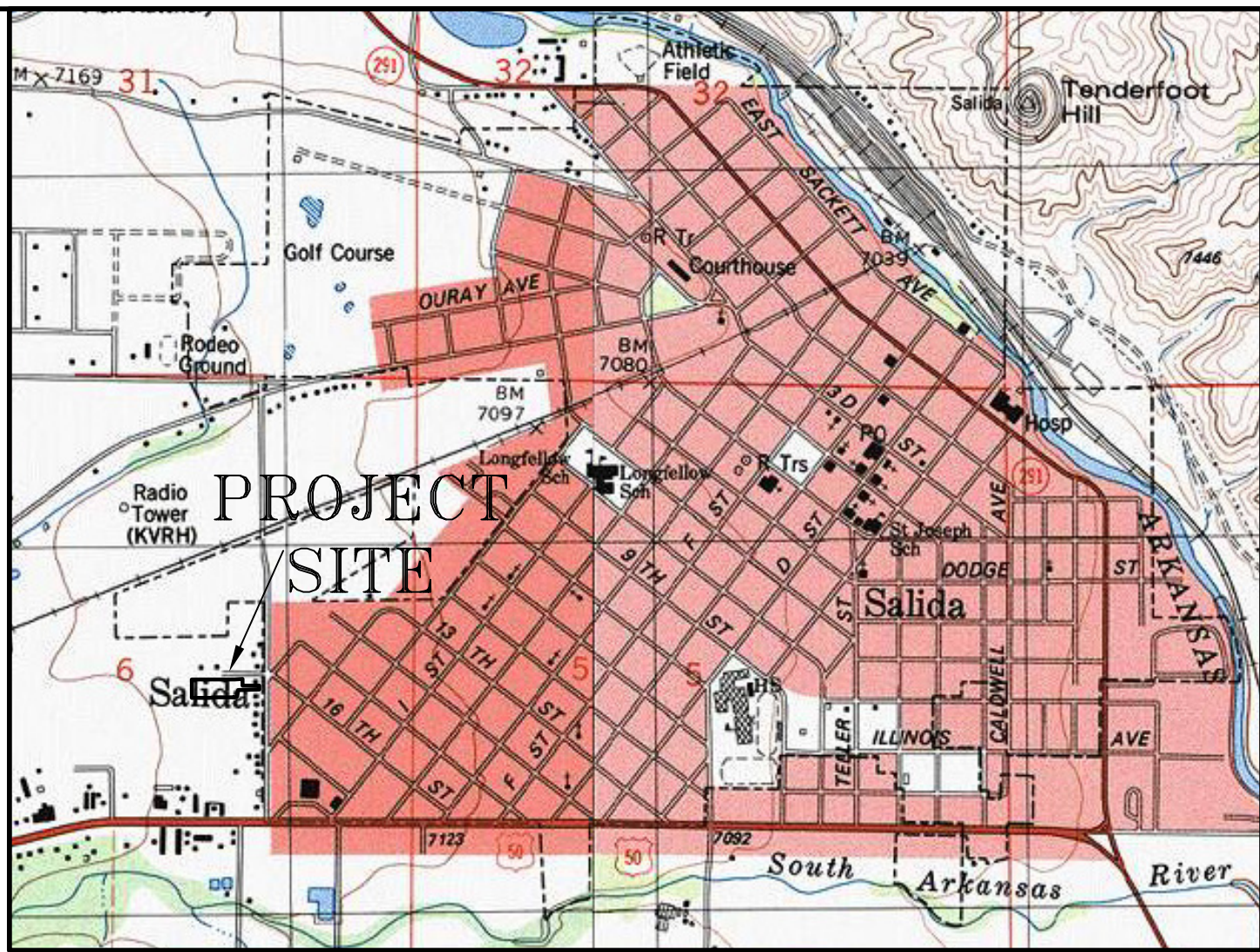


HOLMAN AVENUE SUBDIVISION

A SUBDIVISION OF LOT 2
AMBROSE SUBDIVISION
CITY OF SALIDA
CHAFFEE COUNTY, COLORADO

LEGEND

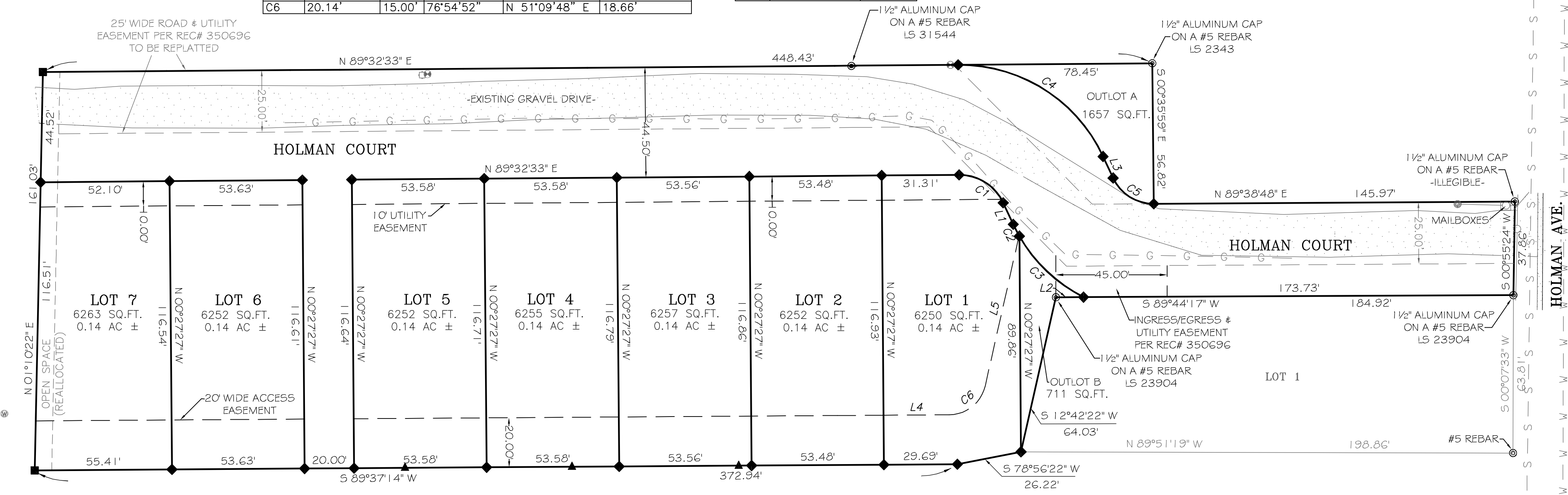
- FOUND MONUMENT AS NOTED
- FOUND 1 1/4" PLASTIC CAP LS 16117
- FOUND 1" PLASTIC CAP LS 27931
- WATER VALVE
- POWER POLE
- SEWER MAN HOLE
- TELEPHONE PEDESTAL
- WELL
- FENCE
- OVERHEAD UTILITY
- UNDERGROUND SEWER
- UNDERGROUND GAS LINE
- UNDERGROUND WATER LINE
- CONCRETE



VICINITY MAP
NOT TO SCALE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	22.32'	19.50'	65°34'13"	N 57°40'20" W	21.12'
C2	5.38'	62.50'	4°55'40"	N 27°21'04" W	5.37'
C3	36.33'	62.50'	33°18'14"	S 46°28'01" E	35.82'
C4	73.24'	64.00'	65°34'13"	S 57°40'20" E	69.31'
C5	20.57'	18.00'	65°27'58"	S 57°37'13" E	19.47'
C6	20.14'	15.00'	76°54'52"	N 51°09'48" E	18.66'

LINE	BEARING	DISTANCE
L1	S 24°53'14" E	9.69'
L2	S 89°44'17" W	11.19'
L3	N 24°53'14" W	9.59'
L4	N 89°37'14" E	26.56'
L5	N 12°42'22" E	62.25'



CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL PERSONS BY THESE PRESENTS THAT HOLMAN COURT, LLC, THE FEE OWNER OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 2 AMBROSE SUBDIVISION, PER PLAT RECORDED MAY 10, 2005 AS RECEPTION NO. 350696, CITY OF SALIDA, CHAFFEE COUNTY, COLORADO

HAS LAID-OUT, PLATTED AND SUBDIVIDED THE SAME INTO 7 LOTS, AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF:

HOLMAN AVENUE SUBDIVISION
IN THE
CITY OF SALIDA
CHAFFEE COUNTY, COLORADO

IN WITNESS WHEREOF THE UNDERSIGNED HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS ____ DAY OF ____ 2021

BY: _____ (HOLMAN COURT, LLC REPRESENTATIVE)

COUNTY OF CHAFFEE)
) SS.
STATE OF COLORADO)

THE FORGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____ 2021, BY _____ (HOLMAN COURT, LLC REPRESENTATIVE) WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES _____.

NOTARY PUBLIC

ACKNOWLEDGMENT OF LIEN HOLDER

HIGH COUNTRY BANK, AS LIEN HOLDER, HEREBY ACKNOWLEDGES AND APPROVES THE TERMS, CONDITIONS AND DEDICATION AS DISCLOSED UPON THIS PLAT.

REPRESENTATIVE _____ DATE _____

COUNTY OF _____)
) SS.
STATE OF _____)

THE FORGOING ACKNOWLEDGMENT OF LIEN HOLDER WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____ 2021, BY _____ WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES _____.

NOTARY PUBLIC

CITY COUNCIL APPROVAL

THIS PLAT IS APPROVED FOR FILING AND THE CITY HEREBY ACCEPTS THE DEDICATION OF THE STREETS AND ROADS SHOWN HEREON SUBJECT TO THE "STREET MAINTENANCE" SET FORTH BELOW, AND FURTHER ACCEPTS THE DEDICATION OF EASEMENTS SHOWN HEREON.

SIGNED THIS ____ DAY OF ____ 2021,
CITY OF SALIDA

BY: _____
MAYOR

PLANNING COMMISSION APPROVAL

THIS PLAT IS APPROVED BY THE CITY OF SALIDA PLANNING COMMISSION THIS ____ DAY OF ____ 2021.

CHAIR OF PLANNING COMMISSION, CITY OF SALIDA

CERTIFICATE OF STREET & UTILITY MAINTENANCE

PUBLIC NOTICE IS HEREBY GIVEN THAT NEITHER THE DEDICATED PUBLIC ROADS NOR THE PUBLIC UTILITIES SHOWN ON THIS PLAT WILL BE MAINTAINED BY THE CITY OF SALIDA UNTIL AND UNLESS THE SUBDIVIDER CONSTRUCTS THE STREETS, ROADS AND UTILITIES IN ACCORDANCE WITH THE SUBDIVISION AGREEMENT AS RECORDED AT RECEPTION NO. _____, IF ANY, AND THE SUBDIVISION REGULATIONS IN EFFECT AT THE DATE OF THE RECORDING OF THIS PLAT, AND APPROVAL OF THE CITY HAS BEEN ISSUED TO THAT EFFECT. WHEN THE CITY APPROVES A STREET OR UTILITY FOR MAINTENANCE, THE STREET OR UTILITY SHALL BECOME PUBLIC IN ALL SENSES OF THE WORD AND THE SUBDIVIDER HAS NO FURTHER OBLIGATIONS IN REGARDS TO THAT PARTICULAR STREET OR UTILITY.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE SURVEYOR'S STATEMENT CONTAINED HEREON.

GENERAL NOTES

- 1) BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH FROM COLORADO STATE PLANE COORDINATE SYSTEM CENTRAL ZONE, BASED ON G.P.S. OBSERVATIONS ALONG THE WESTERN BOUNDARY OF THE SUBJECT PROPERTY BETWEEN TWO 1 1/4" PLASTIC CAPS STAMPED "LS 16117" HAVING A BEARING OF NORTH 01°10'22" EAST.
- 2) UNDERGROUND UTILITIES SHOWN AS MARKED ON THE SURFACE BY UTILITY NOTIFICATION CENTER OF COLORADO AND OTHERS. LANDMARK SURVEYING AND MAPPING ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF ANY UNDERGROUND UTILITIES DEPICTED HEREON.
- 3) ZONE: R-2 (MEDIUM DENSITY RESIDENTIAL)
- 4) AS REQUIRED UNDER SECTION 16.6.140 OF THE SALIDA MUNICIPAL CODE, A PAYMENT IN LIEU OF LAND DEDICATION FOR FAIR CONTRIBUTIONS FOR PUBLIC SCHOOL SITES SHALL BE PAID BY THE OWNER OF EACH LOT WITHIN THIS SUBDIVISION PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR ANY NEW RESIDENCE ON SUCH LOT
- 5) THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH FIRST AMERICAN TITLE INSURANCE COMPANY (CENTRAL COLORADO TITLE & ESCROW), COMMITMENT NO. 20-12303, DATED AUGUST 10, 2020.

CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED IN THE OFFICE OF THE CLERK AND RECORDER OF CHAFFEE COUNTY, COLORADO, AT ____ M. ON THIS ____ DAY OF ____ 2021 UNDER RECEPTION NUMBER _____.

CHAFFEE COUNTY CLERK AND RECORDER

CERTIFICATION OF TITLE

I, _____, A LICENSED TITLE INSURANCE AGENT IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE PROPERTY HEREBY DEDICATED AND AS SHOWN AND DESCRIBED ON THIS PLAT AND FOUND TITLE VESTED IN HOLMAN COURT, LLC, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES EXCEPT AS LISTED BELOW:

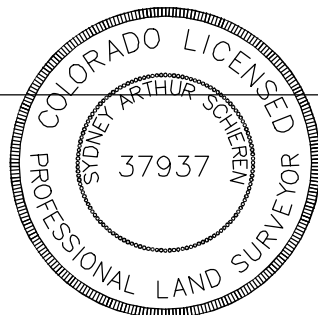
DATED THIS ____ DAY OF ____ 2021.

TITLE AGENT

LAND SURVEYOR'S CERTIFICATE

I, SYDNEY A. SCHIEREN, A REGISTERED LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS LAND SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION, AND THAT THE PLAT REPRESENTS THE RESULTS OF SAID SURVEY AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

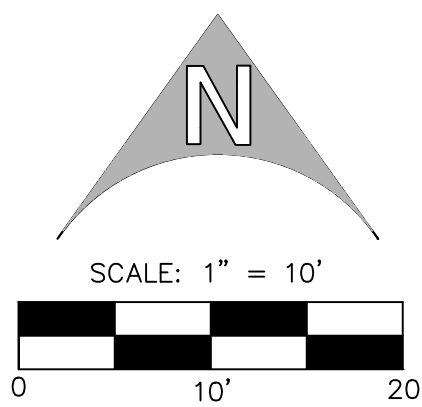
SYDNEY A. SCHIEREN
COLORADO P.L.S. 37937



REVISED:	HOLMAN AVENUE SUBDIVISION A SUBDIVISION OF LOT 2 AMBROSE SUBDIVISION CITY OF SALIDA CHAFFEE COUNTY, COLORADO
JOB # 20186	LANDMARK SURVEYING & MAPPING P.O. BOX 668 SALIDA, CO 81201 PH 719.539.4021 FAX 719.539.4031
DATE: FEBRUARY 3, 2021	
SHEET 1 OF 1	

Exhibit C: Conditions of Approval for Holman Court Planned Development and Major Subdivision

- 1) Occupants of any deed-restricted affordable units within the homeowners' association shall not be responsible for any assessments nor dues beyond those fairly-priced specifically for utilities, trash services, and the like. *Should the HOA desire, they may renegotiate the condition with the Chaffee Housing Authority based upon the Authority's guidelines for such dues.*
- 2) The entirety of the private drive, including the access area between Lots 5 and 6 and western edge of the property, shall be platted as a public utility easement.
- 3) The front 10 feet of all lots shall also be platted as a public utility easement. In the case of Lot 1, the easement shall extend to the northeast corner of the duplex and meet up with the rear access and utility easement at a location specified by Public Works.
- 4) Per the request of private utility agencies, the proposed rear private access easement shall be platted as a "Private Access and Utility Easement".
- 5) The construction and drainage plans shall be signed and stamped for final review.
- 6) After approval of a subdivision improvement agreement, developer shall coordinate product submittals and preconstruction meeting with Public Works prior to initiation of work.
- 7) Each lot shall have, at minimum, one tree located between the private drive and the front of the proposed units. In addition, the applicant will provide as many trees within the common open spaces as will result in a total of at least 14 across the entire development site.
- 8) Two affordable housing units shall be constructed in the seven lot (14-unit) proposal. Both affordable units shall be built and receive certificate of occupancy (CO) prior to the tenth unit on the site receiving certificate of occupancy.
- 9) For any affordable unit(s) required to be built through the PD, the developer shall pay the applicable Inclusionary Housing fee-in-lieu for each unit built prior to receiving certificate of occupancy for those units. Once the required affordable unit(s) has received certificate of occupancy, those fees-in-lieu shall be returned to the developer.
- 10) As required under Section 16-6-120(11), no residential façade elevation shall be repeated more than once every five (5) lots on the same side of the street.
- 11) The applicant shall erect a visible barrier/fence [with entry point(s)] around the perimeter of the common open space area and provide reasonable facilities such as picnic table(s), bench(es), children's playground equipment, etc., to encourage the area's use.
- 12) A plat note shall be added that states that "Fees-in-lieu for Open Space and for Fair Contributions to Schools shall be required prior to certificate of occupancy for all units."

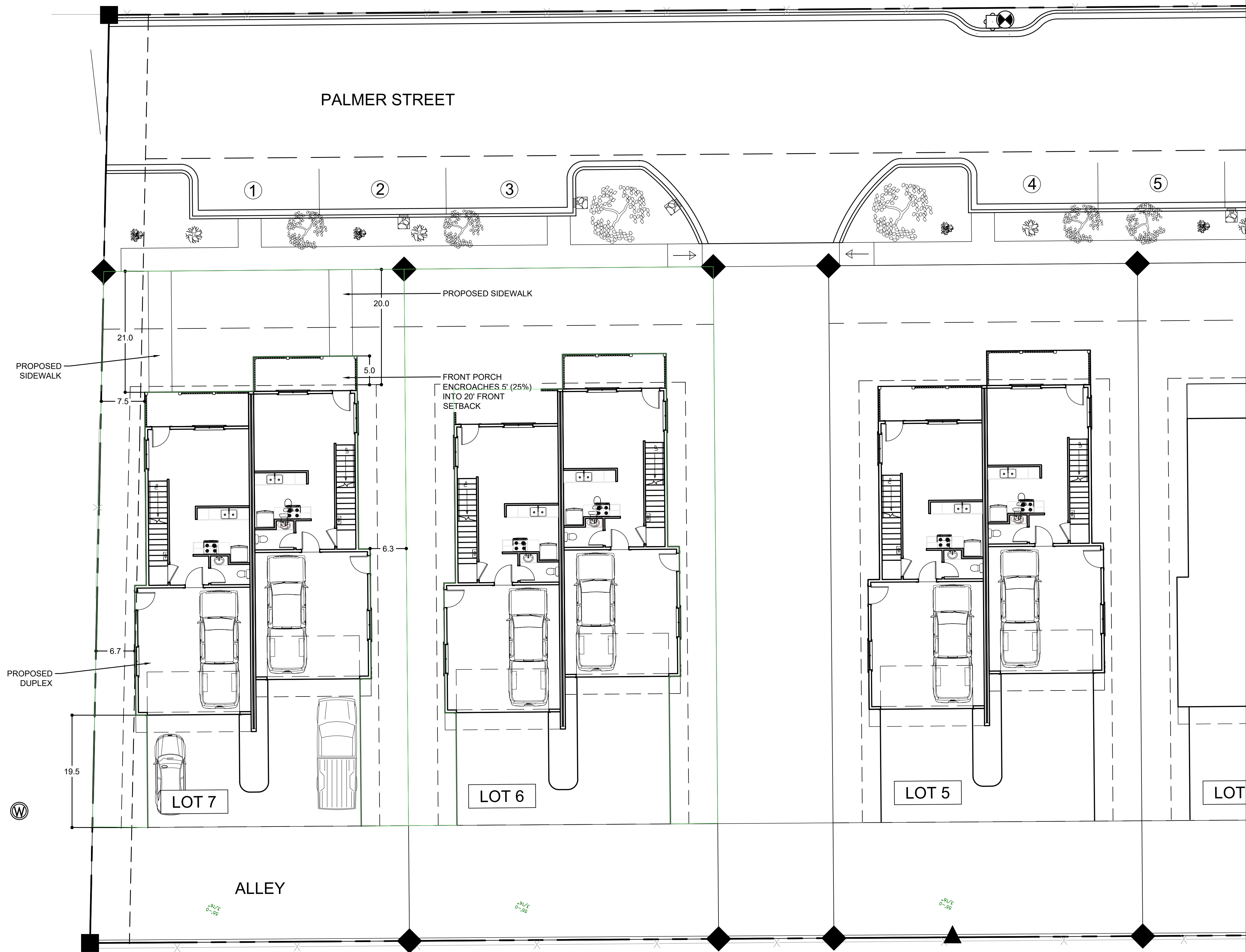


LOTS 5,6 AND 7 HOLMAN COURT SUBDIVISION
MIN. LOT AREA = 6252 SF
ZONING = R2

STRUCTURE FOOTPRINT = 2278 SF
TOTAL LOT COVERAGE STRUCTURES = 36%
TOTAL LOT COVERAGE STRUCTURES = MAX 40%

PARKING AND ACCESS = 827 SF
*NOT INCLUDING ACCESS EASEMENT
PROVIDED LOT COVERAGE PARKING/ACCESS = 13%
ALLOWED LOT COVERAGE PARKING/ACCESS = MAX 15%

LANDSCAPED AREA = 2174 SF
*VARIES SLIGHTLY PER LOT
LANDSCAPED AREA PROVIDED = 35%
REQUIRED LOT LANDSCAPED AREA = MIN 45%

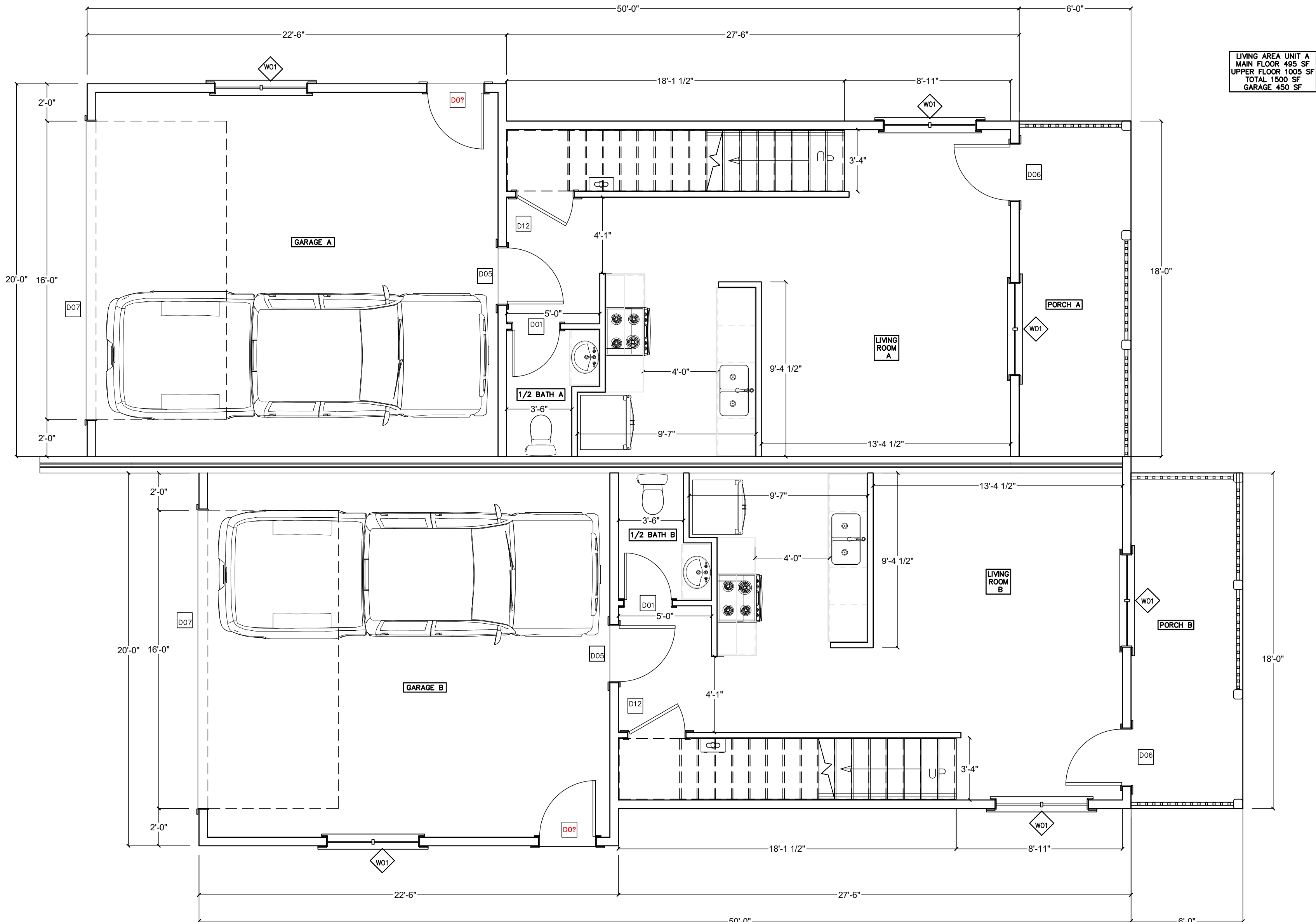


DESIGN DEVELOPMENT

1" = 10'-0"
FEB 17, 2021
Title:
S-1
SITE PLAN

HOLMAN COURT
DUPLEXES
SALIDA, COLORADO

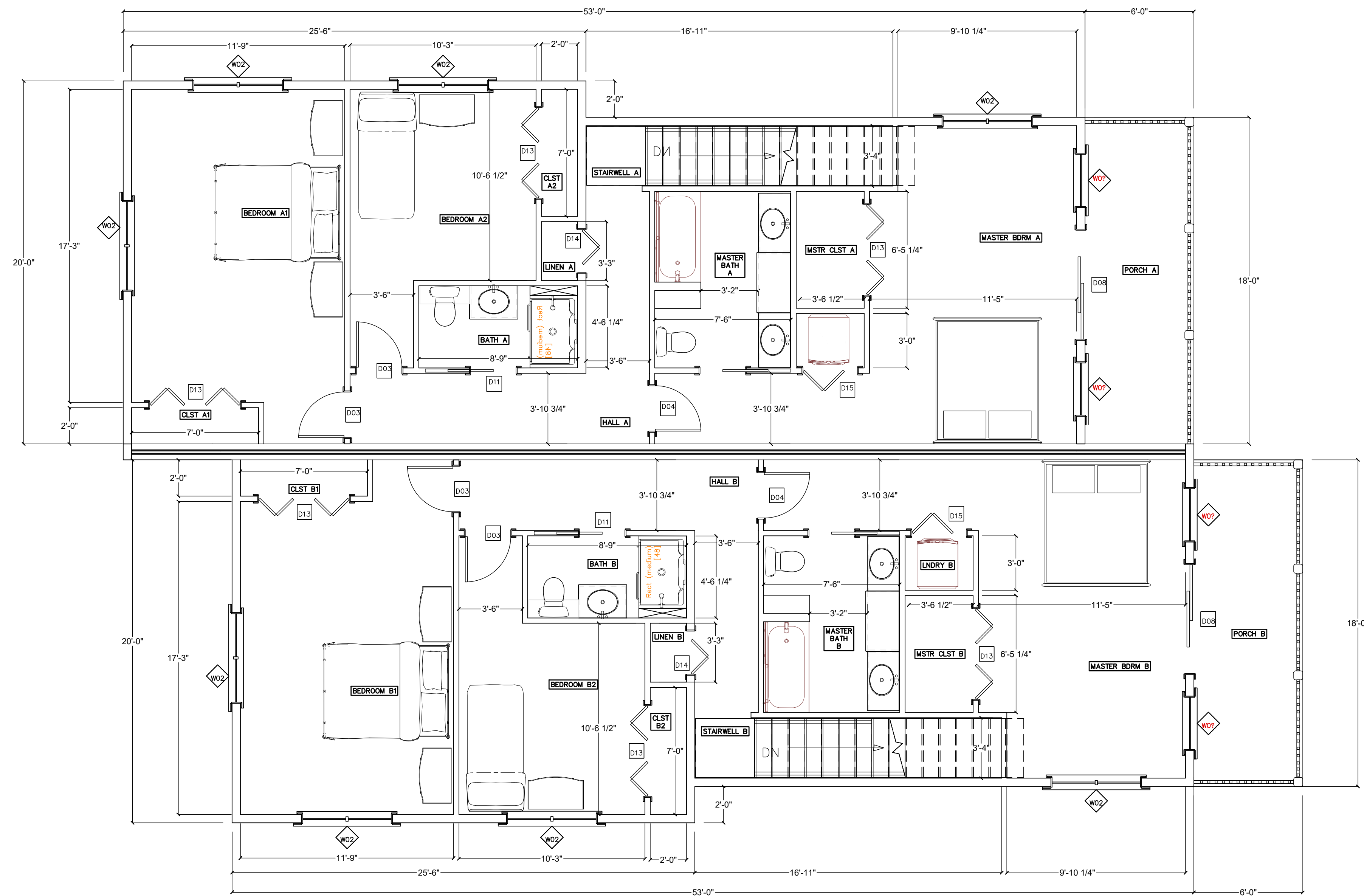
NOTE: LAND AND WATER CONCEPTS, LLC ASSUMES NO RESPONSIBILITY FOR ANY DAMAGES, INCLUDING STRUCTURAL DAMAGES, ARISING FROM THE USE OF THIS PLAN. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED HEREON. IN ANY INSTANCE THE MAXIMUM LIABILITY OF LAND AND WATER CONCEPTS, LLC SHALL BE A REFUND OF THE PRICE OF THE SERVICES PERFORMED. IT IS RECOMMENDED THAT THE USER OF THIS PLAN CONSULT WITH THE OFFICIALS AND/OR ENGINEER PRIOR TO THE START OF ACTUAL CONSTRUCTION.

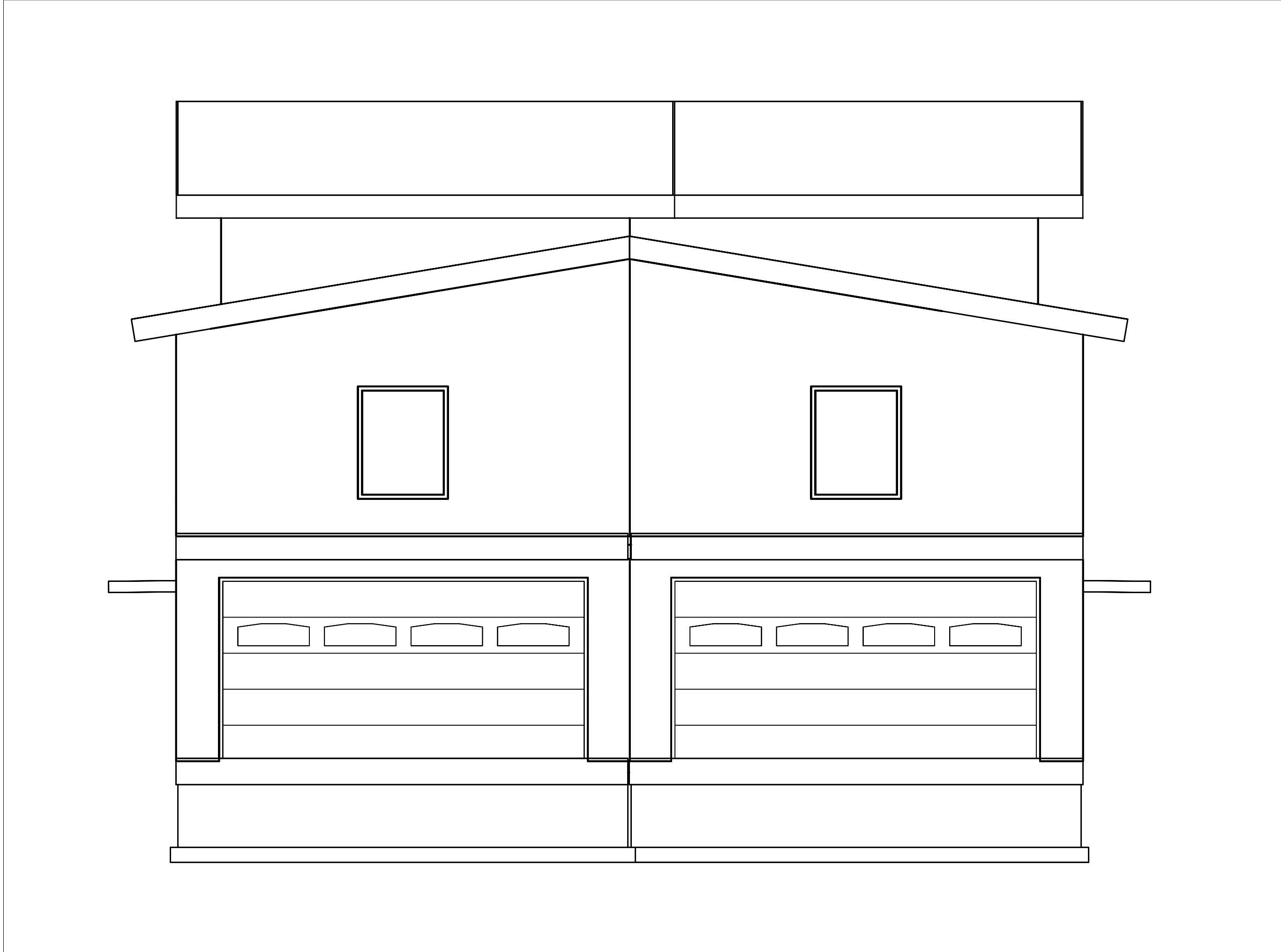
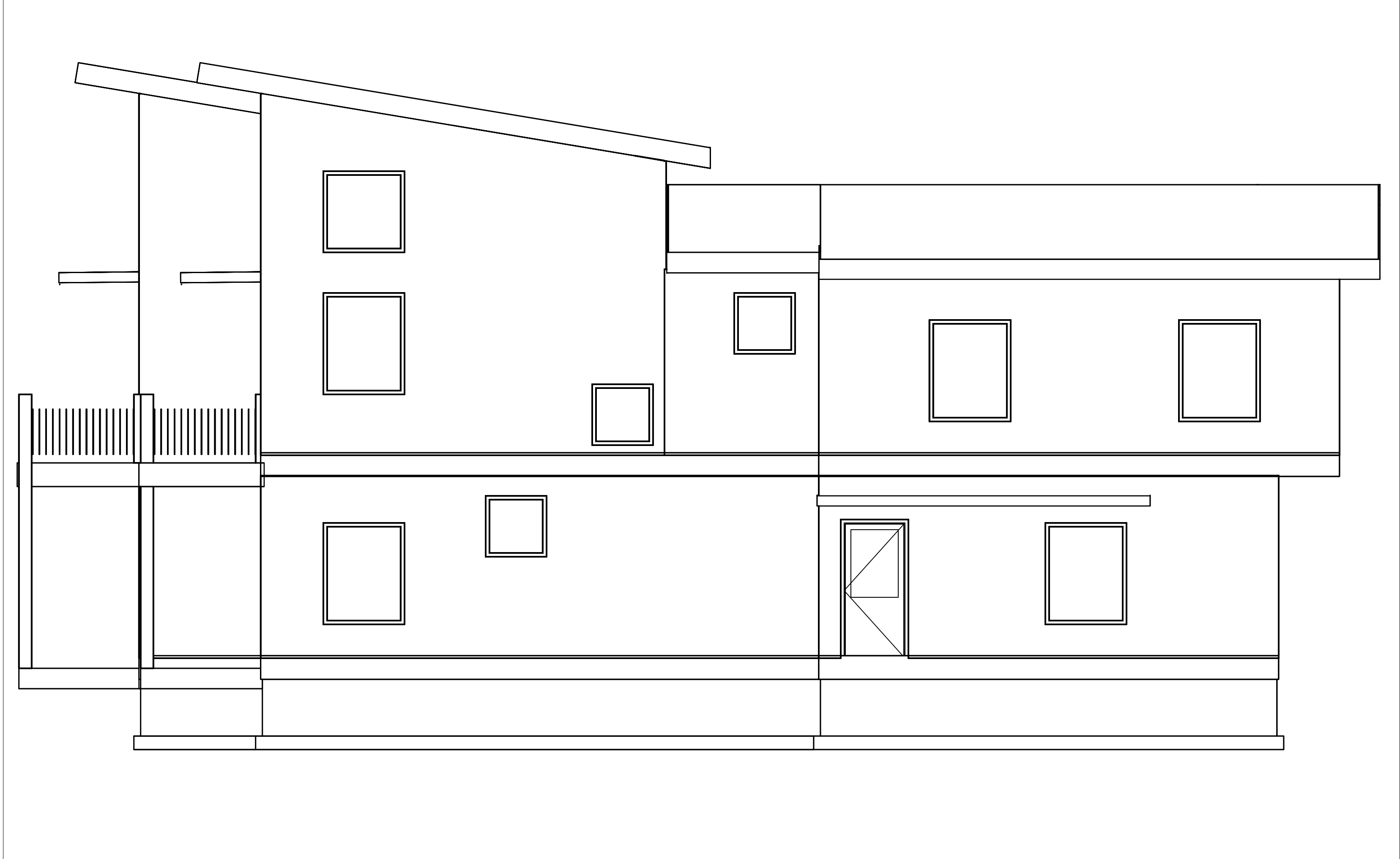
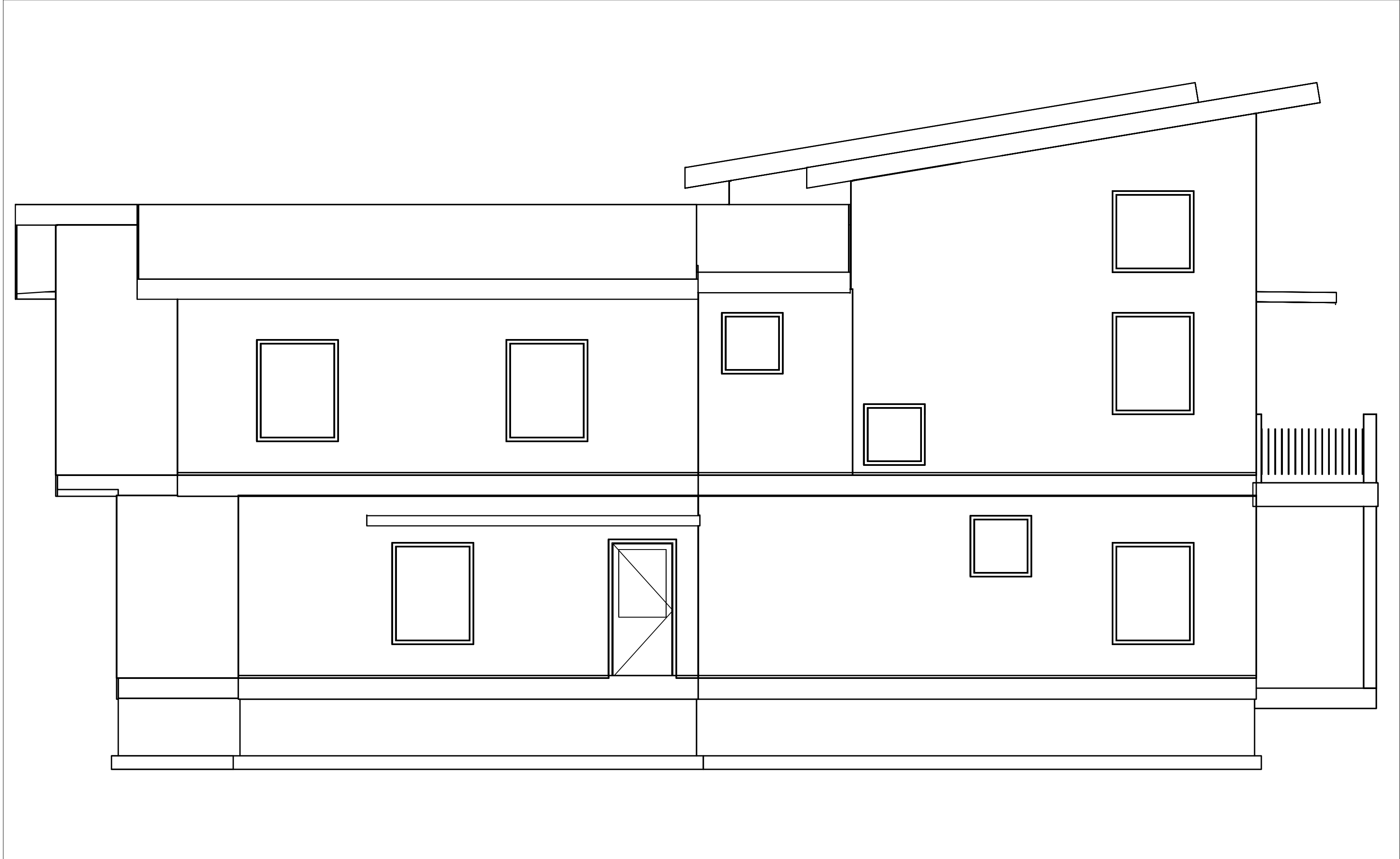


DESIGN DEVELOPMENT

NOTE: LAND AND WATER CONCEPTS, LLC ASSUMES NO RESPONSIBILITY FOR ANY DAMAGES, INCLUDING STRUCTURAL DAMAGES, TO ANY PERSONS OR PROPERTY, INCLUDING BUT NOT LIMITED TO, IN ANY INSTANCE THE MAXIMUM LIABILITY OF LAND AND WATER CONCEPTS, LLC SHALL BE A REFUND OF THE PRICE OF THE SERVICES PERFORMED. IT IS RECOMMENDED THAT ALL PROJECTS BE REVIEWED BY AN OFFICIAL SAID OR ENGINEER PRIOR TO THE START OF ACTUAL CONSTRUCTION.

NOTE: LAND AND WATER CONCEPTS, LLC ASSUMES NO RESPONSIBILITY FOR ANY DAMAGES, INCLUDING STRUCTURAL FAILURES DUE TO ANY DEFICIENCIES, OMISSIONS OR ERRORS BY OTHERS, IN ANY CONSTRUCTION THE MAXIMUM LIABILITY OF LAND AND WATER CONCEPTS, LLC SHALL BE A REFUND OF THE PRICE OF THE SERVICES PERFORMED. IT IS RECOMMENDED THAT YOU CONSULT WITH THE LOCAL BUILDING OFFICIALS AND/OR ENGINEER PRIOR TO THE START OF ACTUAL CONSTRUCTION.





DESIGN DEVELOPMENT

1/8" = 1'-0"

FEB 17, 2021

A-3

Title:

ELEVATIONS

HOLMAN COURT

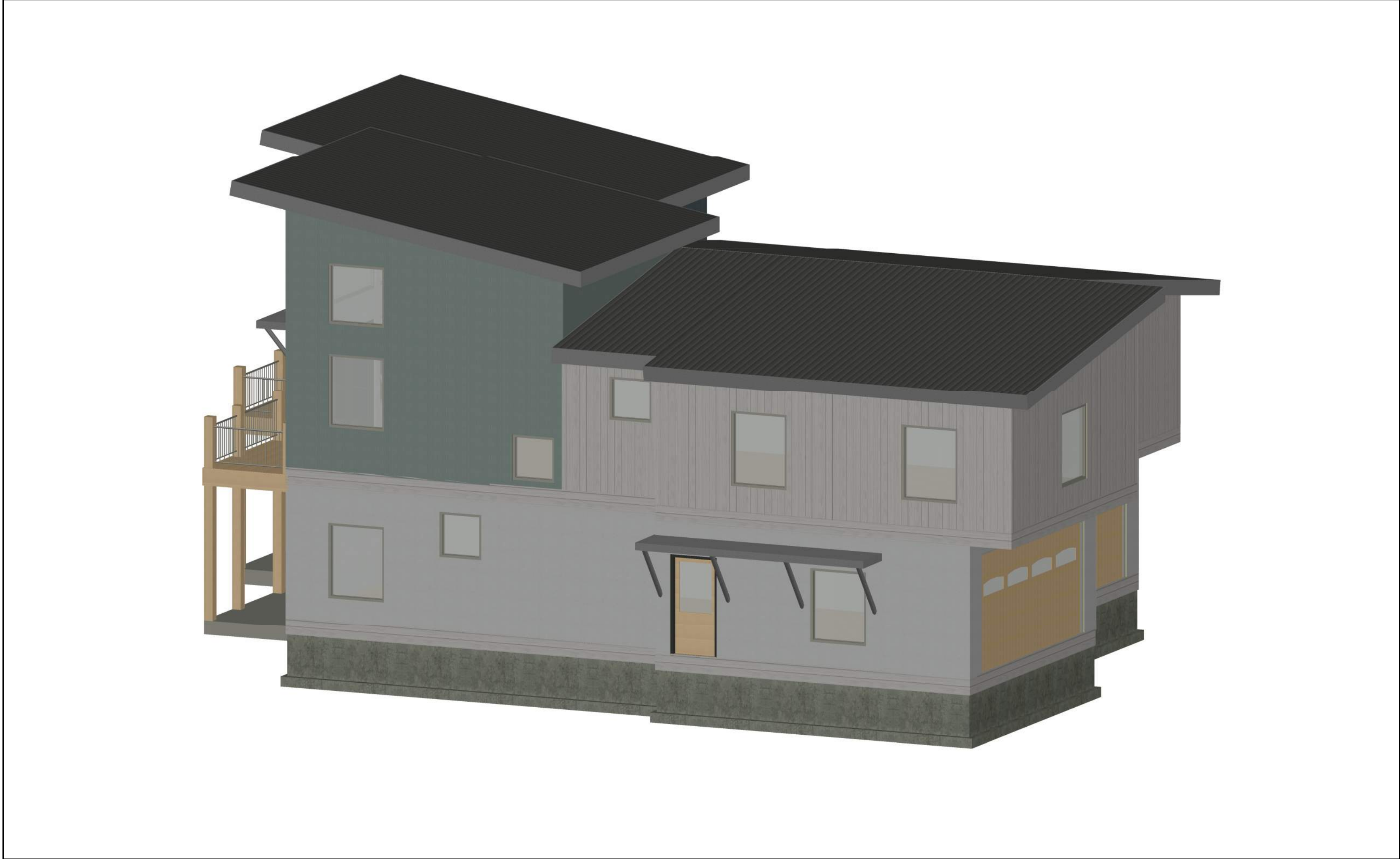
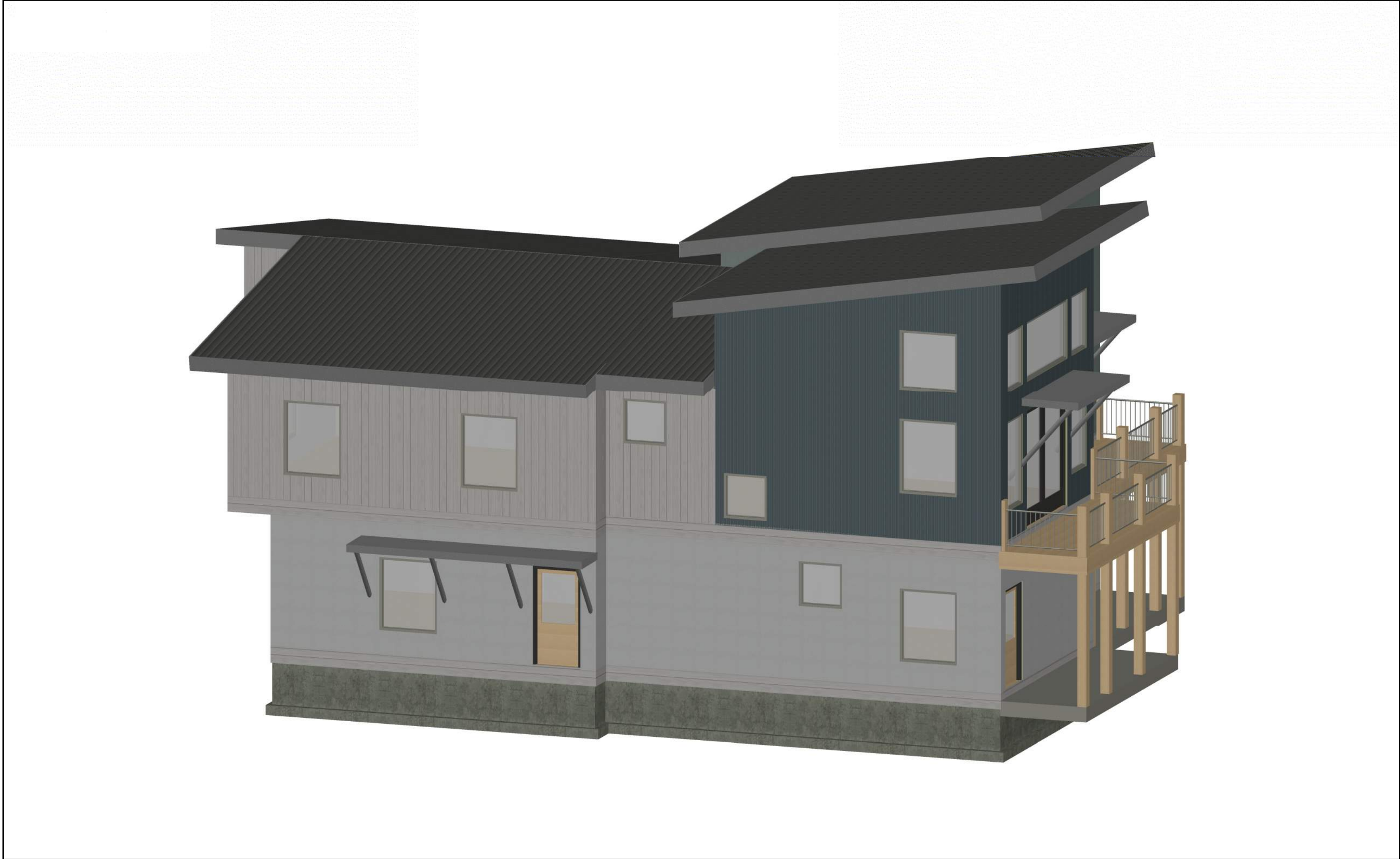
DUPLEXES

SALIDA, COLORADO

LAND & WATER

CONCEPTS

Home Design • Civil Engineering • Project Management



DESIGN DEVELOPMENT

1/8" = 1'-0" FEB 17, 2021		A-4	
Title: PERSPECTIVES			
HOLMAN COURT DUPLEXES		SALIDA, COLORADO	
LAND & WATER CONCEPTS		Home Design • Civil Engineering • Project Management	

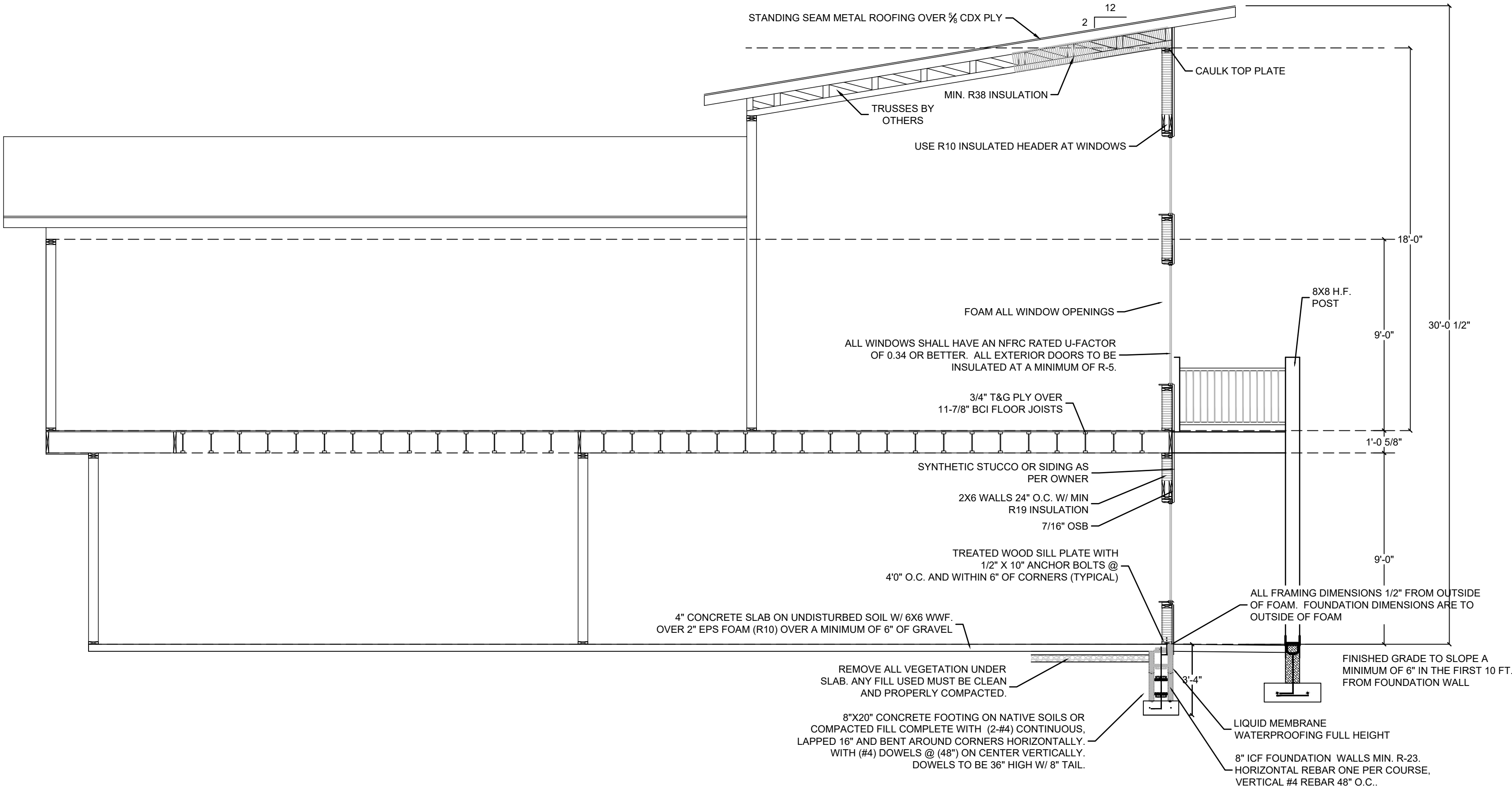
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HOLMAN COURT
DUPLEXES

SALIDA, COLORADO

1/4" = 1'-0"
FEB 17, 2021
Title:
SECTION

A-5



GENERAL NOTES

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES AND ACCEPTED INDUSTRY STANDARDS.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS AND ESTABLISHING THE COMPATIBILITY OF ALL NEW WORK AND DIMENSIONS PRIOR TO THE COMMENCEMENT OF ANY WORK. VERIFY, COORDINATE AND COMPLY WITH ALL CURRENT APPLICABLE BUILDING CODES AND BUILDING CONSTRUCTION STANDARDS.
- CONTRACTORS SHALL COORDINATE LOCATION OF ALL UTILITIES WITH EQUIPMENT TO BE INSTALLED BY OTHERS WITH EXISTING CONDITIONS AND THE DESIGNER/ENGINEERS' DRAWINGS.
- THE DESIGNER SHALL NOT BE RESPONSIBLE WHERE CONSTRUCTION DEVIATES FROM THESE DRAWINGS OR FROM WRITTEN RECOMMENDATIONS. CHANGES TO THE PLAN BY THE OWNER AND/ OR CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE PERSONS MAKING SUCH CHANGES. THE OWNER AND/ OR CONTRACTOR SHALL HOLD THE DESIGNER HARMLESS FROM & AGAINST ALL CLAIMS, DAMAGES, LOSSES & EXPENSES INCLUDING BUT NOT LIMITED TO, ATTORNEY'S FEES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK BY THE CONTRACTOR. THE DESIGNER SHALL NOT HAVE CONTROL OR CHARGE OF & SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, FOR SAFETY PRECAUTIONS & PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTOR, FOR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT ANY WORK.
- THE CONTRACTOR OR OWNER SHALL BE RESPONSIBLE FOR OBTAINING & PAYING FOR ALL THE REQUIRED PERMITS, LICENSES, INSPECTIONS, REVIEWS ETC REQUIRED BY THE REGULATING AUTHORITIES HAVING JURISDICTION.
- UPON COMPLETION OF THE PROJECT, THE CONTRACTOR MUST SUBMIT A CERTIFICATE OF OCCUPANCY APPROVED BY THE BUILDING DEPARTMENT TO THE OWNER. ALL WORK, MATERIALS AND EQUIPMENT SHALL MEET THE LATEST

REQUIREMENTS OF ALL APPLICABLE STATE & LOCAL BUILDING CODES, REGULATIONS AND THE REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION.

- THE FOLLOWING, UNLESS PROVIDED FOR IN THESE DRAWINGS, SHALL BE FURNISHED & COORDINATED BY THE CONTRACTOR OR OWNER & SHALL NOT BE PART OF THE SCOPE OF WORK OF THESE CONSTRUCTION DOCUMENTS:
 - DEMOLITION OF ANY OR ALL EXISTING STRUCTURES, PAVEMENT OR TREES
 - SITE ENGINEERING INCLUDING BUT NOT LIMITED TO: SITE GRADING, SOIL INVESTIGATIONS, ENVIROMENTAL INVESTIGATIONS, SITE DRAINAGE, LANDSCAPING, DRIVEWAYS, SITE RETAINING WALLS, UTILITIES, SEPTIC, WELLS, AND OTHER.
- THE CONTRACTOR SHALL CHECK ALL DIMENSIONS & CONDITIONS TO INSURE A PROPER FIT UNDER FIELD CONDITIONS & SHALL MAKE ADJUSTMENTS AS REQUIRED TO MAKE PARTS ALIGN. THE CONTRACTOR SHALL PROVIDE 24-HOUR NOTIFICATION OF ANY DISCONTINUITY OF UTILITY SERVICES WITH OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE AND LEGALLY DISPOSE OF ALL REFUSE, WASTE, UNUSED MATERIALS AND RECYCLING FROM THE JOB SITE.
- ALL CONTRACTORS & ALL SUB-CONTRACTORS SHALL TAKE OUT & MAINTAIN WORKMAN'S COMPENSATION INSURANCE, AND PUBLIC LIABILITY & PROPERTY DAMAGE INSURANCE ACCEPTABLE TO THE OWNER & THE AUTHORITIES HAVING JURISDICTION.
- CONTRACTOR SHALL PROCURE FINAL CERTIFICATE OF OCCUPANCY UPON COMPLETION OF THE PROJECT AND FORWARD SAME TO THE OWNER. CONTRACTOR SHALL CLEAN THE PREMISES, TEST APPLICABLE SYSTEMS, AND LEAVE READY FOR OCCUPANCY.
- UNLESS OTHERWISE AGREED UPON WITH THE OWNER, CONTRACTOR IS TO PROVIDE WRITTEN WARRANTY FOR A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION. THE WARRANTY SHALL STATE ALL WORK HAS BEEN COMPLETED IN CONFORMANCE WITH THE CONTRACT DOCUMENTS, APPLICABLE CODES, AND ENFORCING AUTHORITIES AND THAT ALL WORK IS FREE FROM DEFECTS OF MATERIAL AND WORKMANSHIP. THIS IS IN ADDITION

TO AND NOT A LIMITATION TO ANY PRODUCT MANUFACTURER'S PRODUCT WARRANTIES. IN ADDITION, ROOFING IS TO BE WARRANTIED FOR 2 YEARS BY THE INSTALLER AND ROOFING MATERIALS SHALL BE WARRANTIED FOR 25 YEARS BY THE MANUFACTURER.

- ALL ELECTRICAL WORK SHALL BE CARRIED OUT BY A LICENSED ELECTRICIAN ONLY. ALLWORK SHALL CONFORM TO THE PROVISIONS OF THE NATIONAL ELECTRIC CODE OF NFPA, LATEST EDITION.
- ALL PLUMBING WORK SHALL BE CARRIED OUT BY A LICENSED PLUMBER. ALL EQUIPMENT & FIXTURES TO CONFORM TO THE NATIONAL STANDARD PLUMBING CODE, LATEST EDITION
- WHERE WORK SHALL BE DONE IN OCCUPIED SPACE, CONTRACTORS SHALL TAKE EVERY PRECAUTION TO MINIMIZE THE TRAVEL OF DUST AND DIRT FROM THE CONSTRUCTION AREA TO ADJACENT SPACES AND SHALL TAKE EVERY PRECAUTION TO MINIMIZE DISRUPTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND CONTINUOUS MAINTENANCE OF ALL COMPLETED WORK FROM DAMAGE AND SHALL PROTECT THE OWNER'S PROPERTY FROM DAMAGE OR LOSS BY DUST, DIRT, WATER THEFT, FIRE OR ANY OTHER PHYSICAL DAMAGE IN CONNECTION WITH THE CONTRACT.
- ALL PENETRATIONS FOR POWER, DATA / PHONE, PLUMBING, ETC. SHALL BE VERIFIED AND COORDINATED. WHEREVER POSSIBLE DRILLING/CUTTING THROUGH EXISTING STRUCTURAL MEMBERS, SPECIFICALLY BEAMS AND JOISTS SHALL BE AVOIDED. WHERE IT IS NECESSARY TO CUT OR DRILL THROUGH STRUCTURAL MEMBERS, ALL PENETRATIONS TO BE PER APPLICABLE CODE, MANUFACTURER'S AND THE STRUCTURAL ENGINEER'S RECOMMENDATIONS AS APPLICABLE. ALL PENETRATIONS IN RATED ASSEMBLIES, WHETHER NEW OR EXISTING, SHALL BE SEALED WITH UL/FM APPROVED MATERIALS AND PROCEDURES.
- DOOR AND WINDOW OPENING DIMENSIONS IN PLAN ARE ROUGH/MASONRY OPENINGS.

APPLICABLE BUILDING CODE NOTES:

- INSTALL ADHERING BITUMEN WATERPROOF MEMBRANE ON ALL ROOF SLOPES 3:12 OR FLATTER
- PROVIDE 1 HOUR FIRE RATING FOR ROOF OVERHANGS IF ENCROACHING INTO SETBACK
- ALL DESIGN AND CONSTRUCTION SHALL CONFORM TO THE 2015 INTERNATIONAL ENERGY CONSERVATION CODE FOR THE EFFECTIVE USE OF ENERGY.
- CONFIRM REQUIREMENTS FOR SAFETY GLAZING (TEMPERED GLASS) AT ALL WINDOW LOCATIONS CONSIDERED HAZARDOUS PER IRC SECTION 308.
- EMERGENCY ESCAPE AND RESCUE OPENINGS (EGRESS WINDOWS) CONFORMING TO IRC SECTION 310.1 SHALL BE PROVIDED FOR BASEMENTS AND EVERY SLEEPING ROOM. THESE OPENINGS SHALL HAVE A SILL HEIGHT NOT MORE THAN 44" ABOVE THE FLOOR AND SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT..
- STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT.
- THE MINIMUM HEADROOM IN ALL PARTS OF THE STAIRWAY SHALL NOT BE LESS THAN 6 FEET 8 INCHES MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM.
- THE MAXIMUM RISER HEIGHT SHALL BE 7-3/4 INCHES. THE RISER SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH.
- THE MINIMUM TREAD DEPTH SHALL BE 10 INCHES. THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH.
- THERE SHALL BE A FLOOR OR LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY. THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE WIDTH OF THE STAIRWAY SERVED. EVERY LANDING SHALL HAVE A MINIMUM DIMENSION OF 36 INCHES MEASURED IN THE DIRECTION OF TRAVEL.
- PORCHES, BALCONIES, RAMPS OR RAISED FLOOR SURFACES LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 36 INCHES IN HEIGHT.

- REQUIRED GUARDS ON OPEN SIDES OF STAIRWAYS, RAISED FLOOR AREAS, BALCONIES AND PORCHES SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES WHICH DO NOT ALLOW PASSAGE OF A SPHERE 4 INCHES OR MORE IN DIAMETER.
- THE MINIMUM HORIZONTAL AREA OF THE WINDOW WELL SHALL BE 9 SQUARE FEET, WITH A MINIMUM HORIZONTAL PROJECTION AND WIDTH OF 36 INCHES. THE AREA OF THE WINDOW WELL SHALL ALLOW THE EMERGENCY ESCAPE AND RESCUE OPENING TO BE FULLY OPENED.
- EXCEPTION: THE LADDER OR STEPS SHALL BE PERMITTED TO ENCROACH A MAXIMUM OF 6 INCHES INTO THE REQUIRED DIMENSIONS OF THE WINDOW WELL.
- WINDOW WELLS WITH A VERTICAL DEPTH GREATER THAN 44 INCHES SHALL BE EQUIPPED WITH A PERMANENTLY AFFIXED LADDER OR STEPS USABLE WITH THE WINDOW IN THE FULLY OPEN POSITION.
- LADDERS OR RUNGS SHALL HAVE AN INSIDE WIDTH OF AT LEAST 12 INCHES, SHALL PROJECT AT LEAST 3 INCHES FROM THE WALL AND SHALL BE SPACED NOT MORE THAN 18 INCHES ON CENTER VERTICALLY FOR THE FULL HEIGHT OF THE WINDOW WELL.
- FACTORY-BUILT FIREPLACES SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE CONDITIONS OF THE LISTING. FACTORY-BUILT FIREPLACES SHALL BE TESTED IN ACCORDANCE WITH UL 127.
- FACTORY-BUILT CHIMNEYS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED AND TERMINATED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

APPLICABLE CODES ADOPTED BY CHAFFEE COUNTY

2015 International Residential Code
2015 International Building Code
2015 International Fire Code
2015 International Plumbing Code
2015 International Mechanical Code
2015 International Fuel Gas Code
2006 International Energy Conservation Code
2015 International Existing Building Code
2017 National Electric Code
2017 OWTS Regulations
OWTS Regulations Amendments adopted by Chaffee County BOH Resolution 2018-02
OWTS Regulations Amendments adopted by Chaffee County BOH Resolution 2019-01 (Design Flows)
2015 International Building Codes (Ordinance 2018-02)

STRUCTURAL NOTES

- VERIFY ALL DIMENSIONS AND SOIL CONDITIONS BEFORE BEGINNING CONSTRUCTION.
- FOOTINGS SHALL REST ON UNDISTURBED SOIL ONLY.
- DESIGN STRESSES:
 - SOIL BALANCE PRESSURE SERVICE:
 - 1750 PSF (ASSUMED)
 - REINFORCING STEEL FY = 60,000 PSI
TIES FY = 40,000 PSI
 - CONCRETE
 - WALLS: TYPE IIA, ¾" AGGREGATE, 4 ½% AIR ENTRAPMENT, 4" SLUMP, MECHANICALLY VIBRATED
F'C = 3500 PSI
 - SLABS ON GRADE: TYPE IIA, ¾" AGGREGATE, 4 ½% AIR ENTRAPMENT, 6X6-10/10 WELDED WIRE FABRIC OR FIBERGLASS REINFORCED, 3" SLUMP,
F'C = 3500 PSI
 - STEEL:
 - TUBE COLUMNS FY = 46,000 PSI
 - STRUCTURAL STEEL & PLATES
FY = 36,000 PSI
 - BOLTS A325
 - WOOD:
 - BEAMS AND JOISTS AS PER BOISE CASCADE OR EQUAL
 - NOMINAL LUMBER NO.2 OR BETTER
FB = 1200 PSI
 - HEAVY TIMBER/LOG NO. 2 ENGLEMAN SPRUCE OR BETTER, UNLESS OTHERWISE SPECIFIED.
- PROVIDE #4 X 5'0" REBAR, TOP AND BOTTOM, AT ALL FOOTING CORNERS, WALL CORNERS AND INTERSECTIONS, FOR CONTINUOUS REINFORCEMENT. FORMS SHALL BE NEAT, WELL TIED AND BRACED TO KEEP LINES AND PLANES INTENDED.BACKFILL FOUNDATION WALLS CAREFULLY TO PREVENT OVERTURNING. DO NOT

- FLOOD BACKFILL.
- MINIMUM LAP FOR #4 BARS IS 1'-4" MINIMUM LAP FOR #5 BARS IS 1'-8". ALL SPIICES TO BE CONTINUOUS AROUND CORNERS AND STEP DOWNS.
 - SLOPE GRADE AWAY FROM FOUNDATION AT LEAST 6 INCHES IN THE FIRST 10 FEET TO PREVENT WATER NEAR THE FOUNDATION.
 - FOUNDATION DRAINS, GRAVEL AND FILTER FABRIC OR OTHER POSITIVE DRAINAGE MEANS MAY BE INSTALLED AROUND THE PERIMETER OF THE BUILDING AND DAY-LIGHTED FOR PROPER DRAINAGE
 - PROVIDE #4 X 2'-0" DOWELS @ 16" O.C. AT EXTERIOR SLABS AND STEPS.
 - SLABS ON GRADE SHALL REST ON 6" SELECT AND COMPACTED GRANULAR FILL. IF MORE FILL IS REQUIRED, COMPACTION SHALL BE DONE IN LIFTS NOT GREATER THAN 6"
 - PROVIDE ISOLATION JOINTS, CONSTRUCTION JOINTS AND CONTROL JOINTS IN ALL SLABS AT 12' O.C. EACH WAY.
 - ALL FOOTINGS, PADS AND PIERS ARE TO BEAR ON UNDISTURBED NATURAL SOIL. FINISHED GRADE TO BE A MINIMUM OF 24" ABOVE FOOTINGS.
 - VENT ATTIC/ROOF AND CRAWL SPACES AS REQUIRED.

GENERAL NOTES:

- ALL WORK TO MEET APPLICABLE CODES WHETHER OR NOT SHOWN ON THE DRAWINGS.
- TYPE OF CONSTRUCTION: V-B
- ELEVATION = ~~XXXX~~ FEET
- SNOW LOAD = 40 PSF
- DEAD LOAD = 10 PSF
- Wind Load - Vult = 120 mph
- SEISMIC DESIGN CATEGORY - C
- WINTER DESIGN TEMP -16" F

NTS

FEB 17, 2021

A-6

Title: PROJECT NOTES

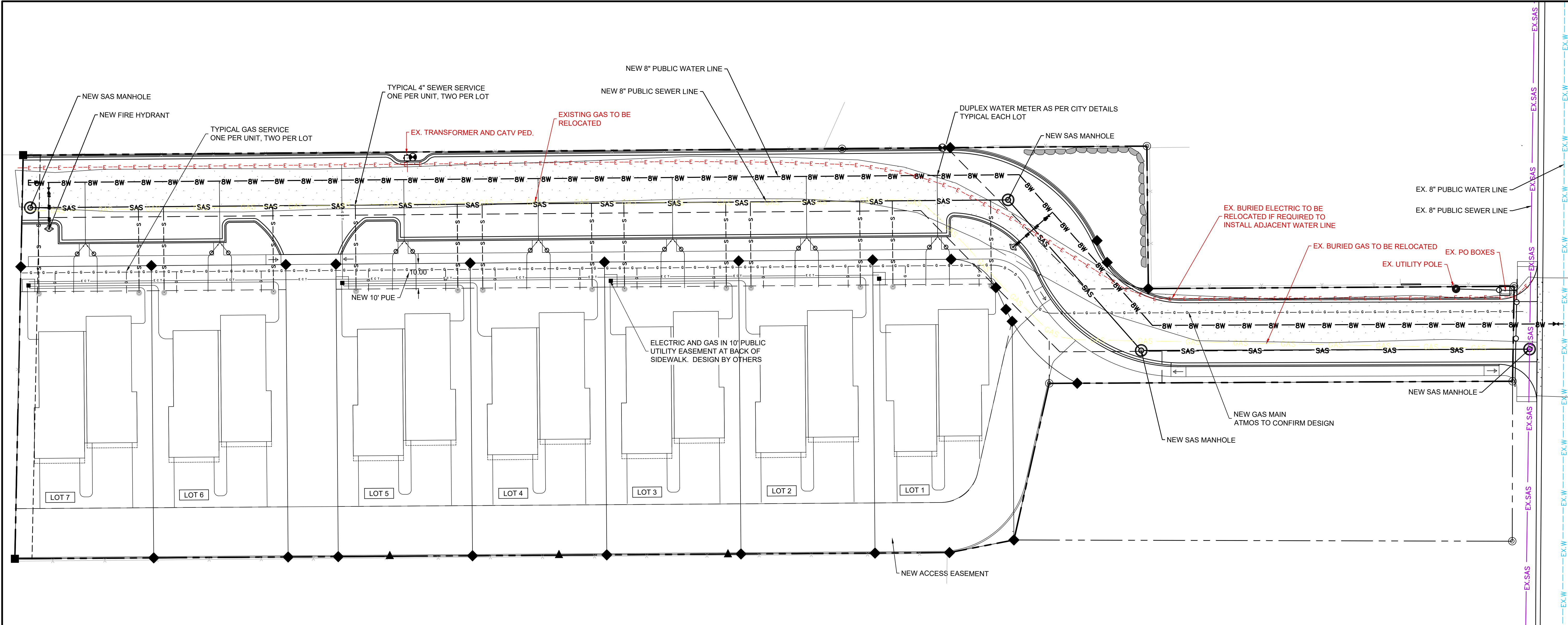
HOLMAN COURT

DUPLEXES

SALIDA, COLORADO

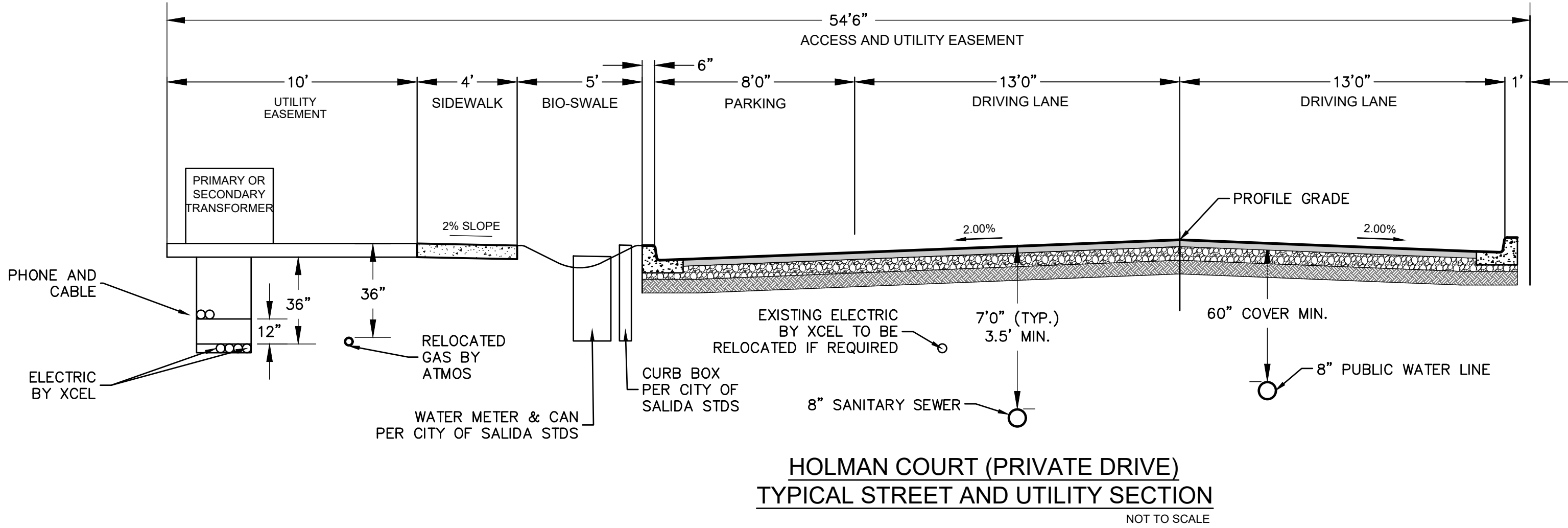
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LAND & WATER
CONCEPTS
Home Design • Civil Engineering • Project Management

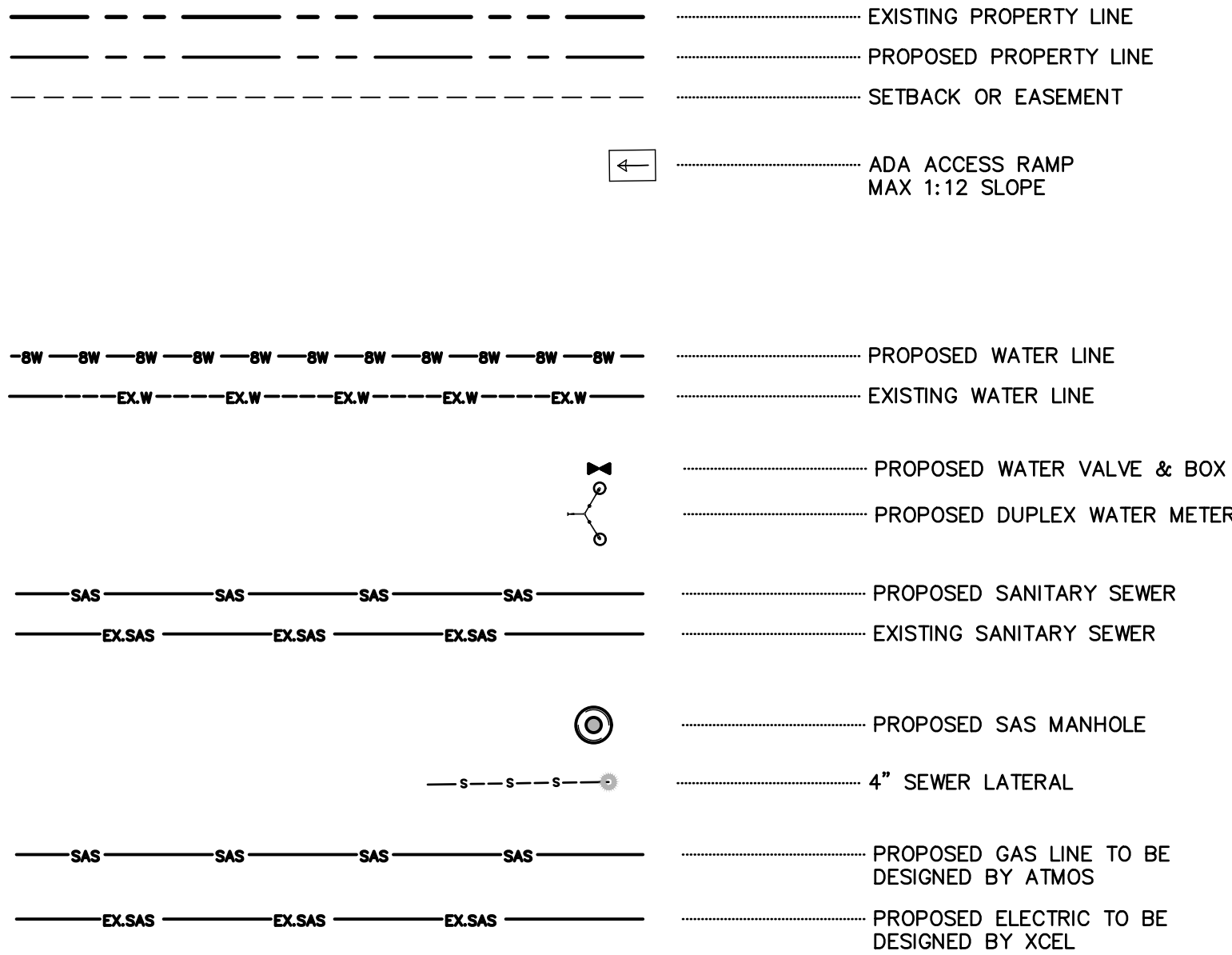


GENERAL NOTES

1. ALL METES AND BOUNDS ARE BASED ON THE MEASURED VALUES FROM THE AMBROSE PLAT, RECEPTION NUMBER 350696



LEGEND



RECORD DRAWINGS

THIS RECORD DOCUMENT HAS BEEN PREPARED BASED ON THE BEST AVAILABLE INFORMATION AS PROVIDED BY OTHERS. WALKER ENGINEERING CERTIFIES THAT THE INFORMATION SHOWN IS A REASONABLE DOCUMENTATION OF THE FINAL CONSTRUCTION.

MOREY E. WALKER, P.E. 32033 DATE

Civil Engineering • Water Resources • Traffic Engineering

W•E Walker Engineering

905 Camino Sierra Vista, • Santa Fe, NM 87505

505-820-7990
FAX 505-7620-3539
E-MAIL: civil@walkerengineering.net

No.	REVISION	BY	APP.	DATE

PROJECT:	DESIGNED BY:
HOLMAN COURT SUBDIVISION	

FILE:	DRAWN BY:	CHECKED BY:
OVERALL UTILITY		

DATE:	SCALE:
2/9/21	

PROJECT:

CITY REVIEW

DATE

SIGN-OFF

WATER

WASTE WATER

TRAFFIC

PW ENGINEERING

LANDSCAPE

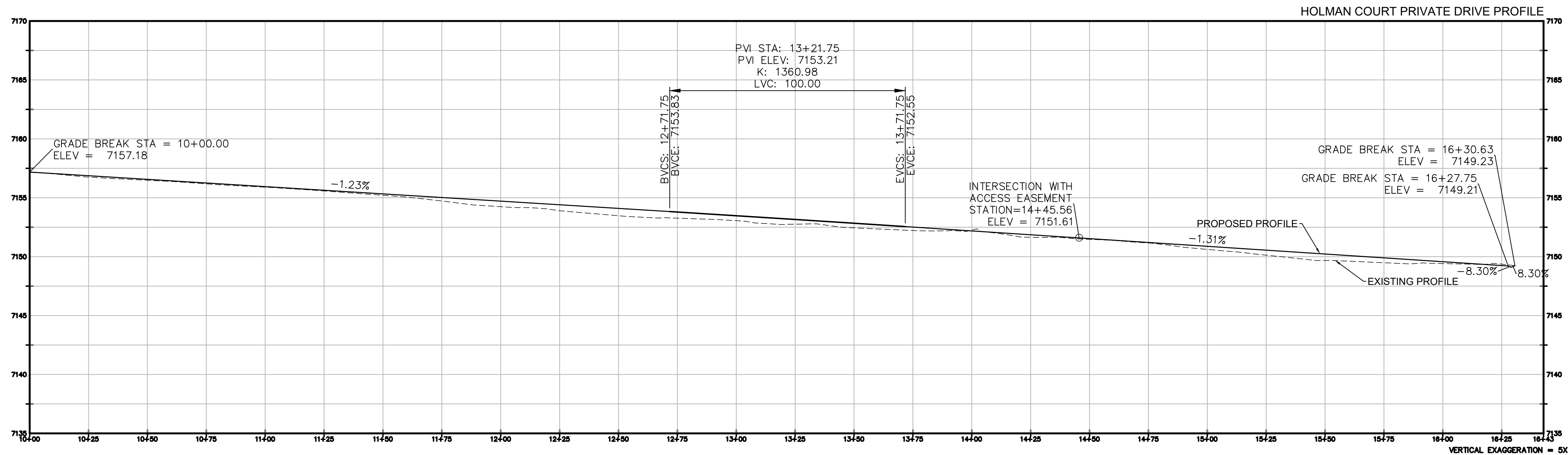
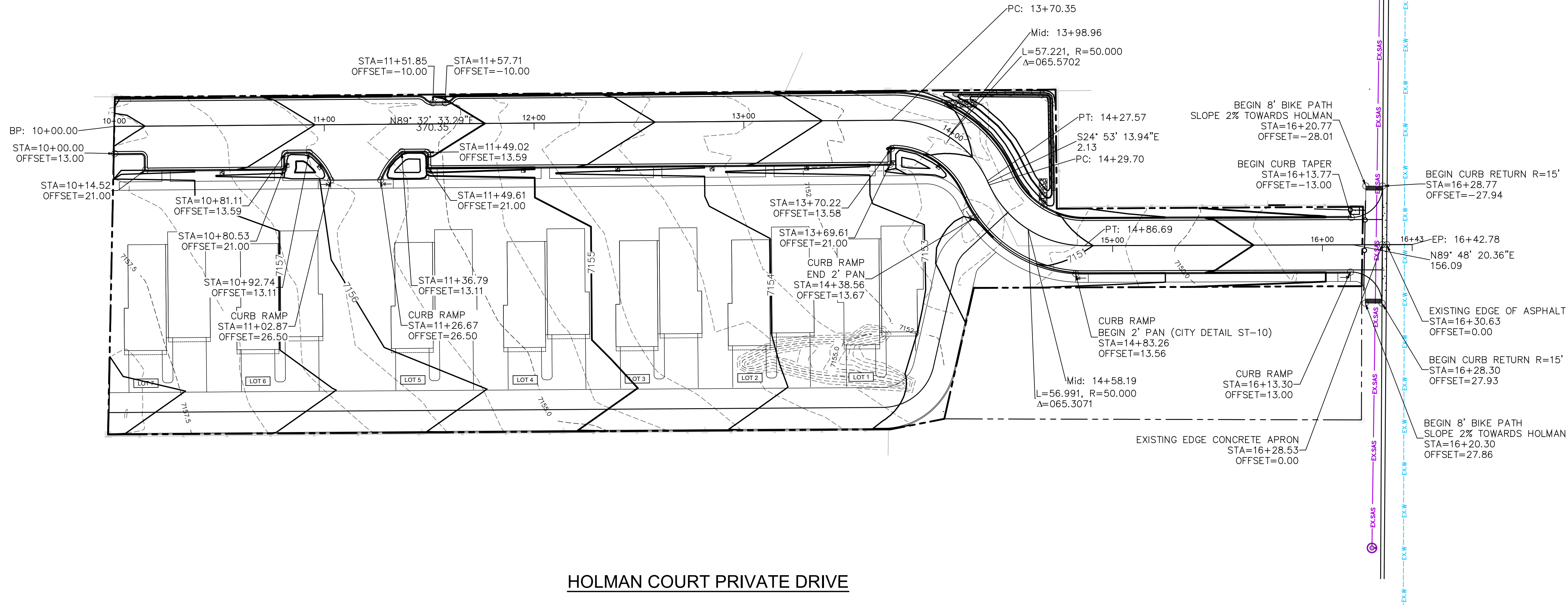
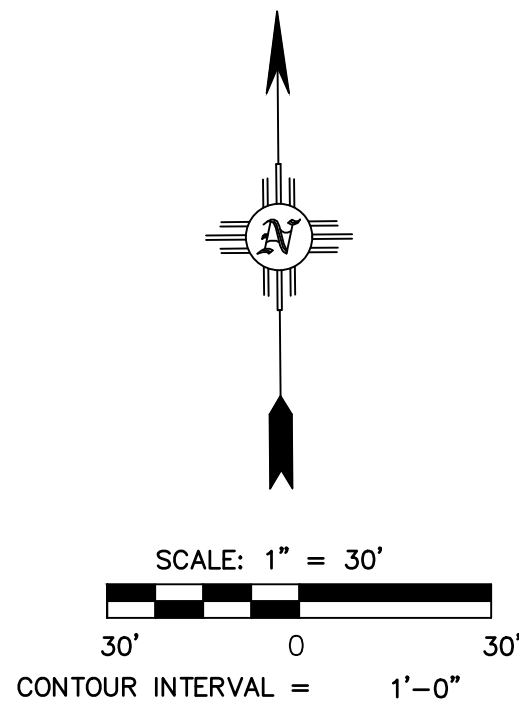
SOLID WASTE

TRAILS/OPEN SPACE

SUBDIVISION REVIEW

SHEET NO.

C3



CITY REVIEW		PROJECT:		HOLMAN COURT SUBDIVISION	
DEPARTMENT	SIGN-OFF	DATE	SHEET TITLE:		
WASTEWATER			HOLMAN COURT PRIVATE DRIVE		
WATER					
PW ENGINEERING					
TRAFFIC					
FIELD/ADJUSTMENT					
SOLID WASTE					
LANDSCAPE					
TRAILS/OPEN SPACE					
SUBDIVISION REVIEW					
SHEET NO.		C5			

Civil Engineering • Water Resources • Traffic Engineering

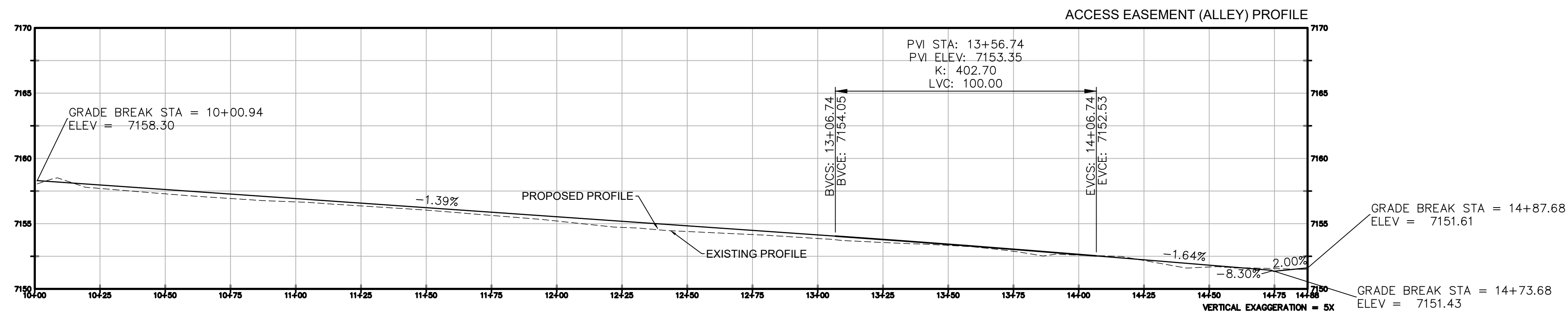
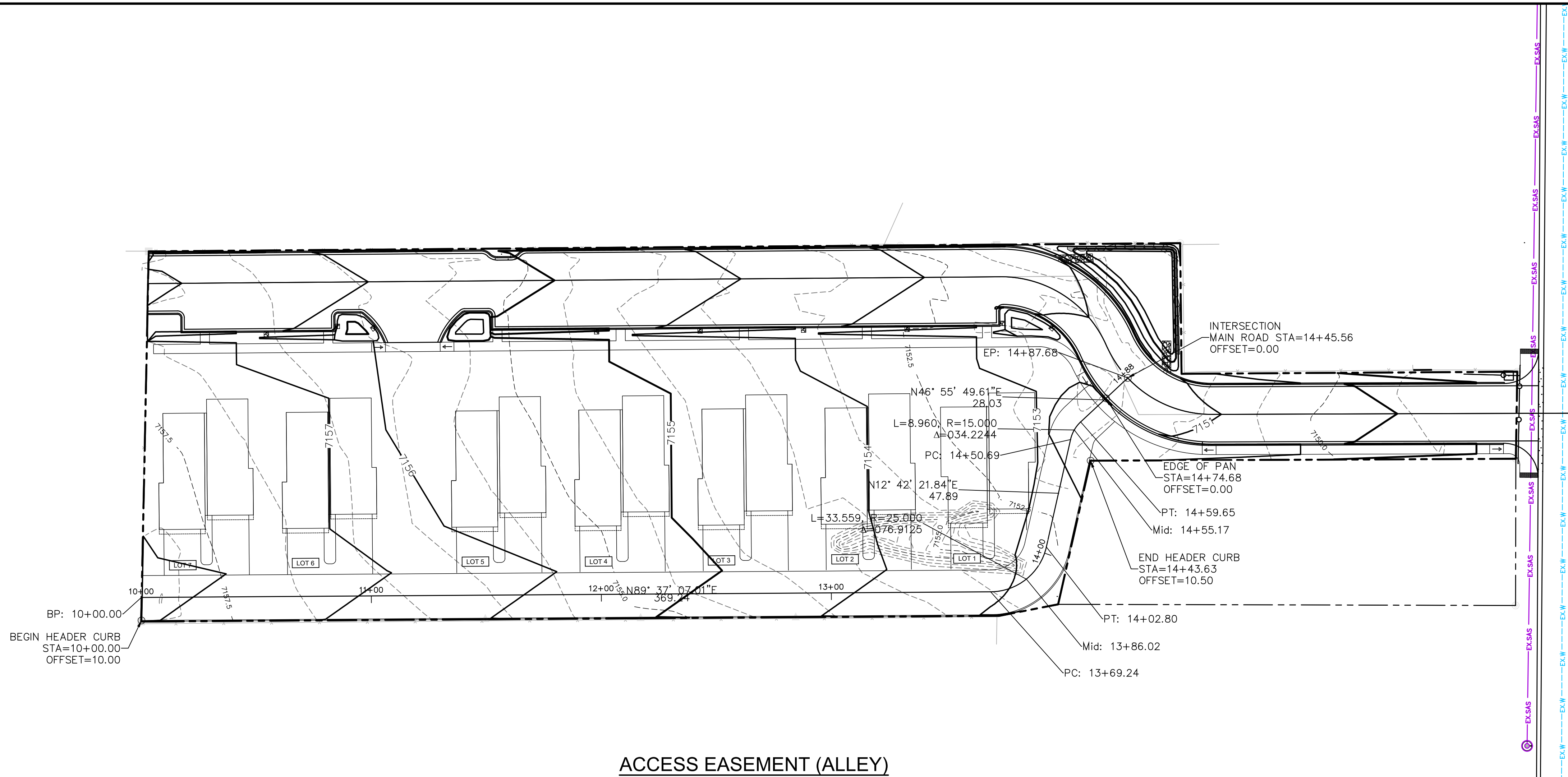
W•E Walker Engineering

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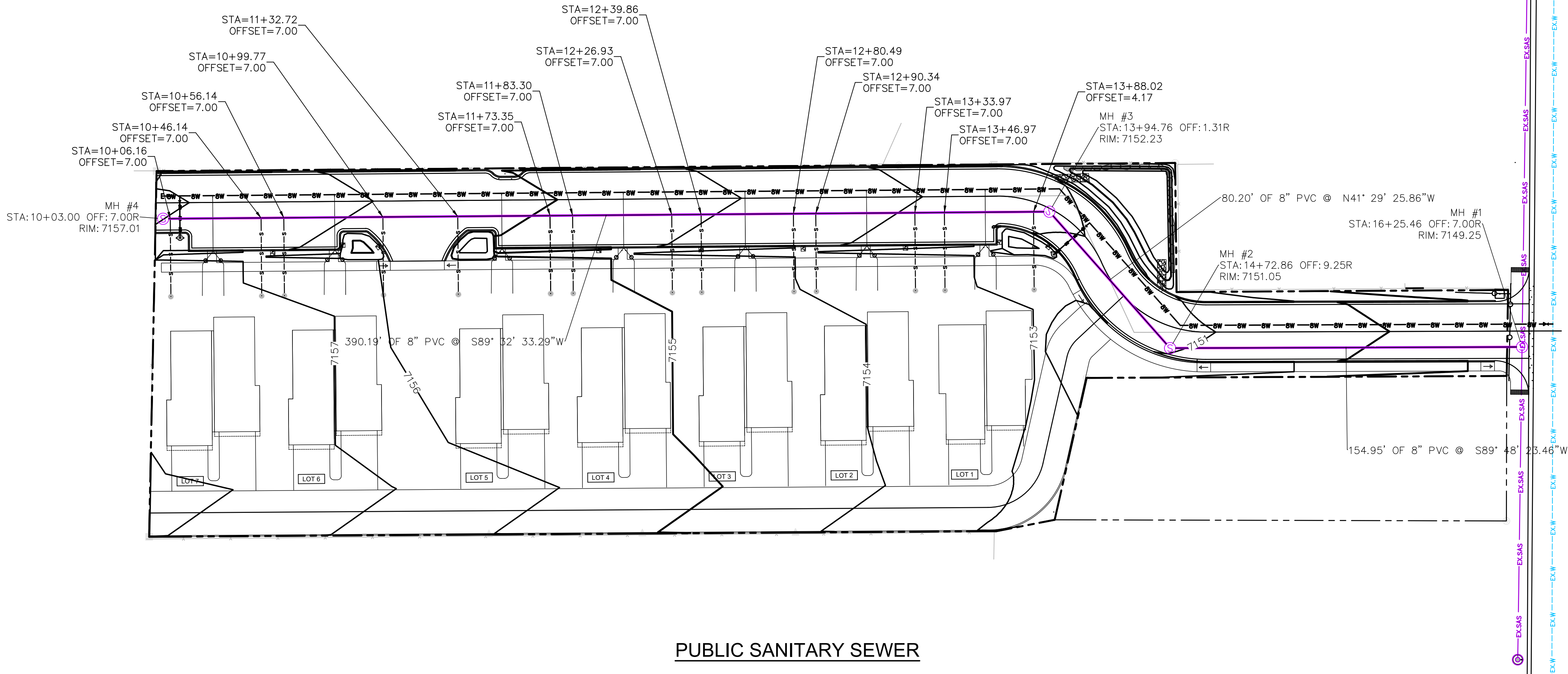
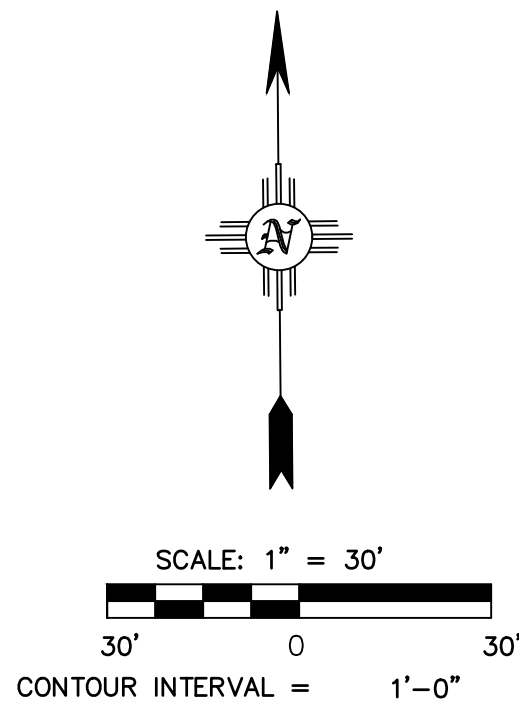
505-820-7990

FAX 505-820-3539

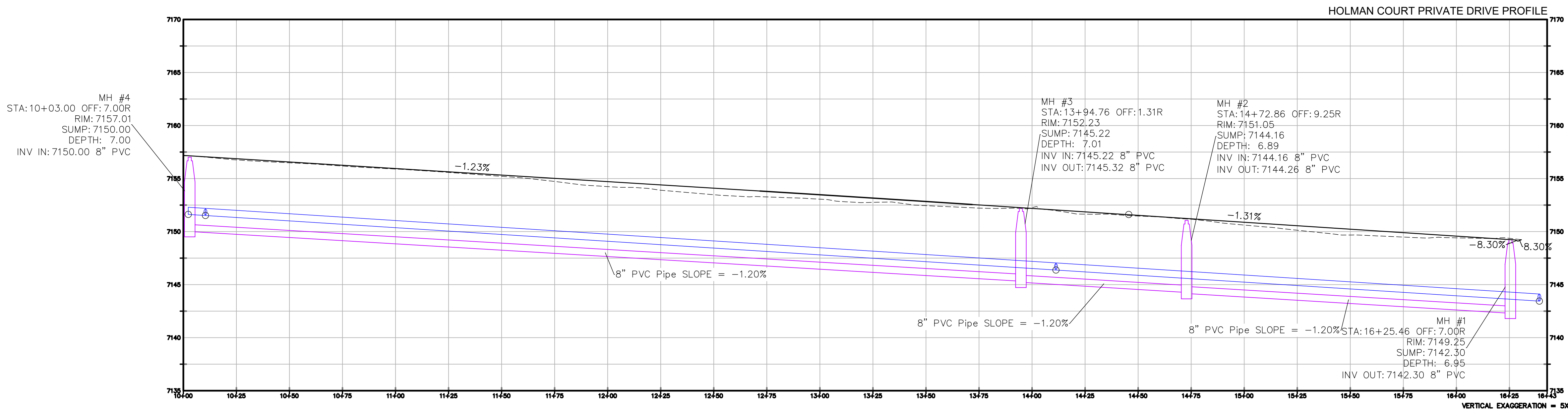
E-MAIL civil@walkerengineering.net



<div>C6</div> <div>SHEET NO.</div>	CITY REVIEW			<div>PROJECT:</div> <div>HOLMAN COURT SUBDIVISION</div> <div>SHEET TITLE:</div> <div>ACCESS EASEMENT (ALLEY)</div>	<div>No.</div> <div>REVISION</div> <div>BY</div> <div>APP.</div> <div>DATE</div>	<div>Civil Engineering • Water Resources • Traffic Engineering</div> <div>W•E Walker Engineering</div> <div>905 Camino Sierra Vista, • Santa Fe, NM 87505</div>	<div>505-820-7980</div> <div>FAX 505-820-3539</div> <div>E-MAIL civil@walkerengineering.net</div>
	DEPARTMENT	SIGN-OFF	DATE				
	WASTEWATER						
	WATER						
	PW ENGINEERING						
	TRAFFIC						
	FIRE DEPARTMENT						
	SOLID WASTE						
	LANDSCAPE						
	TRAILS/OPEN SPACE						
SUBDIVISION REVIEW							



PUBLIC SANITARY SEWER



Civil Engineering • Water Resources • Traffic Engineering	
W•E Walker Engineering	
905 Camino Sierra Vista, • Santa Fe, NM 87505	
505-820-7990	
FAX 505-820-3530	
E-MAIL: civil@walkerengineering.net	

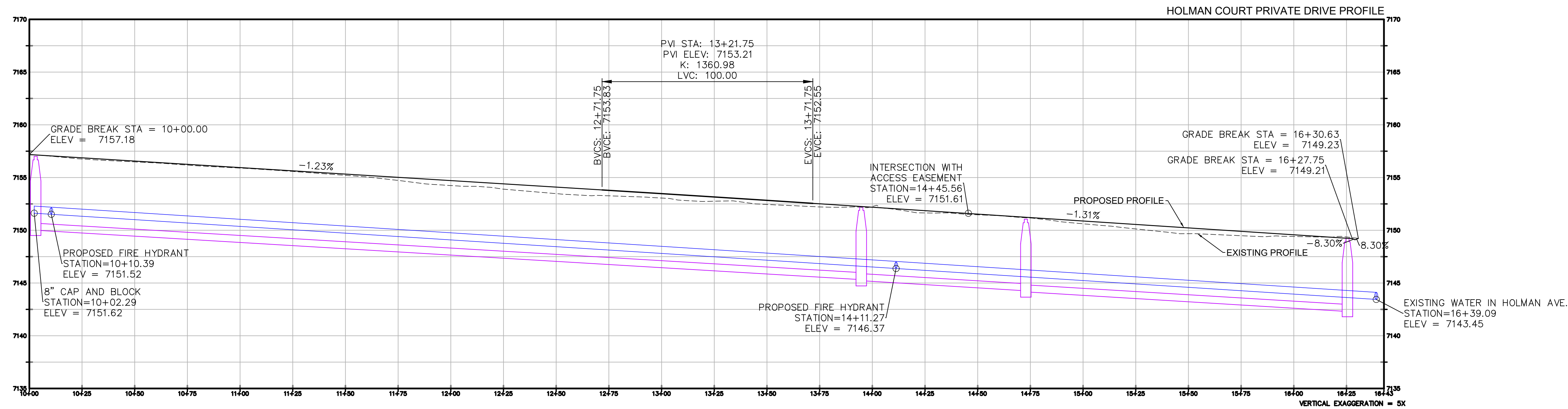
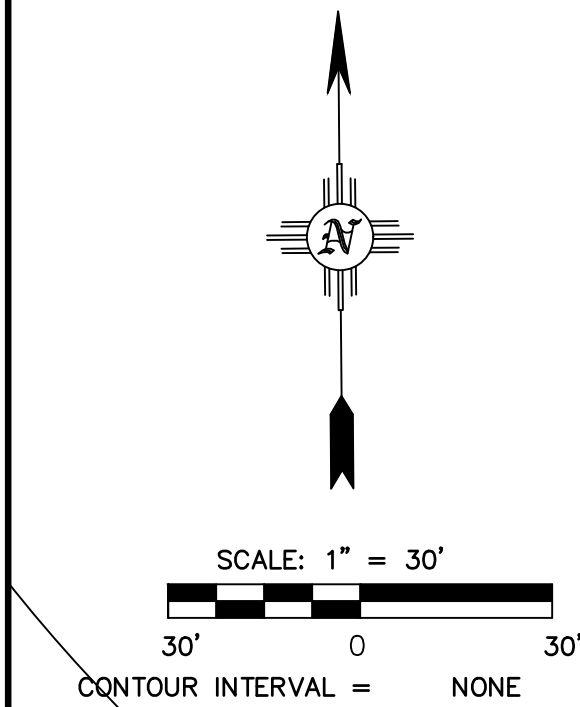
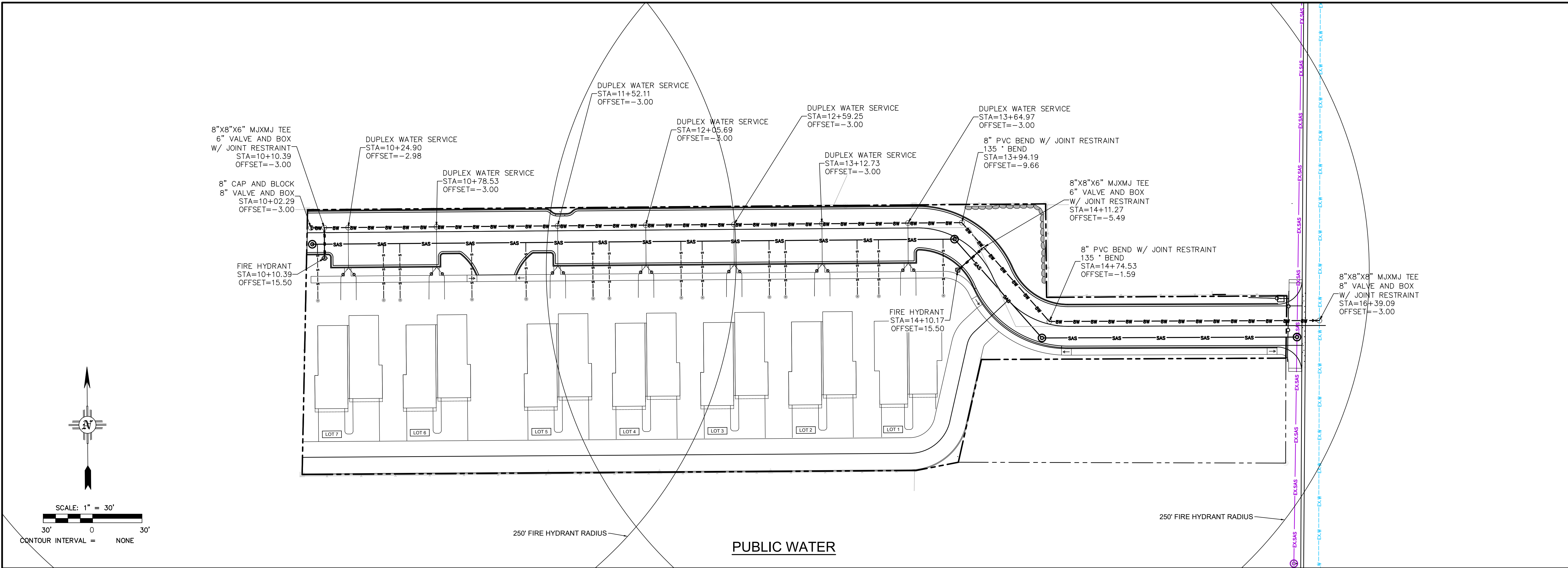
No.	REVISION	BY	APP.	DATE

PROJECT:	DESIGNED BY:
FILE:	DRAWN BY:
DATE: 2/9/21	CHECKED BY:
SCALE:	

PROJECT:	HOLMAN COURT SUBDIVISION
SHEET TITLE:	PUBLIC SANITARY SEWER

CITY REVIEW	DATE
DEPARTMENT	SIGN-OFF
WATER	
WASTEWATER	
TRAFFIC	
PW ENGINEERING	
TRAIL/BIKEWAY	
LANDSCAPE	
SOLID WASTE	
TRAILS/OPEN SPACE	
SUBDIVISION REVIEW	

SHEET NO.
C7



Civil Engineering • Water Resources • Traffic Engineering

W•E Walker Engineering

905 Camino Sierra Vista, • Santa Fe, NM 87505

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No.	REVISION	BY	APP.	DATE

PROJECT:

FILE:

DATE:

SCALE:

DESIGNED BY:

DRAWN BY:

CHECKED BY:

2/9/21

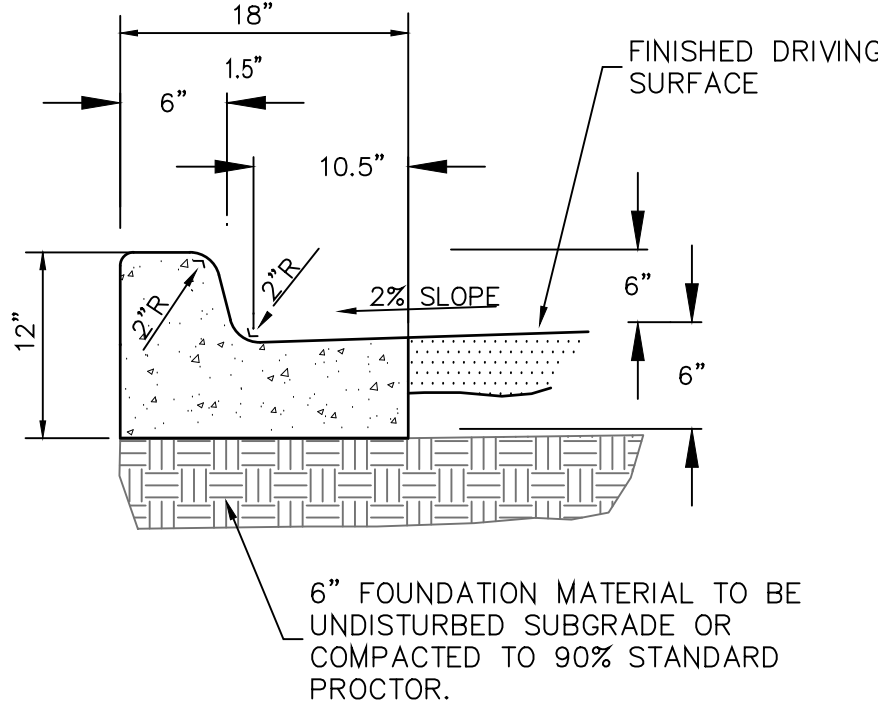
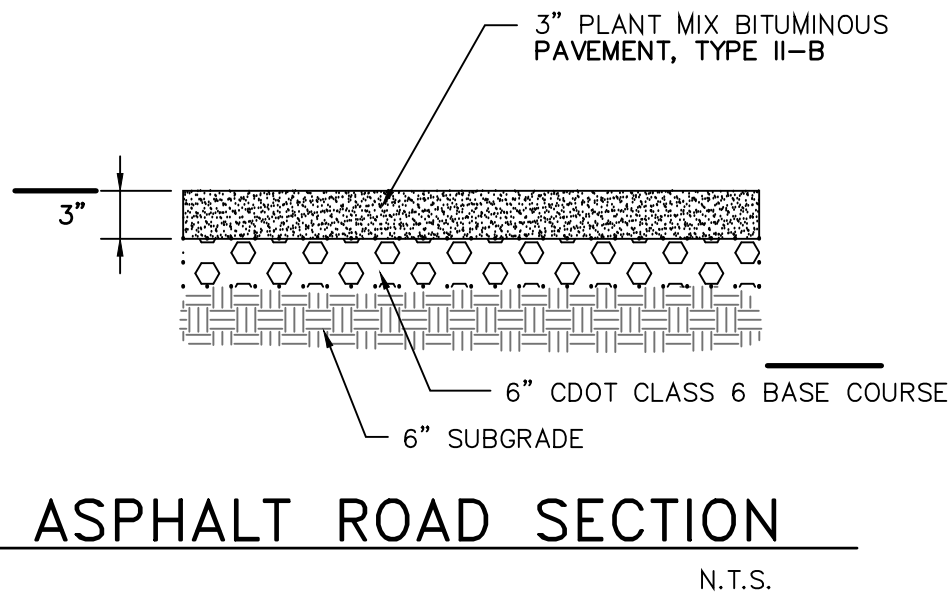
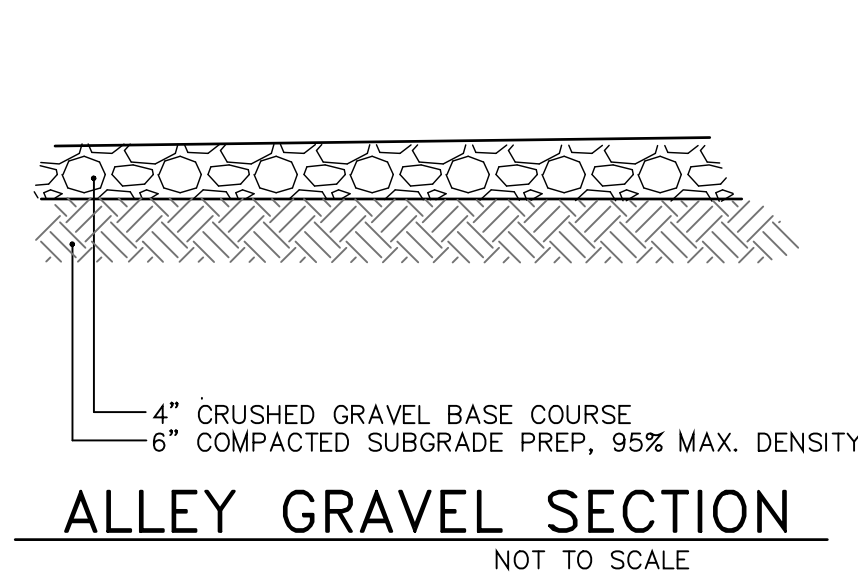
HOLMAN COURT
SUBDIVISION

PUBLIC WATER

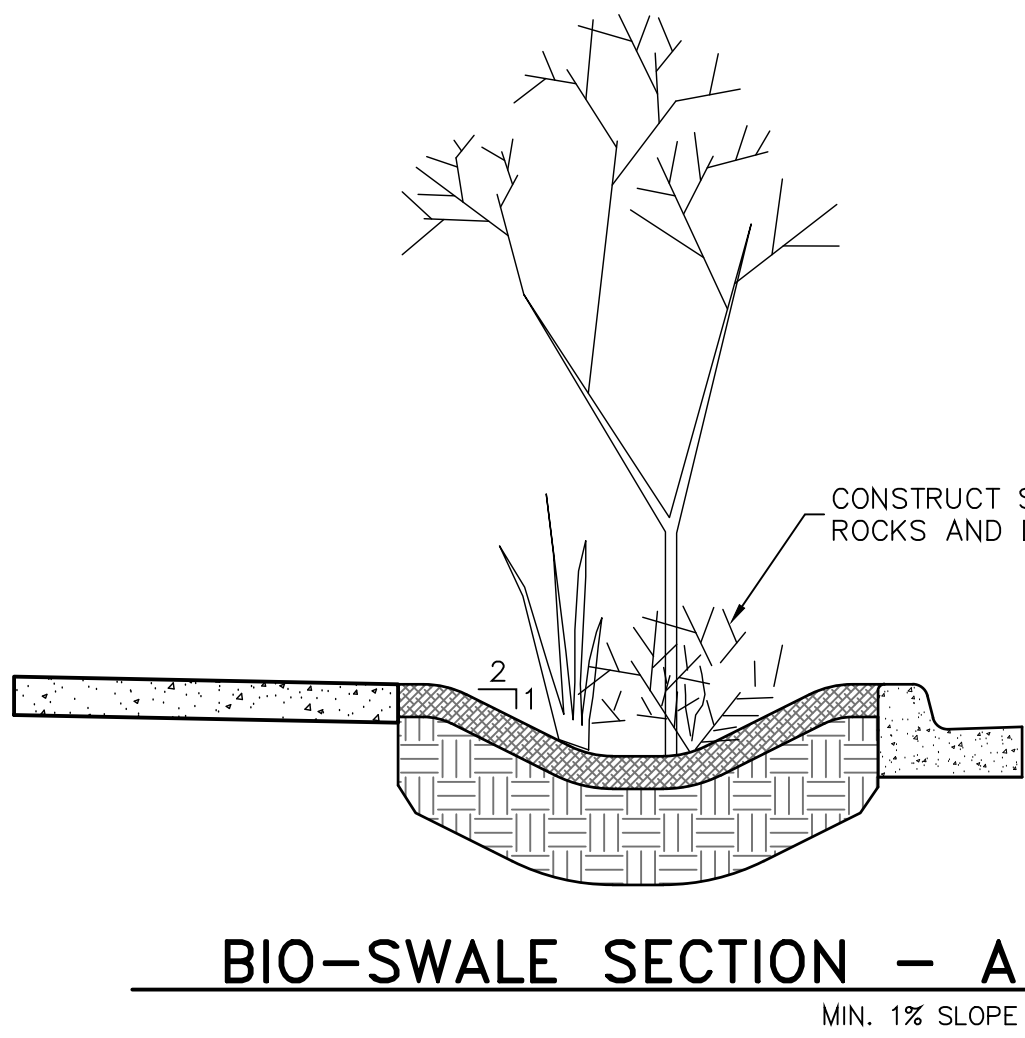
CITY REVIEW	DATE
DEPARTMENT	SIGN-OFF
WATER	
WASTE WATER	
TRAFFIC	
PW ENGINEERING	
FIRE DEPARTMENT	
SOLID WASTE	
LANDSCAPE	
TRAILS/OPEN SPACE	
SUBDIVISION REVIEW	

SHEET NO.

C8



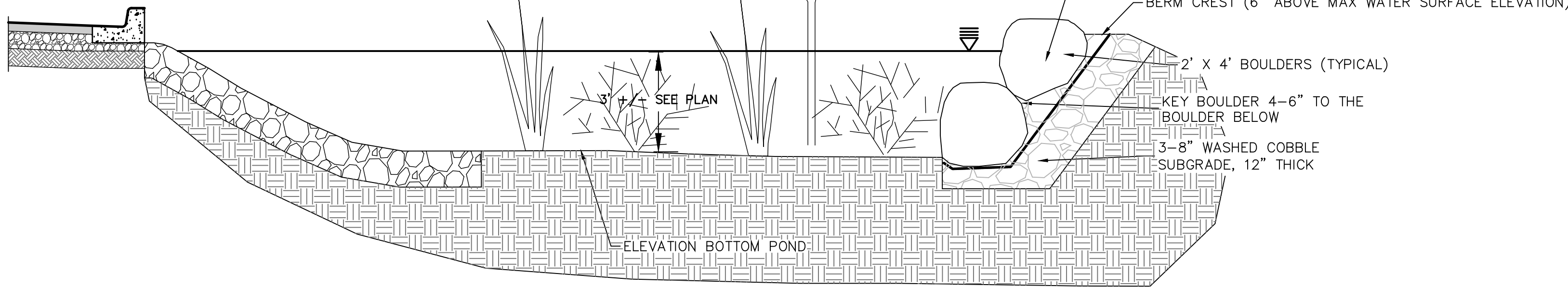
6" STANDARD CURB & GUTTER
BASED ON CDOT TYPE 2 CURB AND GUTTER (M-609-1) – NOT TO SCALE



- SUGGESTED PLANT MIX**
- PERENNIAL FLOWERS
WINE CUPS OR POPPY MALLOW
LAVENDER
SUNSET HYSSOP
MAXIMILLIAN SUNFLOWER
CHOCOLATE FLOWER
- GRASSES
GIANT SACATON GRASS
BLUE GRAMA
SWITCHGRASS
- SHRUBS
APACE PLUMB
BABY BLUE RABBITBRUSH
RUSSIAN SAGE
- TREES
HOT WINGS MAPLE
RADIANT CRAB APPLE

SUGGESTED PLANT MIX

THE PLANT MIX SHOWN HERE IS SUITABLE FOR WELL DRAINED SOILS THAT ARE LOW IN NUTRIENTS LIKE THOSE IN THIS AREA. MANY OF THESE PLANTS WILL ALSO THRIVE IN XERIC EXPOSURES. THIS PLANT MIX IS FOR PLAN REVIEW AND BIDDING ONLY. A FINAL LANDSCAPE PLAN AND SEED MIX TO BE SUBMITTED BY THE CONTRACTOR FOR REVIEW BY THE PROJECT OWNER.



POND SECTION WITH OVERFLOW - B
NTS

UTILITY NOTES

- LAND AND WATER CONCEPTS AND WALKER ENGINEERING. WAIVE ANY AND ALL RESPONSIBILITY, AND ARE NOT LIABLE FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS AND THE DESIGN INTENT THEY CONVEY OR FOR PROBLEMS WHICH ARISE FROM OTHERS OR OTHERS' FAILURE TO OBTAIN AND/OR FOLLOW THE ENGINEER'S GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS.
- THE CONTRACTOR SHALL NOT COMMENCE CONSTRUCTION WITHOUT CONSTRUCTION PLAN APPROVAL BY ALL RELEVANT AGENCIES. A COPY OF THE APPROVED PLANS SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES DURING WORKING HOURS.
- THE ENGINEER IS TO BE NOTIFIED PRIOR TO ANY PLAN CHANGES OR ON-SITE DESIGN MODIFICATIONS. ALL PLAN CHANGES MUST BE APPROVED BY THE ENGINEER.
- ALL EXISTING TOPOGRAPHIC AND SURVEY DATA SHOWN ON THESE PLANS HAS BEEN OBTAINED AND CERTIFIED BY OTHERS. THE ENGINEER HAS UNDERTAKEN NO FIELD VERIFICATION OF THIS TOPOGRAPHIC INFORMATION, AND MAKES NO REPRESENTATION PERTAINING THERETO AND THEREFORE ASSUMES NO RESPONSIBILITY OR LIABILITY.
- THE CONTRACTOR SHALL CONFINE HIS OPERATIONS TO THE CONSTRUCTION LIMITS OF THE PROJECT AND IN NO WAY SHALL ENCROACHMENT OCCUR ONTO ADJACENT PROPERTIES UNLESS LEGAL EASEMENTS ARE OBTAINED. ALL FILL AND CUT SLOPES SHALL BE SETBACK FROM THE PROPERTY LINE IN ACCORDANCE WITH CHAPTER 70 OF THE UNIFORM BUILDING CODE. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY AGREEMENTS NECESSARY OR

- DAMAGE CAUSED BY CONSTRUCTION ACTIVITIES TO PUBLIC OR PRIVATE PROPERTY, INCLUDING UTILITIES.
- WORK SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL AGENCIES' LAWS, RULES, REGULATIONS, AND PERMITS. ALL INVESTIGATION BY REGULATORY AGENCIES. FAILURE TO COMPLY WITH THESE REGULATIONS IS SUBJECT TO LEGAL ENFORCEMENT ACTION.
 - COPIES OF PERMITS OBTAINED BY THE OWNER WILL BE PROVIDED TO THE CONTRACTOR. CONTRACTOR SHALL MAINTAIN COPIES OF ALL PERMITS ON THE SITE AT ALL TIMES.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES AND SHOULD NOT RELY SOLELY ON THESE CONSTRUCTION PLANS FOR UTILITY LOCATIONS. CONTRACTOR MUST COMPLETE ALL UTILITY LOCATES PRIOR TO CONSTRUCTION. UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) 800-922-1987. DAMAGE TO ANY EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
 - IF PREVIOUSLY UNKNOWN ARCHEOLOGICAL MATERIALS ARE DISCOVERED DURING CONSTRUCTION ACTIVITIES, WORK SHALL STOP IMMEDIATELY AND THE ENGINEER AND OWNER SHALL BE CONTACTED. THE STATE HISTORIC PRESERVATION OFFICE WILL THEN BE CONTACTED BY THE ENGINEER OR OWNER FOR CONSULTATION.
 - ALL APPROPRIATE SEDIMENT AND POLLUTION CONTROL MEASURES, AND BEST MANAGEMENT PRACTICES (BMP'S) SHALL BE IN PLACE TO MINIMIZE SEDIMENTATION. SEDIMENT

- AND EROSION CONTROLS SHALL BE INSTALLED IN ACCORDANCE WITH THE URBAN DRAINAGE AND FLOOD CONTROL DISTRICT GUIDELINES.
- CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR THE DESIGN, IMPLEMENTATION, AND MAINTENANCE OF SEDIMENT AND EROSION CONTROLS IN CONFORMANCE WITH CONSTRUCTION STANDARDS AND THE REQUIREMENTS OF REGULATORY AGENCIES THROUGHOUT THE CONSTRUCTION PERIOD. THE ENGINEER WILL NOT BE ON-SITE TO APPROVE, REVIEW, OR MAINTAIN THE CONTROLS. STORM WATER MEASURES MAY BE REQUIRED TO BE INSTALLED AT ANY TIME DURING CONSTRUCTION.
 - BMP'S PLUS TEMPORARY SEDIMENT AND EROSION CONTROLS SHALL BE MAINTAINED TO BE FUNCTIONAL UNTIL THE SITE HAS REACHED FINAL STABILIZATION.
 - ALL WASTE MATERIAL AND/OR EXCESS EXCAVATION NOT USED AS PART OF THE WORK SHALL BE REMOVED FROM THE JOB SITE AND DISPOSED OF AT ACCEPTABLE LOCATIONS IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
 - THE CONTRACTOR AT ALL TIMES DURING CONSTRUCTION SHALL PROVIDE WARNING SIGNS, BARRICADES, AND OTHER SAFETY DEVICES (INCLUDING TEMPORARY FENCING AROUND THE JOB SITE) TO PROTECT PUBLIC SAFETY AND HEALTH. CONSTRUCTION IN AND ADJACENT TO THE ROADWAY SHALL FOLLOW AN APPROVED TRAFFIC CONTROL PLAN COMPLETED BY THE CONTRACTOR. THE TRAFFIC CONTROL PLAN SHALL BE IN COMPLIANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. ALL HOLES AND TRENCHES SAFELY CORDONED OFF AND BACKFILLED, COMPACTED AND

- PATCHED AS SOON AS POSSIBLE AFTER COMPLETION AND ALL INSPECTIONS.
- THE CONSTRUCTION SURVEYOR SHALL VERIFY ALL BUILDING, PARKING AND SIDEWALK LOCATIONS AS WELL AS PROPOSED GRADES AND INVERT ELEVATIONS, FLOW LINES, ALIGNMENTS, SETBACKS AND TOPOGRAPHY PRIOR TO CONSTRUCTION.
 - CONSOLIDATED FLOW FROM THE POND OVERFLOWS CAN CREATE EROSION. ANNUAL MAINTENANCE OF THE POND BERMS, WEIRS AND OVERFLOWS IS REQUIRED. FURTHER STABILIZATION MEASURES MAY BE NECESSARY. LWC RECOMMENDS PERIODIC OBSERVATIONS BY THE HOME OWNER ASSOCIATION. IF EXCESS EROSION IS OBSERVED, PLEASE NOTIFY LAND AND WATER CONCEPTS FOR RECOMMENDATIONS.
 - CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF SALIDA STANDARD SPECIFICATIONS FOR CONSTRUCTION DATED JANUARY 2017.

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES AND SHOULD NOT RELY SOLELY ON THESE CONSTRUCTION PLANS FOR UTILITY LOCATIONS. CONTRACTOR MUST COMPLETE ALL UTILITY LOCATES PRIOR TO CONSTRUCTION. Utility Notification Center of Colorado (UNCC) 800-922-1987. DAMAGE TO ANY EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
- IT IS ASSUMED THAT ALL GAS LINES ARE TO BE INSTALLED BY ATMOS GAS AND ALL ELECTRIC LINES BY EXCEL ENERGY. ALL TRENCHING AND INSTALLATION TO BE COMPLETED ACCORDING TO ATMOS AND EXCEL REQUIREMENTS. LOCATION OF ELECTRIC PRIMARY, SECONDARY LINES AND ALL TRANSFORMER PROVIDED BY EXCEL. ALL ELECTRIC AND GAS LINES ARE SHOWN HERE FOR REFERENCE ONLY.
- CABLE AND TELEPHONE TO BE INSTALLED IN ACCORDANCE WITH THE LOCAL CABLE AND TELEPHONE PROVIDER. LOCATIONS ARE SHOWN FOR PLANNING PURPOSES ONLY.
- IF ANY OF THESE STANDARDS DIFFER FROM THE DESIGN IN THIS PLAN SET, CONTACT WALKER ENGINEERING AND LAND & WATER CONCEPTS FOR CLARIFICATION AND DIRECTION BEFORE CONTINUING.
- ALL PUBLIC WATER IMPROVEMENTS SHALL CONFORM TO THE CITY OF SALIDA CONSTRUCTION STANDARDS AND SPECIFICATIONS FOR WATER, SANITARY SEWER AND STREET, LATEST EDITION, AS WELL AS THE STANDARDS PROMULGATED BY THE WATER QUALITY

- CONTROL DIVISION OF THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND BY THE UNI-BELL PVC PIPE ASSOCIATION. IF ANY OF THESE STANDARDS DIFFER FROM THE DESIGN IN THIS PLAN SET, CONTACT LAND AND WATER CONCEPTS FOR CLARIFICATION AND DIRECTION BEFORE CONTINUING.
- ALL UNDERGROUND WATERLINES SHALL BE PVC PRESSURE CLASS 235 AWWA C-900. ALL PVC WATER MAIN PIPE SHALL INCLUDE DETECTOR WIRE PER CSS.
 - ALL UNDERGROUND WATERLINES PIPING SHALL MAINTAIN A MINIMUM 5' BURY AND HAVE THRUST BLOCKS AT ALL DIRECTION CHANGES AND DEAD ENDS. THRUST BLOCKS AND RODDING TO BE INSTALLED PER NFPA #24. THRUST BLOCK DIMENSIONS FOR A 8" WATER LINE SHALL BE APPLIED TO THE PROJECT WATER MAINS. SEE DETAILS
 - ALL NEW WATER VALVES AND METERS THAT FALL WITHIN THE LIMITS OF ANY PAVED ROADWAY OR SIDEWALK SHALL HAVE A CONCRETE COLLAR AND CAST IRON COVER PER CITY OF SALIDA STANDARDS AND SPECIFICATIONS.
 - ALL WATER LINES SHALL BE DISINFECTED, PRESSURE TESTED, FLUSHED AND TESTED FOR BACTERIOLOGICAL CONTAMINATION PER CSS SECTION 8.00 (I, J, & K). ALL SUPER-CHLORINATED FLUSH WATER SHALL BE DECHLORINATED PRIOR TO DISCHARGE TO PREVENT ENVIRONMENTAL DAMAGE AND FISH KILL IN THE SOUTH ARKANSAS AND ARKANSAS RIVER.

- ALL WATER AND SEWER LINES TO MAINTAIN 10' HORIZONTAL AND 18" VERTICAL SEPARATION. WHERE THIS SEPARATION CAN NOT BE MAINTAINED OR WHEN THE WATER LINE PASSES UNDER THE SANITARY SEWER LINE, THE SEWERLINE SHALL BE ENCASED IN CONCRETE. CONCRETE FOR SEWER PIPE ENCASEMENTS SHALL HAVE A MINIMUM CEMENT CONTENT OF FIVE (5) SACKS PER CUBIC YARD AND A MAXIMUM WATER CONTENT OF FIVE (5) GALLONS PER SACK OF CEMENT AND SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI IN TWENTY- EIGHT (28) DAYS. MINIMUM REINFORCING FOR CONCRETE ENCASEMENTS SHALL BE 4 EACH #4 BARS, CONTINUOUS FOR THE LENGTH OF THE CASING. SEE THE CITY OF SALIDA CONSTRUCTION STANDARDS AND SPECIFICATIONS FOR WATER, SANITARY SEWER AND STREET, LATEST EDITION.
- THE SANITARY SEWER AND WATER LINES SHALL BE INSTALLED WITH SPECIFIED MATERIALS FOR BACKFILL AND BEDDING REQUIREMENTS. REFER TO CSS SECTION 5.00 AND 6.00.
- THE CONTRACTOR SHALL COMPLETE AN AS-BUILT SURVEY AND DRAWINGS TO BE SUBMITTED TO THE CITY OF SALIDA.

Table 1A - Stormwater Drainage Calculations for the City of Salida

Project : Holman Avenue Subdivision	Project Area:	74780	SF
Basin 1	Project Area:	1.72	Acres
Hydrologic Soil Group:	A		
Drainage Area	1		
Area	74730	Sq. Ft.	
Area	1.7	Acres	
Area	0.0027	Sq. Mi.	
Time of Concentration Existing	0.79	Hours	
Time of Concentration Proposed	0.67	Hours	

Number Single Family Lots 8

Present Land Use	Area (Sq. Ft.)	CN	CN*A
Undeveloped Areas	74730	68	5081640
Composite	74730	68.0	5081640

Proposed Land Use	Area (Sq. Ft.)	CN	CN*A
Roads and Parking	19936	98	1953728
Sidewalks	2689	98	263522
Landscaped Areas	18401	39	717639
Residential Lots (2800 per lot)	22400	98	2195200
Alleys	11304	76	859104
Composite	74730	80.1	5989193

Fully developed site including homes	Present Land Use	Proposed Land Use	Difference
25 Year Runoff (in)	0.432	0.96	0.53
25 Year Discharge (cfs)	0.347	1.17	0.82
100 Year Runoff (in)	0.844	1.56	0.72
100 Year Discharge (cfs)	0.811	1.95	1.14

25 year Required Pond Volume = 3313 Cu. Ft.

Pond	Area Top (SF)	Area Bottom (SF)	Elevation Top (ft)	Depth (ft)	Volume (cf)
1	1280	470	7151	3	2625
Bio-swale					735
Sub Total					3360

Civil Engineering • Water Resources • Traffic Engineering

W•E Walker Engineering

905 Camino Sierra Vista, • Santa Fe, NM 87505

505-820-7990
FAX 505-820-3539
E-MAIL: civil@walkerengineering.net

PROJECT:

CITY REVIEW

DATE

SIGN-OFF

DEPARTMENT

WATER

WATER

PW ENGINEERING

TRAFFIC

FIRE DEPARTMENT

SOLID WASTE

LANDSCAPE

TRAILS/OPEN SPACE

SUBDIVISION REVIEW

HOLMAN COURT SUBDIVISION

DETAILS

SHEET TITLE:

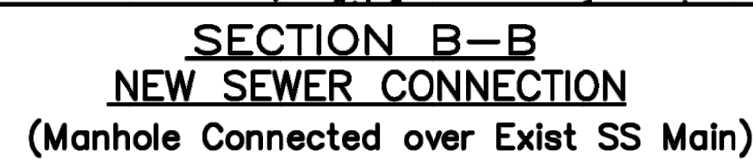
SHEET NO. C9

GENERAL NOTE:
Precast Manholes Shall Conform
to ASTM Specification C 478, with
Revisions.

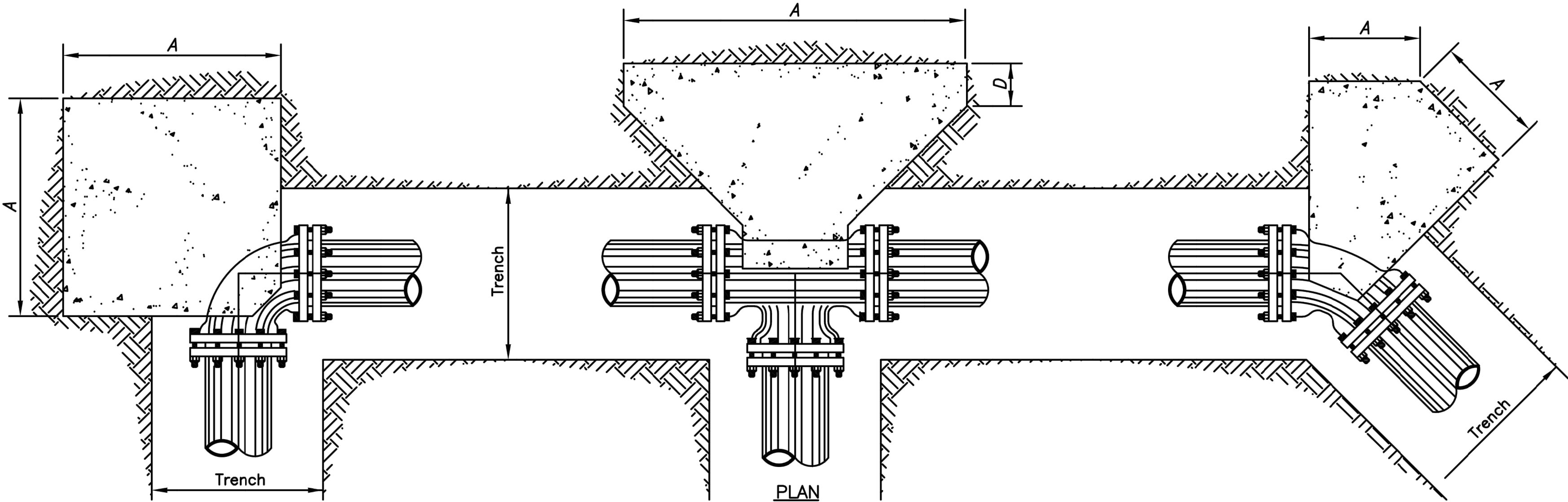
* SANITARY OR STORM SEWER



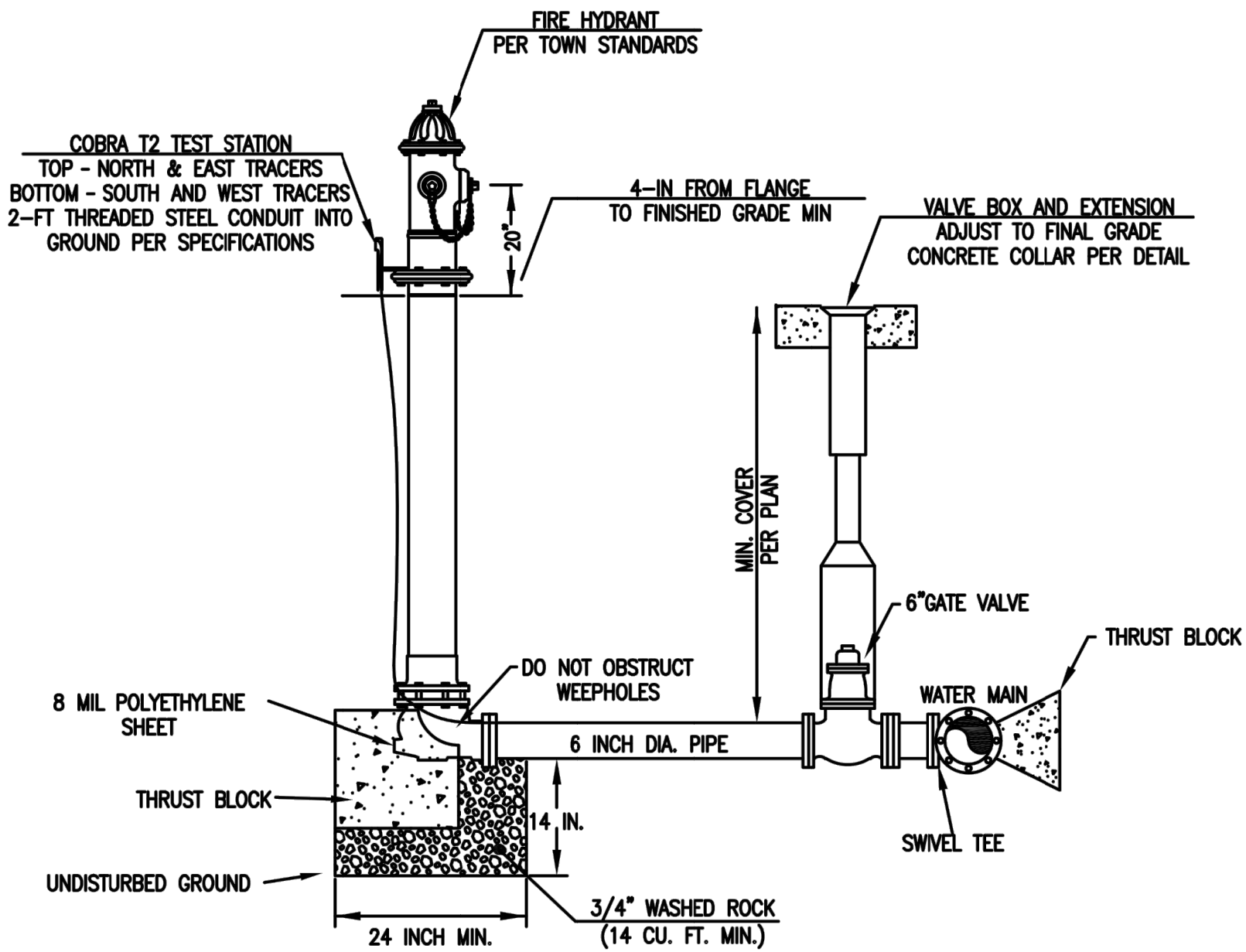
- CONCRETE SEWER ENCASEMENT
DETAIL



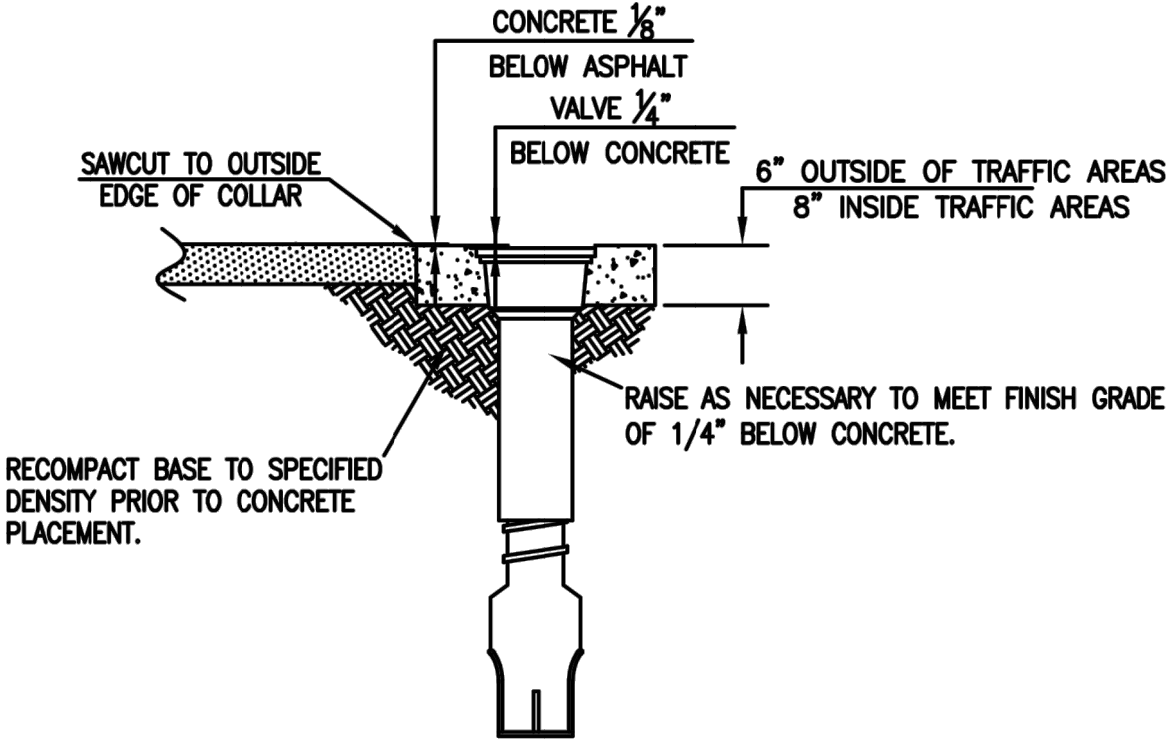
BLOCKING SCHEDULE WATER DISTRIBUTION FITTINGS													
PIPE	TEES & PLUGS				90°			45°			22.5°		
"D"	A	B	C	D	A	B	C	A	B	C	A	B	C
4	16	12	16	12	16	12	16	12	16	12	16	12	16
6	18	12	18	16	18	12	18	18	12	18	18	12	18
8	24	16	24	16	24	16	24	24	16	24	24	16	24
10	30	20	30	16	30	20	30	30	20	30	30	20	30
12	36	24	36	18	36	24	36	36	24	36	36	24	36
16	48	32	48	18	48	32	48	48	32	48	48	32	48
20	60	40	60	18	60	40	60	60	40	60	60	40	60
24	72	48	72	18	72	48	72	72	48	72	72	48	72
30	96	64	72	18	96	64	72	96	64	72	96	64	72



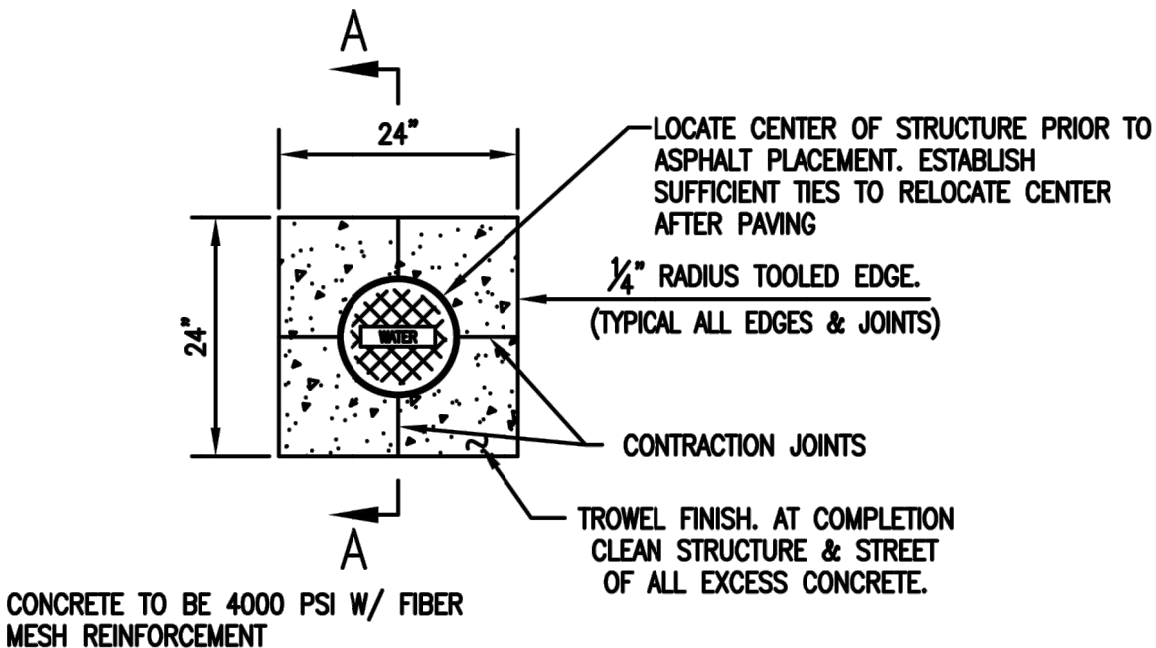
WD 1 THRUST BLOCK
1
DETAIL



WD 2 FIRE HYDRANT ASSEMBLY
2
DETAIL



SECTION A-A

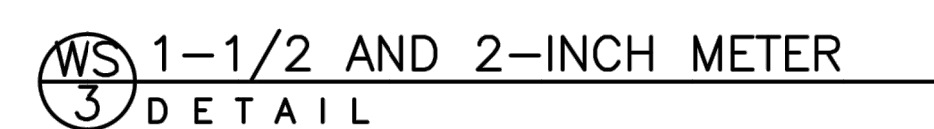
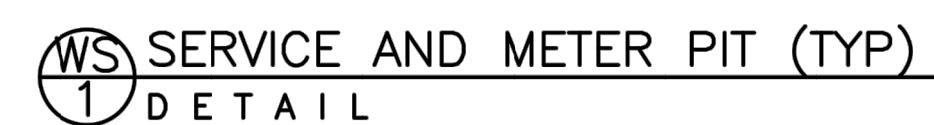


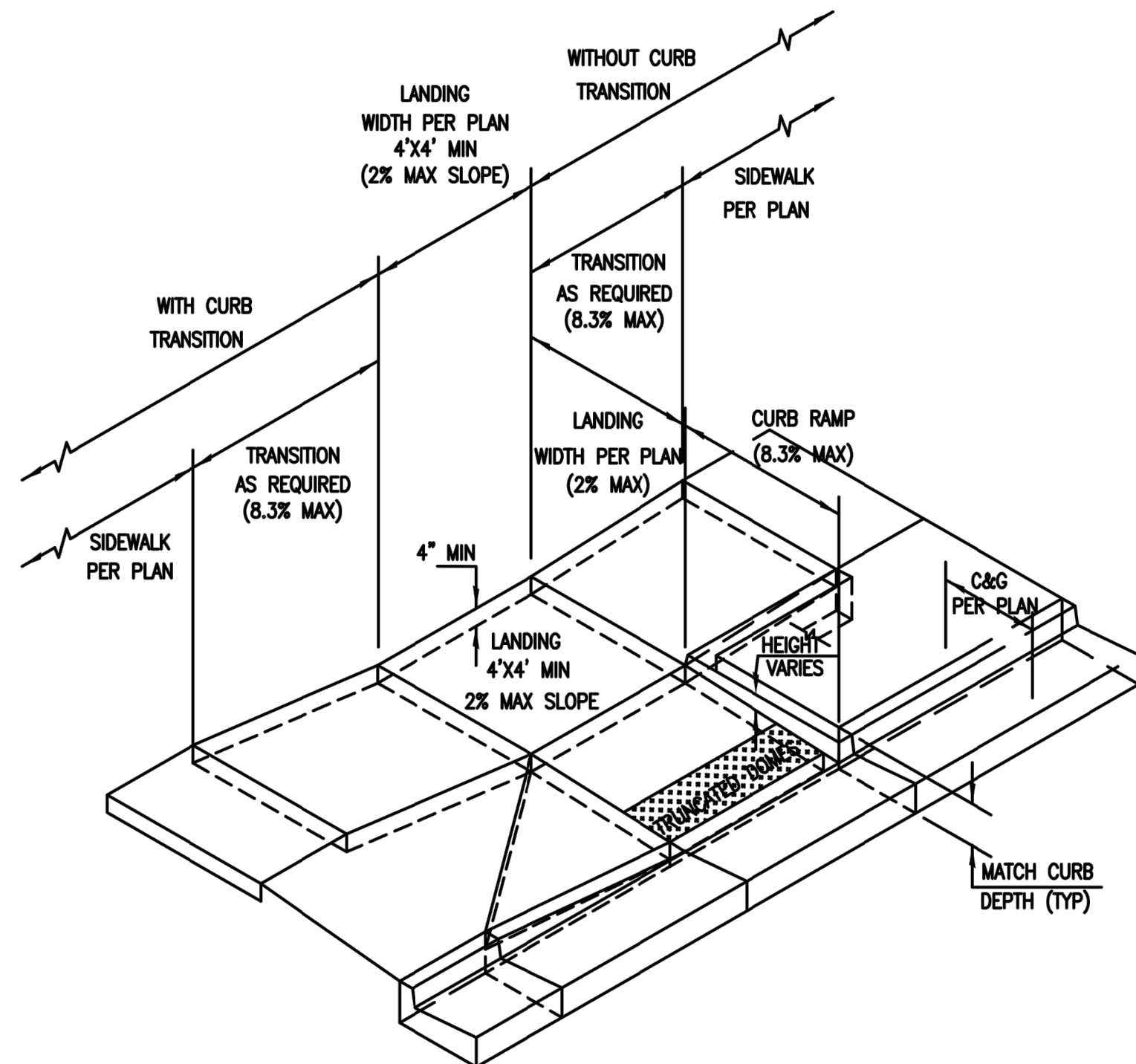
PLAN VIEW

WD 3 WATER VALVE CONCRETE COLLAR
3
DETAIL

GENERAL NOTES

1. Water Lines Shall Have A Minimum Cover Of 4'-6" Or More As Shown On Profiles.
2. All Valves On Mains & Fire Hydrant Leads Shall Be Installed With Valve Box Assemblies.
3. The Size Of Valve Box Assembly To Be Installed Shall Be Determined By The Type And Size Of Valve.
4. Valve Box Caps Shall Have The Word "water" Cast In The Top.



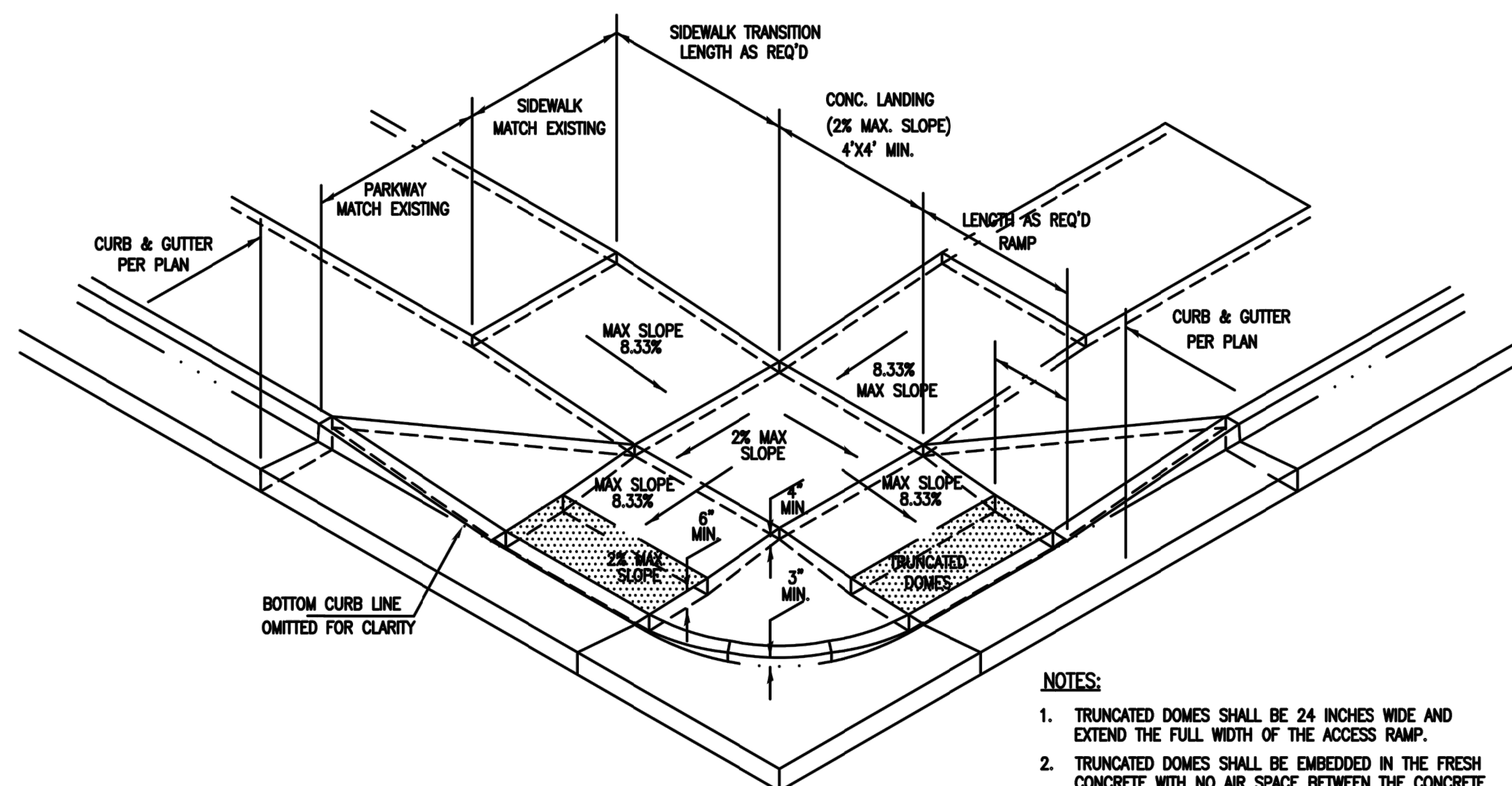


NOTES:

1. TRUNCATED DOMES SHALL BE 24 INCHES WIDE AND EXTEND THE FULL WIDTH OF THE ACCESS RAMP.
2. TRUNCATED DOMES SHALL BE EMBEDDED IN THE FRESH CONCRETE WITH NO AIR SPACE BETWEEN THE CONCRETE AND THE BOTTOM OF THE PLATE. JOINT TO BE TOWELED AT PERIMETER OF DOMES.
3. TRUNCATED DOMES SHALL BE CONSTRUCTED OF UNPAINTED CAST IRON CONFORMING TO ASTM A-48 CLASS 30B.

*TYPE 1 PERMITTED ONLY WITH PRIOR APPROVAL BY PUBLIC WORKS
TYPE 2 SHALL BE STANDARD

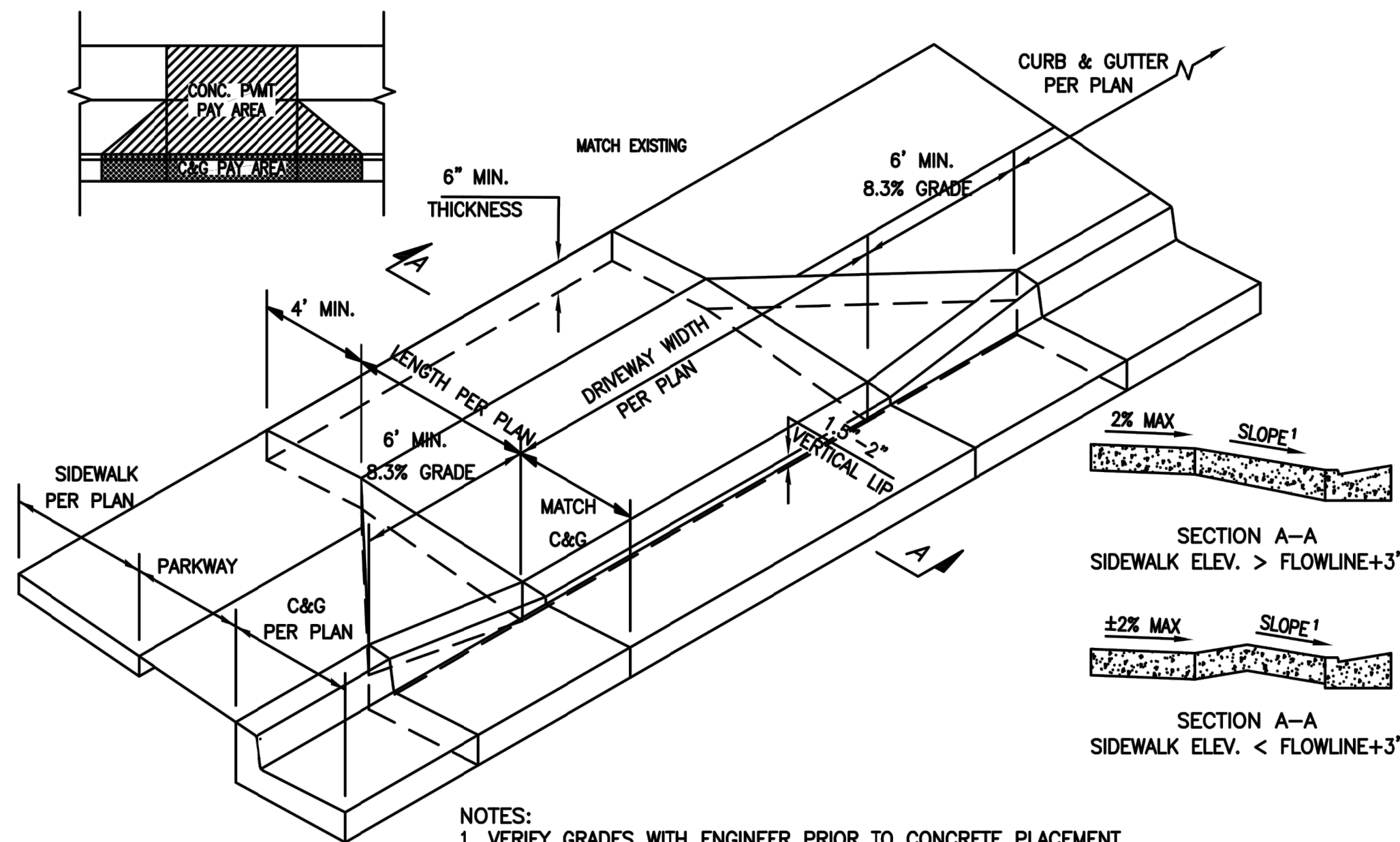
ST ADA CURB RAMP - TYPE 1
1 DETAIL



NOTES:

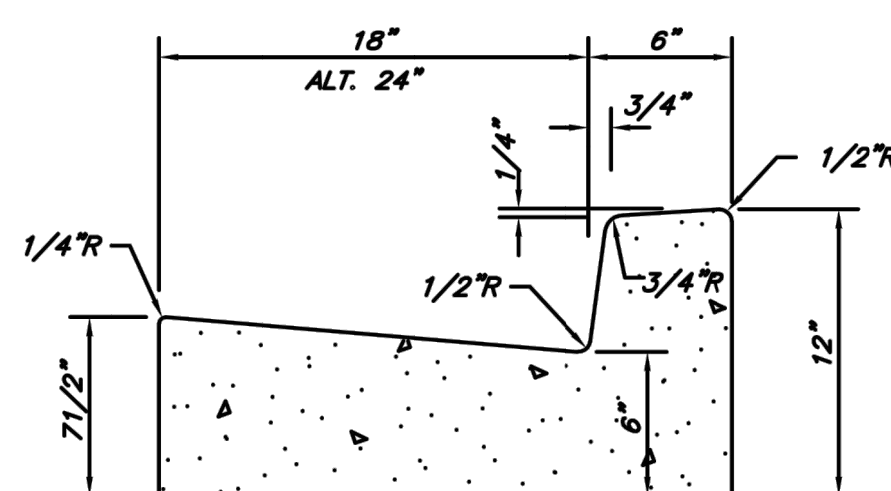
1. TRUNCATED DOMES SHALL BE 24 INCHES WIDE AND EXTEND THE FULL WIDTH OF THE ACCESS RAMP.
2. TRUNCATED DOMES SHALL BE EMBEDDED IN THE FRESH CONCRETE WITH NO AIR SPACE BETWEEN THE CONCRETE AND THE BOTTOM OF THE PLATE.
3. TRUNCATED DOMES SHALL BE CONSTRUCTED OF UNPAINTED CAST IRON CONFORMING TO ASTM A-48 CLASS 30B.

ST ADA CURB RAMP - TYPE 2
2 DETAIL

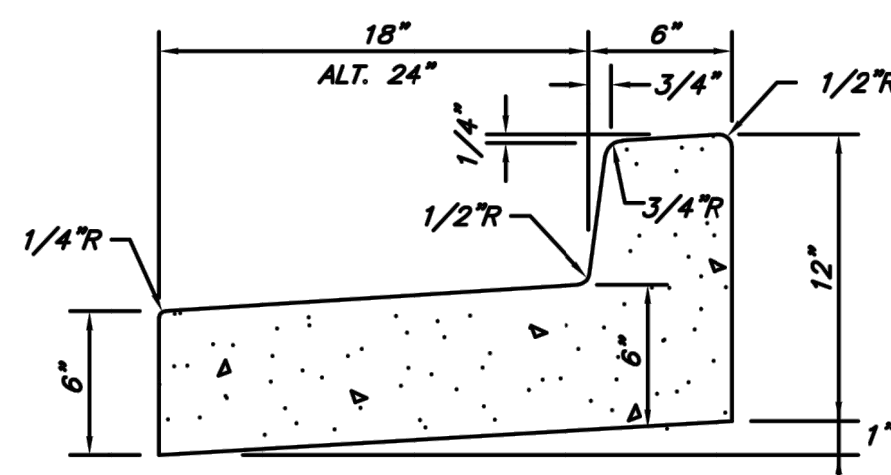


NOTES:
1. VERIFY GRADES WITH ENGINEER PRIOR TO CONCRETE PLACEMENT.

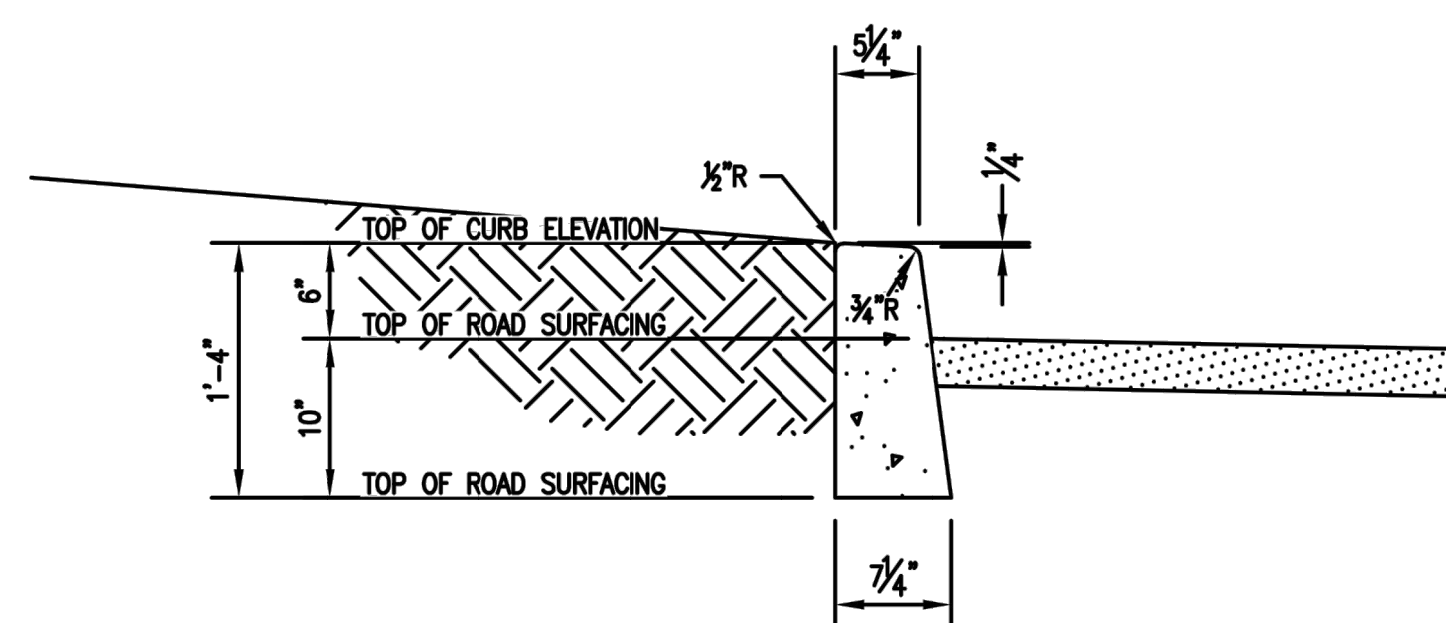
ST TYPE 1 DRIVEWAY
3 DETAIL



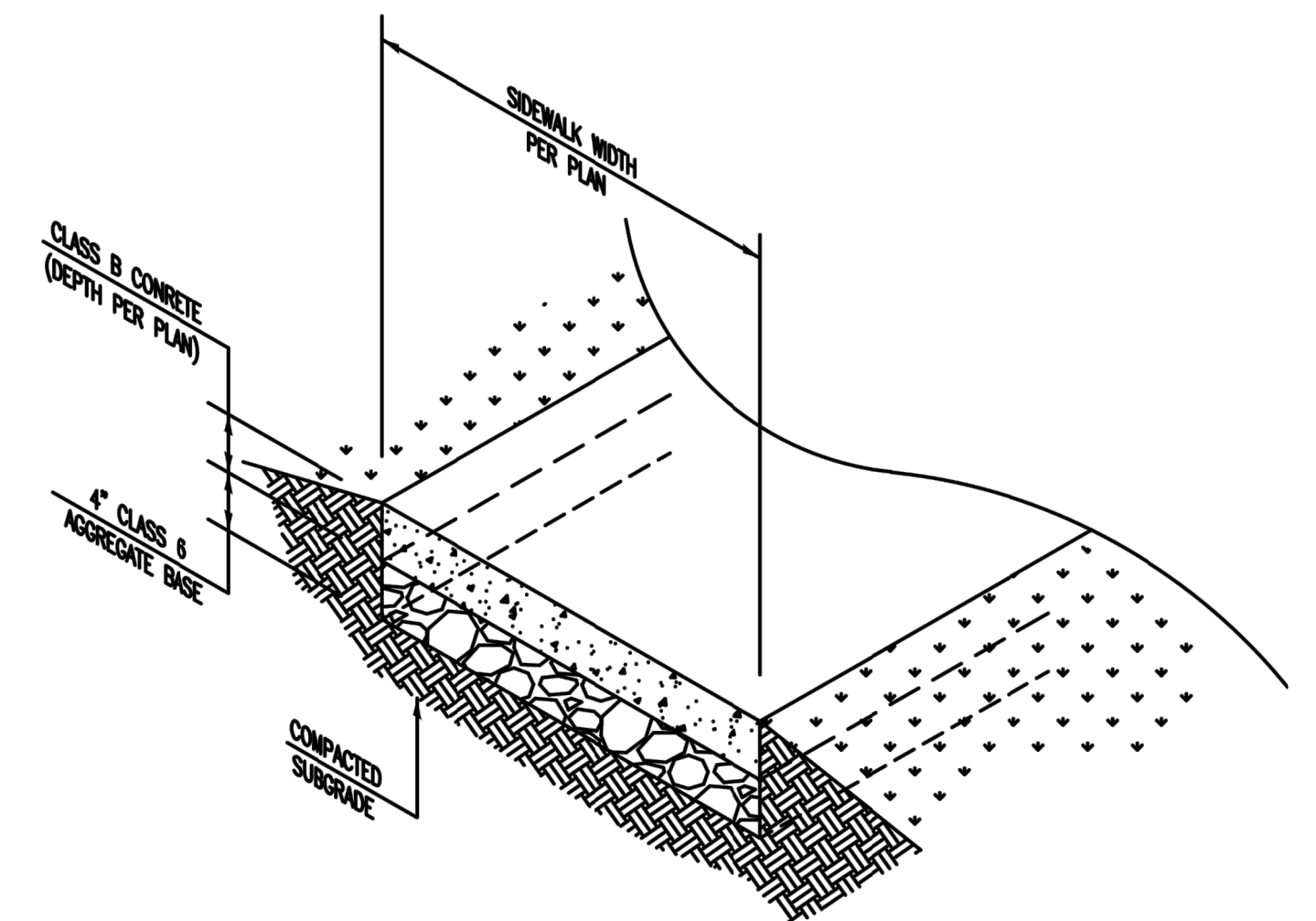
ST STANDARD 24-IN CURB AND GUTTER
4 DETAIL



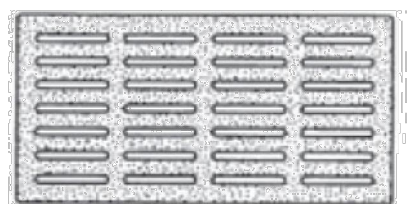
ST INVERTED 24-IN CURB AND GUTTER
5 DETAIL



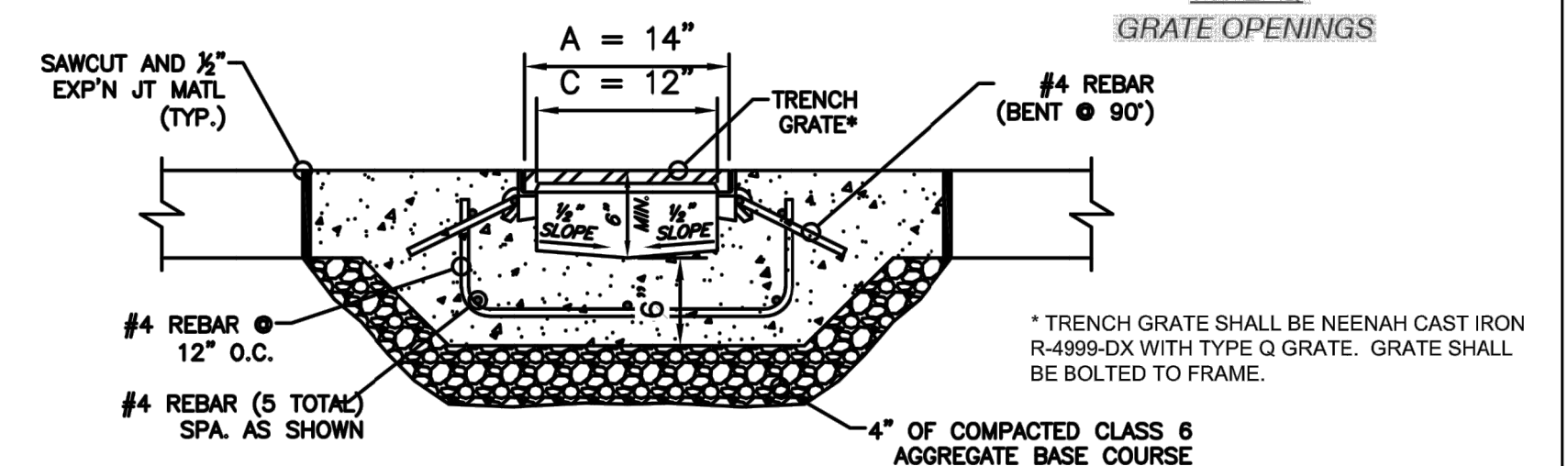
ST 6-IN VERTICAL CURB
6 DETAIL



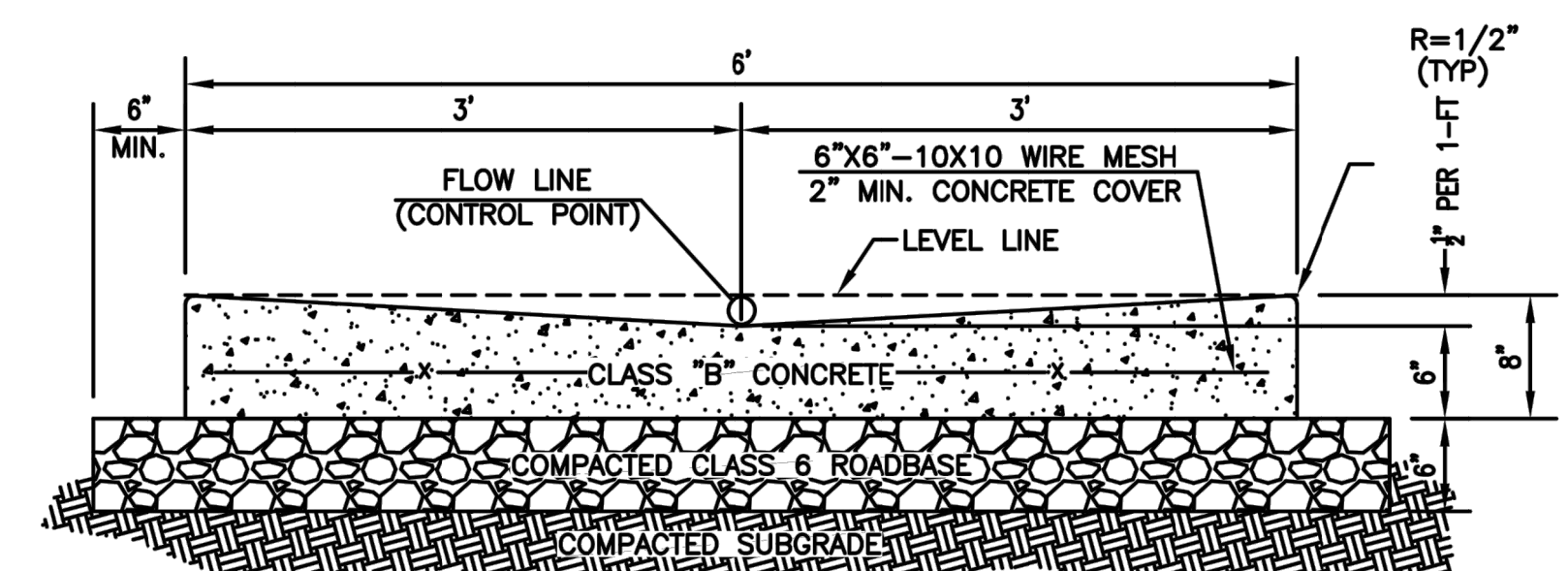
ST SIDEWALK
7 DETAIL



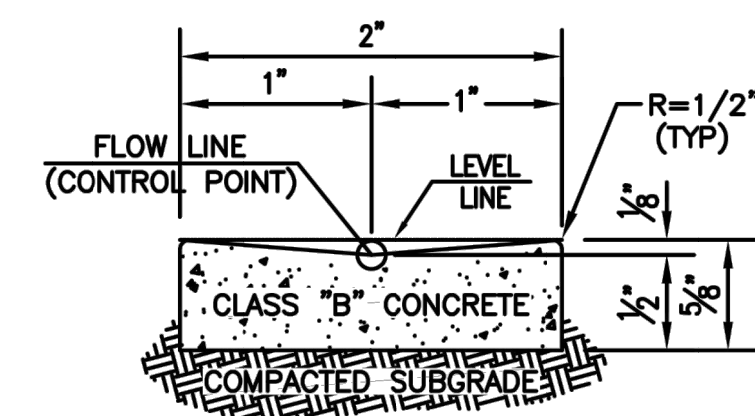
TYPE Q
GRATE OPENINGS



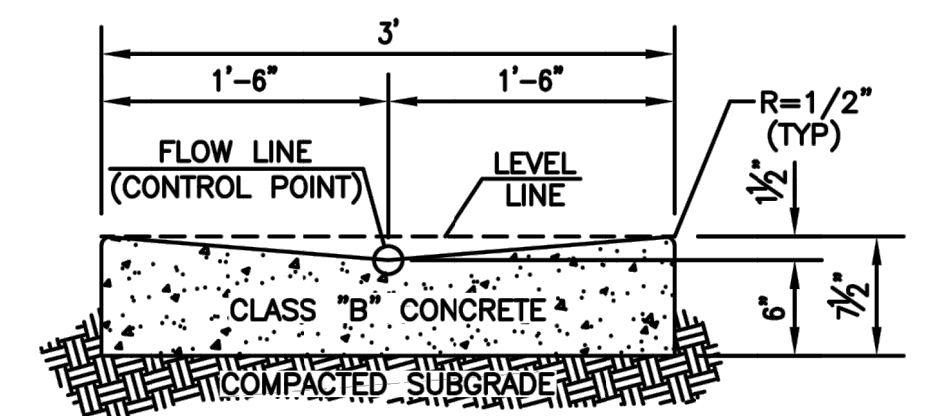
ST SIDEWALK TRENCH DRAIN
8 DETAIL



ST 6-FT PAN
9 DETAIL



ST 2-FT PAN
10 DETAIL



ST 4-FT PAN
11 DETAIL

CITY OF SALIDA, COLORADO
PUBLIC WORKS

STANDARD DETAILS
STREET DETAILS

DATE: Nov 2018	SCALE: Not to Scale	SHEET: MCL
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GENERAL DEVELOPMENT APPLICATION

448 East First Street, Suite 112

Salida, CO 81201

Phone: 719-530-2626 Fax: 719-539-5271

Email: planning@cityofsalida.com

1. TYPE OF APPLICATION (Check-off as appropriate)

- | | |
|--|--|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Administrative Review:
(Type) _____ |
| <input type="checkbox"/> Pre-Annexation Agreement | |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Limited Impact Review:
(Type) _____ |
| <input type="checkbox"/> Appeal Application (Interpretation) | <input checked="" type="checkbox"/> Major Impact Review:
(Type) <u>PD</u> |
| <input type="checkbox"/> Certificate of Approval | |
| <input type="checkbox"/> Creative Sign Permit | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Historic Landmark/District | |
| <input type="checkbox"/> License to Encroach | |
| <input type="checkbox"/> Text Amendment to Land Use Code | |
| <input type="checkbox"/> Watershed Protection Permit | |
| <input type="checkbox"/> Conditional Use | |

2. GENERAL DATA (To be completed by the applicant)

A. Applicant Information

Name of Applicant: David La Rochelle / Mark Lee

Mailing Address: PO Box 681 Salida Co 81201

Telephone Number: 404-301-5816 FAX: _____

Email Address: davidlarochelle1@yahoo.com

Power of Attorney/ Authorized Representative: _____
(Provide a letter authorizing agent to represent you, include representative's name, street and mailing address, telephone number, and FAX)

B. Site Data

Name of Development: Holman Court LLC

Street Address: LOT 2 Holman Ave.

Legal Description: Lot _____ Block _____ Subdivision _____ (attach description)

Disclosure of Ownership: List all owners' names, mortgages, liens, easements, judgments, contracts and agreements that run with the land. (May be in the form of a current certificate from a title insurance company, deed, ownership and encumbrance report, attorney's opinion, or other documentation acceptable to the City Attorney)

I certify that I have read the application form and that the information and exhibits herewith submitted are true and correct to the best of my knowledge.

Signature of applicant/agent [Signature] Date 9-21-20

Signature of property owner _____ Date _____

City of Salida
448 E. First St.
Suite 112
Salida, Co. 81201

David LaRochelle and Mark Lee
Holman Court LLC
Lot 2 Holman Ave.
Salida, Co. 81210

RE: Lot 2 Holman Ave.

We respectfully submit this application to subdivide and develop the current parcel known as Lot 2 Holman Ave. Salida Co. Parcel # 380706400150

We propose to subdivide the current 1.712 +/- Acres into Eight 7245 +/- Sq. Ft. Duplex Lots. Approximately 45' x 161' totaling 16 units. 2 of the units are proposed to be affordable housing. Each unit will include 2 off street parking spaces, totaling 32 off street spaces and 14 on street spaces.

The current gravel private road easement will be paved including improved curb, gutter, and appropriate drainage for the site. Separate utilities Gas, Sewer, Water, and Electrical are to be installed for each of the 16 units.

Mark Lee (Manager) Owner



David LaRochelle (Manager) Owner



Holman Court LLC.



LIMITED IMPACT & MAJOR IMPACT SUBMITTAL REQUIREMENTS

448 East First Street, Suite 112
Salida, CO 81201

Phone: 719-530-2626 Fax: 719-539-5271

Email: planning@cityofsalida.com

An application is meant to highlight the requirements and procedures of the Land Use Code. With any development application, it is the responsibility of the applicant to read, understand, and follow all of the provisions of the Land Use Code.

1. PROCEDURE (Section 16-3-80)

A. Development Process (City Code Section 16-3-50) Any application for approval of a development permit shall include a written list of information which shall constitute the applicant's development plan, which shall be that information necessary to determine whether the proposed development complies with this Code. The development plan shall include the following, as further specified for each level of review on the pre-application checklist:

1. Pre-Application Conference (Limited Impact and Major Impact Review Applications)
2. Submit Application
4. Staff Review. Staff report or decision forwarded to the applicant (Administrative review)
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6. Public Hearing with Planning Commission (Limited Impact and Major Impact Review Applications)
7. Public Notice
8. Hearing Conducted by City Council (Major Impact Review)

☒ **B. Application Contents** (City Code Section 16-3-50)

- ☒ 1. A copy of a current survey or the duly approved and recorded subdivision plat covering the subject lots where the proposal is for development on previously subdivided or platted lots;
- ☒ 2. A brief written description of the proposed development signed by the applicant;
- ☒ 3. Special Fee and Cost Reimbursement Agreement completed.
- ☒ 4. Public Notice.
 - a) List. A list shall be submitted by the applicant to the city of adjoining property owners' names and addresses. A property owner is considered adjoining if it is within 175 feet of the subject property regardless of public ways. The list shall be created using the current Chaffee County tax records.
 - b) Postage Paid Envelopes. Each name on the list shall be written on a postage-paid envelope. Postage is required for up to one ounce. Return Address shall be: City of Salida, 448 E. First Street, Suite 112, Salida, CO 81201.
 - c) Applicant is responsible for posting the property and submittal of notarized affidavits for proof of posting the public notice.
- ☒ 5. Developments involving construction shall provide the following information:

(i) A development plan map, at a scale of one (1) inch equals fifty (50) feet or larger with title, date, north arrow and scale on a minimum sheet size of eight and one-half (8½) inches by eleven (11) inches, which depicts the area within the boundaries of the subject lot, including:

- a. The locations of existing and proposed land uses, the number of dwelling units and the square footage of building space devoted to each use;
- b. The location and dimensions, including building heights, of all existing and proposed Buildings or structures and setbacks from lot lines or building envelopes where exact dimensions are not available;
- c. Parking spaces;
- d. Utility distribution systems, utility lines, and utility easements;
- e. Drainage improvements and drainage easements;
- f. Roads, alleys, curbs, curb cuts and other access improvements;
- g. Any other improvements;
- h. Any proposed reservations or dedications of public right-of-way, easements or other public lands, and
- i. Existing topography and any proposed changes in topography, using five-foot contour intervals or ten-foot contour intervals in rugged topography.

(ii) 24" x 36" paper prints certified by a licensed engineer and drawn to meet City specifications to depict the following:

- a. Utility plans for water, sanitary sewer, storm sewer, electric, gas and telephone lines;
- b. Plans and profiles for sanitary and storm sewers; and
- c. Profiles for municipal water lines; and
- d. Street plans and profiles.

(iii) Developments in the major impact review procedure shall provide a development plan map on paper prints of twenty-four (24) inches by thirty-six (36) inches, with north arrow and scale, and with title and date in lower right corner, at a scale of one (1) inch equals fifty (50) feet or larger which depicts the area within the boundaries of the subject lots and including those items in Section 16-3-40(a)(3).

☒ 6. Any request for zoning action, including review criteria for a requested conditional use (Sec. 16-4-190) or zoning variance (Sec. 16-4-180);

☒ 7. Any subdivision request including a plat meeting the requirements of Section 16-6-110;

☒ 8. Any other information which the Administrator determines is necessary to determine whether the proposed development complies with this Code, including but not limited to the following:

(i) A tabular summary of the development proposal, which identifies the total proposed development area in acres, with a breakdown of the percentages and amounts devoted to specific land uses; total number and type of proposed residential units; total number of square feet of proposed nonresidential space; number of proposed lots; and sufficient information to demonstrate that the plat conforms with all applicable dimensional standards and off-street parking requirements.

(ii) A description of those soil characteristics of the site which would have a significant influence on the proposed use of the land, with supporting soil maps, soil logs and classifications sufficient to enable evaluation of soil suitability for development purposes. Data furnished by the USDA Natural Resource Conservation Service or a licensed engineer shall be used. The data shall include the shrink/swell potential of the soils, the groundwater levels and the resulting foundation requirements. Additional data may be required by the City if deemed to be warranted due to unusual site conditions.

(iii) A report on the geologic characteristics of the area, including any potential natural or man-made hazards which would have a significant influence on the proposed use of the land, including but not limited to hazards from steep or unstable slopes, rockfall, faults, ground subsidence or radiation, a determination of what effect such factors would have, and proposed corrective or protective measures.

(iv) Engineering specifications for any improvements.

(v) A plan for erosion and sediment control, stabilization and revegetation.

(vi) A traffic analysis prepared by a qualified expert, including projections of traffic volumes to be generated by the development and traffic flow patterns, to determine the impacts of a proposed development on surrounding City streets and to evaluate the need for road improvements to be made.

(vii) A storm drainage analysis consisting of the following:

(a) A layout map (which may be combined with the topographic map) showing the method of moving storm sewer water through the subdivision shall be provided. The map shall also show runoff concentrations in acres of drainage area on each street entering each intersection. Flow arrows shall clearly show the complete runoff flow pattern at each intersection. The location, size and grades of culverts, drain inlets and storm drainage sewers shall be shown, as applicable.

(b) The applicant shall demonstrate the adequacy of drainage outlets by plan, cross-section and/or notes and explain how diverted stormwater will be handled after it leaves the subdivision. Details for ditches and culverts shall be submitted, as applicable.

(c) The projected quantity of stormwater entering the subdivision naturally from areas outside of subdivision and the quantities of flow at each pickup point shall be calculated.

(viii) Evidence of adequate water supply and sanitary sewer service - Data addressing the population planned to occupy the proposed subdivision and future development phases and other developments that may need to be served by extensions of the proposed water supply and sewage disposal systems. The resulting domestic, irrigation and fire flow demands shall be expressed in terms of gallons of water needed on an average day and at peak time, and the resulting amounts of sewage to be treated shall be expressed in gallons per day.

(ix) An analysis shall be submitted addressing how water for domestic use and for fire flows is to be provided, along with the collection and treatment of sewage generated by the property to be subdivided.

(x) A statement shall be submitted addressing the quantity, quality and availability of any water that is attached to the land.

(xi) A preliminary estimate of the cost of all required public improvements, tentative development schedule (with development phases identified), proposed or existing covenants and proposed maintenance and performance guarantees. The applicant shall submit, at least in summary or outline form, any agreements as may be required by Section 16-2-70, relating to improvements and dedications.

(xii) If intending to use solar design in the development, include a description of the steps that have been taken to protect and enhance the use of solar energy in the proposed subdivision. This shall include how the streets and lots have been laid out and how the buildings will be sited to enhance solar energy usage.

(xiii) If applicable, a report shall be submitted identifying the location of the one-hundred-year floodplain and the drainageways near or affecting the property being subdivided. If any portion of a one-hundred-year floodplain is located on the property, the applicant shall also identify the floodway and floodway fringe area. The applicant shall also describe the steps that will be taken to ensure that development locating in the floodway fringe area is accomplished in a manner which meets Federal Insurance Administration standards.

(xiv) If applicable, a report shall be submitted on the location of wetlands, as defined by the U.S. Army Corp of Engineers, on or affecting the property being subdivided. The report shall outline the development techniques planned to ensure compliance with federal, state and local regulations.

(xv) A landscape plan, meeting the specifications of Section 16-8-90.

(xvi) If applicable, a description of how the proposal will comply with the standards of any of the overlays.

(xvii) A site plan for parks, trails and/or open space meeting the requirements of Section 16-6-110 below. If an alternate site dedication or fee in lieu of dedication is proposed, detailed information about the proposal shall be submitted.

(xviii) All development and subdivision naming shall be subject to approval by the City. No development or subdivision name shall be used which will duplicate or be confused with the name of any existing street or development in the City or the County;

☒ 9. An access permit from the Colorado Department of Transportation; and

☒ 10. A plan for locations and specifications of street lights, signs and traffic control devices.

2. REVIEW STANDARDS (If necessary, attach additional sheets)

The application for Limited or Major Impact Review shall comply with the following standards.

1. Consistency with Comprehensive Plan. The use shall be consistent with the City's Comprehensive Plan.

The Development is consistent with the City of Salida's comprehensive plan including the cities need for additional residential housings well as affordable housing.

2. Conformance to Code. The use shall conform to all other applicable provisions of this Land Use Code, including, but not limited to:

- a. **Zoning District Standards.** The purpose of the zone district in which it is located, the dimensional standards of that zone district, and any standards applicable to the particular use, all as specified in Article 5, Use and Dimensional Standards.

The development conforms to zoning district standards and use. Refer to development plan for detailed standards for use and dimensional standards. The development meets adequate parking, landscaping and green

- b. **Site Development Standards.** The parking, landscaping, sign and improvements standards.

The development meets adequate parking, landscaping and green space, sign and development standards

3. Use Appropriate and Compatible. The use shall be appropriate to its proposed location and be compatible with the character of neighboring uses, or enhance the mixture of complementary uses and activities in the immediate vicinity.

The project is appropriate and compatible to its proposed location. The mixture of much needed higher density residential to compliment the surrounding neighborhood and facilities. Enhance the surrounding area and fulfill the cities need for housing and affordable housing.

4. Nuisance. The operating characteristics of the use shall not create a nuisance and the impacts of the use on surrounding properties shall be minimized with respect to noise, odors, vibrations, glare, and similar conditions.

The proposed development does not create a nuisance and is respectable to the surrounding neighborhood and area. Not to create any obtrusive conditions, rather enhance the surrounding properties.

5. Facilities. There shall be adequate public facilities in place to serve the proposed use, or the applicant shall propose necessary improvements to address service deficiencies which the use would cause.

There are adequate public facilities planned for the proposed use, and shall not cause any service deficiencies.

6. Environment. The use shall not cause significant deterioration to water resources, wetlands, wildlife habitat, scenic characteristics, or other natural features. As applicable, the proposed use shall mitigate its adverse impacts on the environment.

The project will not cause any significant deterioration of resources and habitat. Refer to development plan for adequate onsite drainage and best management practices.



GENERAL DEVELOPMENT APPLICATION

448 East First Street, Suite 112

Salida, CO 81201

Phone: 719-530-2626 Fax: 719-539-5271

Email: planning@cityofsalida.com

1. TYPE OF APPLICATION (Check-off as appropriate)

- | | |
|--|---|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Administrative Review:
(Type) _____ |
| <input type="checkbox"/> Pre-Annexation Agreement | |
| <input type="checkbox"/> Variance | |
| <input type="checkbox"/> Appeal Application (Interpretation) | <input type="checkbox"/> Limited Impact Review:
(Type) _____ |
| <input type="checkbox"/> Certificate of Approval | |
| <input type="checkbox"/> Creative Sign Permit | <input checked="" type="checkbox"/> Major Impact Review:
(Type) <u>Subdivision</u> |
| <input type="checkbox"/> Historic Landmark/District | |
| <input type="checkbox"/> License to Encroach | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Text Amendment to Land Use Code | |
| <input type="checkbox"/> Watershed Protection Permit | |
| <input type="checkbox"/> Conditional Use | |

2. GENERAL DATA (To be completed by the applicant)

A. Applicant Information

Name of Applicant: Holman Court LLC David La Roche
402-301-5816
Mark Lee
808-280-1015

Mailing Address: PO Box 691

Telephone Number: 402-301-5816 FAX: _____

Email Address: davidla Roche LLC@yahoo.com Mark.Bilder@MAC.com

Power of Attorney/ Authorized Representative: _____
(Provide a letter authorizing agent to represent you, include representative's name, street and mailing address, telephone number, and FAX)

B. Site Data

Name of Development: Holman Court LLC

Street Address: Lot 2 Holman Ave Salida Co 81201

Legal Description: Lot 2 Block _____ Subdivision Ambrose (attach description)
Parcel: 380 706 400 150

Disclosure of Ownership: List all owners' names, mortgages, liens, easements, judgments, contracts and agreements that run with the land. (May be in the form of a current certificate from a title insurance company, deed, ownership and encumbrance report, attorney's opinion, or other documentation acceptable to the City Attorney)

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Signature of applicant/agent [Signature] Date 10-27-20

Signature of property owner [Signature] Date 10-27-20

City of Salida
448 E. First St.
Suite 112
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The development conforms to zoning district standards and use. Refer to development plan for detailed standards for use and dimensional standards. The development meets adequate parking, landscaping and green

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There are adequate public facilities planned for the proposed use, and shall not cause any service deficiencies.

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The project will not cause any significant deterioration of resources and habitat. Refer to development plan for adequate onsite drainage and best management practices.