



REQUEST FOR CITY COUNCIL ACTION

Meeting Date: March 2, 2021:

ORIGINATING DEPARTMENT: Community Development	PRESENTED BY: Kristi Jefferson
---------------------------------------------------------	------------------------------------------

ITEM:

Approval of Resolution 2021-05 Approving Cherry Grove Major Subdivision

BACKGROUND:

The applicant is requesting the City Council approve the Cherry Grove Major Subdivision, located at 825 Scott Street. The proposal is to subdivide the 1.2 acre parcel into 7 individual lots. The property is zoned Manufactured Housing Residential (R-4). A Conceptual Review Meeting with the Planning Commission and City Council occurred on January 4, 2021. The Planning Commission reviewed the major subdivision and held a public hearing on January 25, 2021.

Applicants: Scott Street LLC (represented by Bill Smith and Lee Hunnicutt).

Surrounding Land Use and Zoning: The property to the west is zoned Commercial (C-1) and includes the Eastside Mobile Home Park. To the north and east of this parcel is the River Ridge Major Subdivision which is zoned High Density Residential and Manufactured Housing Residential (R-4). The two properties to the south are in unincorporated Chaffee County.



MAJOR SUBDIVISION REVIEW: A major subdivision requires a recommendation from the Planning Commission and final approval by the City Council. The proposed subdivision must comply with the following standards:

- 1. Conformance with the Comprehensive Plan.** The proposed subdivision shall carry out the purpose and spirit of the Comprehensive Plan and conform to all of the Plan's applicable objectives, guiding principles and recommended actions. It shall be designed to be compatible with surrounding land uses and to protect neighbors from undesirable noise, glare and shadows, and shall not cause adverse effects on their privacy, solar access and views.
 - Infill, redevelopment and maximizing the density allowances are encouraged in Chapter 3, Land Use and Growth. The proposed major subdivision creates seven (7) lots that are compatible in size with other lots in the neighborhood.



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2. **Complies with the Zone District Standards.** The proposed subdivision shall comply with the use and dimensional standards of the underlying zone district and shall provide off-street parking as required for those uses.
 - The proposed subdivision and ultimate development of the lots will comply with the R-4 standards and other applicable standards of the Land Use and Development Code.
3. **Design Standards.** The proposed subdivision shall be provided with improvements which comply with Section 16-2-60 and landscaping which complies with Section 16-8-90 of this Chapter.
 - a. Streets. Existing and proposed streets shall be suitable and adequate to carry anticipated traffic within and in the vicinity of the proposed subdivision.
 - Scott Street and River Ridge Lane are existing streets.
 - The applicant is required to either improve Scott Street or the subdivision improvement agreement will allow the option of providing funds for the construction of Scott Street adjacent to the subdivision, versus construction of the 187.47 foot segment. This determination shall be made by the Public Works Director.
 - The applicant will be required to complete the sidewalk improvements along River Ridge Lane.
4. **Natural Features.** The layout of lots and blocks shall provide desirable settings for structures by making use of natural contours and maintaining existing views, affording privacy for residents and protecting them from adverse noise and vehicular traffic. The system of roadways and the lot layout shall be designed to take advantage of visual qualities of the area. Natural features and native vegetation shall be preserved whenever possible. Tree masses and individual trees of six-inch caliper or greater shall be preserved.
 - There are several mature large oak trees, along the frontage of Scott Street, which should be preserved if possible.
5. **Floodplains.** This property is not located within the 100 year floodplain.
6. **Noise Reduction.** "Where a subdivision borders on or contains a highway right-of-way, the City shall require adequate provisions for reduction of noise. A parallel street, landscaping, screening, easement, greater lot depth, increased rear yard setbacks and fencing are potentially appropriate solutions, among others." The Cherry Grove Subdivision does not border a Highway right-of-way.



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7. Future Streets. When a tract is subdivided into lots or parcels which are intended for future resubdivision, such lots or parcels shall be arranged so as to permit the logical location and opening of future streets and appropriate resubdivision, with provision for adequate utility easements and connectors for such resubdivision.

- There are no new public streets within the subdivision. The applicant is providing a 25' public utility easement along the south side of Lot 2 and the rear of Lots 3-7 that connects to the River Ridge Subdivision access and utility easement.
- The applicant is proposing a gate across the easement between the Cherry Grove Subdivision and River Ridge Subdivision. If allowed, the Fire Department requires a Knox padlock for Fire Department access.

8. Parks, Trails and Open Space. Each subdivision, minor or major, or condominium project with five (5) units or more, shall dedicate and develop land or pay a fee-in-lieu for the purpose of providing active parks, open space, passive recreation facilities and/or recreation trails or other public purposes as determined by the City for the benefit of those who occupy the property and be made accessible to the public. The intent of this regulation is to ensure that a comprehensive, integrated network of parks, trails and open spaces is developed and preserved as the community grows.

- The applicants have not proposed dedication of land for parks and open space with this subdivision application. With any new residential development the applicant will be required to pay the fee-in-lieu of open space per residential unit at the time of building permit submittal.

9. Common Recreation Facilities. "Where a development is proposed to contain common recreation facilities, such facilities shall be located within the development so as to be easily accessible to the residents and to least interfere with neighboring developments."

- This development does not include any common recreation facilities.

10. Lots and Blocks. "The size, shape and orientation of lots shall be appropriate to the design and location of the proposed subdivision and the type of development contemplated. Where appropriate, lots shall be laid out to respect the existing City pattern. Blocks generally shall not be less than three hundred (300) feet nor more than one thousand two hundred (1,200) feet in length."

- The proposed major subdivision meets this criteria.

11. Architecture. The design of the residential buildings will have to meet the design standards stated in the code to prevent monotonous streetscapes. The minimum standard is the same building front elevation cannot be repeated more than every fifth lot or directly across the street.



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- The applicant has not submitted any plans to develop the site. Staff is recommending a condition that a plat note be added that the design of the project's residences shall meet the requirements of Section 16-6-120(11).

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

13. Inclusionary Housing. 16-13-20

- a. Any application brought under the annexation or planned development sections of this Code; or condominium plats of five (5) units or greater; and minor and major subdivision sections of this Code is required to include at least twelve and a half percent (12.5%) of the total number of residential dwelling units as affordable dwelling units, subject to the following standards:
 - (1) The prices for sale or rents charged for permanently affordable priced dwelling units shall not exceed a price that is affordable to a household earning eighty percent (80%) of Area Median Income (AMI) for Chaffee County as defined annually by the United States Department of Housing and Urban Development (HUD).
 - (2) Affordable dwelling units shall be permanently restricted as defined by the administrative regulations, or unless a different timeframe is required as a part of a Low Income Housing Tax Credit project.
 - (3) If the calculation for inclusionary housing results in a fraction of a dwelling unit, the fraction of the unit shall be provided as a complete affordable unit or a fee-in-lieu shall be provided per Section 16-13-40.
 - The inclusionary housing requirement for this major subdivision application is one (1) affordable unit or pay a fee in lieu, the lessor of \$15,748 or \$7.87 per habitable square feet of each principal unit, collected at the time of building permit application. The applicant has not indicated if they will provide the affordable unit or meet the requirement through the collection of the fee in lieu.
 - If more than eight (8) residential units are built on the lots, the proportional number of affordable units shall be built or the appropriate fee in lieu will be required for each unit.

RESPONSE FROM REFERRAL DEPARTMENTS AND AGENCIES:

- Salida Fire Department: Kathy Rohrich, Assistant Chief, responded "Proposed 20' wide gate will be required to have a knox padlock placed for Fire Department access."
- 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 Development Services Department: No response.



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- Salida Public Works Department: Public Works Director, David Lady - see attached a memo which outlines his requirements. A condition has been added that the Public Works Directors requirements are met.
- Salida Finance Department: Renee Thonhoff – Currently 825 Scott Street is being billed for one sewer tap. Should the subdivision be approved water and sewer system development fees will be required.
- Salida School District: Superintendent, David Blackburn – Fees in lieu are acceptable for this project
- Atmos Energy: Operations Supervisor, Dan Higgins – The suggested gas main location would have to undergo Atmos Energy Engineering review and be subject to Atmos Energy's standard main extension contract process.

STAFF RECOMMENDATION:

Staff recommends the City Council approve the application, subject to the changes recommended by the Planning Commission to conditions #1 c. and the addition of #5 and #6, as noted in red font below. The applicants are not in favor of creating a Home Owners Association agreement to maintain the gate and motorized access/utility easement, as recommended by the Planning Commission. Since the January 25, 2021 Planning Commission meeting, the applicant has proposed a driveway easement as an alternative to the creation of an HOA. According to City Attorney Nina Williams, this proposed agreement does not sufficiently address the concerns of the Planning Commission, if the applicant insists on installing the gate across the easement between their subdivision and the River Ridge Subdivision.

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission reviewed the major subdivision and held a public hearing on January 25, 2021. They recommended approval subject to the following conditions with changes #1 c. and the addition of #5 and #6 as shown below in red:

1. The following plat notes must be added to the Major Subdivision Plat prior to recording the subdivision:
 - a. 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 prior to issuance of a building permit for any new residence constructed.
 - b. As required under Section 16-6-120(8), Parks, Trails and Open Space of the Salida Municipal Code, a fee in lieu shall be provided for open space prior to the issuance of a building permit for any new residence constructed.
 - c. As required under Section 16-13-40(b), Inclusionary Housing, The inclusionary housing requirement for this major subdivision application is one (1) affordable unit or pay a fee in lieu, the lessor of \$15,748 or \$7.87 per habitable square feet of each principal unit, collected at the time of building permit application. If more than eight (8) residential units are built on the lots, the proportional number of affordable units shall be built or the appropriate fee in lieu will be required for each unit.



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The applicant shall assign the number of Inclusionary Housing "credits" to each lot. Any additional units constructed on the lots are required to pay the fee in lieu based on the larger of the units built.

d. 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.

2. Prior to the recording of the subdivision plat, the applicant shall enter into a subdivision improvement agreement that guarantees the construction of the public improvements that are required for the project. The subdivision improvement agreement will allow the option to construct Scott Street adjacent to the project or have the applicant provide a fee equal to the estimated cost of the street segment for construction at a later date. This determination shall be made by the Public Works Director.

3. The requirements of the Fire Department must be met.

4. The requirements of the Public Works Director must be met.

5. At the time of connection to the water main in Scott Street, the applicant is required to pay \$8,167.93 to Arkansas River Living per the Scott Street water main extension agreement.

6. The applicant is required to submit, for recordation, a Home Owners Association Agreement (HOA) to maintain the gate and motorized access/utility easement.

RECOMMENDED MOTION:

A Council person should make the motion to "Approve Resolution 2021-05 approving the Cherry Grove Major Subdivision."

Attachments:

1. Resolution 2021-05
2. Cherry Grove Major Subdivision
3. Narrative
4. Application
5. Public Works Director Review (January 15, 2021) and (February 02, 2021)
6. Proof of Publication
7. Proposed driveway easement agreement
8. January 21, 2021- email received from Carrie Mesch

CITY OF SALIDA, COLORADO
RESOLUTION NO. 05
(Series 2021)

**A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO
APPROVING THE SUBDIVISION PLAT FOR THE CHERRY GROVE MAJOR
SUBDIVISION**

WHEREAS, the property owners, Scott Street, LLC (“Developer”) made an application for approval of a Major Impact Review for the “Cherry Grove Major Subdivision;” and

WHEREAS, the property (“Property”) that is subject to the proposed subdivision consists of 1.2 acres located at 825 Scott Street more particularly described in Exhibit A; and

WHEREAS, the property is zoned R-4, Manufactured Housing Residential District; and

WHEREAS, the Planning Commission and City Council held a conceptual meeting on the proposed Southside Major Subdivision on January 04, 2021; and

WHEREAS, on January 25, 2021 the Salida Planning Commission held a public hearing and recommended approval of the Cherry Grove Major Subdivision, consisting of 7 lots; and

WHEREAS, the Salida City Council held a duly noticed public hearing on March 02, 2021.

NOW, THEREFORE, BE IT RESOLVED by the City Council for the City of Salida that:

The Cherry Grove Major Subdivision is hereby approved, subject to the following conditions:

1. The following plat notes must be added to the Major Subdivision Plat prior to recording the subdivision:
 - a. 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 prior to issuance of a building permit for any new residence constructed.
 - b. As required under Section 16-6-120(8), Parks, Trails and Open Space of the Salida Municipal Code, a fee in lieu shall be provided for open space prior to the issuance of a building permit for any new residence constructed.
 - c. As required under Section 16-13-40(b), Inclusionary Housing, the inclusionary housing requirement for this major subdivision application is one (1) affordable unit or pay a fee in lieu, the lessor of \$15,748 or \$7.87 per habitable square feet of each principal unit, collected at the time of building permit application. If more than eight (8) residential units are built on the lots, the proportional number of affordable units shall be built or the appropriate fee in lieu will be required for each unit.

The applicant shall assign the number of Inclusionary Housing “credits” to each lot. Any additional units constructed on the lots are required to pay the fee in lieu based on the larger of the units built.

- d. 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.
2. Prior to the recording of the subdivision plat, the applicant shall enter into a subdivision improvement agreement that guarantees the construction of the public improvements that are required for the project. The subdivision improvement agreement will allow the option to construct Scott Street adjacent to the project or have the applicant provide a fee equal to the estimated cost of the street segment for construction at a later date. This determination shall be made by the Public Works Director.
3. The requirements of the Fire Department must be met.
4. The requirements of the Public Works Director must be met.
5. At the time of connection to the water main in Scott Street the applicant is required to pay \$8,167.93 to Arkansas River Living per the Scott Street water main extension agreement.
6. The applicant is required to submit, for recordation, a Home Owners Association Agreement (HOA) to maintain the proposed gate and motorized access/utility easement.

RESOLVED, APPROVED AND ADOPTED on this 2nd day of March, 2021.

CITY OF SALIDA, COLORADO

Mayor P.T. Wood

(SEAL)

ATTEST:

City Clerk



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)

- ☐ Annexation
- ☐ Pre-Annexation Agreement
- ☐ Variance
- ☐ Appeal Application
- ☐ Certificate of Approval
- ☐ Creative Sign Permit
- ☐ Historic Landmark/District
- ☐ License to Encroach
- ☐ Text Amendment to Land Use Code
- ☐ Watershed Protection Permit
- ☐ Conditional Use

- ☐ Administrative Review:
(Type) _____
- ☐ Limited Impact Review:
(Type) _____
- ☒ Major Impact Review:
(Type) MAJOR SUBDIVISION
- ☐ Other: _____

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

A. Applicant Information

Name of Applicant: SCOTT STREET LLC

Mailing Address: P.O. Box 1351, SALIDA, CO 81201

Telephone Number: 843-696-2401 FAX: _____

Email Address: LEE @ LEE HUNNICUTT . com

Power of Attorney/ Authorized Representative: WILLIAM F. SMITH
(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: CHERRY GROVE

Street Address: 825 SCOTT ST, SALIDA

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

Disclosure of Ownership: SEE ATTACHED
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)

HIGH COUNTRY BANK - MORTGAGE

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 _____ Date _____

Signature of property owner [Signature] Date 12-18-20

Cherry Grove Subdivision
825 Scott Street
Salida, CO, 81201

This proposed subdivision is located on a 1.2 acre parcel adjacent to the existing River Ridge subdivision and located on the corner of Scott Street and River Ridge Road. This parcel is currently zoned R-4. The developing entity is Scott Street, LLC composed of two members, Lee Hunnicutt and Bill Smith, both of whom reside in Salida full time.

There is an existing house located at 825 Scott Street that will be renovated and sold as one of seven parcels proposed this site. Also fronting on Scott Street will be one parcel suitable for multi-family housing. Turning the corner on River Ridge Road, we propose 5 lots with frontages between 37.5 feet and 40 feet and served by a private back alley where sewer and electricity will be accessed. Water will be provided from existing mains on Scott Street and River Ridge Road. We will extend existing parkways, sidewalks and curb from River Ridge through this project.

There is a well located on the property that has served the residence at 825 Scott Street. That property will be connected to city water and sewer and the well dedicated to landscape maintenance. All properties in this project will be connected to city water and sewer.



Lee Hunnicutt

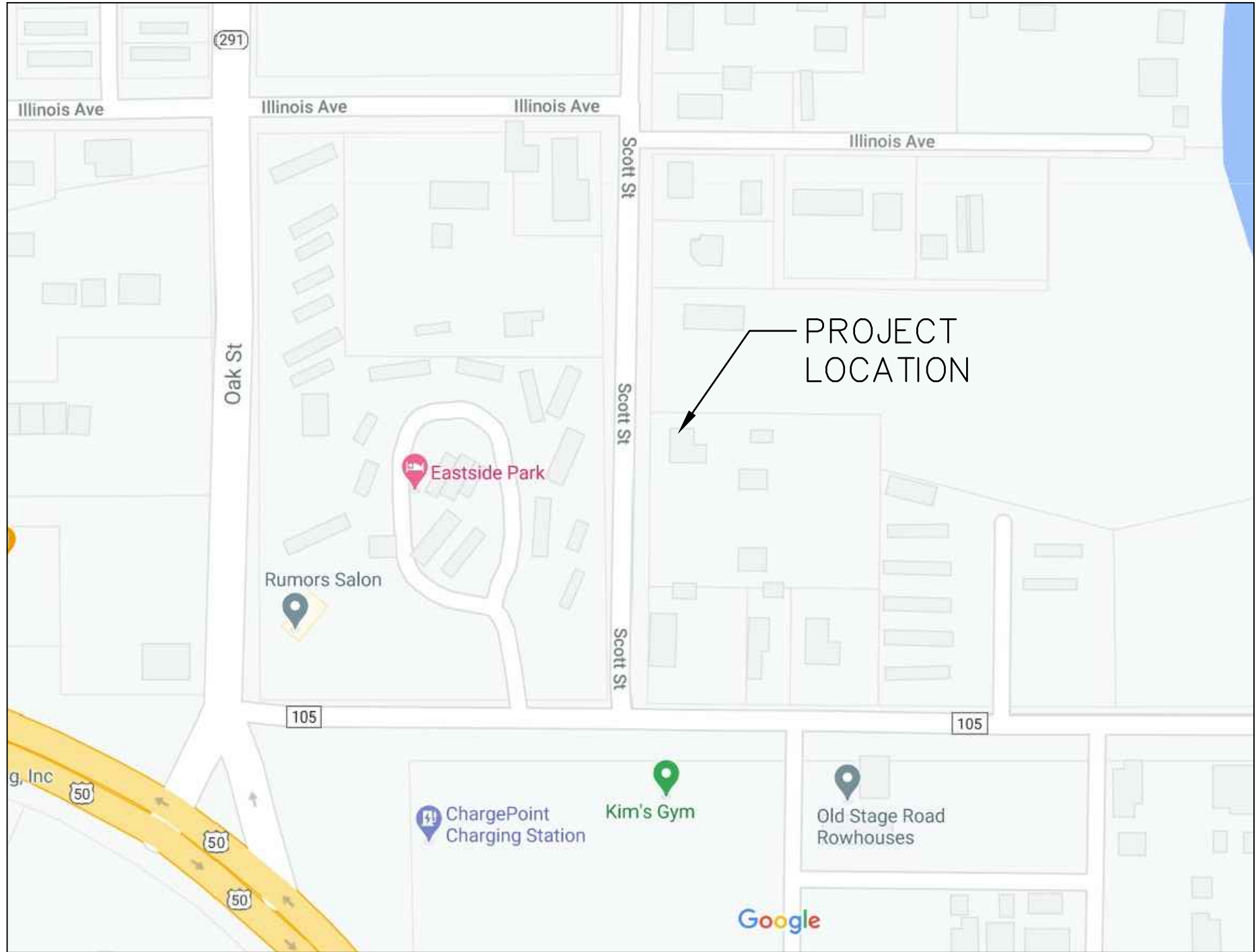
For: Scott Street, LLC.

CHERRY GROVE SUBDIVISION

SALIDA, COLORADO

80% SET

VICINITY MAP



Sheet List Table	
Sheet Number	Sheet Title
C	COVER
C1	EXISTING CONDITIONS AND DEMOLITION PLAN
C2	OVERALL PLAN
C3	OVERALL UTILITY
C4	GRADING AND DRAINAGE PLAN
C5	TYPICAL SECTIONS
C6	SCOTT STREET PLAN AND PROFILE
C7	RIVER RIDGE LANE PLAN AND PROFILE
C8	ACCESS EASEMENT (ALLEY) PLAN AND PROFILE
C9	PUBLIC SANITARY SEWER
C10	WATER PLAN
C11	CONSTRUCTION NOTES
C12	CITY DETAILS
C13	CITY DETAILS
C14	CITY DETAILS
C15	CITY DETAILS

CHERRY GROVE SUBDIVISION
SALIDA, CO LORADO

CONSULTANTS

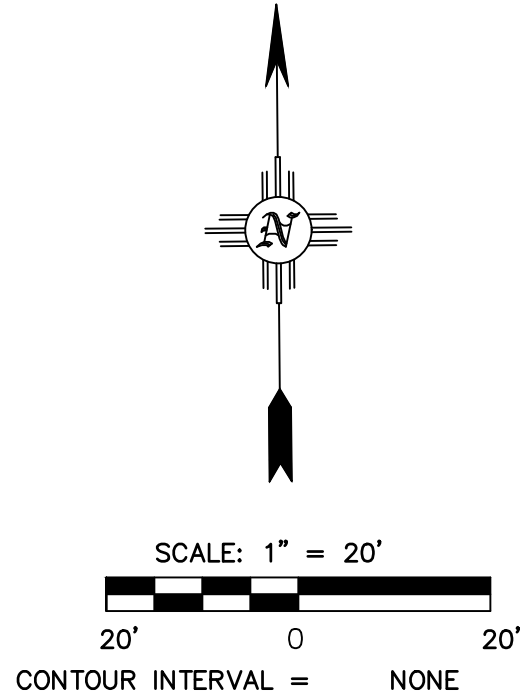
ENGINEER
Walker Engineering
905 Camino Sierra Vista Santa Fe, NM 87505
505-820-7990 morey@walkerengineering.net Fax:505-820-3539

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

1/28/2021

GENERAL NOTES

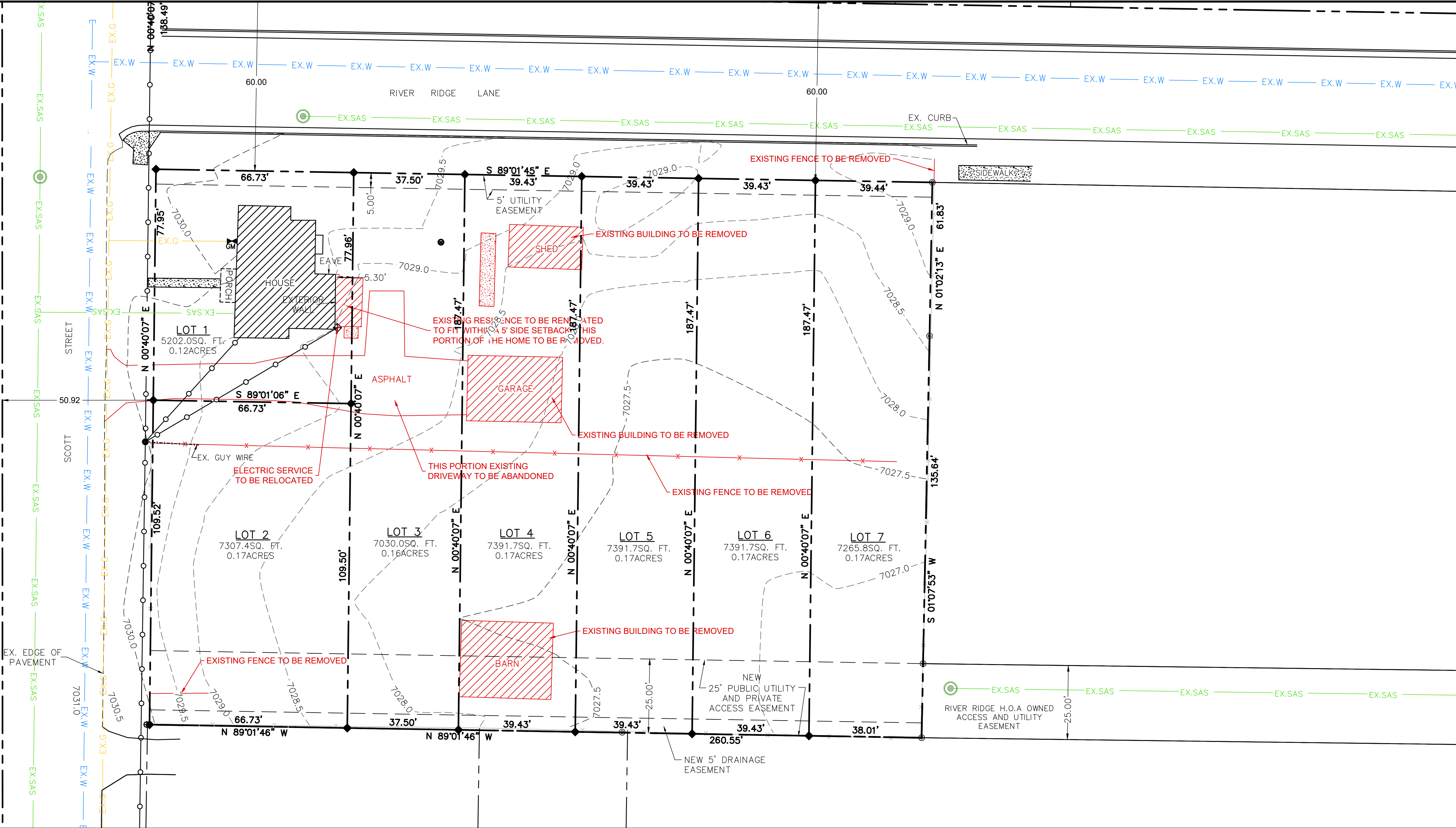
- 1) BASIS OF BEARING FOR SURVEY IS GRID NORTH FROM COLORADO STATE PLANE COORDINATE SYSTEM CENTRAL ZONE, BASED ON G.P.S. OBSERVATIONS ALONG THE EAST RIGHT-OF-WAY OF SCOTT STREET BETWEEN TWO 1 1/2" ALUMINUM CAPS STAMPED LS 16117 HAVING A BEARING OF NORTH 00°40'07" EAST
- 2) SURVEY WAS PERFORMED IN CONJUNCTION WITH CHAFFEE TITLE & ESCROW, COMMITMENT NO. 210411, DATED NOVEMBER 3, 2020
- 3) SURVEY DATA 11/18/20 BY LANDMARK SURVEYING, HUNNICUT IMPROVEMENT SURVEY PLAT.
- 4) UNDERGROUND UTILITY LOCATIONS ARE BASED ON THE BEST INFORMATION AVAILABLE. HOWEVER OTHER UNDERGROUND UTILITIES MAY BE PRESENT OR THE LOCATIONS OF THOSE SHOWN MAY NOT BE COMPLETELY ACCURATE. ALL UTILITY LOCATIONS AND INVERTS TO BE VERIFIED PRIOR TO BEGINNING CONSTRUCTION.
- 5) 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. LOCATES CAN BE COORDINATED WITH THE COLORADO ONE CALL 1-800-922-1987. DAMAGE TO ANY EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.



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



LEGEND



CHERRY GROVE SUBDIVISION

EXISTING CONDITIONS AND DEMOLITION PLAN

CITY REVIEW

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

SHEET NO.

C1

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

DESIGNED BY:

DRAWN BY:

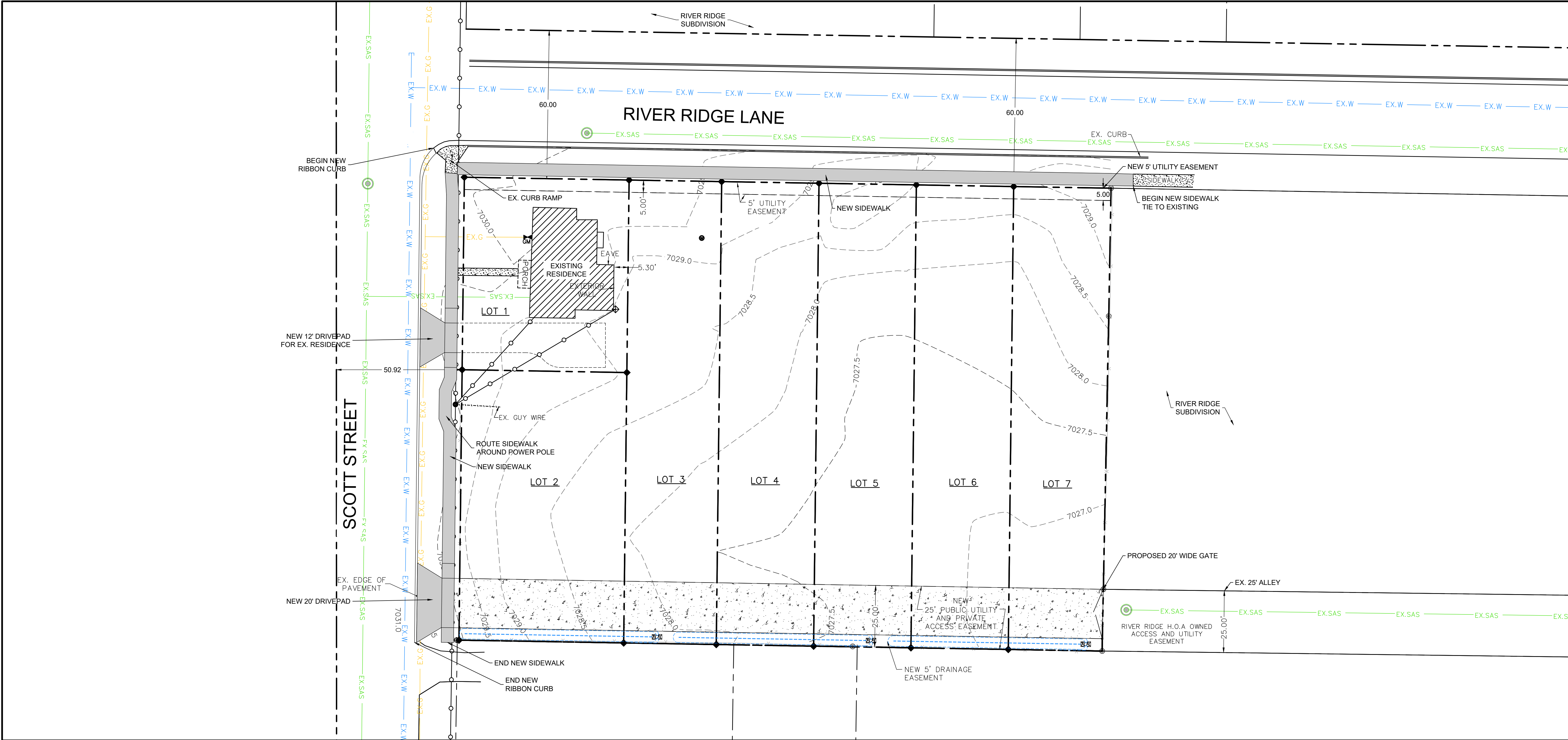
DATE: 1/22/21

CHECKED BY:

PROJECT:

DATE

SIGN-OFF



DEVELOPMENT PLAN NOTES

TOTAL LOT AREA	1.18 ACRES
ZONING	R4 MANUFACTURED HOUSING
NUMBER OF LOTS	7

LEGEND

	EXISTING PROPERTY LINE
	PROPOSED PROPERTY LINE
	SETBACK OR EASEMENT
	ADA ACCESS RAMP MAX 1:12 SLOPE



SCALE: 1" = 20'
20' 0 20'
CONTOUR INTERVAL = NONE

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 505-7650-3639
E-MAIL: civil@walkerengineering.net

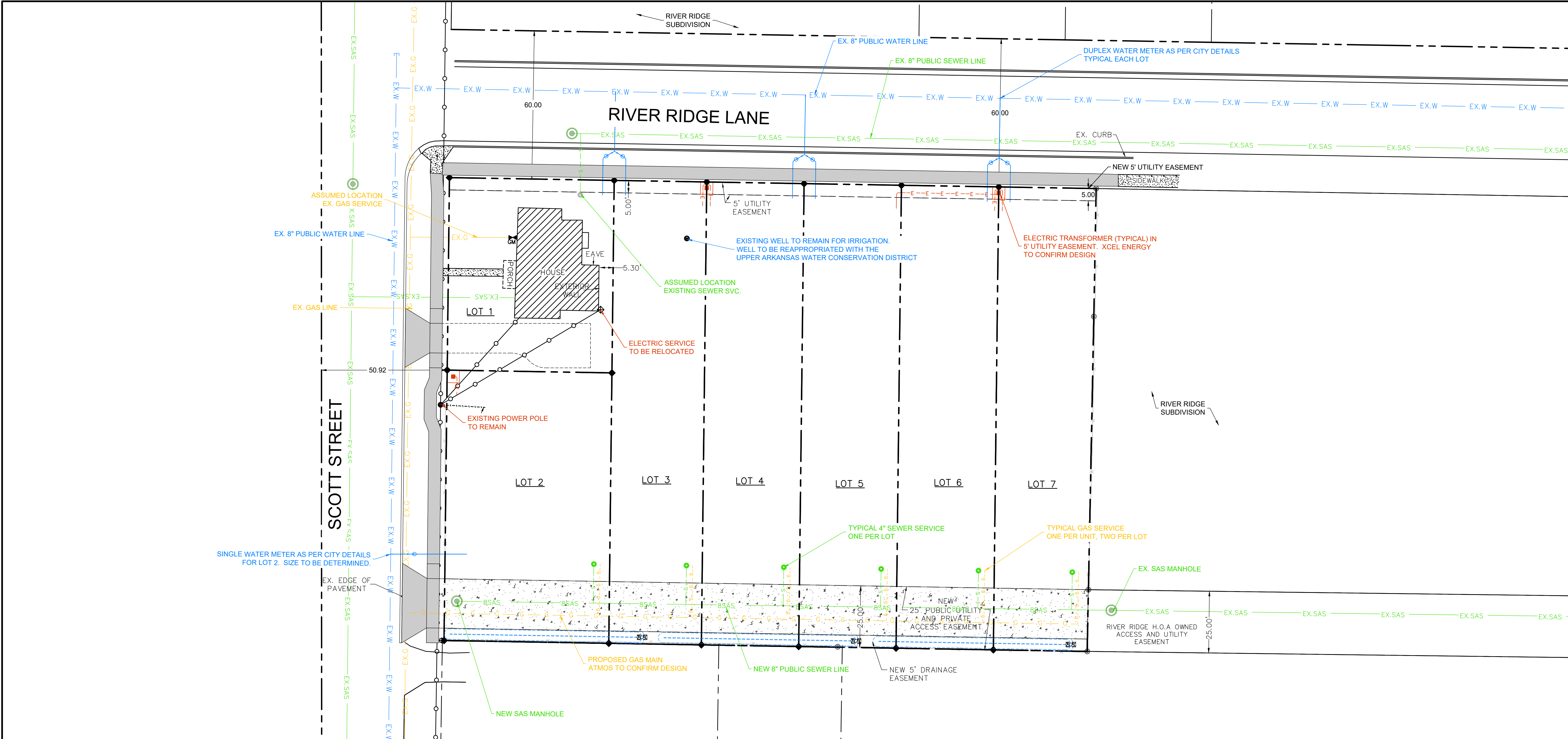
No.	REVISION	BY	APP.	DATE

PROJECT:	DESIGNED BY:
FILE:	DRAWN BY:
DATE:	CHECKED BY:
SCALE:	

PROJECT:	CHERRY GROVE SUBDIVISION
SHEET TITLE:	OVERALL PLAN

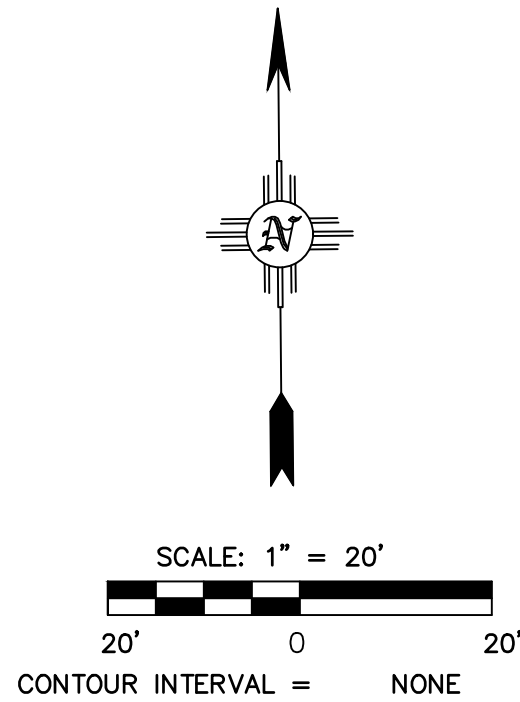
CITY REVIEW		DATE
DEPARTMENT	SIGN-OFF	
WASTEWATER		
WATER		
PW ENGINEERING		
TRAFFIC		
TRAIL DEVELOPMENT		
SOLID WASTE		
LANDSCAPE		
TRAILS/OPEN SPACE		
SUBDIVISION REVIEW		

SHEET NO.
C2



GENERAL NOTES

- 1. ENGINEERING FOR GAS AND ELECTRIC TO BE PROVIDED BY ATMOS AND XCEL RESPECTIVELY. ALL GAS AND ELECTRIC SHOWN HERE IS FOR ILLUSTRATION ONLY.



RECORD DRAWINGS

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MOREY E. WALKER, P.E. 32033 DATE

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- SETBACK OR EASEMENT
- ADA ACCESS RAMP MAX 1:12 SLOPE
- PROPOSED WATER LINE
- EXISTING WATER LINE
- PROPOSED WATER VALVE & BOX
- PROPOSED DUPLEX WATER METER
- PROPOSED SINGLE WATER METER
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED SAS MANHOLE
- 4" SEWER LATERAL
- EXISTING GAS LINE
- PROPOSED GAS LINE TO BE DESIGNED BY ATMOS
- PROPOSED ELECTRIC TO BE DESIGNED BY XCEL

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:
CHERRY GROVE SUBDIVISION	

FILE:	DRAWN BY:
OVERALL UTILITY	

DATE:	CHECKED BY:
1/28/21	

SCALE:

PROJECT:

CITY REVIEW

DEPARTMENT	DATE
WATER	
WASTE WATER	
TRAFFIC	
LANDSCAPE	
TRAILS/OPEN SPACE	
SUBDIVISION REVIEW	


SHEET NO.

C3

CITY REVIEW	DEPARTMENT	SIGN-OFF	DATE	
	WASTEWATER			
	WATER			
	PW ENGINEERING			
	TRAFFIC			
	FIRE DEPARTMENT			
	SOLID WASTE			
	LANDSCAPE			
	TRAILS/OPEN SPACE			
	SUBDIVISION REVIEW			
SHEET NO. C4				
PROJECT: CHERRY GROVE SUBDIVISION				
SHEET TITLE: GRADING AND DRAINAGE PLAN				
No.	REVISION	BY	APP.	DATE
PROJECT:		DESIGNED BY:		
FILE:		DRAWN BY:		
DATE: 1/28/21		CHECKED BY:		
SCALE:				
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				



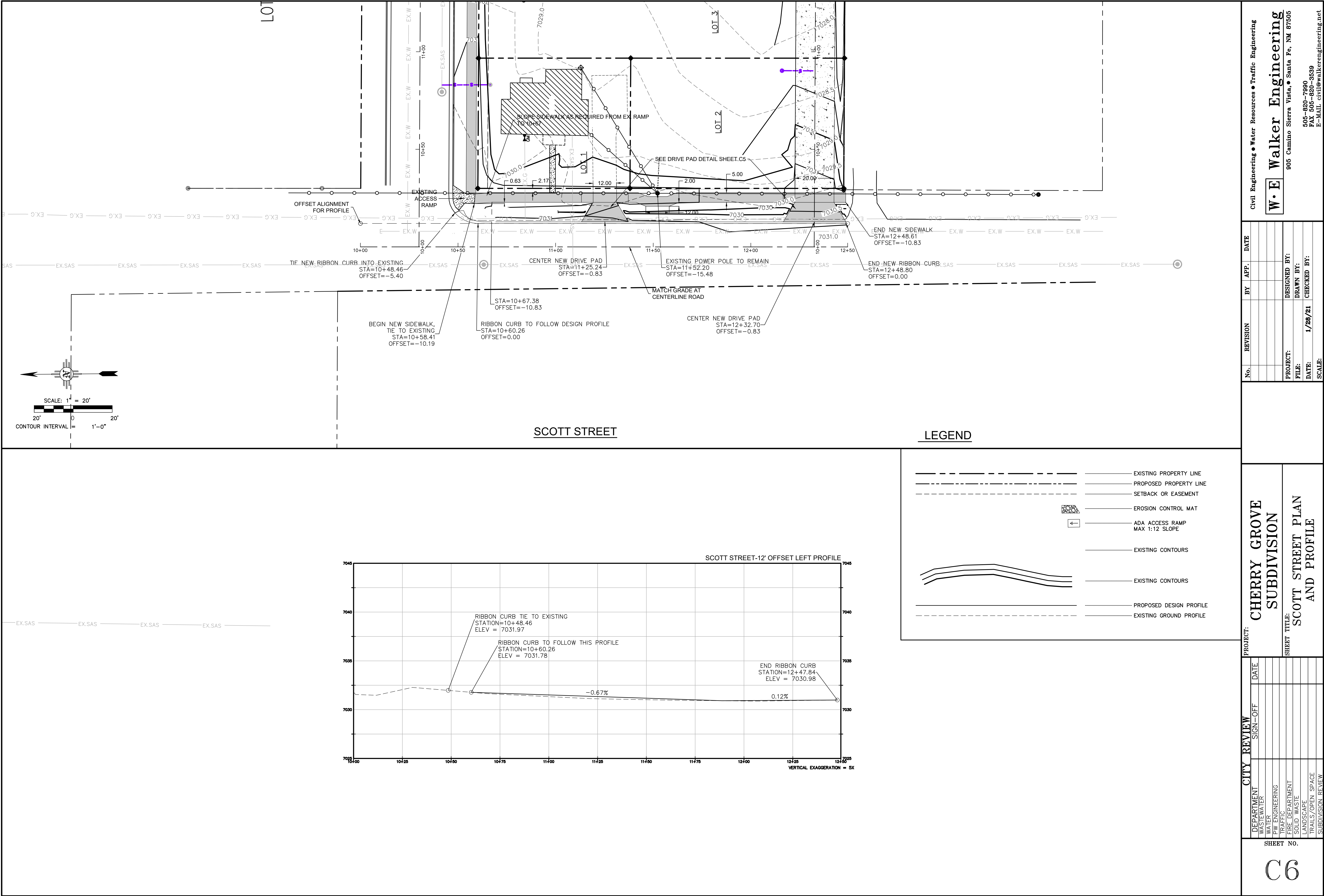
SCALE: 1" = 4'-0"



0 1'-0" 2'-0"

MOREY E. WALKER, P.E. 32033 DATE

C5



CITY REVIEW

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

PROJECT:

CHERRY GROVE SUBDIVISION

SHEET TITLE:
SCOTT STREET PLAN AND PROFILE

BY

REVISION

APP.

DATE

DESIGNED BY:

DRAWN BY:

CHECKED BY:

DATE:

SCALE:

Civil Engineering • Water Resources • Traffic Engineering

W•E Walker Engineering

905 Camino Sierra Vista, • Santa Fe, NM 87505

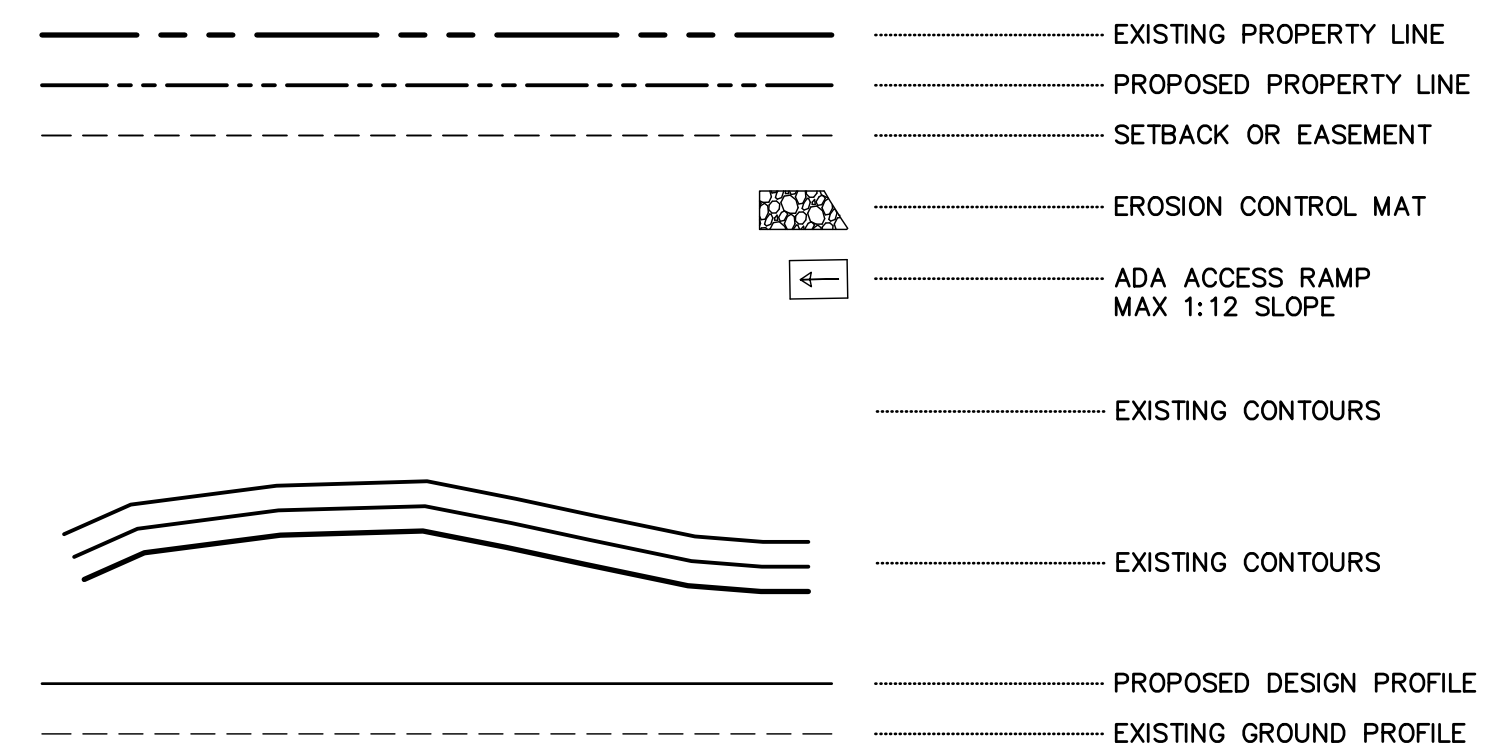
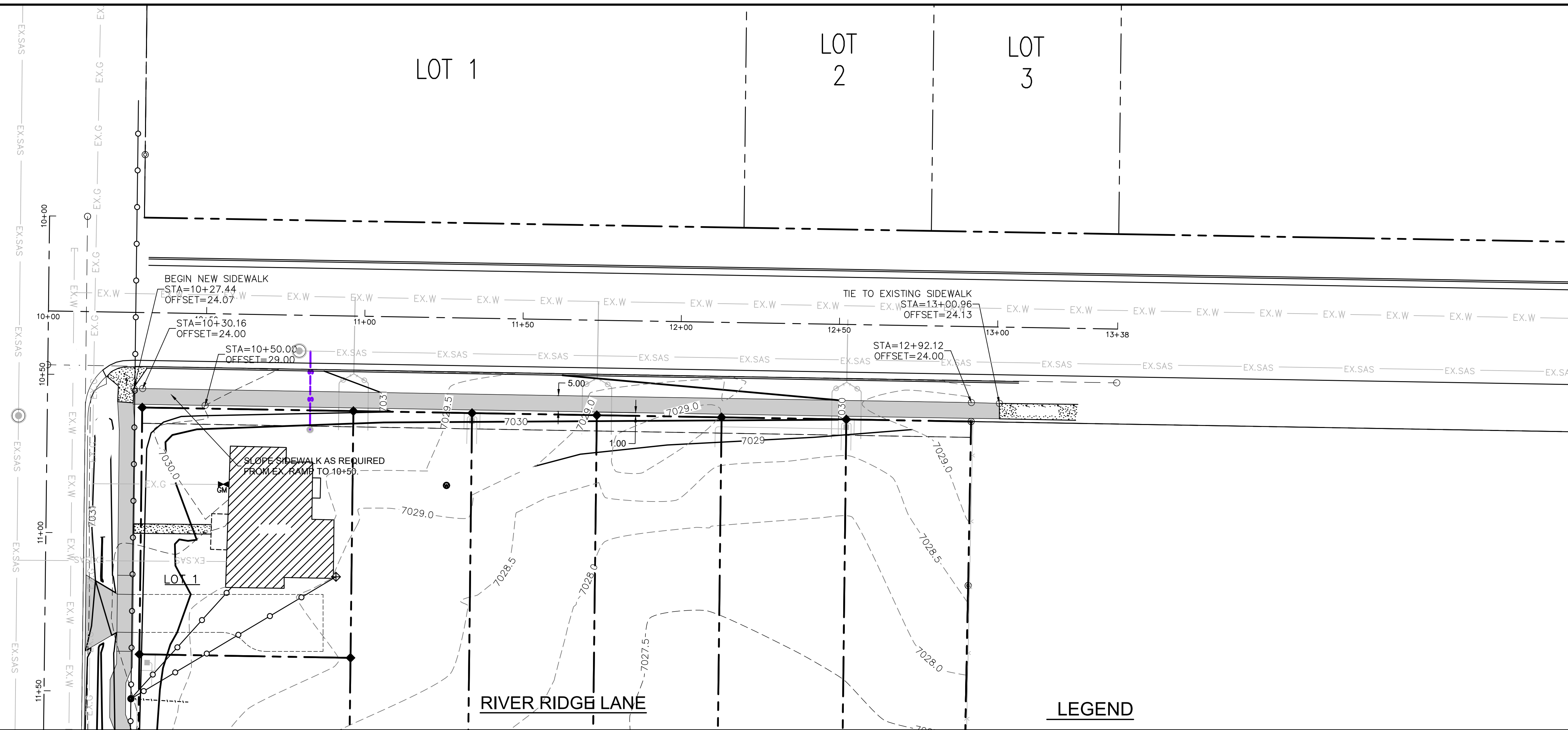
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FAX 505-820-3539

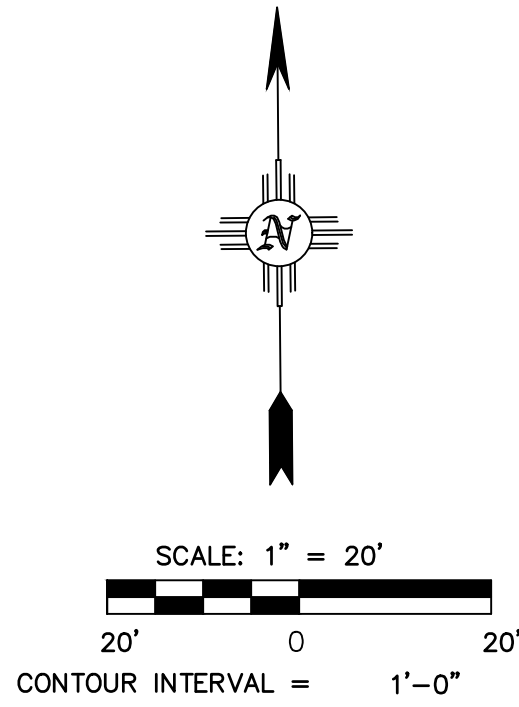
E-MAIL: civil@walkerengineering.net

SHEET NO.

C6



SHEET NO. C7	CITY REVIEW			PROJECT: CHERRY GROVE SUBDIVISION SHEET TITLE: RIVER RIDGE LANE PLAN AND PROFILE	PROJECT: DESIGNED BY: FILE: DRAWN BY: DATE: 1/28/21 CHECKED BY: SCALE:	No.	REVISION	BY	APP.	DATE
	DEPARTMENT	SIGN-OFF	DATE							
	WASTEWATER									
	WATER									
	PW ENGINEERING									
	TRAFFIC									
	FIRE DEPARTMENT									
	SOLID WASTE									
	LANDSCAPE									
	TRAILS/OPEN SPACE									
Civil Engineering • Water Resources • Traffic Engineering										
905 Camino Sierra Vista, • Santa Fe, NM 87505										
W•E Walker Engineering										
505-820-7890										
FAX 505-820-3539										
E-MAIL civil@walkerengineering.net										



OUTSIDE EDGE RIBBON CURB
SCOTT STREET
STA=10+12.83
OFFSET=0.00

BACK OF SIDEWALK
BEGIN BASE COARSE PRIVATE ACCESS
STA=10+27.83
OFFSET=0.00

5.00 DRAINAGE EASEMENT

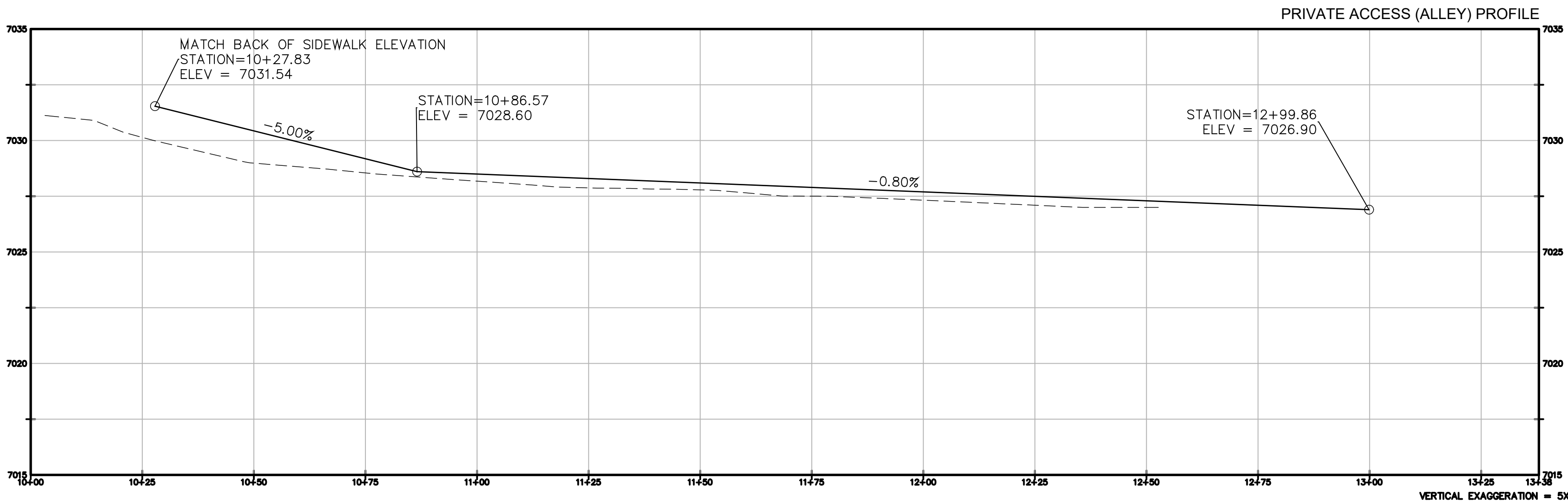
NEW 25' PUBLIC UTILITY
AND PRIVATE ACCESS
EASEMENT

END BASE COARSE PRIVATE ACCESS
STA=12+90.65
OFFSET=2.48

ACCESS EASEMENT (ALLEY)

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- SETBACK OR EASEMENT
- EROSION CONTROL MAT
- ADA ACCESS RAMP
MAX 1:12 SLOPE
- EXISTING CONTOURS
- EXISTING CONTOURS
- PROPOSED DESIGN PROFILE
- EXISTING GROUND PROFILE



No.	REVISION	BY	APP.	DATE
PROJECT:	DESIGNED BY:			
FILE:	DRAWN BY:			
DATE:	CHECKED BY:	1/28/21		
SCALE:				

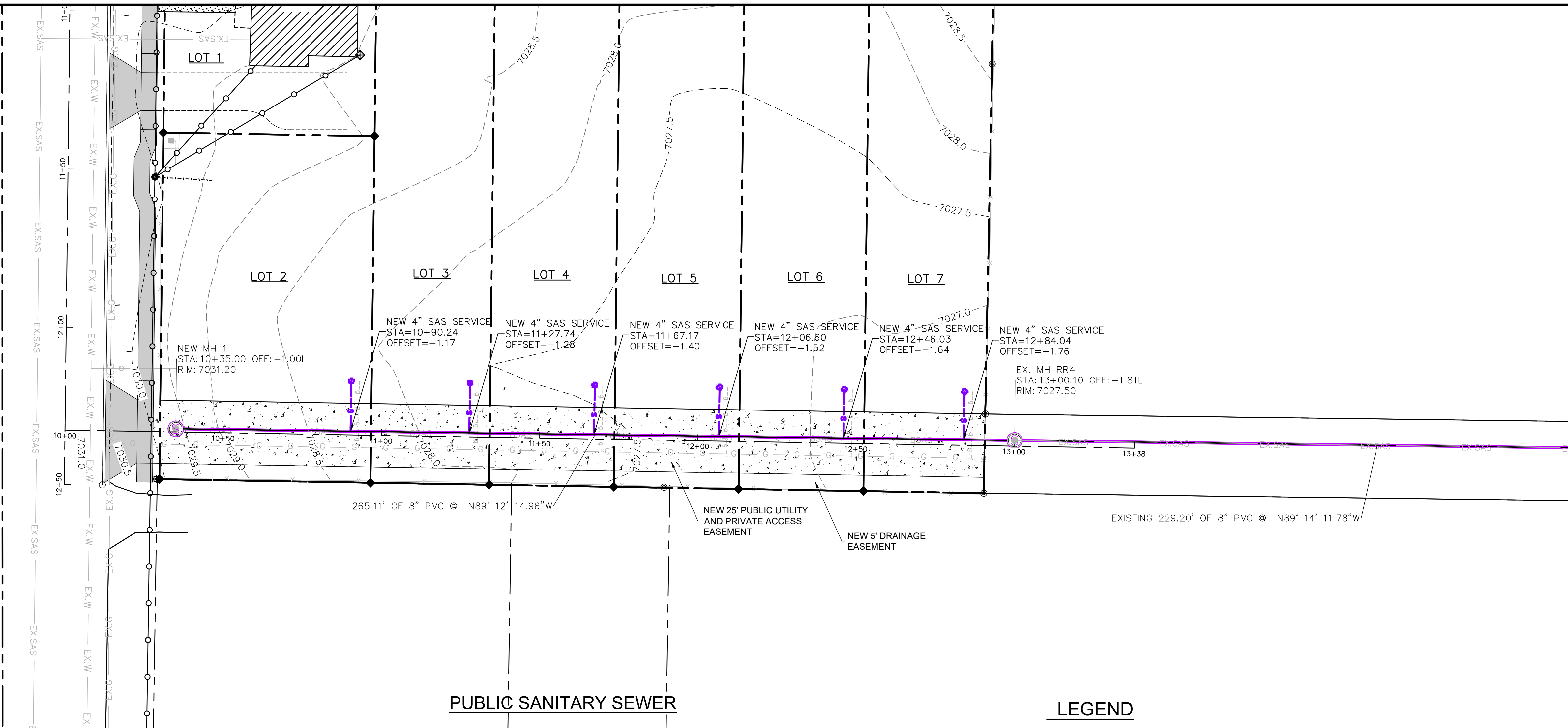
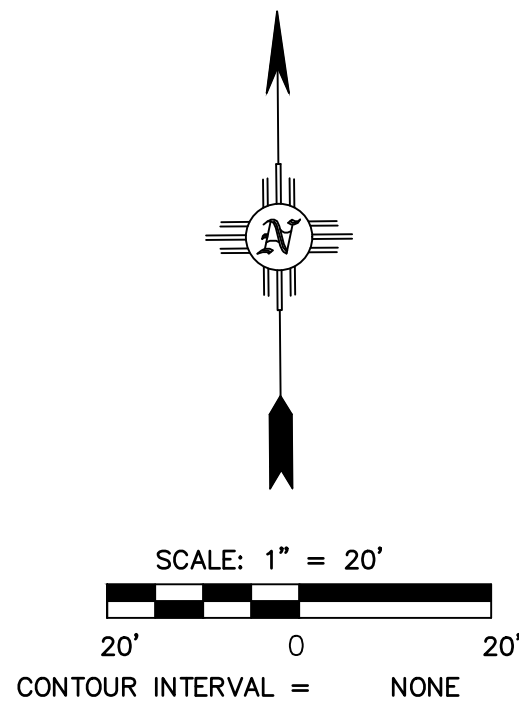
PROJECT: **CHERRY GROVE
SUBDIVISION**

SHEET TITLE: **ACCESS EASEMENT
(ALLEY) PLAN AND
PROFILE**

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

SHEET NO.

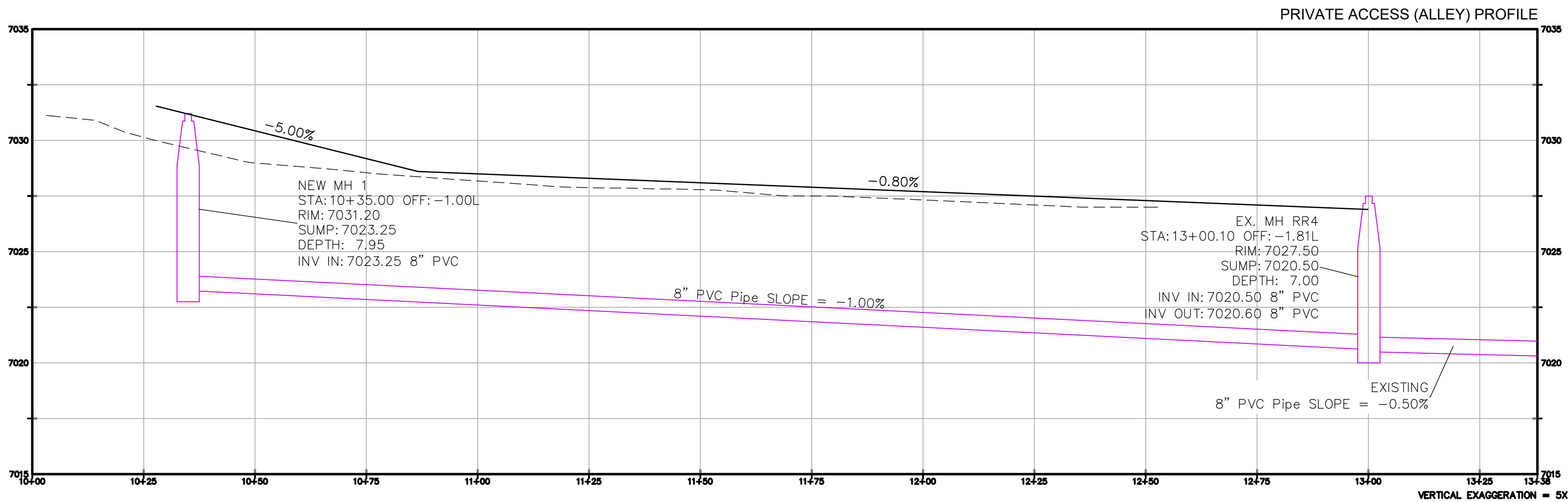
C8



PUBLIC SANITARY SEWER

LEGEND

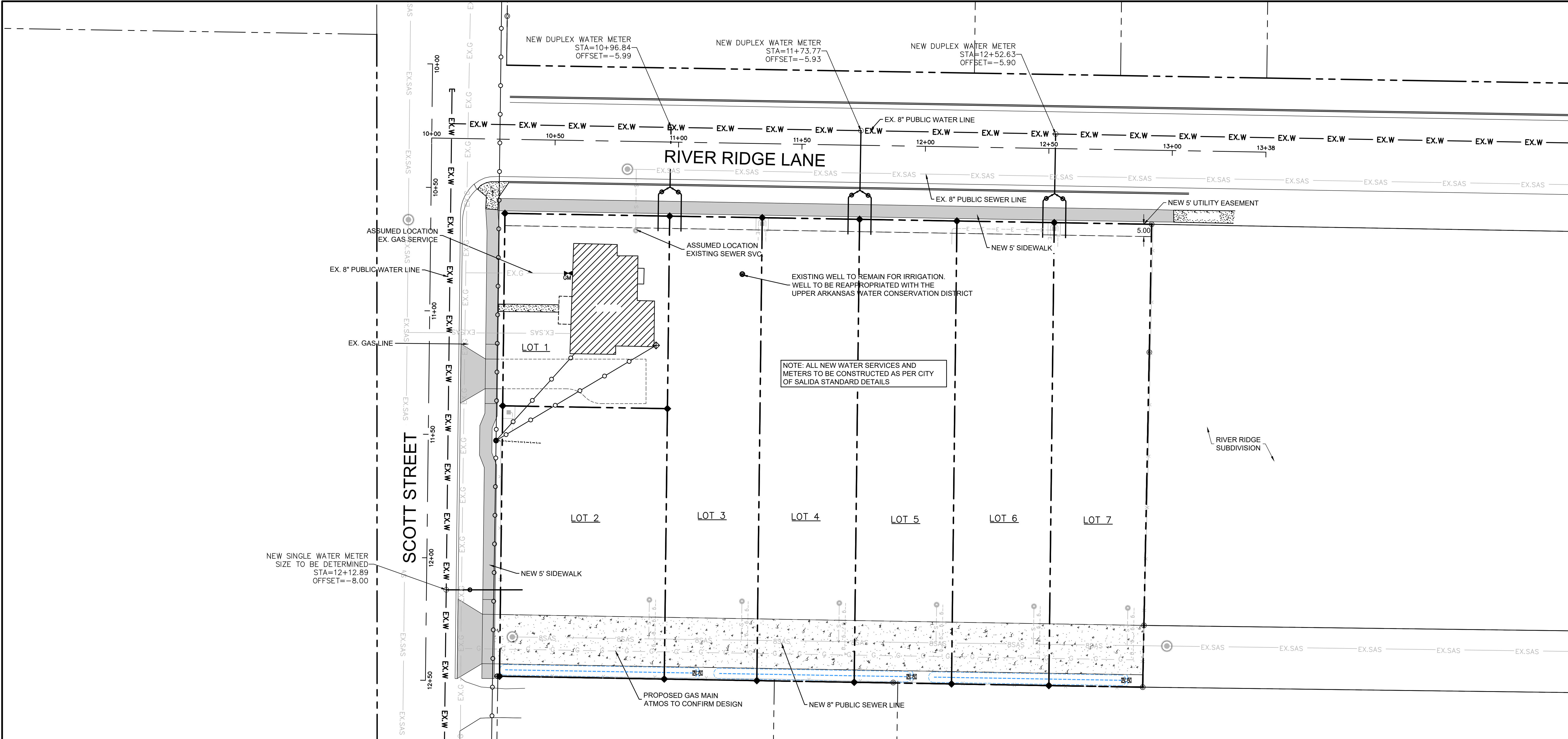
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- SETBACK OR EASEMENT
- ADA ACCESS RAMP
MAX 1:12 SLOPE
- PROPOSED WATER LINE
- EXISTING WATER LINE
- PROPOSED WATER VALVE & BOX
- PROPOSED DUPLEX WATER METER
- PROPOSED SINGLE WATER METER
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED SAS MANHOLE
- 4" SEWER LATERAL
- EXISTING GAS LINE
- PROPOSED GAS LINE TO BE
DESIGNED BY ATMOS
- PROPOSED ELECTRIC TO BE
DESIGNED BY XCEL
- PROPOSED DESIGN PROFILE
- EXISTING GROUND PROFILE



Civil Engineering • Water Resources • Traffic Engineering		DATE	
W•E Walker Engineering		BY APP.	
905 Camino Sierra Vista, • Santa Fe, NM 87505		REVISION	
505-820-7990		No.	
FAX 505-820-3539		PROJECT:	
E-MAIL: civil@walkerengineering.net		DESIGNED BY:	
		DRAWN BY:	
		CHECKED BY:	
		DATE: 1/28/21	
		SCALE:	

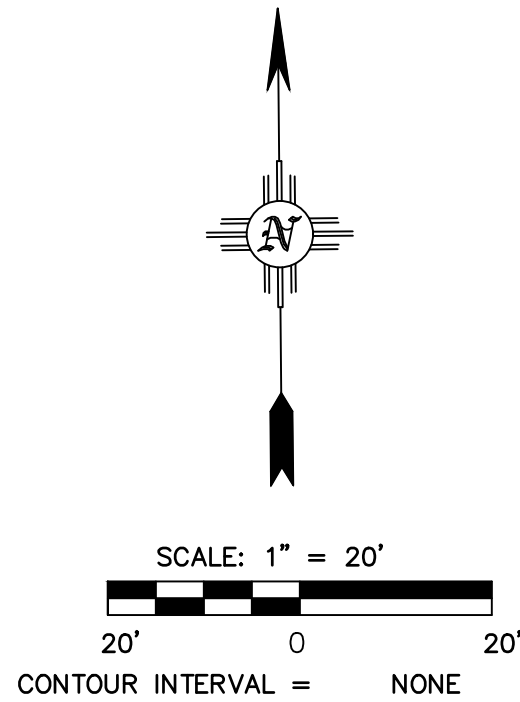
PROJECT: CHERRY GROVE SUBDIVISION		SHEET TITLE: PUBLIC SANITARY SEWER	
CITY REVIEW		DATE	
DEPARTMENT	SIGN-OFF	DATE	
WATER			
WASTEWATER			
TRAFFIC			
PLANNING			
LANDSCAPE			
TRAILS/OPEN SPACE			
SUBDIVISION REVIEW			

SHEET NO. C9



GENERAL NOTES

1. ENGINEERING FOR GAS AND ELECTRIC TO BE PROVIDED BY ATMOS AND XCEL RESPECTIVELY. ALL GAS AND ELECTRIC SHOWN HERE IS FOR ILLUSTRATION ONLY.



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

LEGEND

- | | |
|--|----------------------------------------------|
| | EXISTING PROPERTY LINE |
| | PROPOSED PROPERTY LINE |
| | SETBACK OR EASEMENT |
| | ADA ACCESS RAMP
MAX 1:12 SLOPE |
| | PROPOSED WATER LINE |
| | EXISTING WATER LINE |
| | PROPOSED WATER VALVE & BOX |
| | PROPOSED DUPLEX WATER METER |
| | PROPOSED SINGLE WATER METER |
| | PROPOSED SANITARY SEWER |
| | EXISTING SANITARY SEWER |
| | PROPOSED SAS MANHOLE |
| | 4" SEWER LATERAL |
| | EXISTING GAS LINE |
| | PROPOSED GAS LINE TO BE
DESIGNED BY ATMOS |
| | PROPOSED ELECTRIC TO BE
DESIGNED BY XCEL |

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905 Camino Sierra Vista, • Santa Fe, NM 87505

505-820-7990
FAX 505-820-3839
E-MAIL: civil@walkerengineering.net

No.	REVISION	BY	APP.	DATE

PROJECT:	DESIGNED BY:
FILE:	DRAWN BY:
DATE: 1/28/21	CHECKED BY:
SCALE:	

PROJECT: CHERRY GROVE SUBDIVISION

SHEET TITLE: WATER PLAN

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

SHEET NO. C10

GENERAL NOTES

1.

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.
2.

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.
3.

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.
4.

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.
5.

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.

6.

WORK SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL AGENCIES' LAWS, RULES, REGULATIONS, AND PERMITS. ALL WORK SHALL BE SUBJECT TO INSPECTIONS AND SITE INVESTIGATION BY REGULATORY AGENCIES. FAILURE TO COMPLY WITH THESE REGULATIONS IS SUBJECT TO LEGAL ENFORCEMENT ACTION.

7.

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.

8.

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.

9.

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.

10.

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.

11.

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.

12.

BMP'S PLUS TEMPORARY SEDIMENT AND EROSION CONTROLS SHALL BE MAINTAINED TO BE FUNCTIONAL UNTIL THE SITE HAS REACHED FINAL STABILIZATION.

13.

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.

14.

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.

15.

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.

16.

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.

17.

CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF SALIDA STANDARD SPECIFICATIONS FOR CONSTRUCTION DATED JANUARY, 2017.
- UTILITY NOTES
1.

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.

2.

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.

3.

CABLE AND TELEPHONE TO BE INSTALLED IN ACCORDANCE WITH THE LOCAL CABLE AND TELEPHONE PROVIDER. LOCATIONS ARE SHOWN FOR PLANNING PURPOSES ONLY.

4.

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.

5.

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.

6.

ALL UNDERGROUND WATERLINES SHALL BE PVC PRESSURE CLASS 235 AWWA C-900. ALL PVC WATER MAIN PIPE SHALL INCLUDE DETECTOR WIRE PER CSS.

7.

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

8.

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.

9.

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.
10.

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.

11.

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.

12.

THE CONTRACTOR SHALL COMPLETE AN AS-BUILT SURVEY AND DRAWINGS TO BE SUBMITTED TO THE CITY OF SALIDA.
- CITY REVIEW

DEPARTMENT
WATER

WATER

PW ENGINEERING

TRAFFIC

SOLID WASTE

LANDSCAPE

TRAILS/OPEN SPACE

SUBDIVISION REVIEW

SIGN-OFF

DATE

PROJECT:

CHERRY GROVE
SUBDIVISION

SHEET TITLE:

CONSTRUCTION NOTES

SHEET NO.

C11

Civil Engineering • Water Resources • Traffic Engineering

W•E

Walker Engineering

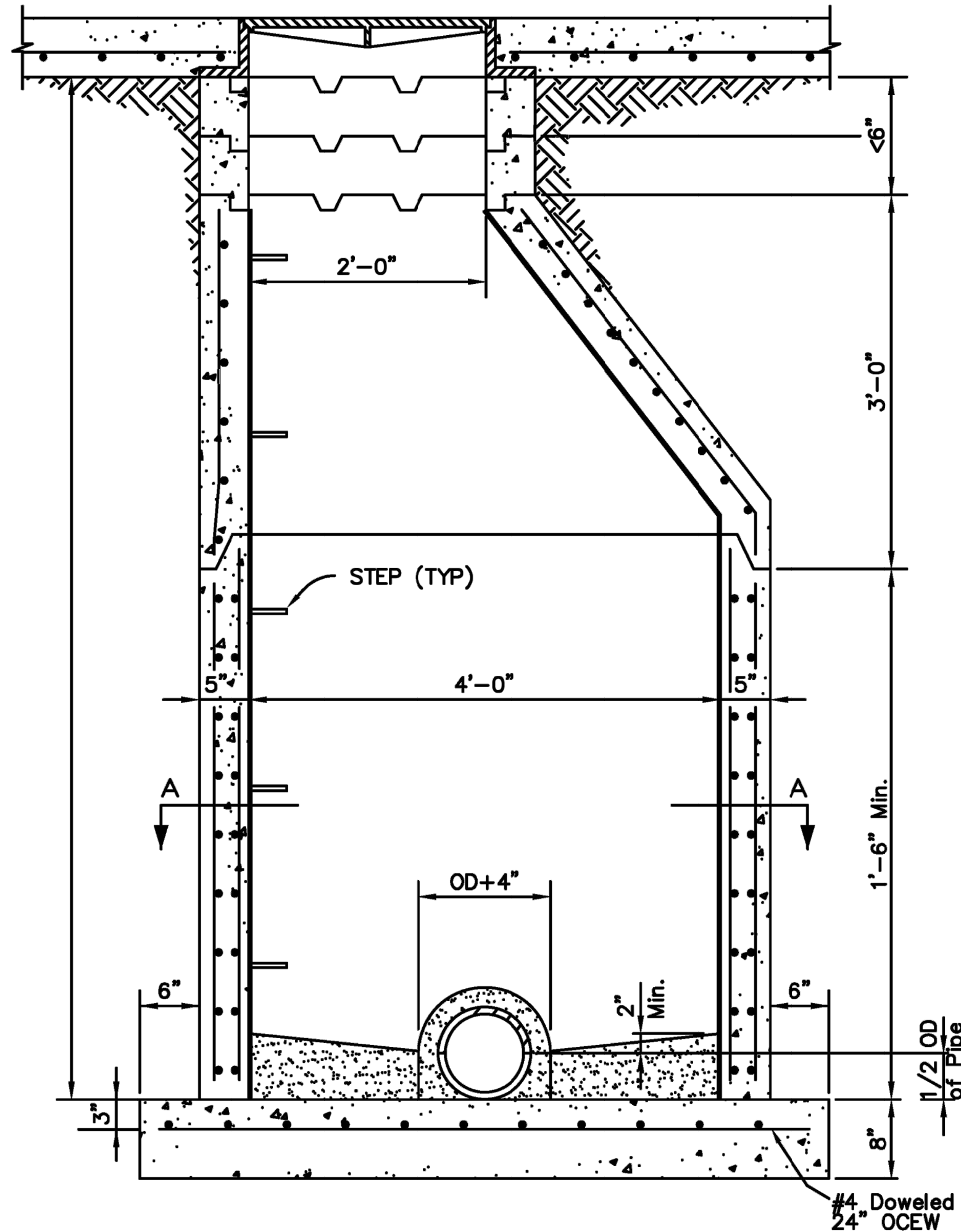
905 Camino Sierra Vista, • Santa Fe, NM 87505

505-820-7990
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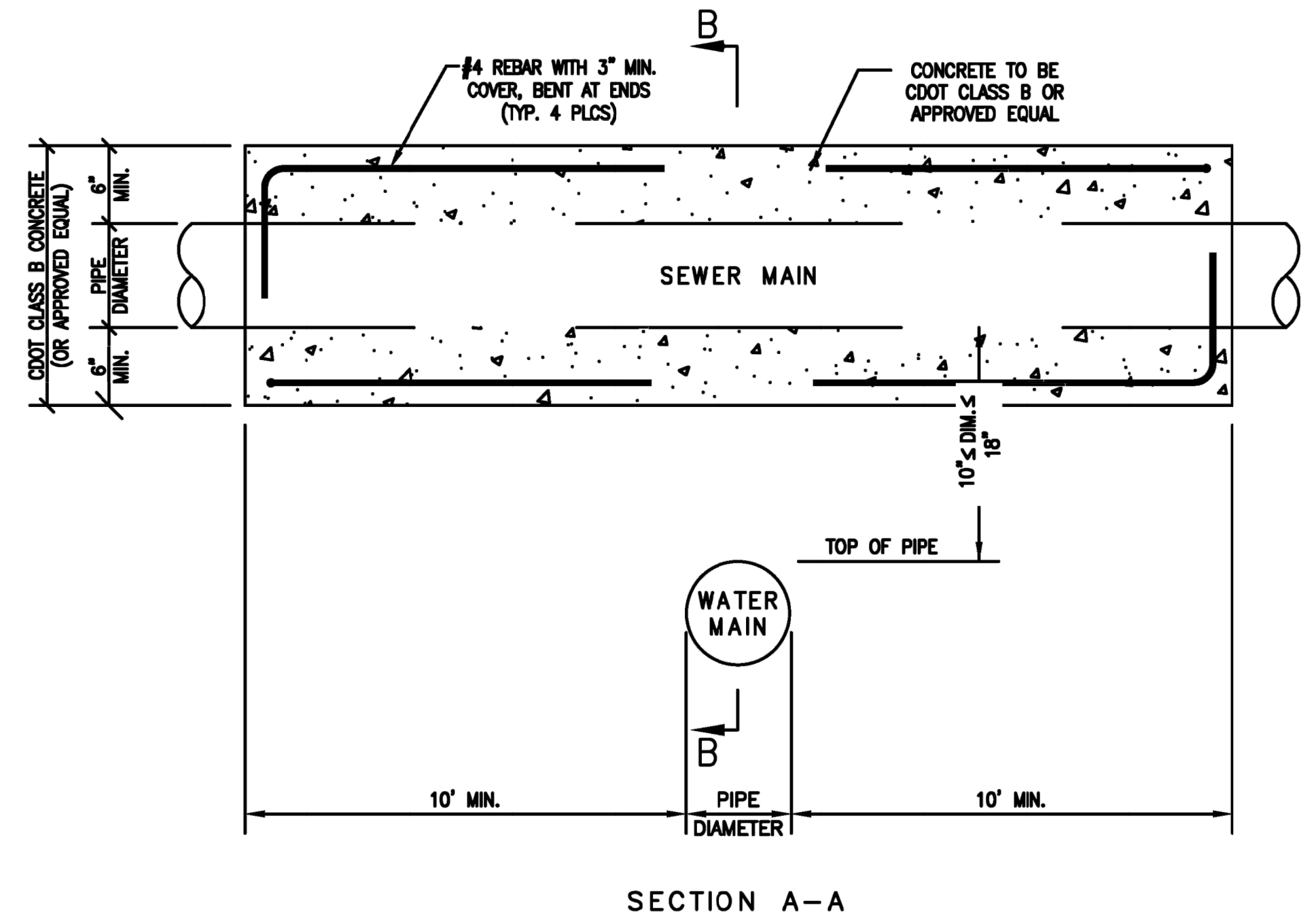
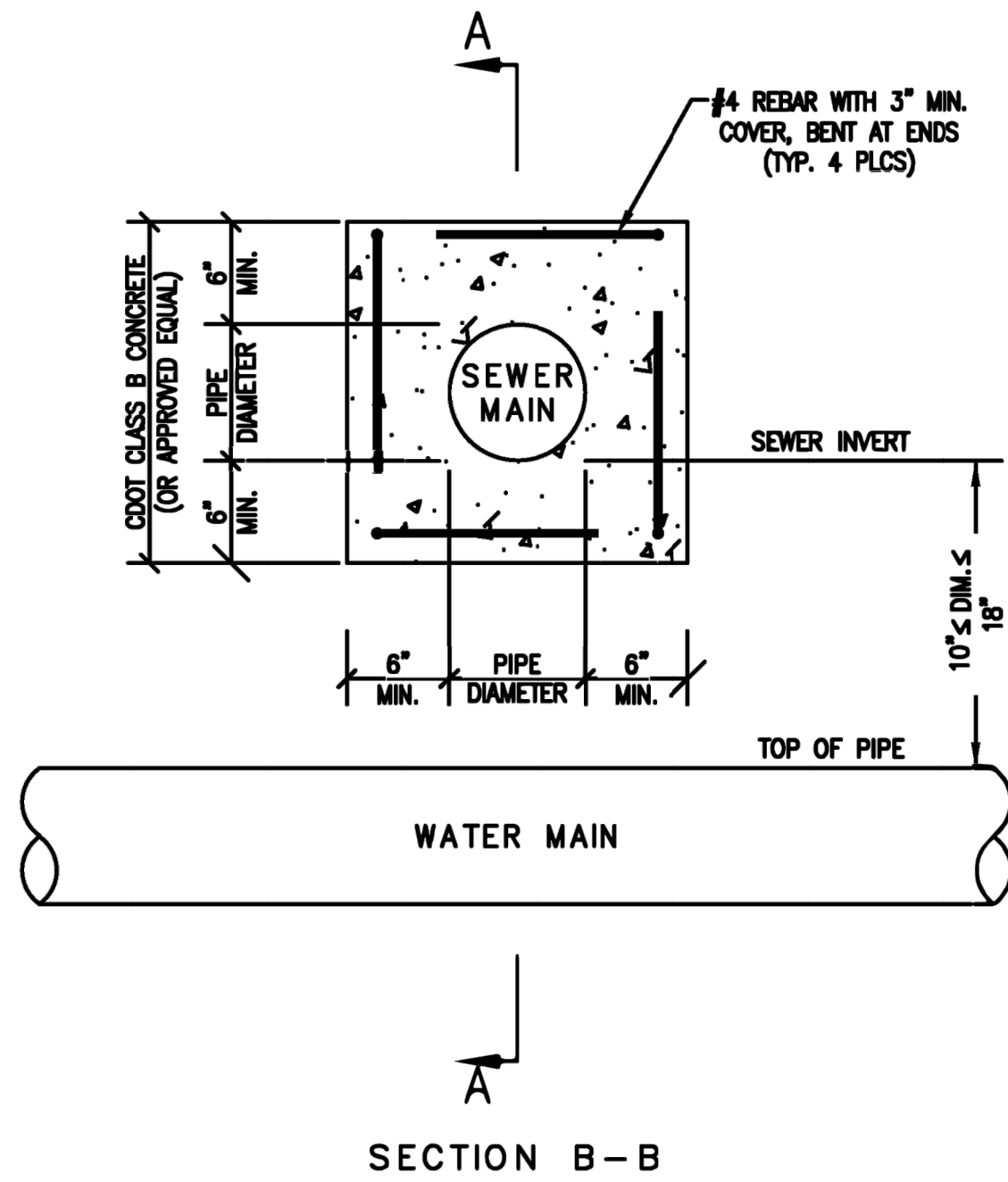
No.	REVISION	BY	APP.	DATE
PROJECT:			DESIGNED BY:	
FILE:			DRAWN BY:	
DATE:	1/28/21		CHECKED BY:	
SCALE:				

STREET MANHOLE RING & COVER:
DEETER 1266 OR APPROVED EQUAL
Street MH Ring & Cover 290 Lb. Min.
Street Manhole Ring & Cover to be Machined.

GENERAL NOTE:
Precast Manholes Shall Conform
to ASTM Specification C 478, with
Revisions.
* SANITARY OR STORM SEWER

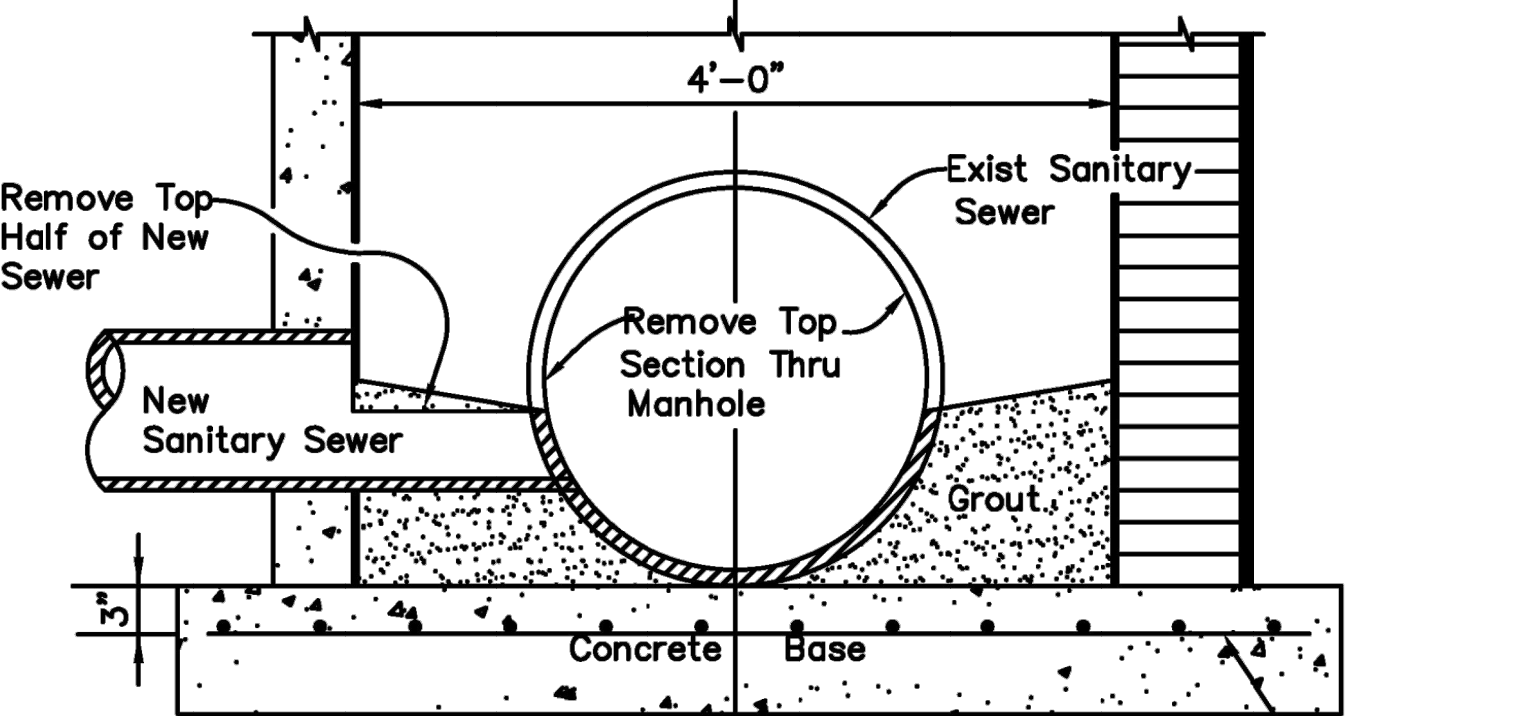
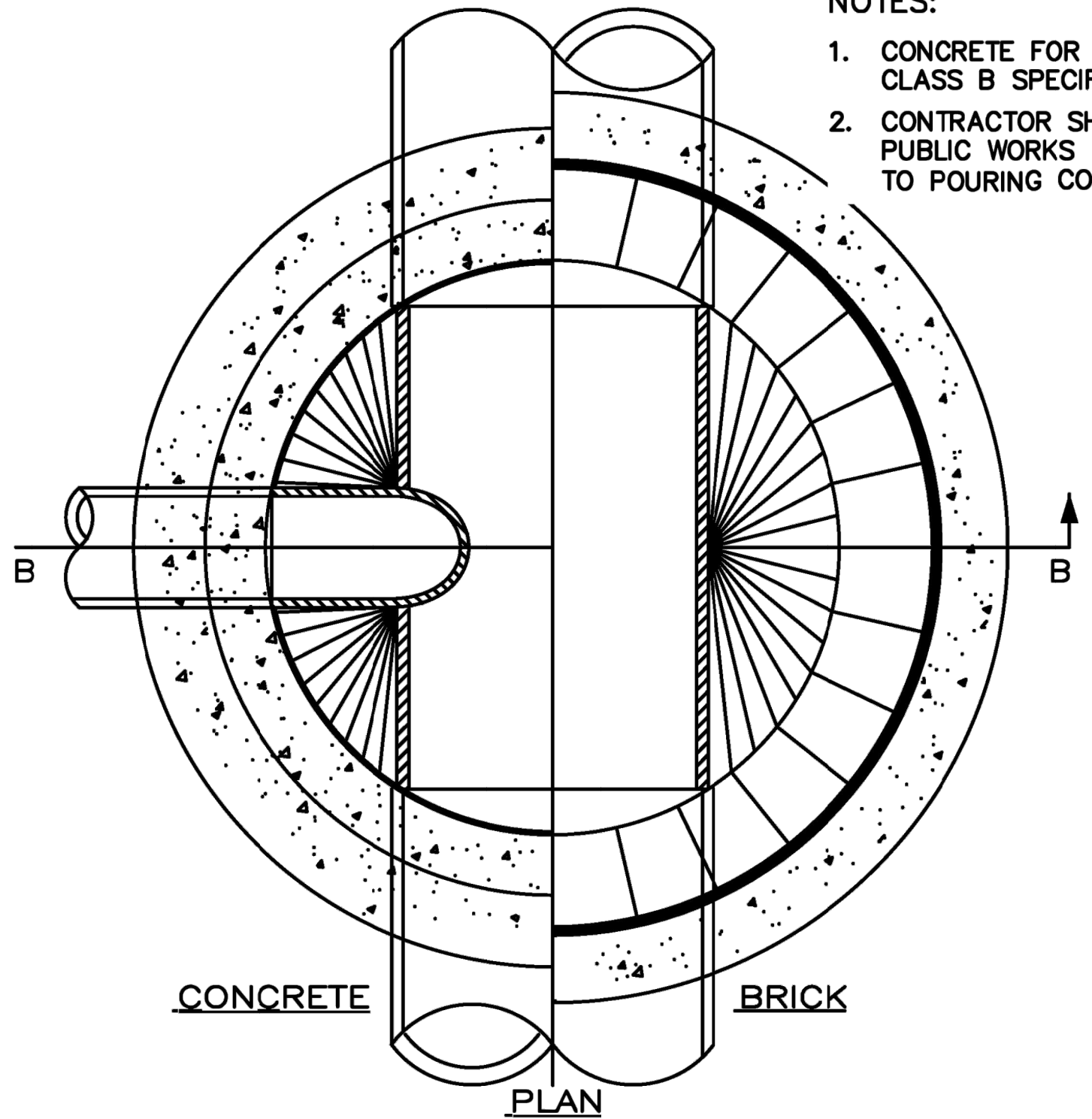


S1 MANHOLE STANDARD DETAIL

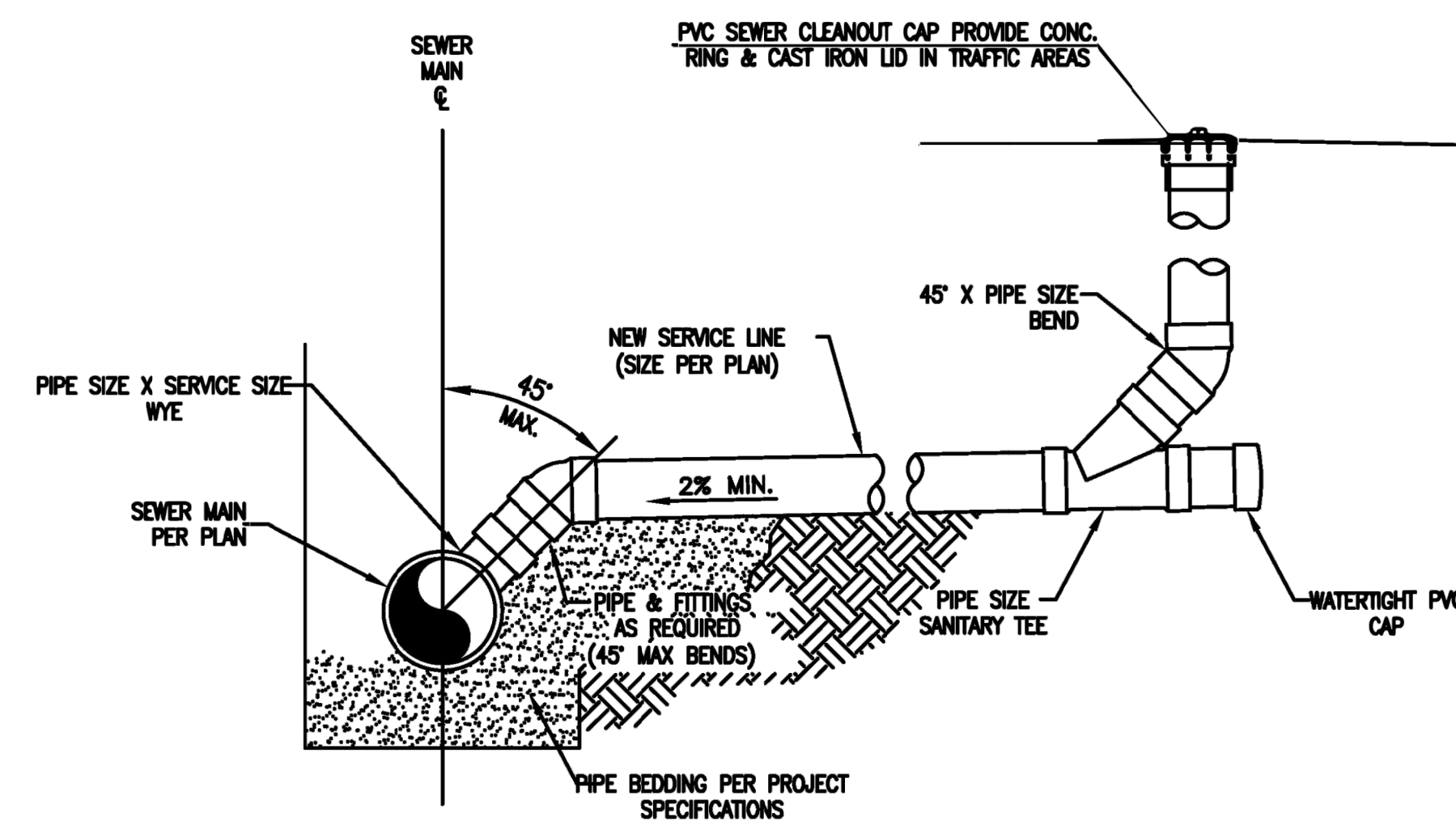


NOTES:
1. CONCRETE FOR ENCASEMENT SHALL MEET CDOT CLASS B SPECIFICATIONS.
2. CONTRACTOR SHALL CONTACT THE CITY OF SALIDA PUBLIC WORKS DEPARTMENT FOR INSPECTION PRIOR TO POURING CONCRETE AND/OR BACKFILLING.

S2 CONCRETE SEWER ENCASEMENT DETAIL

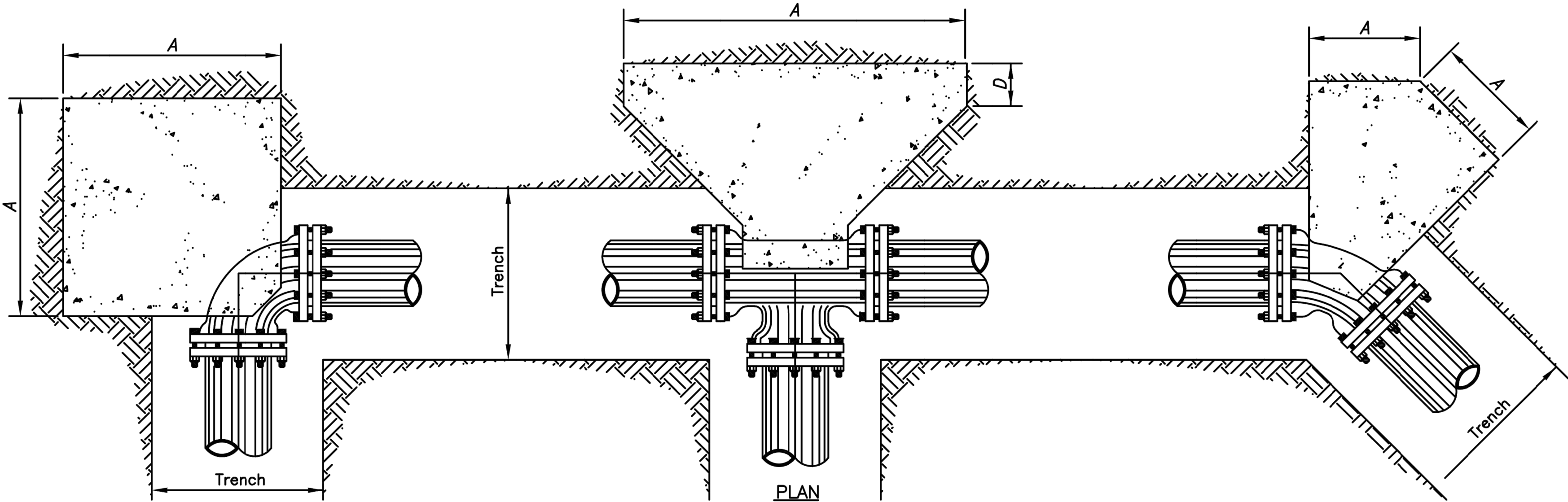


SECTION B-B NEW SEWER CONNECTION
(Manhole Connected over Exist SS Main)

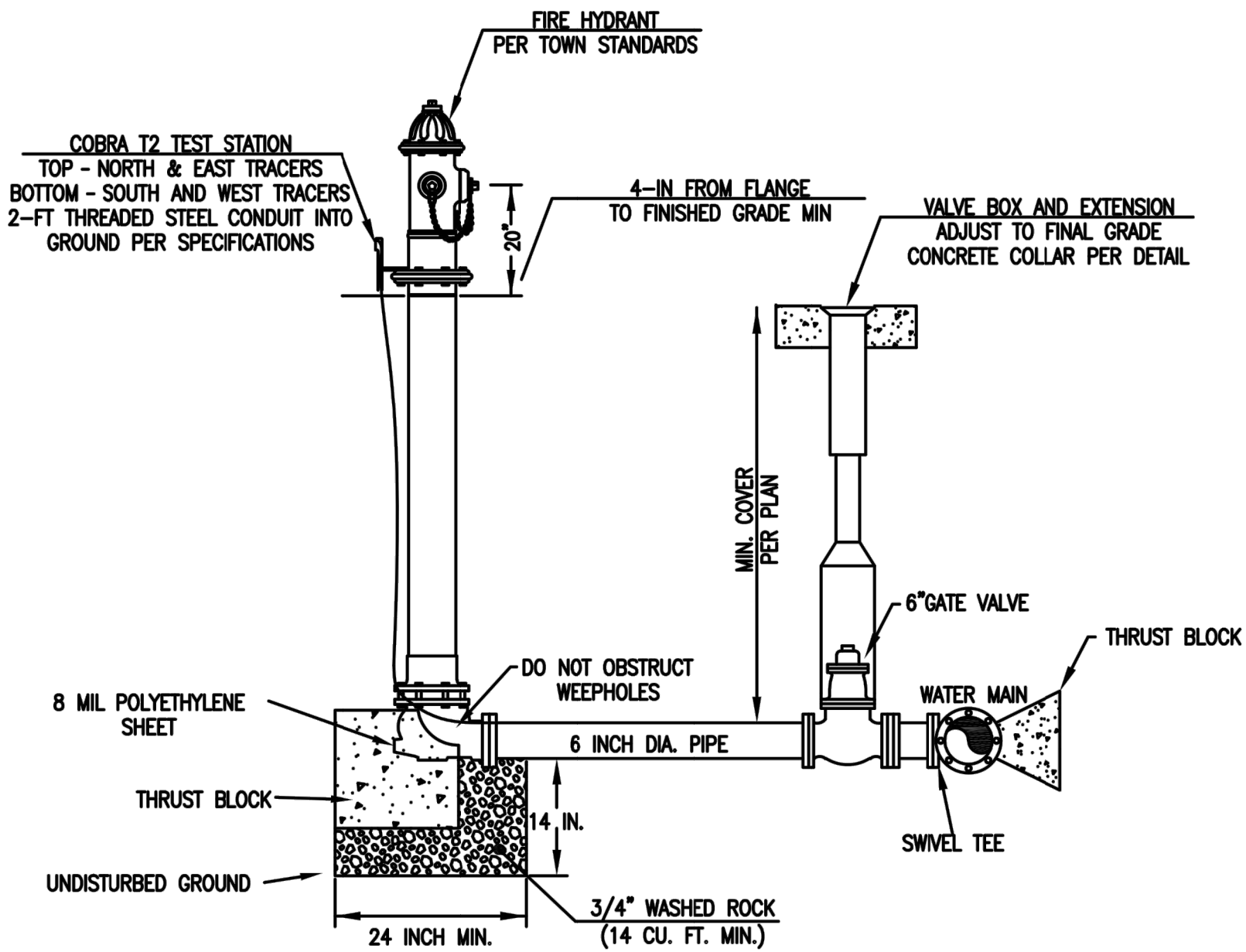


S3 SEWER SERVICE TAP DETAIL

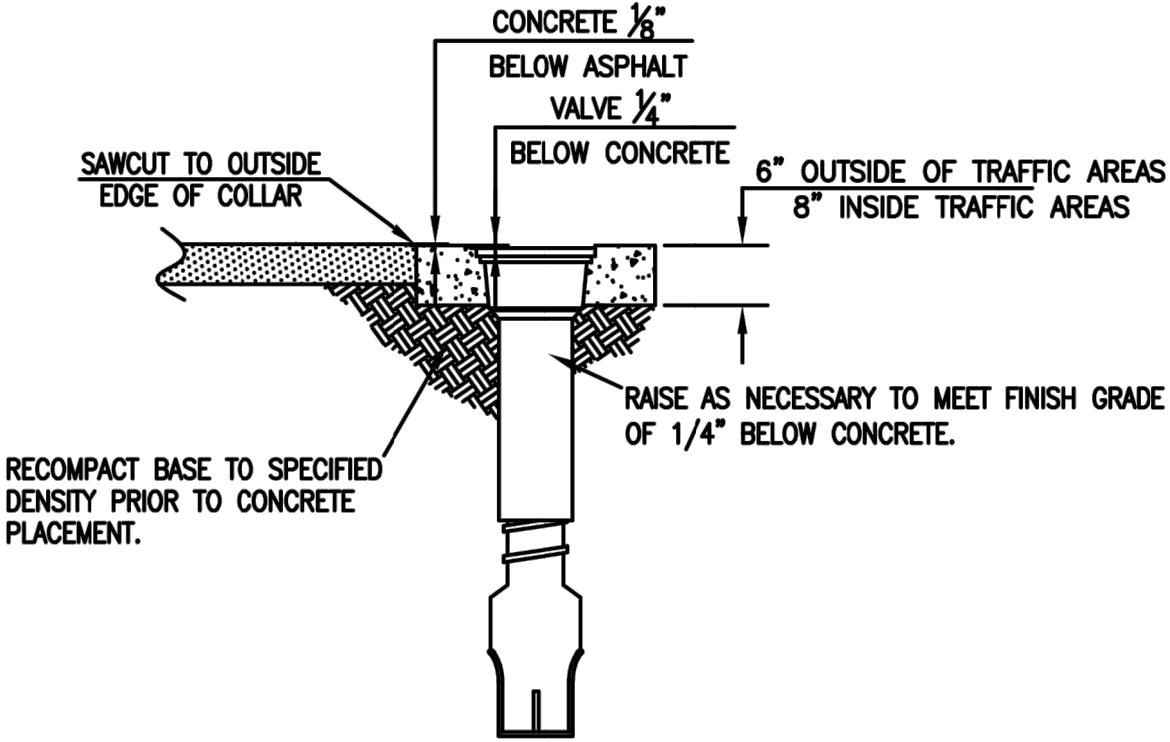
BLOCKING SCHEDULE WATER DISTRIBUTION FITTINGS													
PIPE	TEES & PLUGS				90°			45°			22.5°		
"D"	A	B	C	D	A	B	C	A	B	C	A	B	C
4	16	12	16	12	16	12	16	12	16	12	16	12	16
6	18	12	18	16	18	12	18	16	18	12	18	16	18
8	24	16	24	16	24	16	24	16	24	16	24	16	24
10	30	20	30	16	30	20	30	20	30	20	30	20	30
12	36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



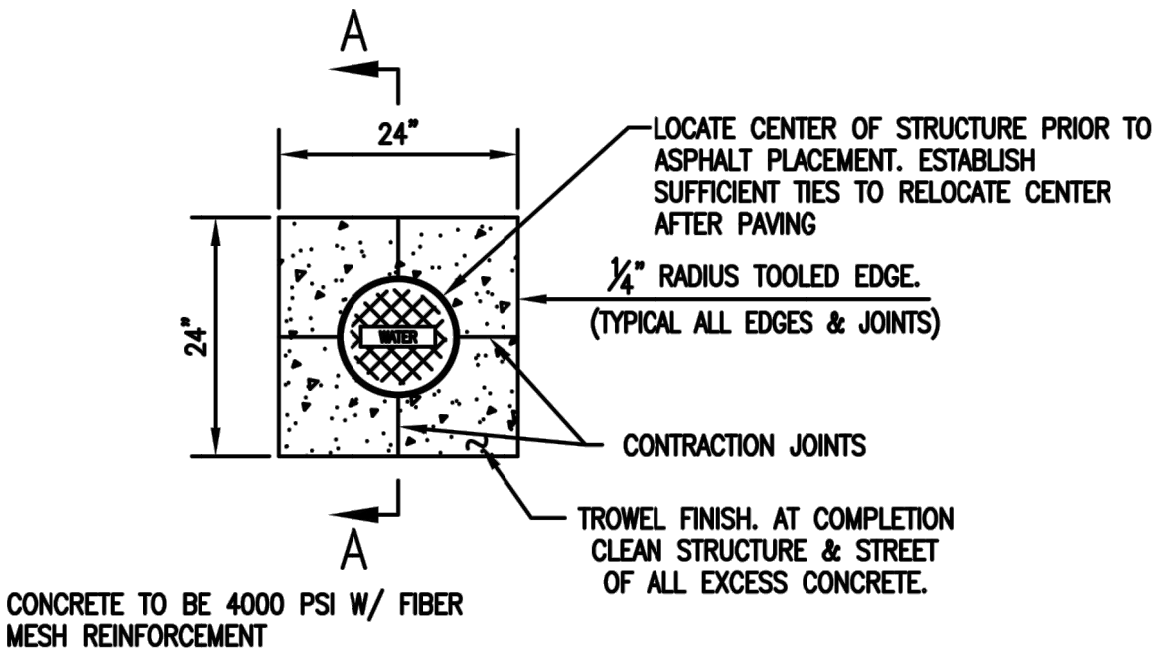
WD 1 THRUST BLOCK
1
DETAIL



WD 2 FIRE HYDRANT ASSEMBLY
2
DETAIL



SECTION A-A

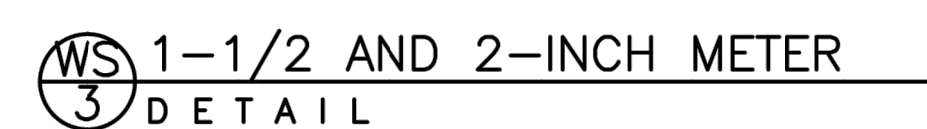
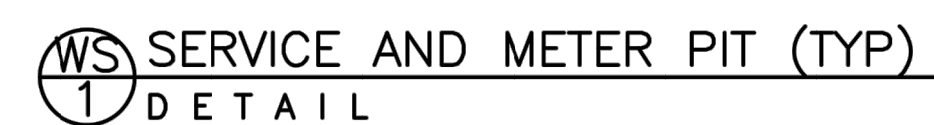


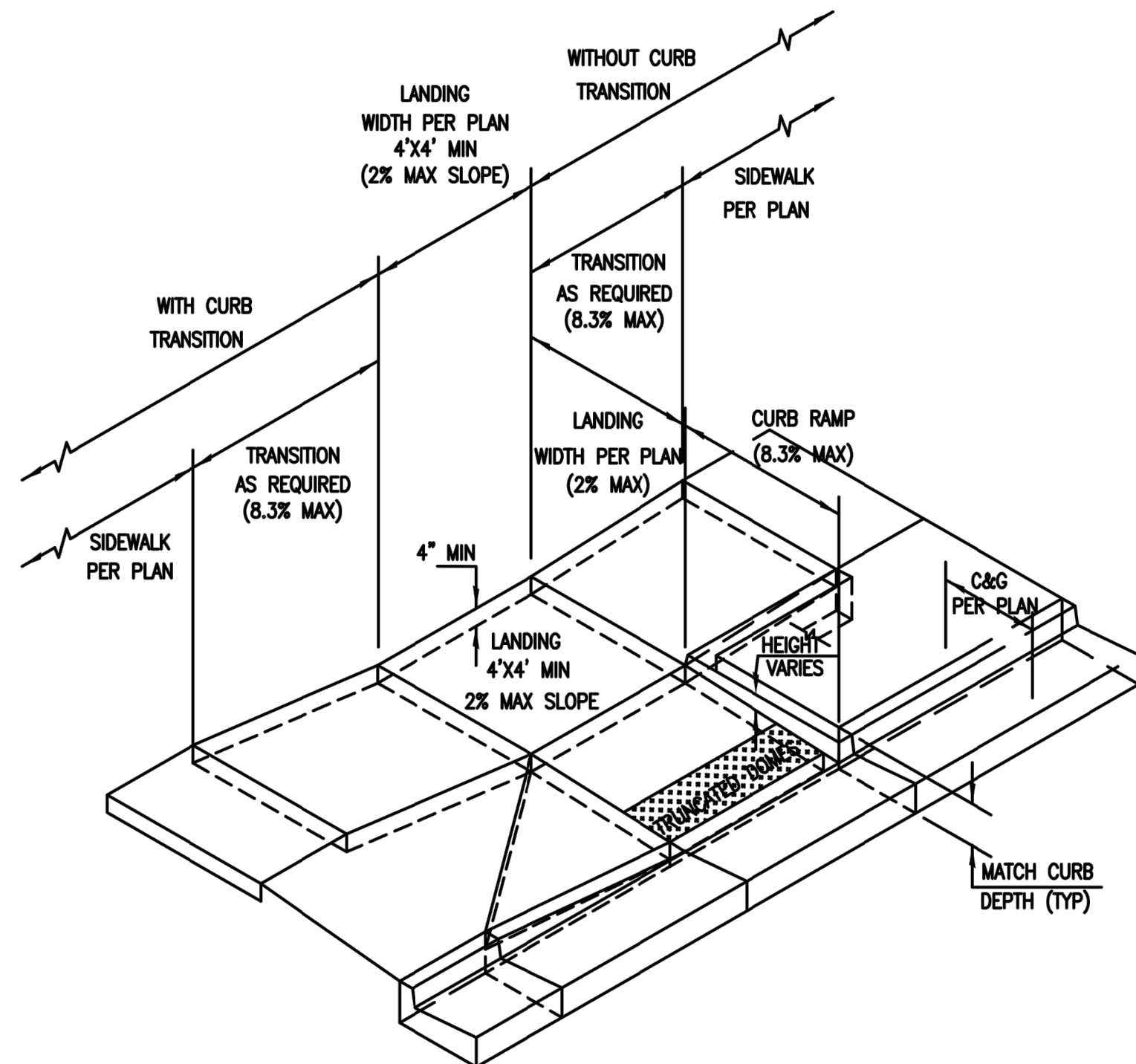
PLAN VIEW

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.



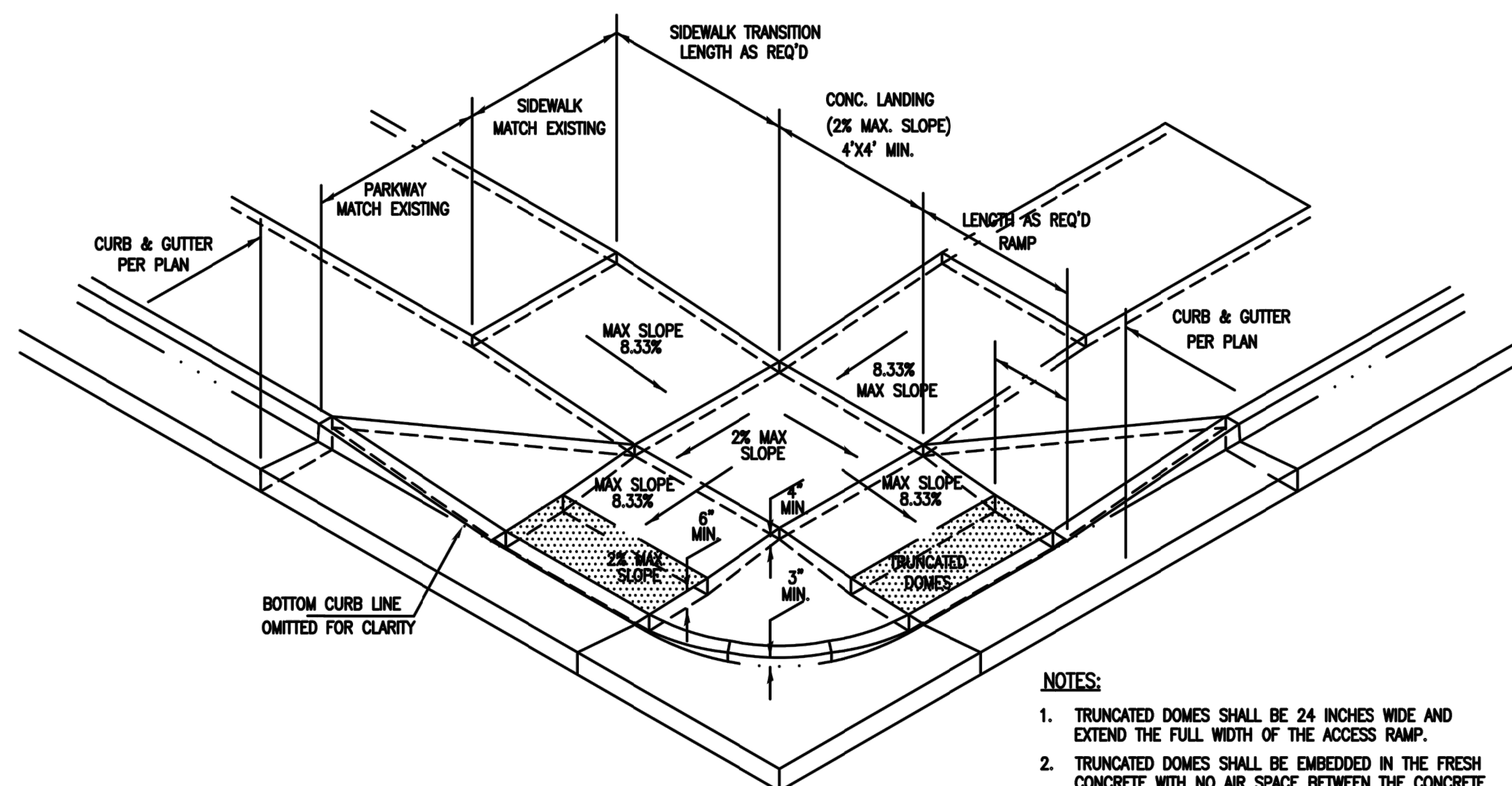


NOTES:

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

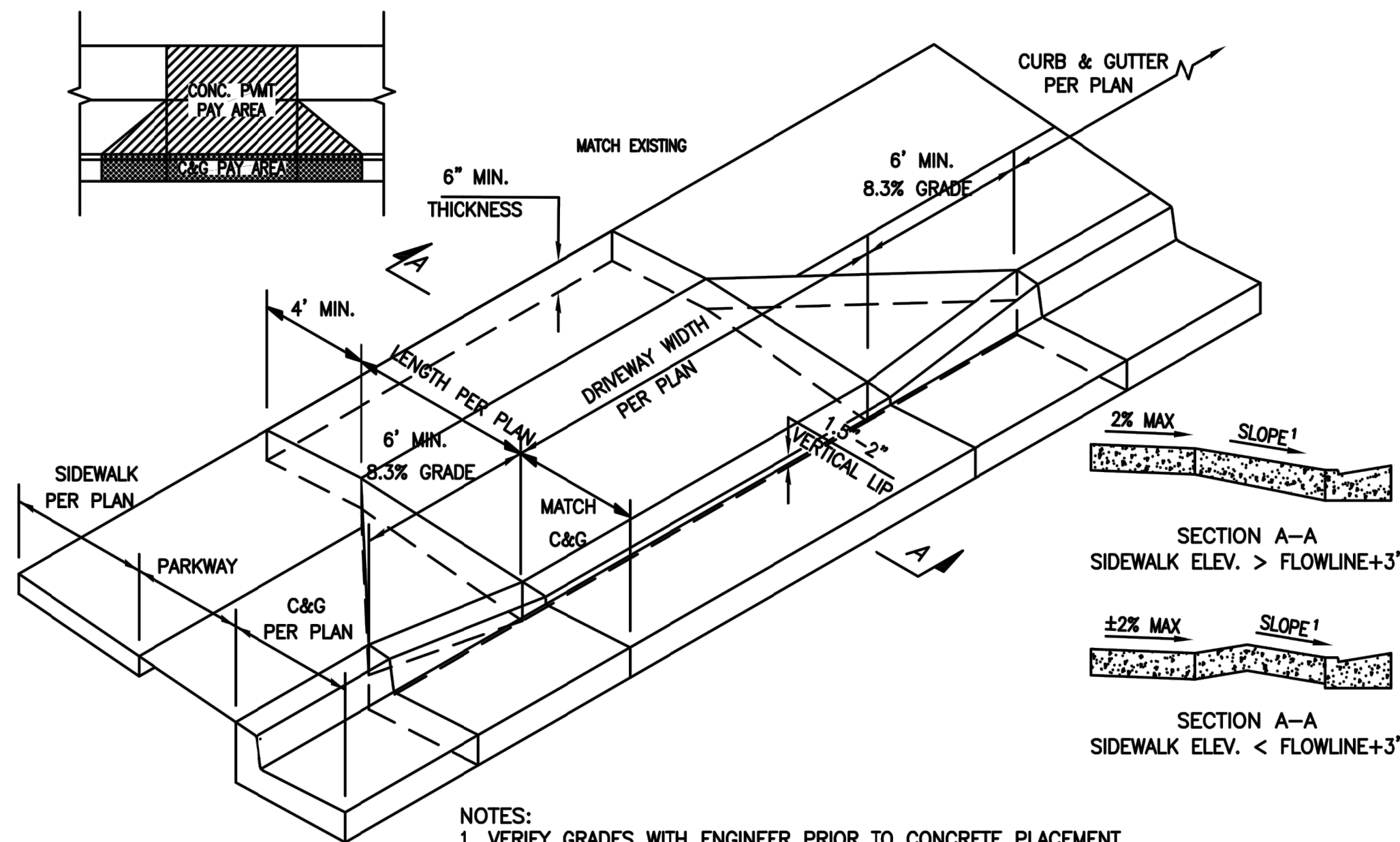
ST ADA CURB RAMP - TYPE 1
DETAIL



NOTES:

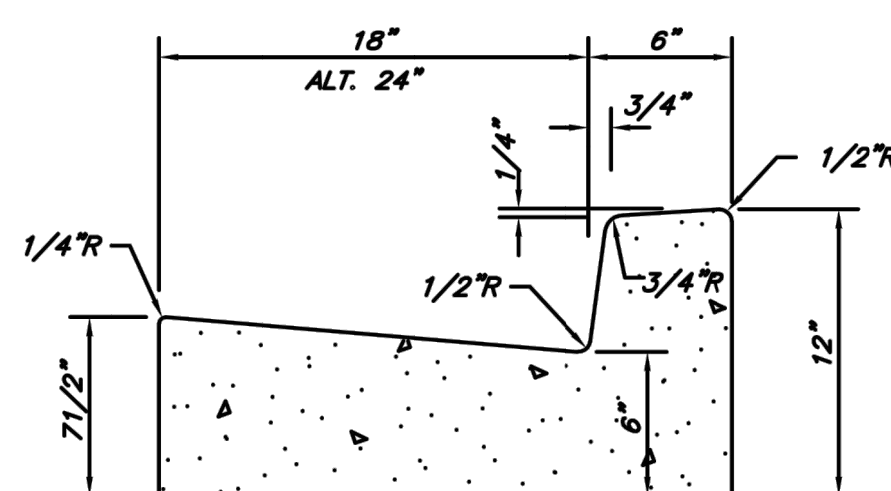
1. TRUNCATED DOMES SHALL BE 24 INCHES WIDE AND EXTEND THE FULL WIDTH OF THE ACCESS RAMP.
2. TRUNCATED DOMES SHALL BE EMBEDDED IN THE FRESH CONCRETE WITH NO AIR SPACE BETWEEN THE CONCRETE AND THE BOTTOM OF THE PLATE.
3. TRUNCATED DOMES SHALL BE CONSTRUCTED OF UNPAINTED CAST IRON CONFORMING TO ASTM A-48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

ST ADA CURB RAMP - TYPE 2
DETAIL

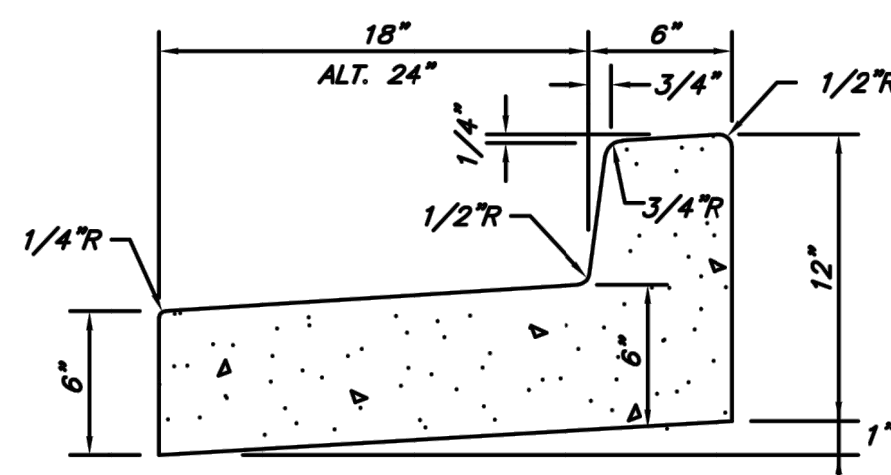


NOTES:
1. VERIFY GRADES WITH ENGINEER PRIOR TO CONCRETE PLACEMENT.

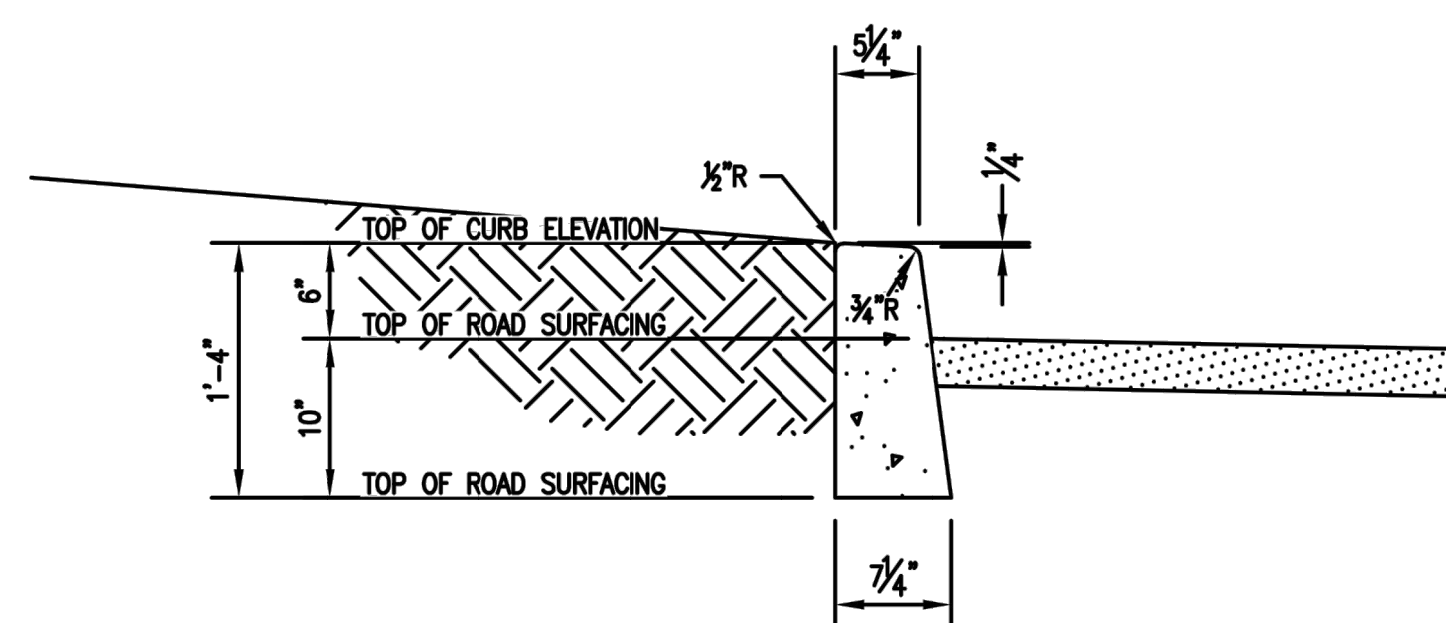
ST TYPE 1 DRIVEWAY
DETAIL



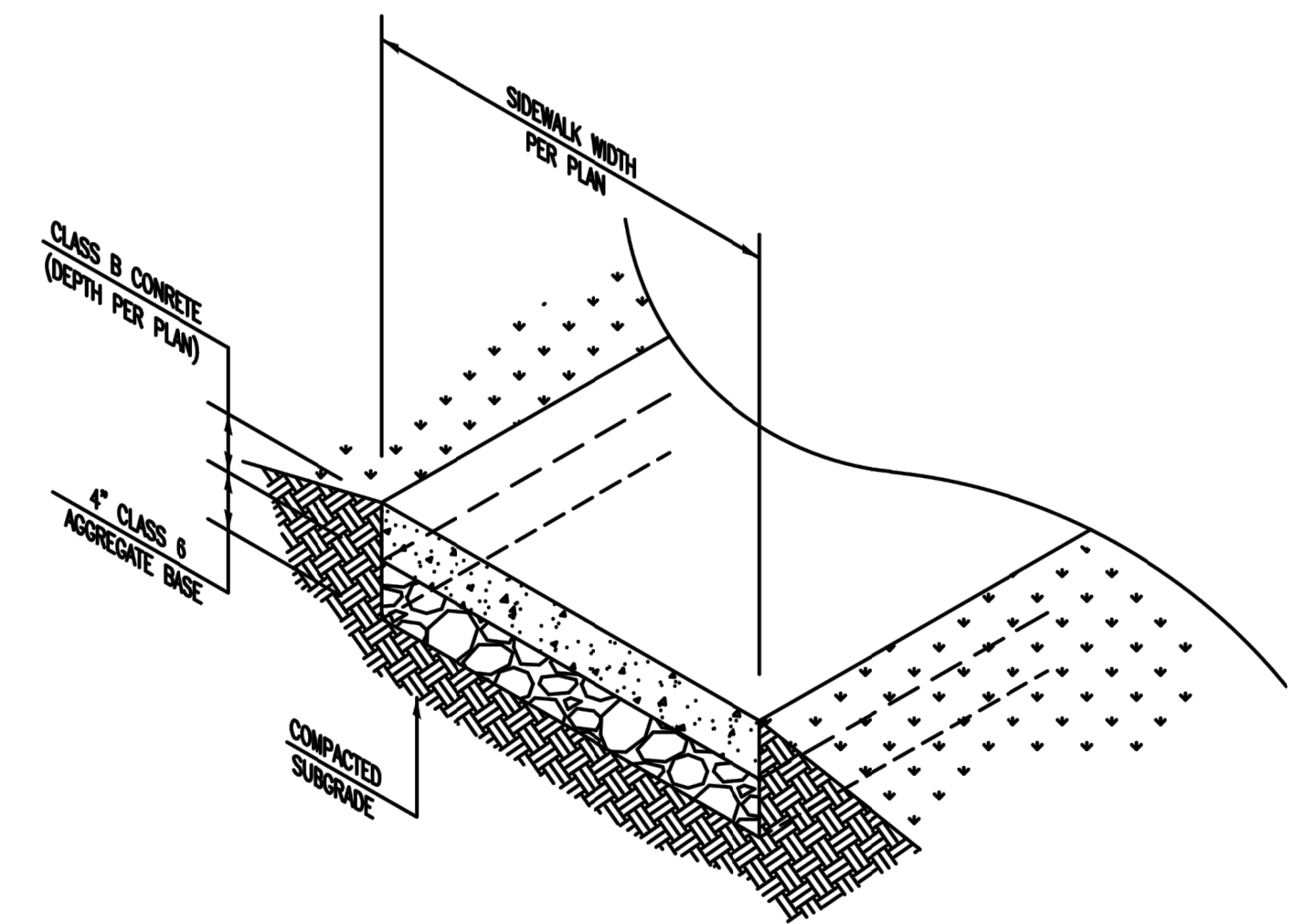
ST STANDARD 24-IN CURB AND GUTTER
DETAIL



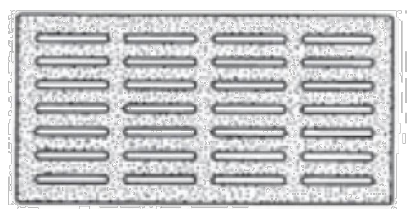
ST INVERTED 24-IN CURB AND GUTTER
DETAIL



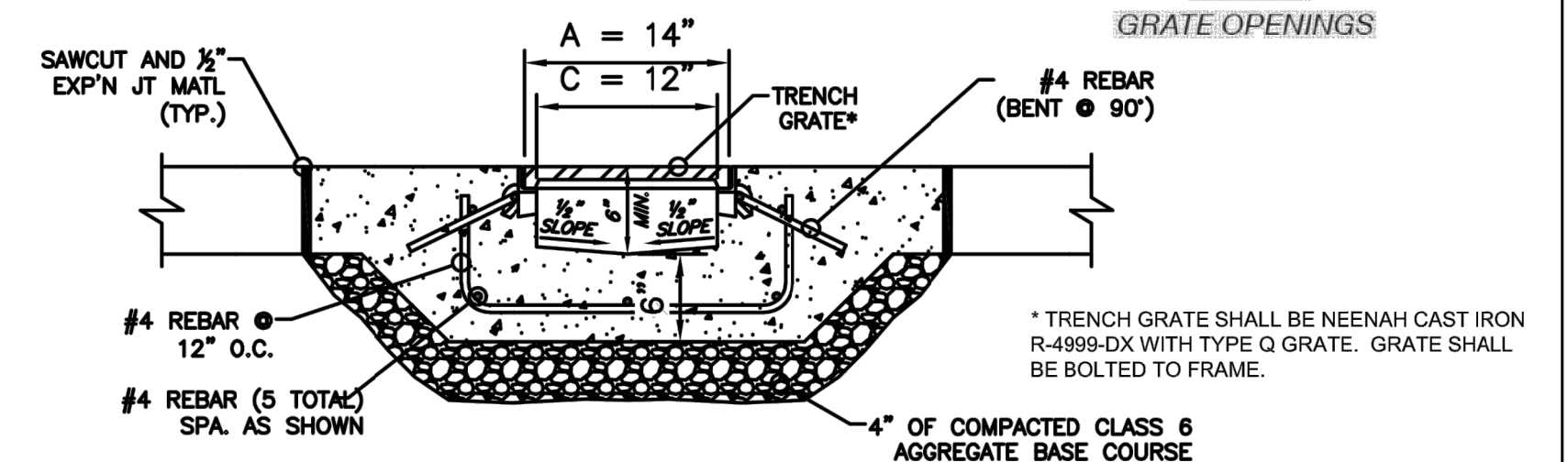
ST 6-IN VERTICAL CURB
DETAIL



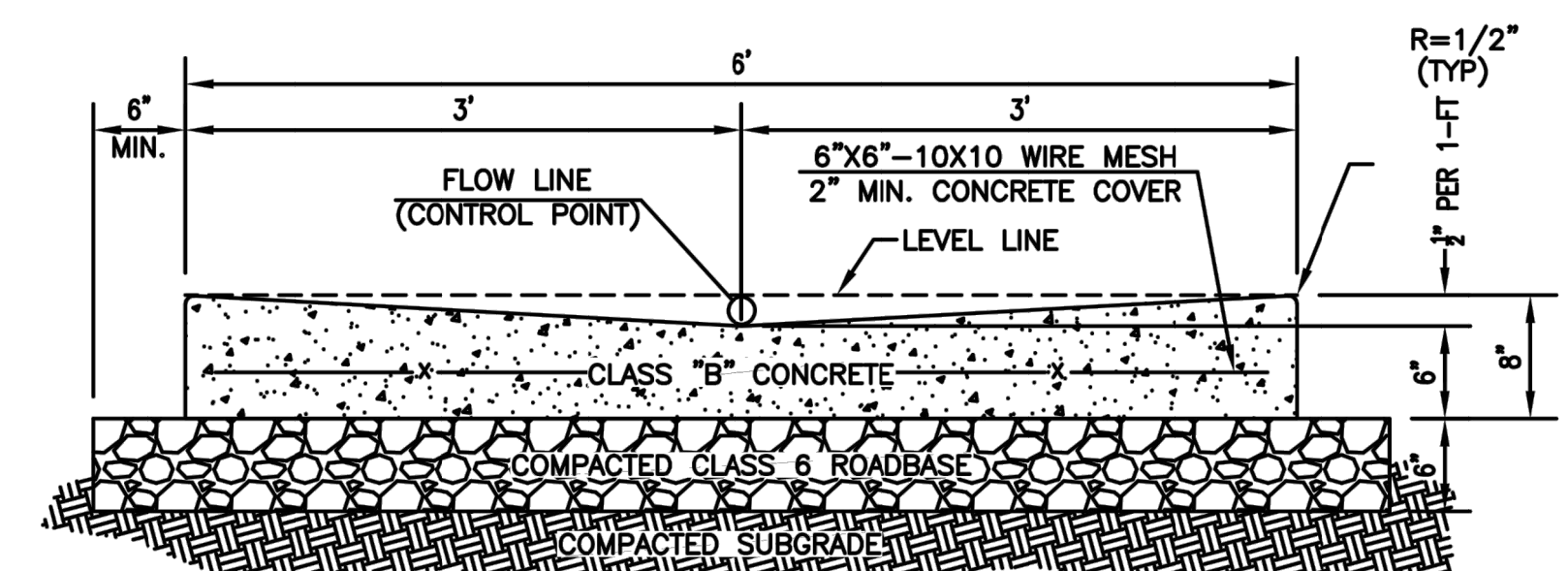
ST SIDEWALK
DETAIL



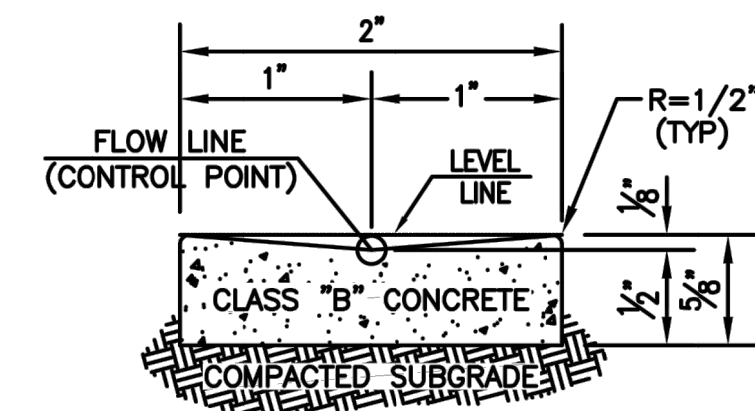
TYPE Q
GRATE OPENINGS



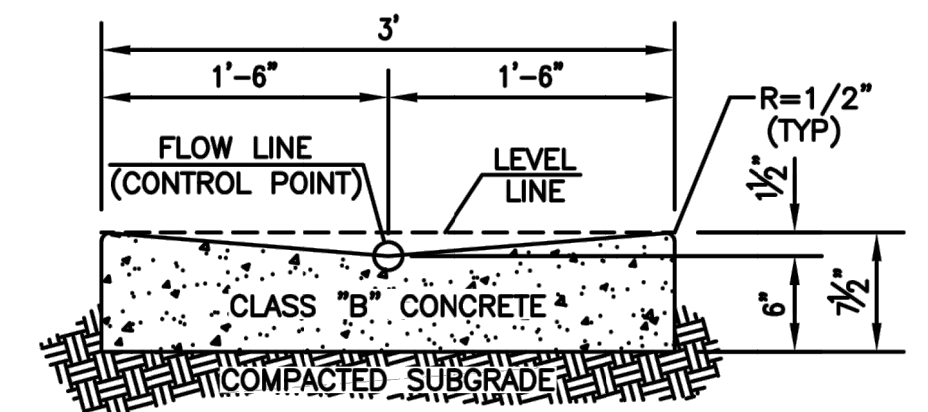
ST SIDEWALK TRENCH DRAIN
DETAIL



ST 6-FT PAN
DETAIL



ST 2-FT PAN
DETAIL



ST 4-FT PAN
DETAIL

CITY OF SALIDA, COLORADO
PUBLIC WORKS

STANDARD DETAILS
STREET DETAILS

DATE: Nov 2018	SCALE: Not to Scale	SHEET: MCL
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January 15, 2021

RE: Cherry Grove Subdivision
Plan review comments

To: Kristi Jefferson, City Planner

Public Works has completed review of the preliminary concept construction plans for the Cherry Grove Subdivision, dated December 18, 2020. These plans will need to be engineered, signed, and stamped for a formal review. Comments are as follows:

General Items

1. Plat – Confirm with other utilities to determine if a 5-ft Utility Easement is necessary east of the Scott Street right-of-way.

Construction Plans

1. The plans shall be engineered, signed, and stamped for final review. Comments are as follows:
 - a. Plan and profile for sanitary sewer extension required.
 - b. Improvements in the right-of-way to be designed, including; sidewalk elevation, parkway swale along Scott Street consistent with River Ridge Subdivision, aprons, and ADA ramp improvements.
 - c. Detention facilities to be design along with a drainage study for the subdivision.

It is requested that the comments be addressed and resubmitted for review. After approval of an improvements agreement, Owner to coordinate product submittals and preconstruction meeting with Public Works prior to initiation of work.

Sincerely,

A handwritten signature in black ink that reads "David Lady".

David Lady, P.E.
City of Salida
Director of Public Works



February 2nd, 2021

RE: Cherry Grove Subdivision
Plan review comments

To: Kristi Jefferson, City Planner

Public Works has completed review of the 80% level Construction Plans for the Cherry Grove Subdivision, dated January 28, 2021. These plans will need to be finalized, signed, and stamped prior to execution of the development agreement. Comments are as follows:

General Items

1. Plat – Confirm with other utilities to determine if a 5-ft Utility Easement is necessary east of the Scott Street right-of-way.
2. Provide Plat for final review.

Construction Plans

1. Comments provided during an informal review on 1/15/2021 have been addressed with the exception of showing the Scott Street improvements consistent with River Ridge improvements along Scott Street. This includes paving of the drive lanes and other typical details.

It is requested that the comments be addressed and resubmitted for final review. After approval of an improvements agreement, Owner to coordinate product submittals and preconstruction meeting with Public Works prior to initiation of work.

Sincerely,

A handwritten signature in black ink that reads "David Lady".

David Lady, P.E.
City of Salida
Director of Public Works

**PUBLIC NOTICE
NOTICE OF PUBLIC HEARING BEFORE
THE CITY COUNCIL FOR THE CITY OF
SALIDA CONCERNING A MAJOR IMPACT
REVIEW APPLICATION FOR A MAJOR
SUBDIVISION**

**TO ALL MEMBERS OF THE PUBLIC
AND INTERESTED PERSONS: PLEASE
TAKE NOTICE** that on Tuesday, March 2,
2021 at or about the hour of 6:00 p.m., a
public hearing will be conducted by the
City of Salida City Council at City Council
Chambers, 448 E. 1st Street, Salida,
Colorado and online at the following
link: [https://attendee.gotowebinar.com/
register/6382995264411204366](https://attendee.gotowebinar.com/register/6382995264411204366)

The hearing is regarding a major impact
review application submitted by Scott Street
LLC (represented by Bill Smith and Lee
Hunnicutt) for a major subdivision located
at 825 Scott Street. The applicants are
requesting major impact review approval
to subdivide the 1.2 acre parcel into 7 lots
that meet the dimensional and development
standards of the R-4 zone district

On January 25, 2021 the Planning
Commission recommended approval of the
Major Subdivision subject to conditions.
The recommendation shall be forwarded
to the City Council for review at the public
hearing.

Interested individuals may make comments
during the public hearing via GoToWebinar
at the above link. Further information on
the application may be obtained from the
Community Development Department
by calling (719) 530-2626. To review
the City's social distancing policy and
other regulations, please visit: [https://
cityofsalida.com/administration/page/covid-
19-information](https://cityofsalida.com/administration/page/covid-19-information)

Published in The Mountain Mail February
12, 2021

INGRESS AND EGRESS EASEMENT AGREEMENT

THIS Ingress and Egress Easement Agreement ("Agreement") is established and granted as of _____, 2021, by Scott Street, LLC ("Owner"), of 825 Scott Street, Salida Colorado.

WHEREAS, Owner is the owner of certain adjoining lots of real property located in the City of Salida; and

WHEREAS, The Owner desires to create a mutual ingress and egress to their properties from Scott Street with a shared driveway and associated improvements including a gate ("Easement"); and

WHEREAS the Owner desires that maintenance of the shared access, driveway, and gate be shared equally among the lots benefited by it; and,

NOW, THEREFORE, the Owner states as follows:

1. Description of Property.

Scott Street LLC is the owner, in fee simple, of those certain lots of real property located in the city of Salida, more particularly described as:

Lots 2-7 of the Cherry Grove subdivision of the City of Salida, Chaffee County, Colorado.

As described in the Plat dated _____, 2021 and recorded on _____, 2021 in the offices of the clerk and recorder of Chaffee County Colorado at Reception No. _____;

2. Description of the Relationship among the Properties. The lots are adjacent to each other.

3. Grant of Easement Owner, by this Agreement, hereby grants, sells and conveys to the owner of each lot, their successors and assigns, for the benefit of that lot, an easement burdening the other lots, as described above. The Easement Property is shown on Exhibit A.

4. Purpose of Easement. The purpose of this easement is for a right of shared access to the properties from Scott Street (City of Salida), for ingress and egress, pedestrian or vehicular, to each lot across a mutual driveway that is located on all properties. The use shall be residential in purpose and limited to lot owners, their agents, invitees, licensees, servants, contractors, mortgagees, tenants and tenants' invitees, servants, licensees, contractors and agents (all of which persons are hereafter called "Permittees").

5. **Limitation on the Use of the Easement Property.** No lot owner shall construct or place any structure, building, or other surface improvements, whether temporary or permanent, or plant or locate any trees or shrubs on the Easement Property. Any such improvement, trees, or shrubs now or hereafter located on the Easement Property may be removed by other lot owners without liability.
6. **No Third-Party Beneficiaries.** Except as expressly provided otherwise, this Agreement and the Easement are intended to be solely for the benefit of the lot owners and shall not otherwise be deemed to confer upon or give to any other person or third party any remedy, claim, cause of action or other right.
7. **Indemnity.** Owners shall indemnify, defend, and hold harmless the other lot owners from and against any and all losses, claims, actions, damages, liabilities, penalties, fines, or expenses, of whatsoever nature, including, without limitation, reasonable attorneys' fees and costs on account of mechanics' lien claims, injury to persons, the death of any person, or damages to property ("Claims") arising from their use of the Easement Property,
8. **Location of the Easement.** The easement area is shown on Exhibit A.
9. **Cost of Installation and Maintenance.** The cost of building and maintaining improvements on the easement area shall be borne equally by the owner of each lot. If any lot owner fails to participate in the costs of the maintenance required under this Agreement, any and all pro rata costs allocated shall be enforceable as a mechanic's lien under Colorado law.
10. **Term of Easement.** The Easement provided for herein shall be a perpetual one appurtenant to and running with the land.
11. **Successors and Assigns.** This Easement will be binding upon the parties hereto and their respective successors, personal representatives, heirs, and assigns subject to the covenants and restrictions herein.
12. **Enforcement.** This obligation may be enforced as provided by Colorado law by any owner subject to the terms of this Agreement.
13. **Governing Law.** The Laws of the State of Colorado shall govern this agreement.
14. **Severability.** In the event that any provision of this agreement is found by any court or other authority of competent jurisdiction to be illegal or unenforceable, such provision will be severed or modified to the extent necessary to render it enforceable and as so severed or modified, this agreement shall continue in full force and affect.
15. **Attorney's Fees, and Costs.** In the event of any action filed in relation to this agreement the prevailing party shall be entitled to recover reasonable attorney's fees and costs.

16. Amendment. This Agreement shall only be terminated, modified or amended by a written agreement signed by all of the lot owners.

IN WITNESS WHEREOF, the parties set their hands to be effective as of the day first above written.

Scott Street LLC

By: _____
Lee Hunnicutt, Managing Member

STATE OF Colorado)
)ss.
COUNTY OF Chaffee)

The foregoing instrument was acknowledged before me this ____ day of _____, 2021 by Lee Hunnicutt.

My Commission expires: _____

(SEAL)

Notary Public

From: [Carrie Mesch](#)
To: [Kristi Jefferson](#)
Cc: [M. Tom Mesch](#)
Subject: Comments on Cherry Orchard Subdivision Overall Plan
Date: Thursday, January 21, 2021 10:24:12 AM
Attachments: [18031 RIVER RIDGE PLAT P2 200217.pdf](#)
[Untitled attachment 00072.txt](#)

Dear Kristi,

On behalf of Arkansas River Living, LLC, developers of River Ridge Subdivision, I would like to make comments on the Overall Plan submitted for the January 25, 2021 Planning Commission meeting regarding the Cherry Orchard Subdivision at 825 Scott Street.

As we were going through the process of designing River Ridge Subdivision and working with the City, it was suggested that we align our alleys with the south edge of the adjacent property line (825 Scott Street), so that future development of that parcel would extend the alley to Scott Street. We believe that is still the best plan, and ask that the Planning Commission consider recommending this change.

This change eliminates curb cuts along River Ridge Lane, which would be consistent with the remainder of that section of River Ridge Lane.

Additionally, we were told by the City that they don't ideally like dead end alleys, so our design allowed for the future elimination of the River Ridge alley's dead end when 825 Scott Street was developed. In referencing our Plat (attached), please notice that ideally we would have liked to move the alley further North, giving more square footage to our lots on Old Stage Road. We complied with the City's thinking, designed our alley with the suggested alignment, and set up the future extension of the alley through to Scott Street.

In looking at the submitted Plan for Cherry Orchard Subdivision, it appears that the northern edge of the proposed easement, closely aligns with where the alley would pass through. This change would eliminate the proposed gate, and also ensure that the sewer main, when extended, is not impeded by future improvements. Although structural improvements would be prohibited by an easement, easements are not always adhered to by homeowners over the course of time (shed's etc.), which obviously can cause maintenance issues for the City.

In summary, we believe that extending the River Ridge Subdivision alley through to Scott Street is a cleaner, overall better plan for the City, and for the residents.

Thank you for this consideration.

Respectfully,
Carrie J. Mesch
Managing Partner, Arkansas River Living, LLC