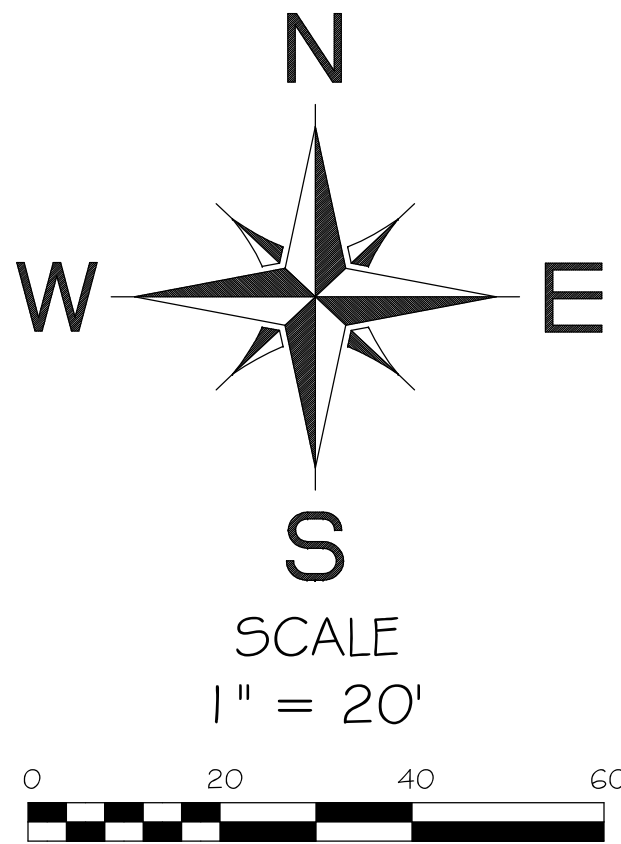




ACKNOWLEDGMENT OF LIEN HOLDER

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 _____)

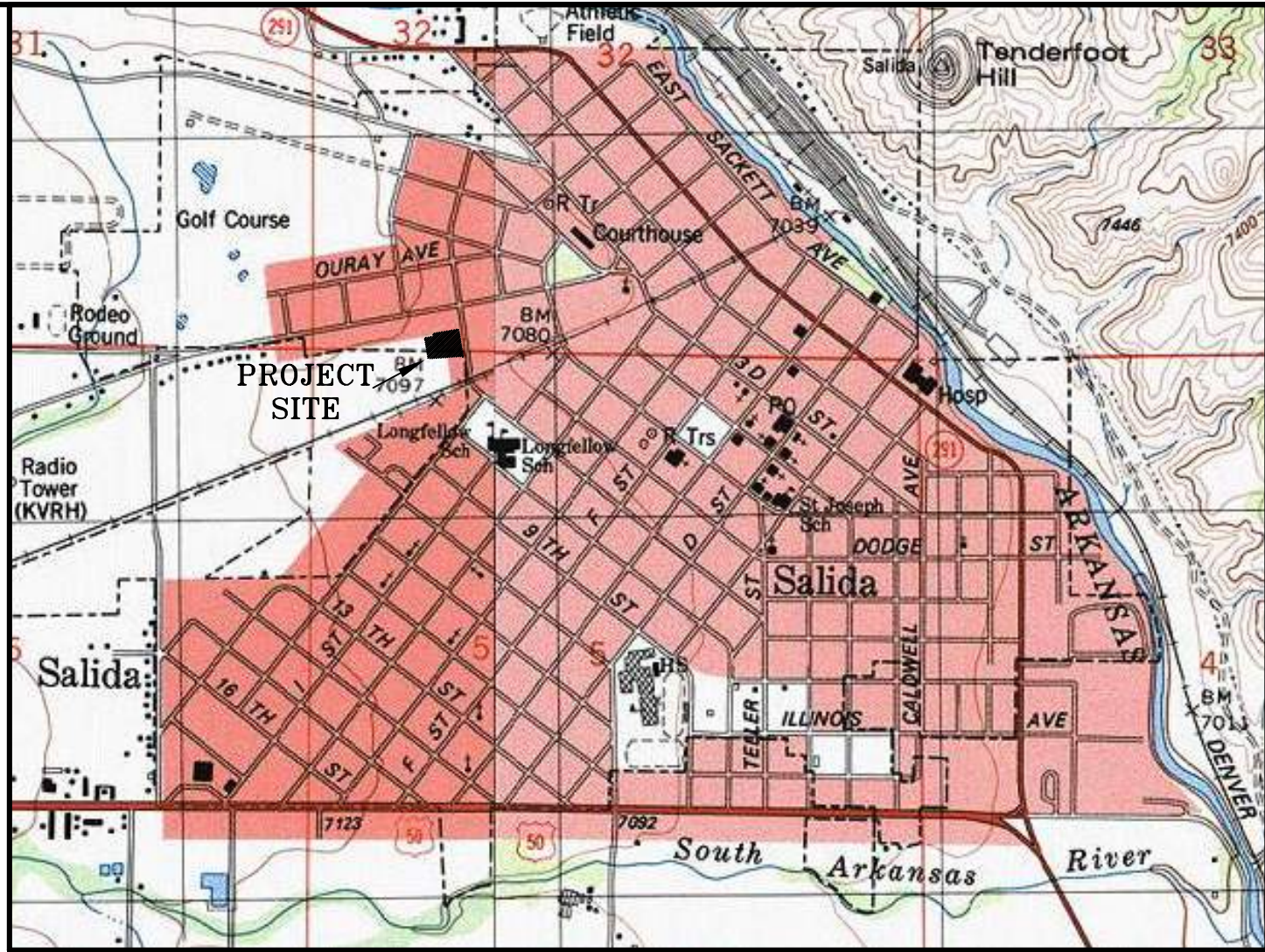
THE FORGOING ACKNOWLEDGMENT OF LIEN HOLDER WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2022, BY _____, WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES _____.

NOTARY PUBLIC _____

GREEN HEART MINOR SUBDIVISION

A SUBDIVISION OF PARCEL A GREEN HEART BOUNDARY LINE ADJUSTMENT CITY OF SALIDA CHAFFEE COUNTY, COLORADO



VICINITY MAP
NOT TO SCALE

LEGEND

- FOUND MONUMENT AS NOTED
- ◆ SET 1 1/2" ALUMINUM CAP LS 37937
- ◆ PREVIOUSLY SET 1 1/2" ALUMINUM CAP LS 37937
- FOUND 1 1/2" ALUMINUM CAP LS 487
- ▲ FOUND #5 REBAR
- POWER POLE
- X — FENCE
- O — OVERHEAD UTILITY
- CONCRETE

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 GREEN HEART, LLC, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES EXCEPT AS LISTED BELOW:

DATED THIS ____ DAY OF _____, 2022.

TITLE AGENT _____

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 RIGHT-OF-WAY OF SEVENTH STREET BETWEEN TWO 1 1/2" ALUMINUM CAPS STAMPED "LS 37937" HAVING A BEARING OF SOUTH 09°36'39" EAST.
- 2) ZONE: SINGLE-FAMILY RESIDENTIAL (R-1)
- 3) 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
- 4) THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH WESTCOT LAND TITLE INSURANCE COMPANY (CENTRAL COLORADO TITLE & ESCROW), COMMITMENT NO. 21-15582, DATED JULY 23, 2021.

PLANNING COMMISSION APPROVAL

THIS PLAT IS APPROVED BY THE CITY OF SALIDA PLANNING COMMISSION THIS ____ DAY OF _____, 2019.

CHAIR OF PLANNING COMMISSION, CITY OF SALIDA _____

CLERK AND RECORDER'S CERTIFICATE

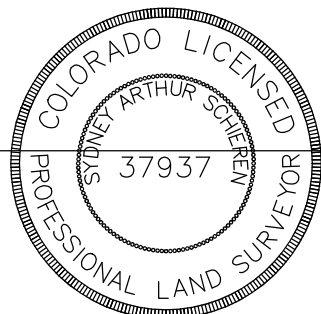
THIS PLAT WAS FILED IN THE OFFICE OF THE CLERK AND RECORDER OF CHAFFEE COUNTY, COLORADO, AT _____ M. ON THIS ____ DAY OF _____, 2022 UNDER RECEPTION NUMBER _____.

CHAFFEE COUNTY CLERK AND RECORDER _____

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:	GREEN HEART MINOR SUBDIVISION A SUBDIVISION OF PARCEL A GREEN HEART BOUNDARY LINE ADJUSTMENT CITY OF SALIDA CHAFFEE COUNTY, COLORADO
JOB # 21137	LANDMARK SURVEYING & MAPPING P.O. BOX 668 SALIDA, CO 81201 PH 719.539.4021 FAX 719.539.4031
DATE: JANUARY 17, 2022	
SHEET 1 OF 1	

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.

GREEN HEART

PLANNED DEVELOPMENT (PD)

SALIDA, COLORADO

CERTIFICATE OF DEDICATION AND OWNERSHIP

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

PARCEL A
GREEN HEART BOUNDARY LINE ADJUSTMENT
CITY OF SALIDA
CHAFFEE COUNTY, COLORADO

HAS SUBDIVIDED THE SAME INTO FOUR LOTS, OUTLOTS AND EASEMENTS, AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF:

GREEN HEART MINOR SUBDIVISION
IN THE
CITY OF SALIDA
CHAFFEE COUNTY, COLORADO

SUBJECT TO 20' PEDESTRIAN EASEMENT, 20' WIDE ACCESS EASEMENT, 5' WIDE BUILDING MAINTENANCE EASEMENT AND A 10' WIDE OVERHEAD UTILITY EASEMENT.

IN WITNESS WHEREOF THE UNDERSIGNED HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS ____DAY OF ____ 2022

BY: GREEN HEART, LLC (REPRESENTATIVE)

COUNTY OF CHAFFEE)
) SS.
STATE OF COLORADO)

THE FORGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS ____DAY OF ____ 2022, BY
____ GREEN HEART, LLC REPRESENTATIVE. WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES ____

NOTARY PUBLIC

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 GREEN HEART, LLC, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES EXCEPT AS LISTED BELOW:

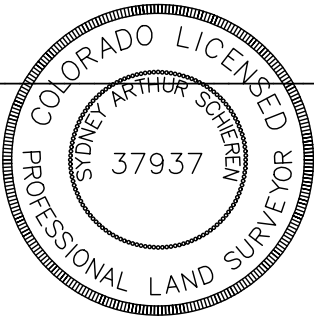
DATED THIS ____ DAY OF _____, 2022.

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.

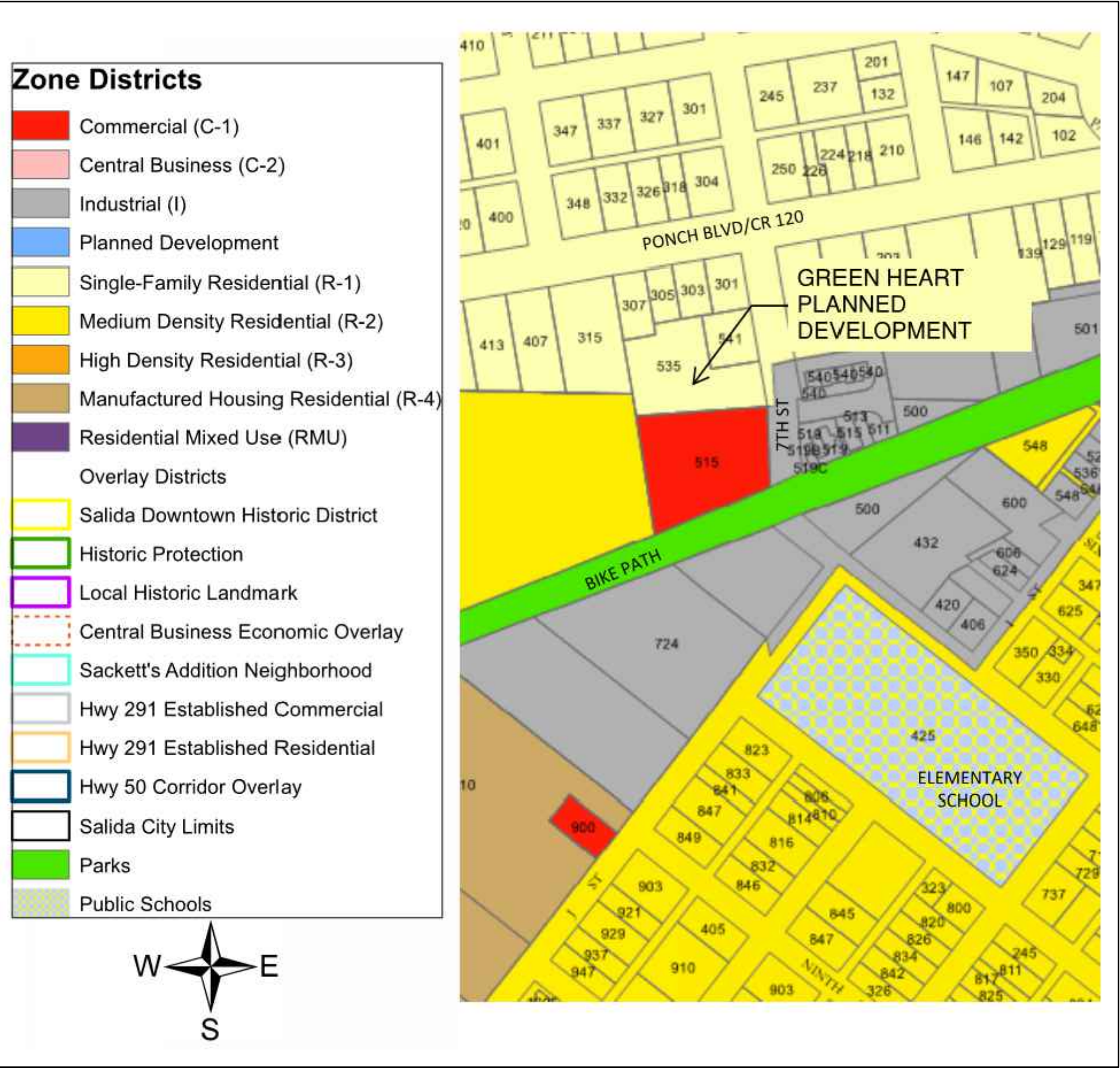
MAYOR, CITY OF SALIDA

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



CONDITIONS OF APPROVAL FOR THE GREEN HEART PD:

-
-
-

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 RIGHT-OF-WAY OF SEVENTH STREET BETWEEN TWO 1½" ALUMINUM CAPS STAMPED "LS 37937" HAVING A BEARING OF SOUTH 09°36'39" EAST.
- 2) ZONE: SINGLE-FAMILY RESIDENTIAL (R-1)
- 3) 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
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GREEN HEART PLANNED DEVELOPMENT (PD)
SALIDA, COLORADO

SHEET NO.

D1

DRAFT - 2/23/22

ENGINEER

Walker Engineering

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

CONSULTANT

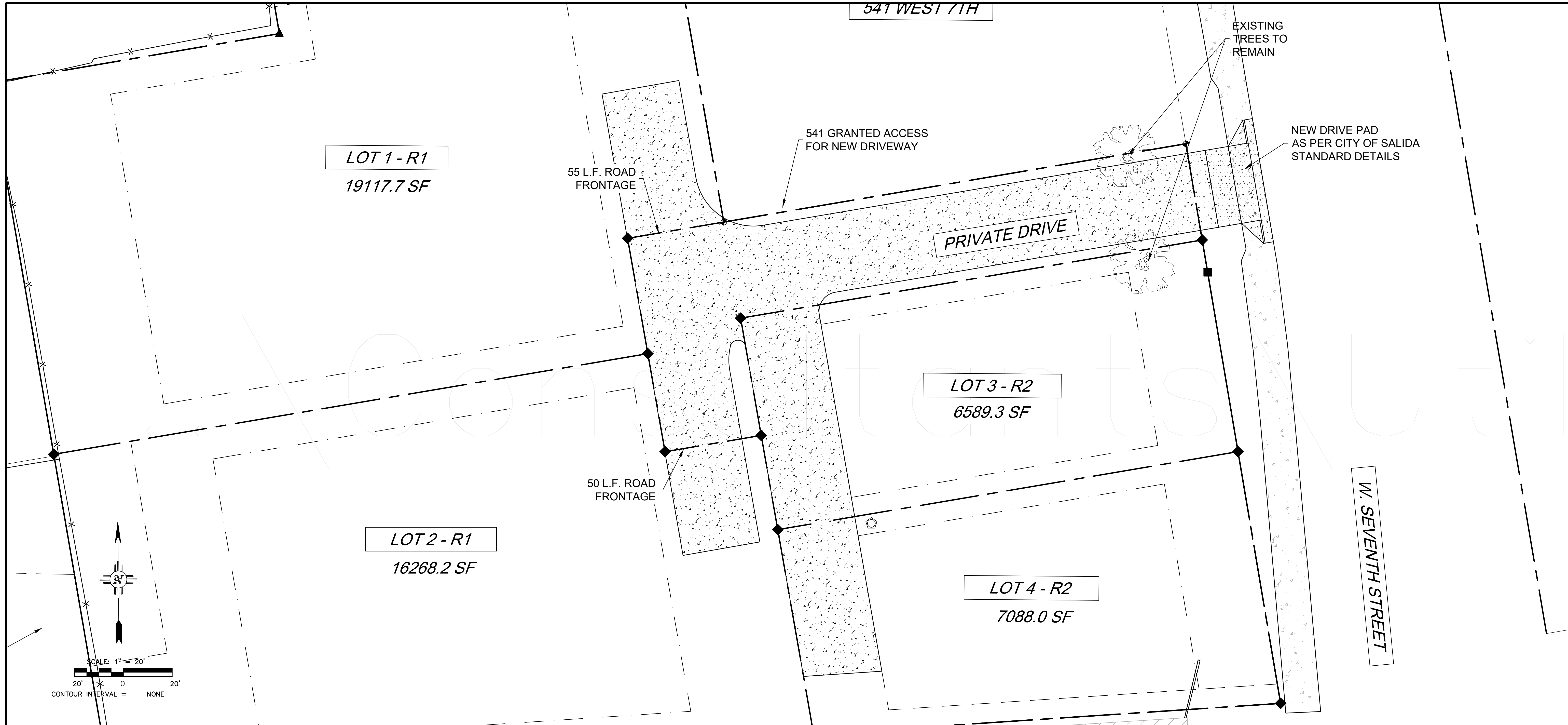
Land Water Concepts

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



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

LEGEND

- PROPOSED PROPERTY LINE
- SETBACK
- EASEMENT

GREEN HEART - PLANNED DEVELOPMENT SUMMARY

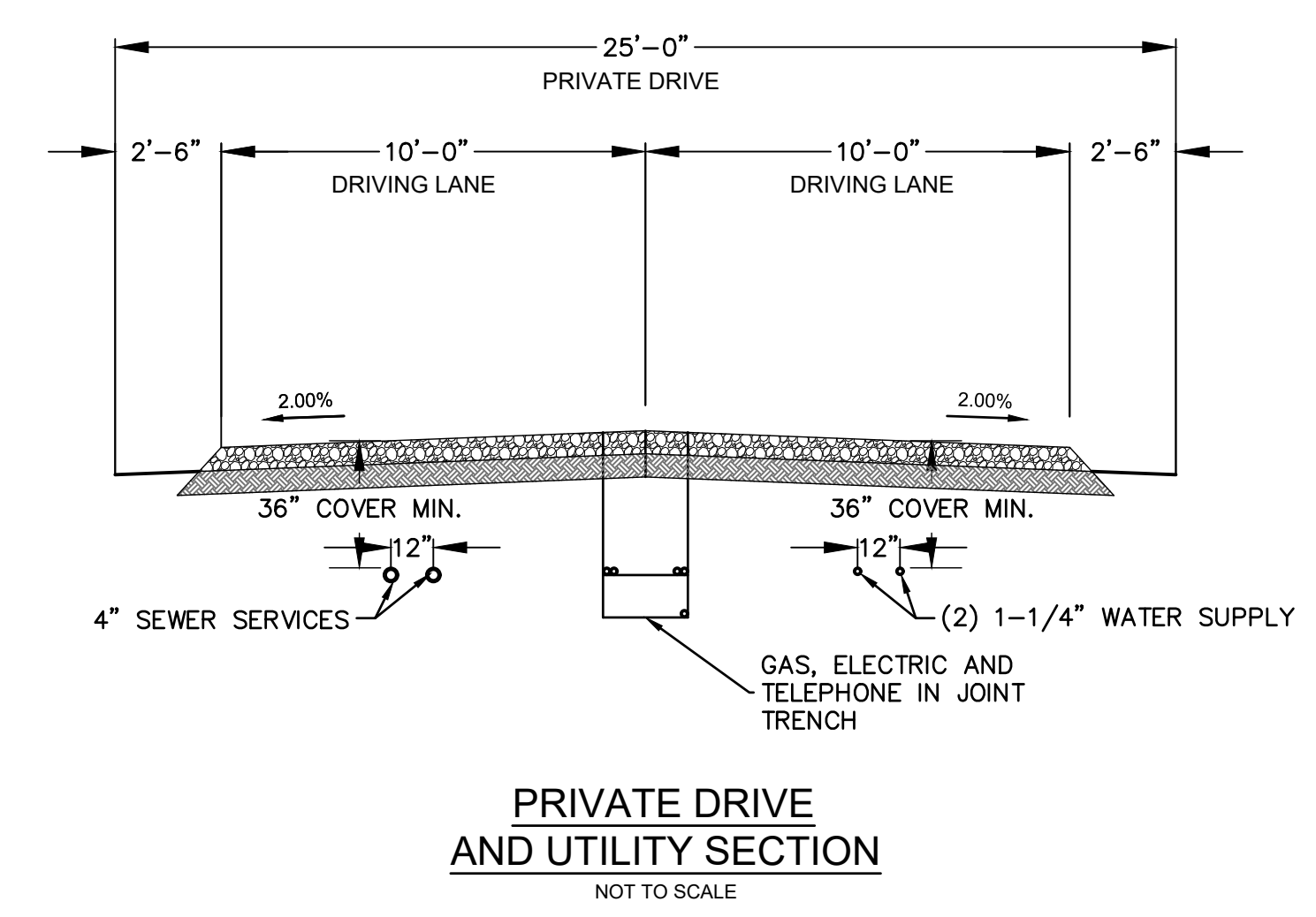
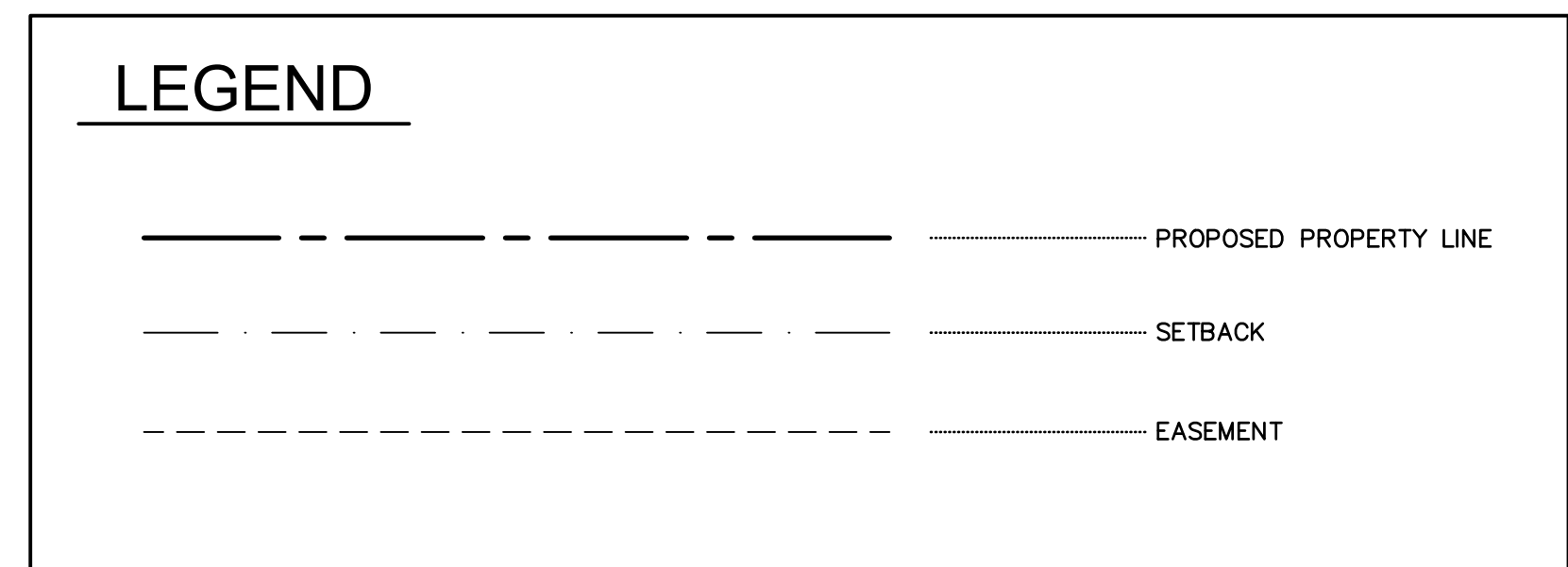
TOTAL LOT AREA 1.13 ACRES
TOTAL LOT AREA 49063.2 SQ. FT.
ZONING R1 LOW DENSITY RESIDENTIAL
NUMBER OF LOTS 4

LOT SUMMARY	PROPOSED USE	ZONING	LOT AREA ACRES	LOT AREA SF
LOT 1	SINGLE FAMILY	R1	0.44	19117.7
LOT 2	SINGLE FAMILY	R1	0.37	16268.2
LOT 3	SINGLE FAMILY	R2	0.15	6589.3
LOT 4	SINGLE FAMILY	R2	0.16	7088

SCHEDULE OF DIMENSIONAL STANDARDS

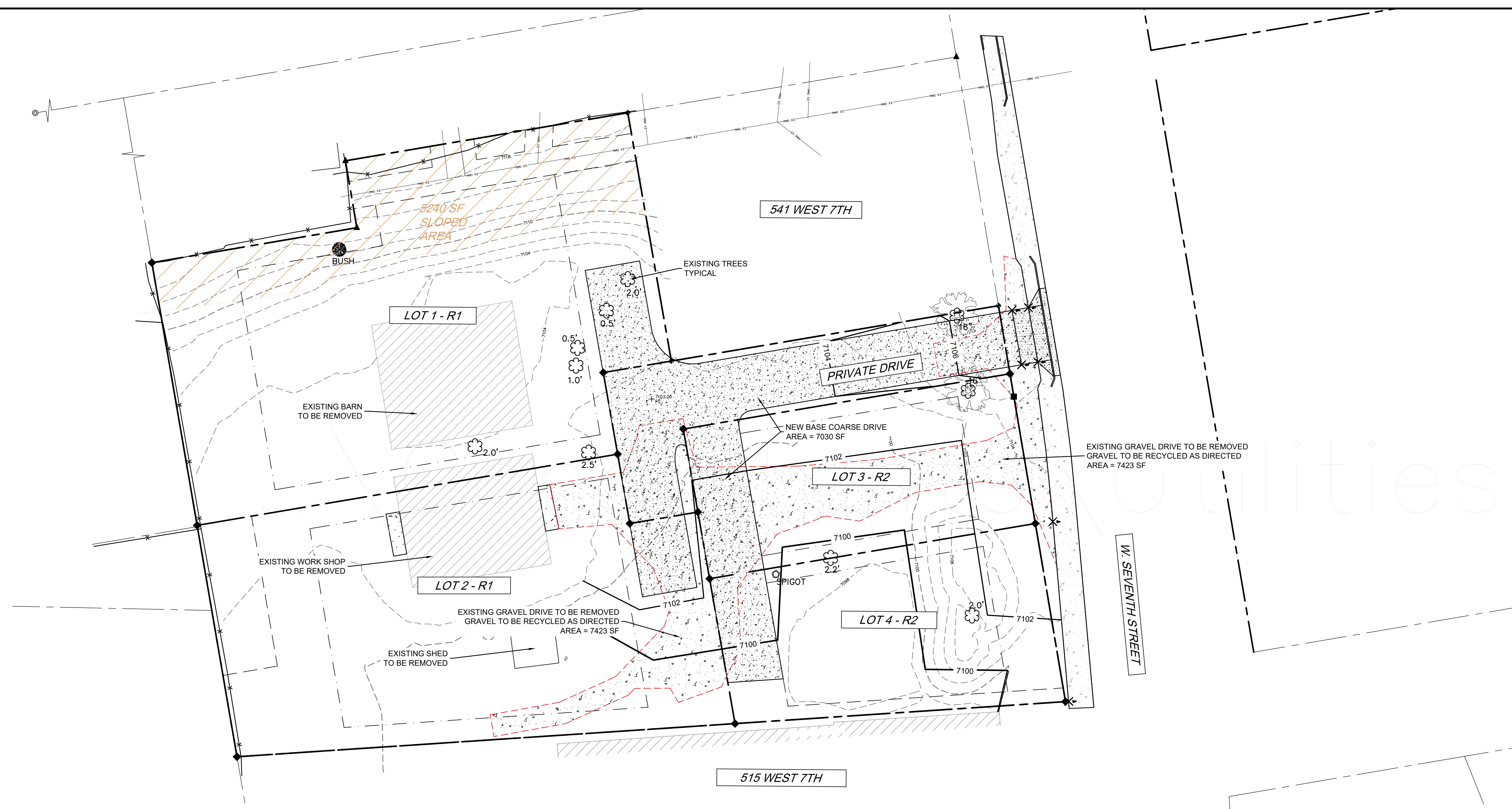
Dimensional Standard	R-1	R-2	PD R-1	PD R-2
Min. lot size (sq. ft.)	7,500	5,625	7,500	5,625
Density (Min. lot sq. footage per principal dwelling unit)	3,750	3,125	3,750	3,125
Min lot size (sq. ft.)—attached units	N/A	3,125	N/A	3,125
Min. lot frontage	50'	37'-6"	NOTE 1.	37'-6"
Min. lot frontage—attached units	N/A	20'	N/A	20'
Max. lot coverage: structures (additive coverage total for structures and uncovered parking cannot exceed 90% except in C-2)	35%	40%	35%	40%
Max. lot coverage: uncovered parking/access (additive coverage total for structures and uncovered parking cannot exceed 90% except in C-2)	10%	15%	10%	15%
Min. landscape area	55%	45%	55%	45%
Min. setback from side lot line for a primary bldg.	8'	5'	8'	5'
Min. setback from side lot line for a detached accessory bldg.	3', 5', or 10' +	3', 5', or 10' +	3', 5', or 10' +	3', 5', or 10' +
Min. setback from rear lot line: principal bldg.	30'	20'	NOTE 2.	20'
Min. setback from rear lot line: accessory bldg.	5'	5'	5'	NOTE 3.
Min. setback from front lot line +	30'	20'	30'	20'
Max. building height for a primary bldg.	35'	35'	35'	35'
Max. building height for a detached accessory bldg.	25'	25'	25'	25'

- Notes:
1. MINIMUM LOT FRONTAGE IS TO BE MEASURED AT THE PRIVATE R.O.W. (OUTLOT) FOR LOTS 1 AND 2
 2. REAR SETBACK FOR LOT 2 IS 40'
 3. REAR SETBACK TO BE 20' FOR BOTH PRINCIPAL AND ACCESSORY BUILDINGS



SHEET NO. C1	CITY REVIEW			PROJECT:		W. E. Walker Engineering 905 Camino Sierra Vista, • Santa Fe, NM 87505 505-820-7990 FAX 505-820-3539 E-MAIL: civil@walkerengineering.net
	DEPARTMENT	SIGN-OFF	DATE			
	WASTEWATER					
	WATER					
	PW ENGINEERING					
	TRAFFIC					
	FIRE DEPARTMENT					
	SOLID WASTE					
	LANDSCAPE					
	TRAILS/OPEN SPACE					
SUBDIVISION REVIEW						

No.	REVISION	BY	APP.	DATE



PROPOSED PROPERTY LINE

SETBACK

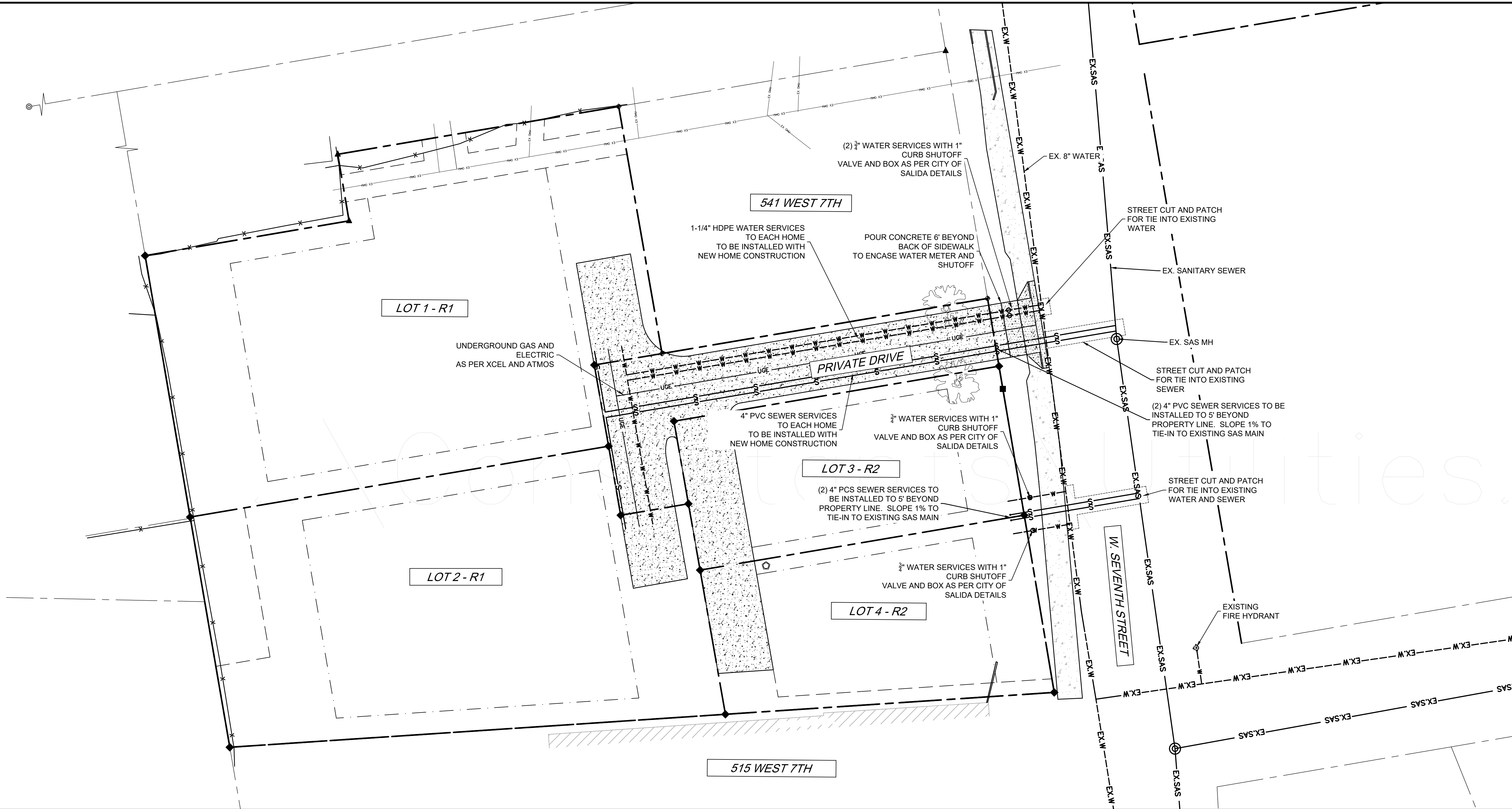
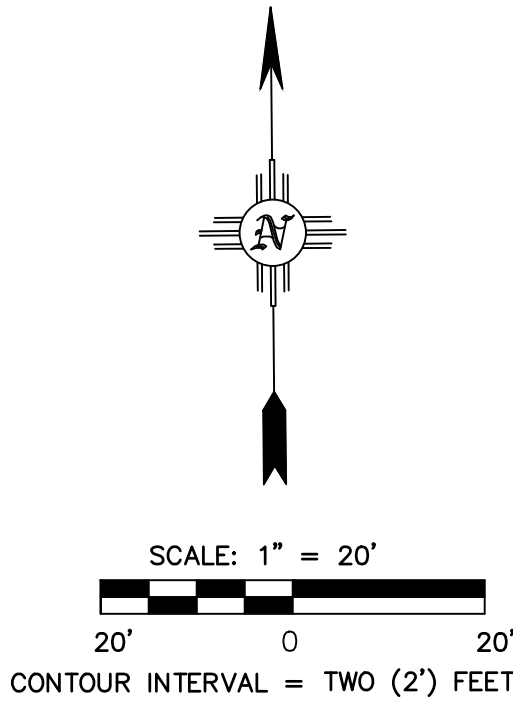
EASEMENT

EXISTING CONTOURS

EXISTING CONTOURS

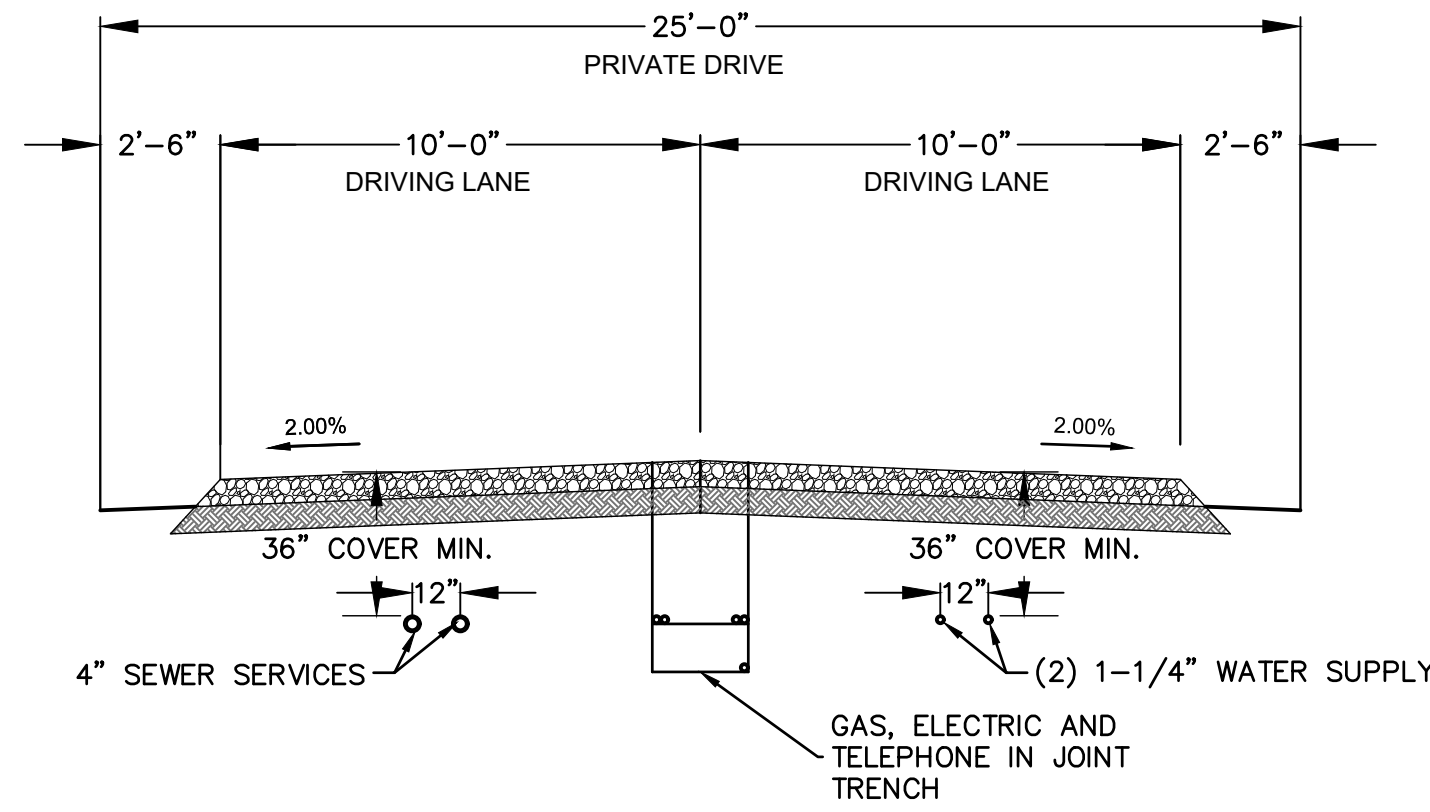
NOTE: NO STORM WATER RETENTION IS REQUIRED FOR THE NEW BASE COARSE PRIVATE DRIVE. THE AREA OF THIS NEW DRIVE IS LESS THAN THE EXISTING GRAVEL DRIVEWAYS ON SITE WHICH ARE TO BE REMOVED.

NOTE: NO STORM WATER RETENTION IS REQUIRED FOR THE NEW BASE COARSE PRIVATE DRIVE. THE AREA OF THIS NEW DRIVE IS LESS THAN THE EXISTING GRAVEL DRIVEWAYS ON SITE WHICH ARE TO BE REMOVED.



LEGEND

-----	PROPOSED PROPERTY LINE
-----	SETBACK
-----	EASEMENT
----- EX.SAS -----	EXISTING SANITARY SEWER
----- EX.W ----- EX.W ----- EX.W -----	EXISTING WATER
----- S ----- S ----- S ----- S ----- S ----- S -----	NEW SEWER SERVICE
----- W ----- W ----- W ----- W ----- W ----- W -----	NEW WATER SERVICE
----- UGE -----	NEW UNDERGROUND GAS AND ELECTRIC



PRIVATE DRIVE
AND UTILITY SECTION

NOT TO 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

No.	REVISION	BY	APP.	DATE

PROJECT:	DESIGNED BY:
FILE:	DRAWN BY:
DATE:	CHECKED BY:
2/22/2022	
SCALE:	

REGISTERED PROFESSIONAL ENGINEER
STATE OF NEW MEXICO
3203
2/12/12

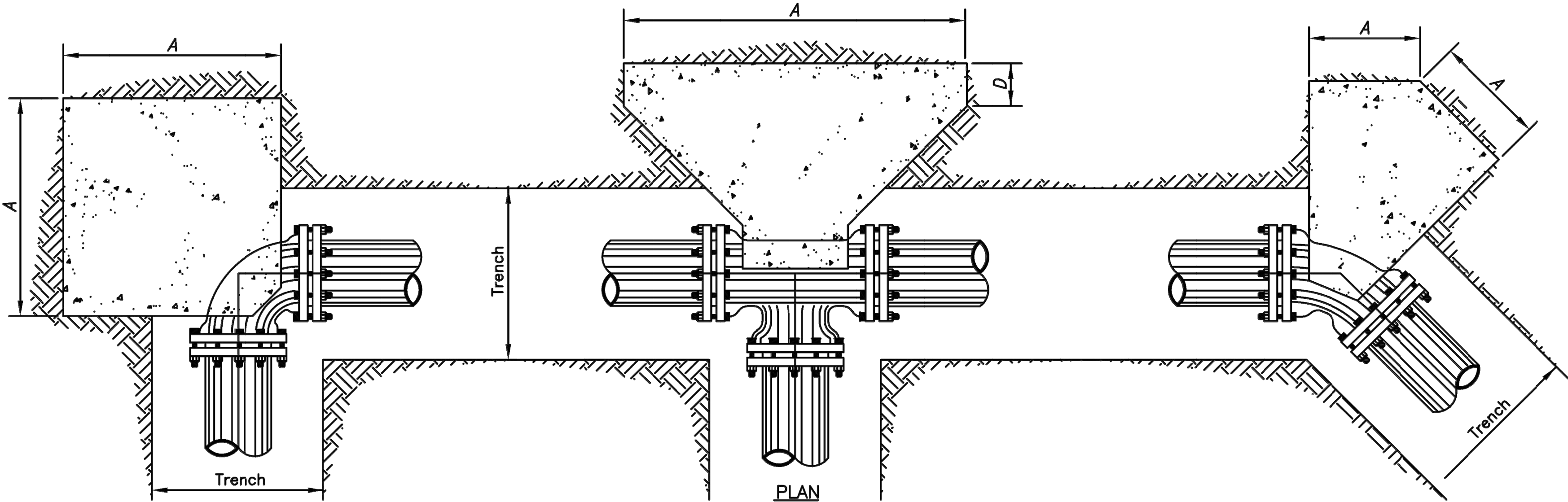
PROJECT: GREEN HEART PLANNED DEVELOPMENT

SHEET TITLE: UTILITY PLAN

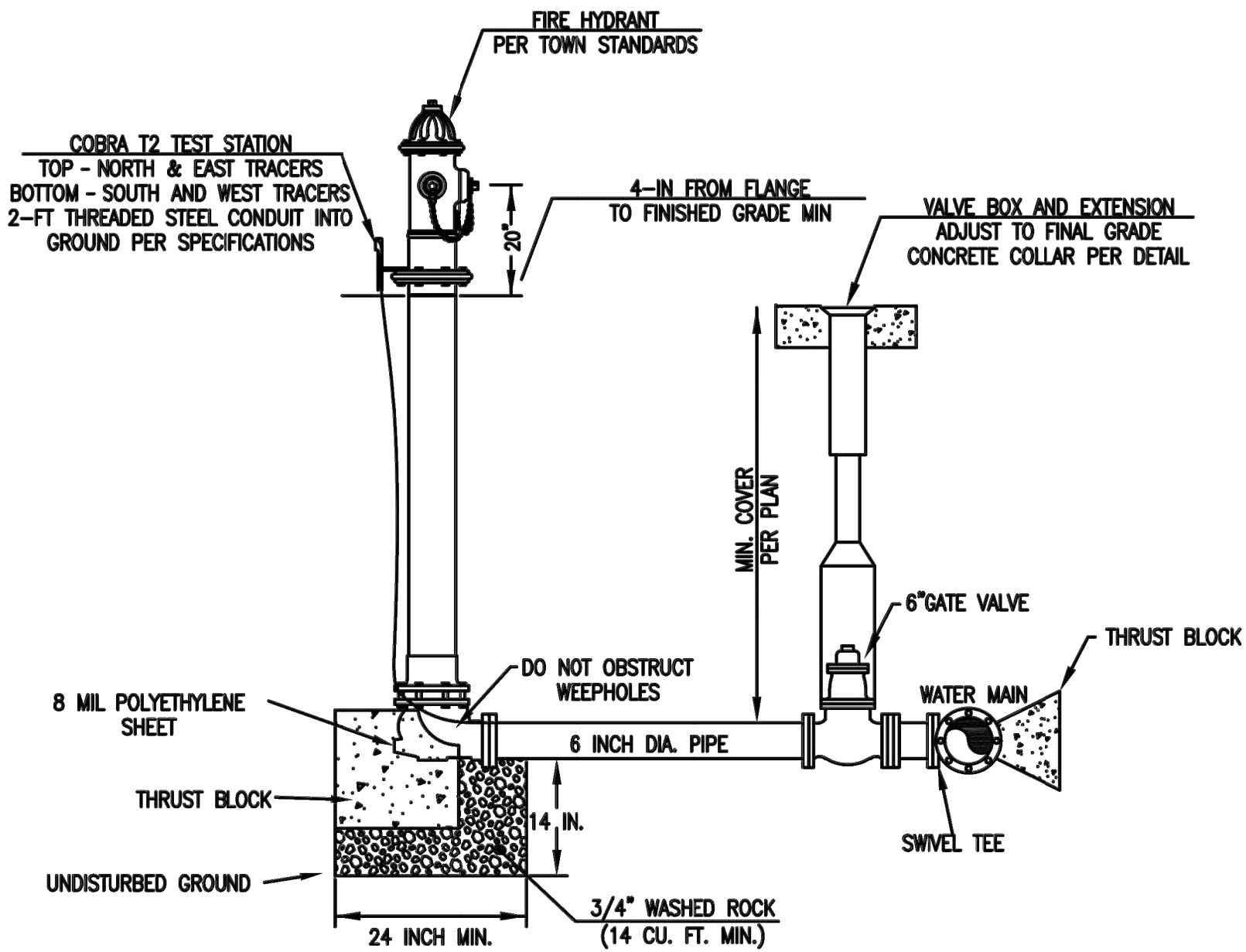
DEPARTMENT	CITY REVIEW	DATE
WASTEWATER	SIGN-OFF	
WATER		
PW ENGINEERING		
TRAFFIC		
FIRE DEPARTMENT		
SOLID WASTE		
LANDSCAPE		
TRAILS/OPEN SPACE		
SUBDIVISION REVIEW		

SHEET NO. C3

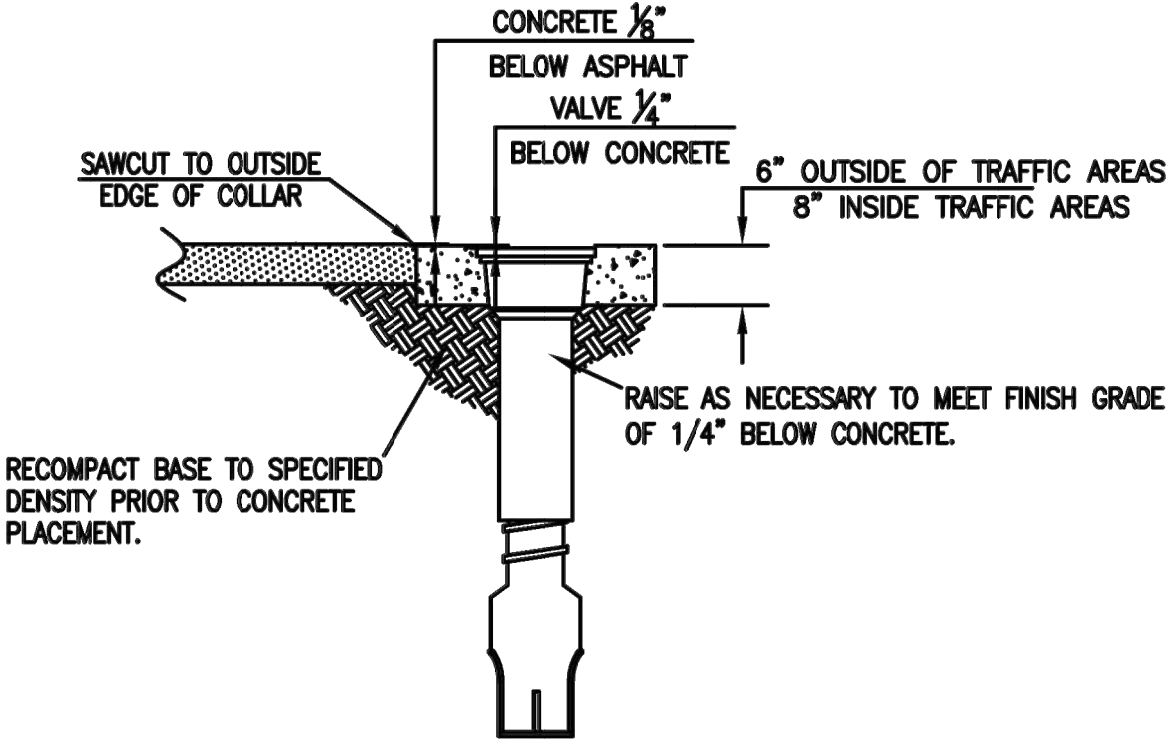
BLOCKING SCHEDULE WATER DISTRIBUTION FITTINGS													
PIPE	TEES & PLUGS				90°			45°			22.5°		
"D"	A	B	C	D	A	B	C	A	B	C	A	B	C
4	16	12	16	12	16	12	16	12	16	12	16	12	16
6	18	12	18	16	18	12	18	18	12	18	18	12	18
8	24	16	24	16	24	16	24	24	16	24	24	16	24
10	30	20	30	16	30	20	30	30	20	30	30	20	30
12	36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



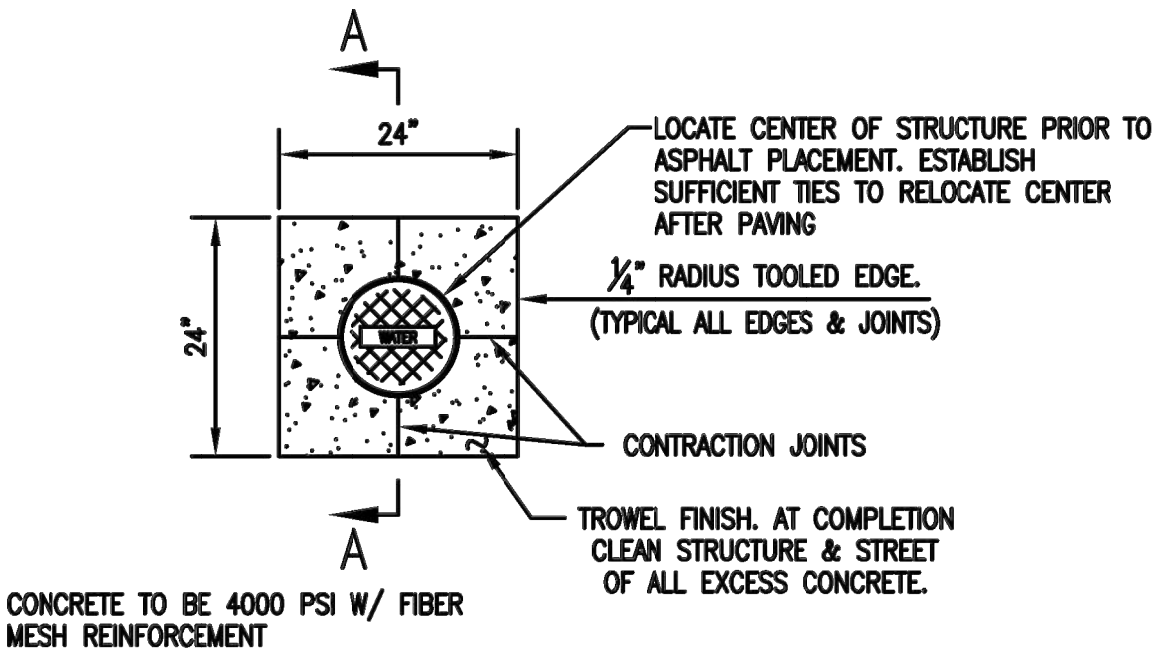
WD 1 THRUST BLOCK
1
DETAIL



WD 2 FIRE HYDRANT ASSEMBLY
2
DETAIL



SECTION A-A

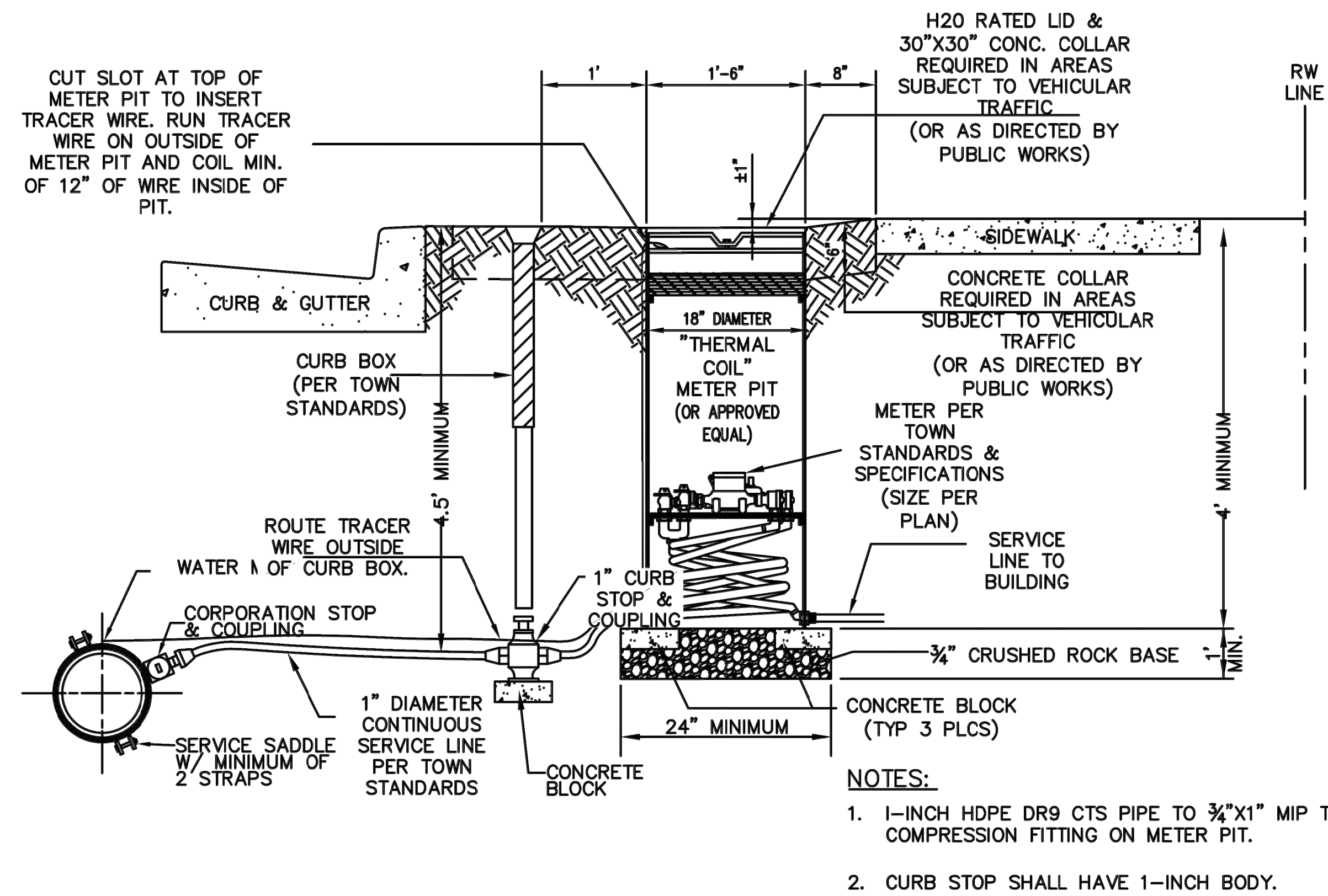


PLAN VIEW

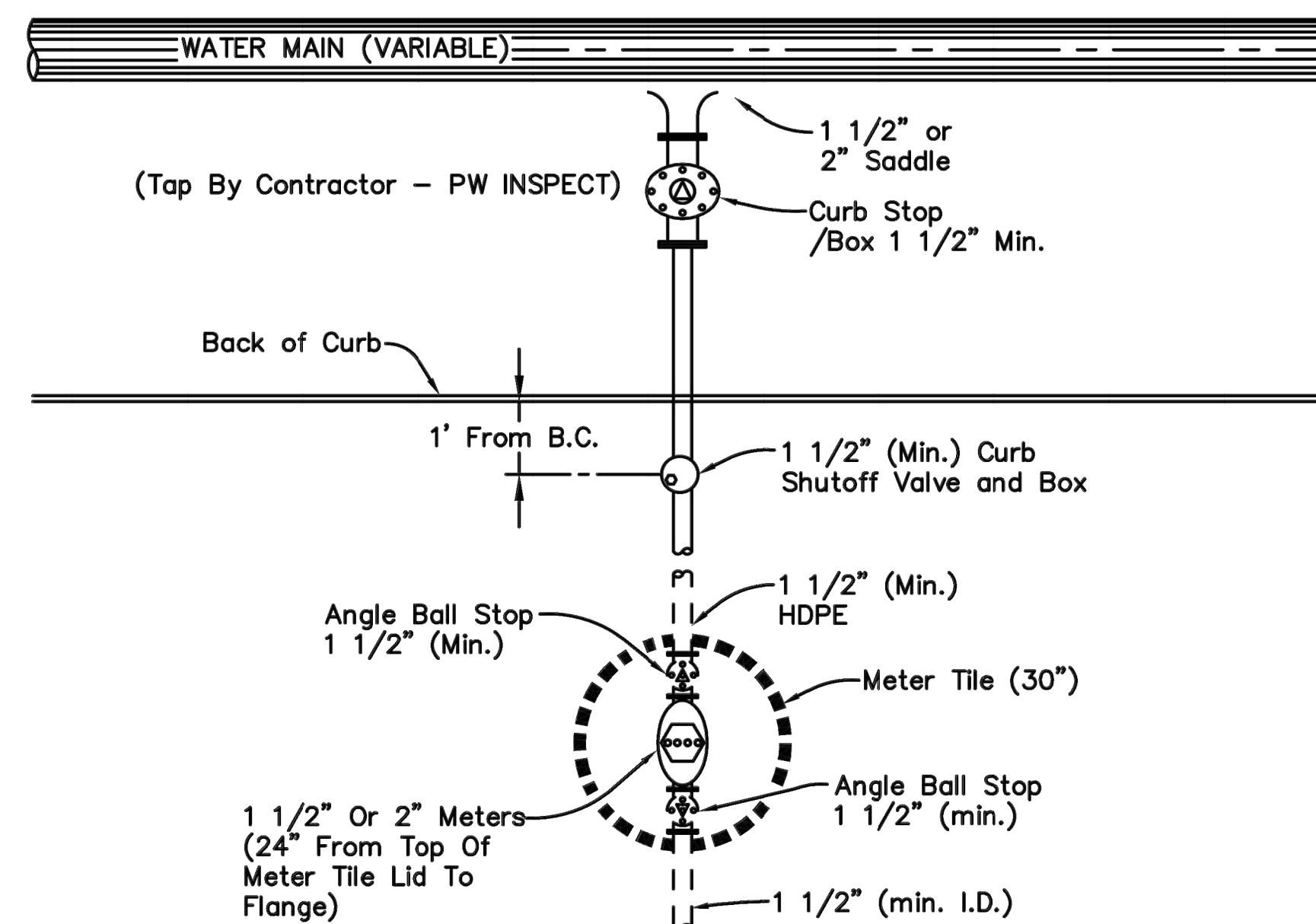
WD 3 WATER VALVE CONCRETE COLLAR
3
DETAIL

GENERAL NOTES

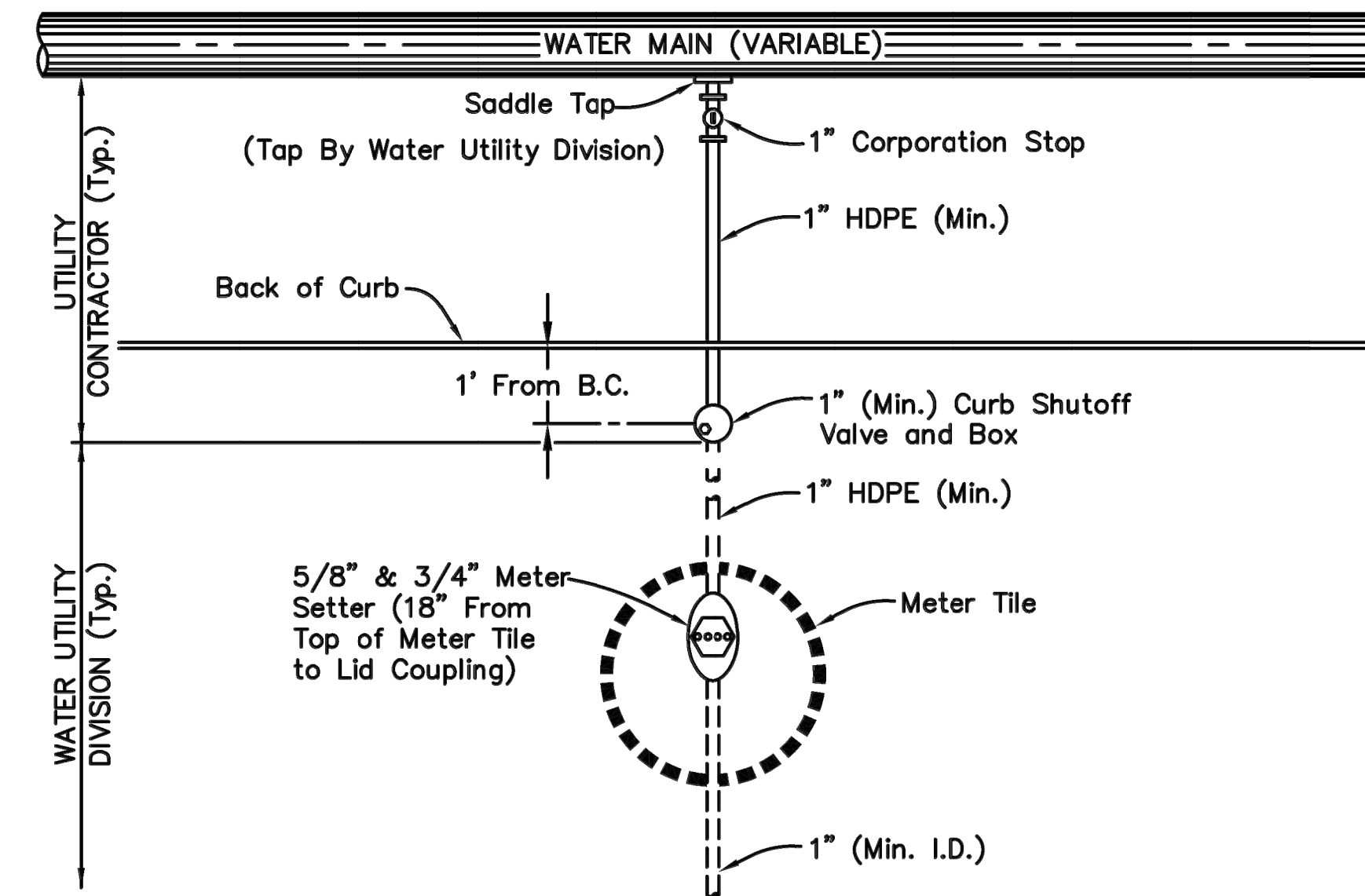
1. Water Lines Shall Have A Minimum Cover Of 4'-6" Or More As Shown On Profiles.
2. All Valves On Mains & Fire Hydrant Leads Shall Be Installed With Valve Box Assemblies.
3. The Size Of Valve Box Assembly To Be Installed Shall Be Determined By The Type And Size Of Valve.
4. Valve Box Caps Shall Have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



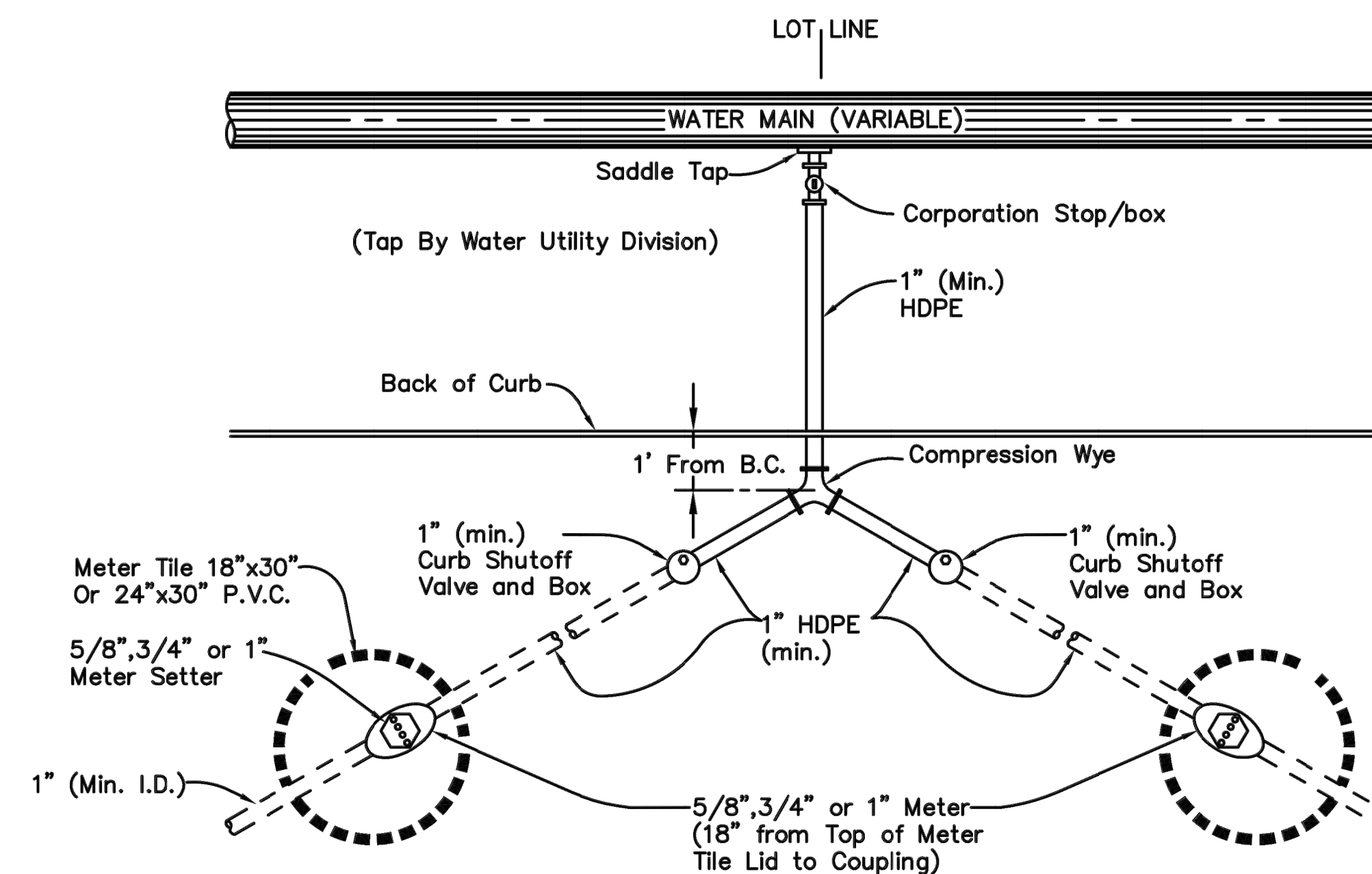
WS 1 SERVICE AND METER PIT (TYP)
1 DETAIL



WS 3 1-1/2 AND 2-INCH METER
3 DETAIL



WS 2 1-IN AND SMALLER METER
2 DETAIL

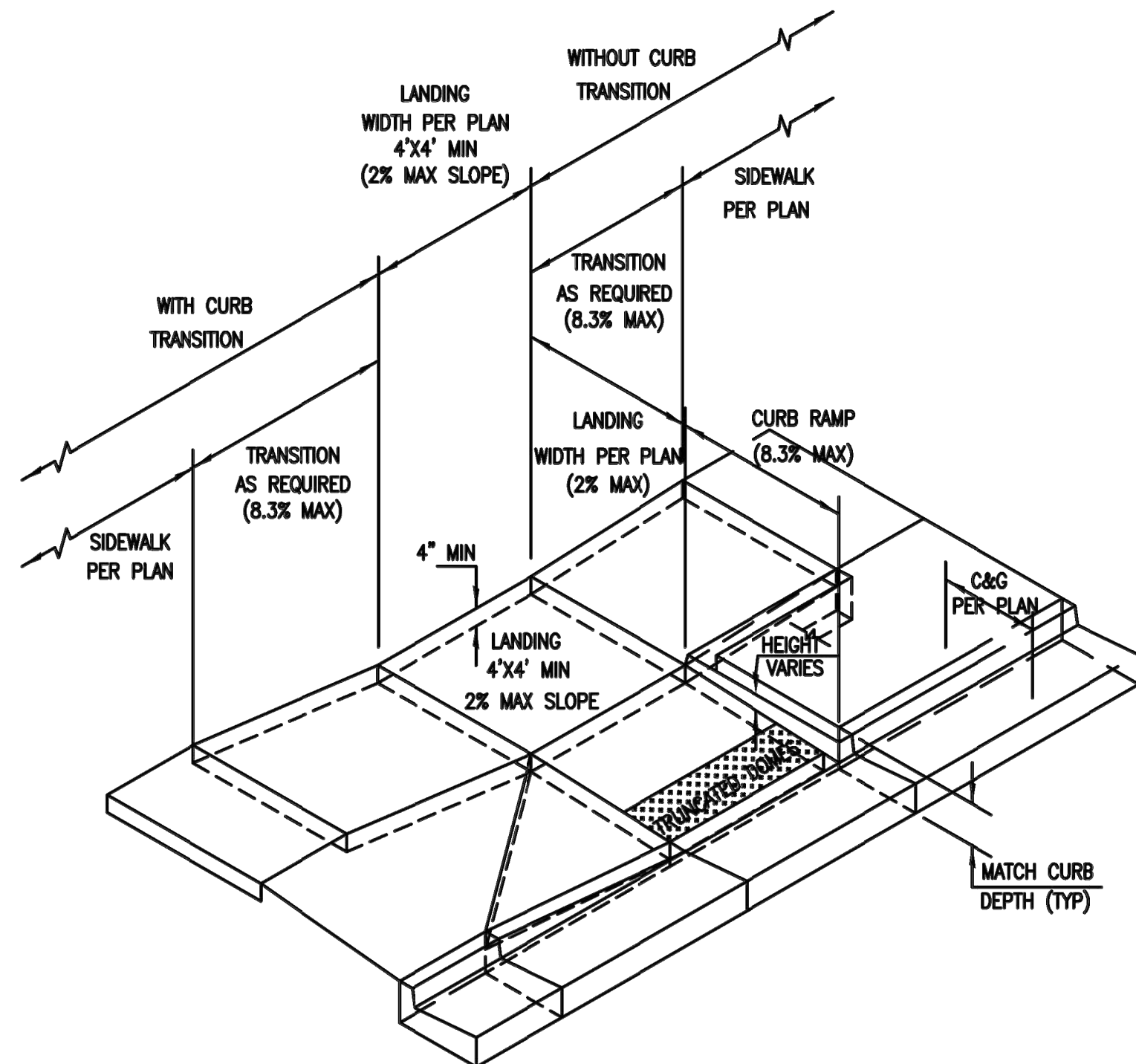


WS 4 OPTIONAL DUPLEX LOT
4 DETAIL

CITY OF SALIDA, COLORADO
PUBLIC WORKS

STANDARD DETAILS
WATER SERVICE DETAILS

DATE:	Nov 2018	SCALE:	Not to Scale	SHEET:
FILENAME:	12_SALIDA_Water_Service_Details.dwg	BY:	MCL	

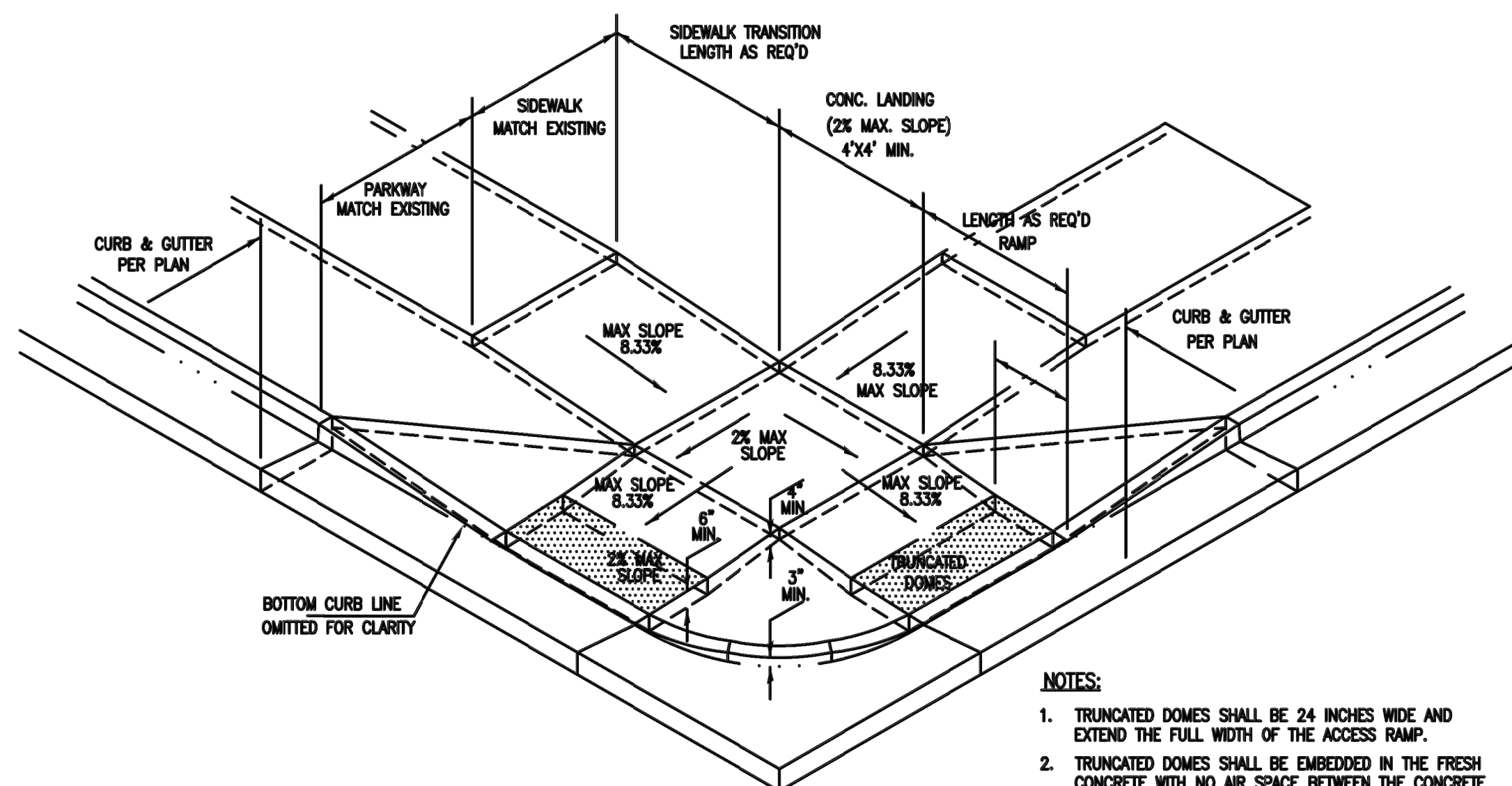


NOTES:

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

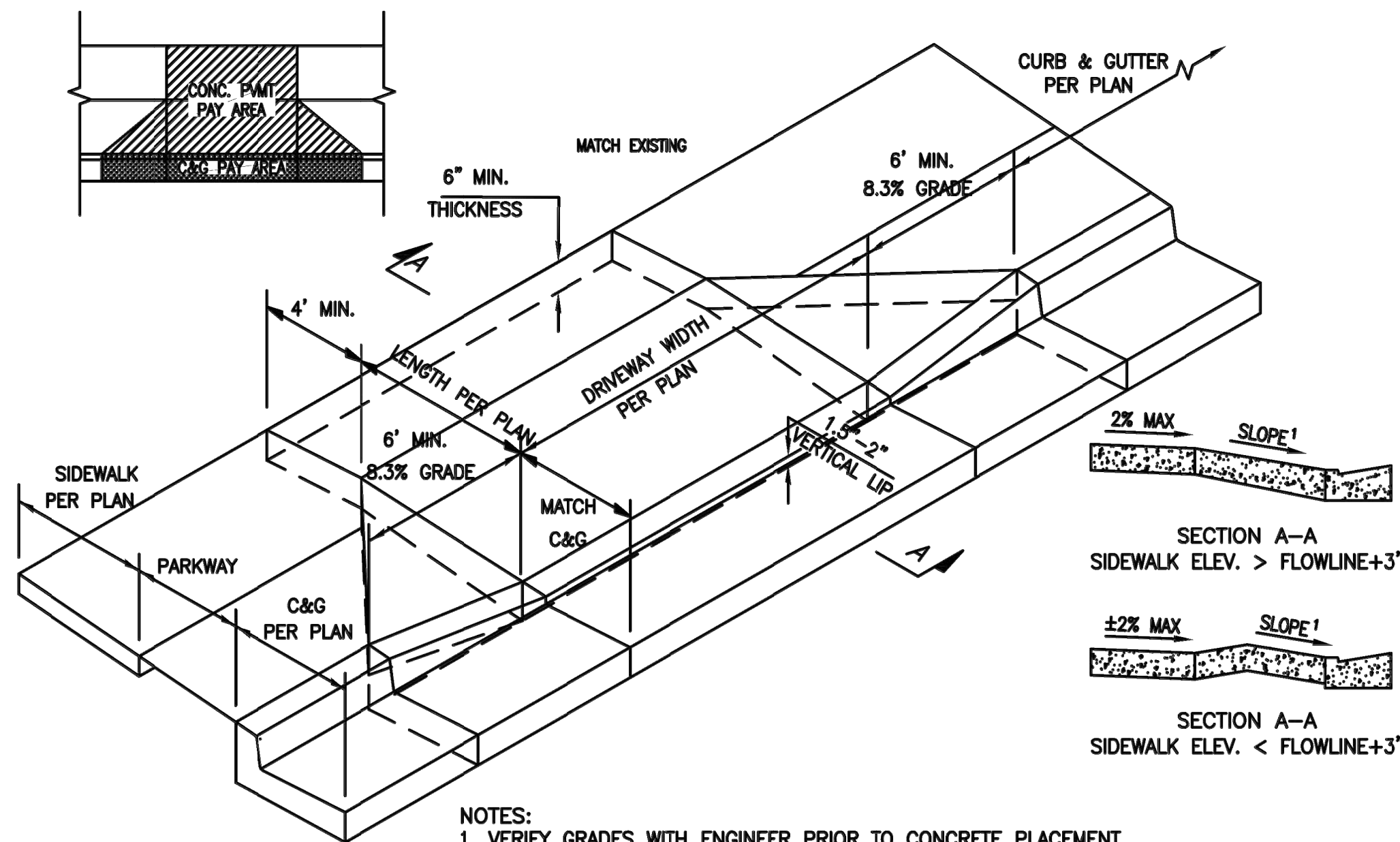
ST ADA CURB RAMP - TYPE 1
1 DETAIL



NOTES:

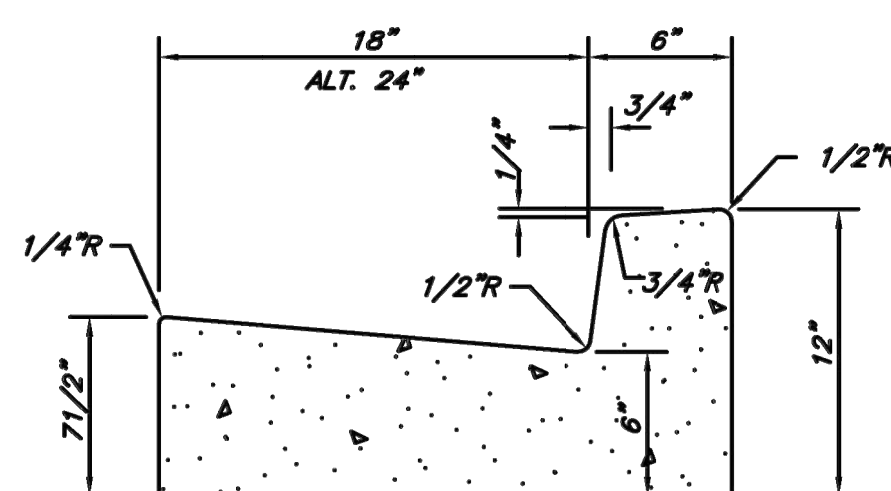
1. TRUNCATED DOMES SHALL BE 24 INCHES WIDE AND EXTEND THE FULL WIDTH OF THE ACCESS RAMP.
2. TRUNCATED DOMES SHALL BE EMBEDDED IN THE FRESH CONCRETE WITH NO AIR SPACE BETWEEN THE CONCRETE AND THE BOTTOM OF THE PLATE.
3. TRUNCATED DOMES SHALL BE CONSTRUCTED OF UNPAINTED CAST IRON CONFORMING TO ASTM A-48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

ST ADA CURB RAMP - TYPE 2
2 DETAIL

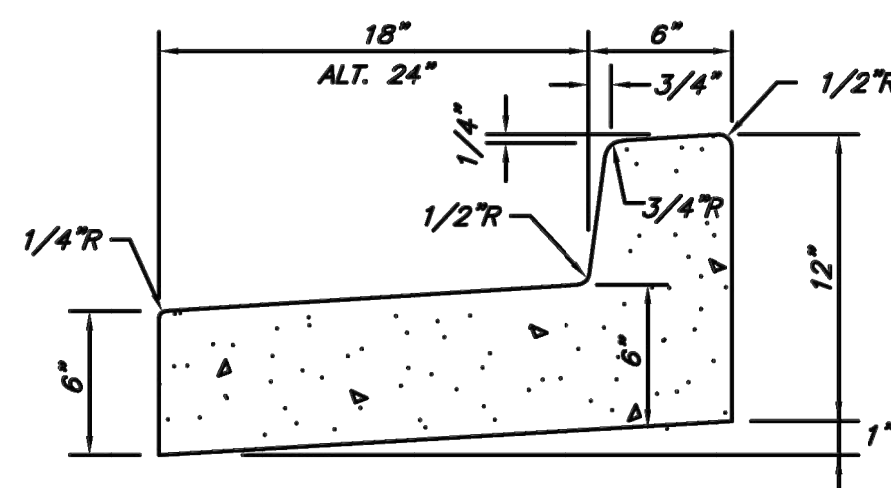


NOTES:
1. VERIFY GRADES WITH ENGINEER PRIOR TO CONCRETE PLACEMENT.

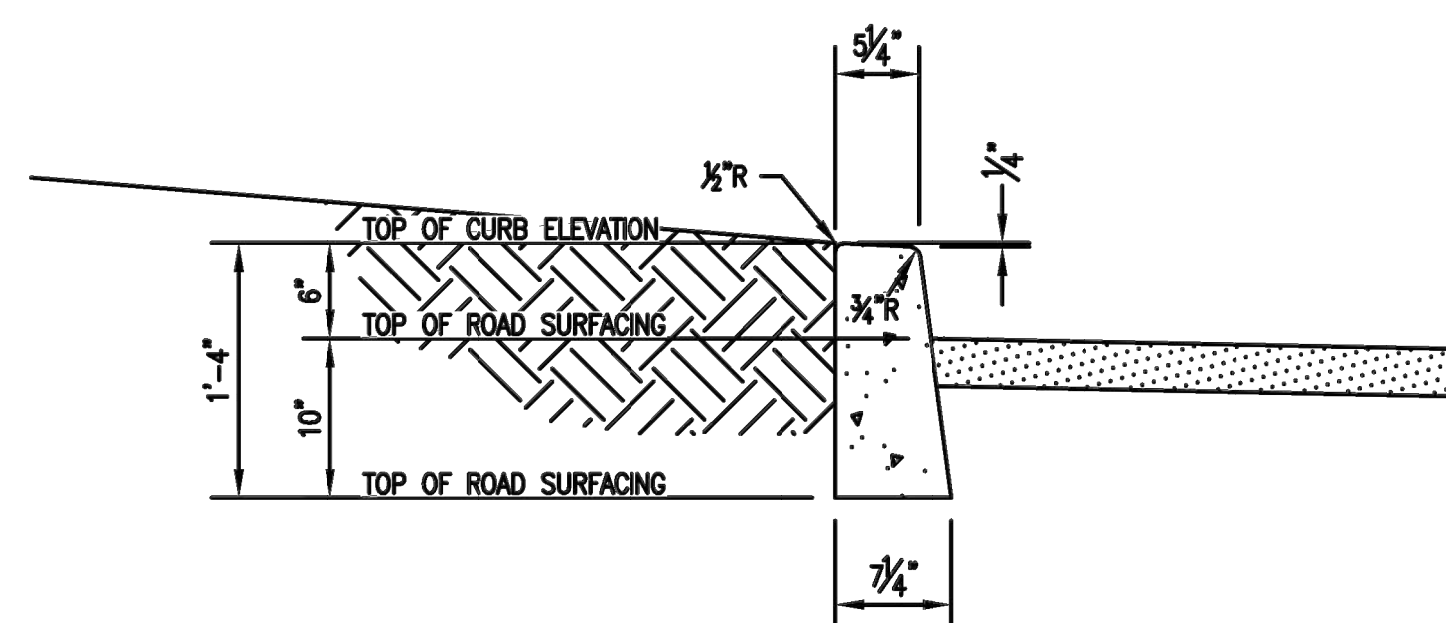
ST TYPE 1 DRIVEWAY
3 DETAIL



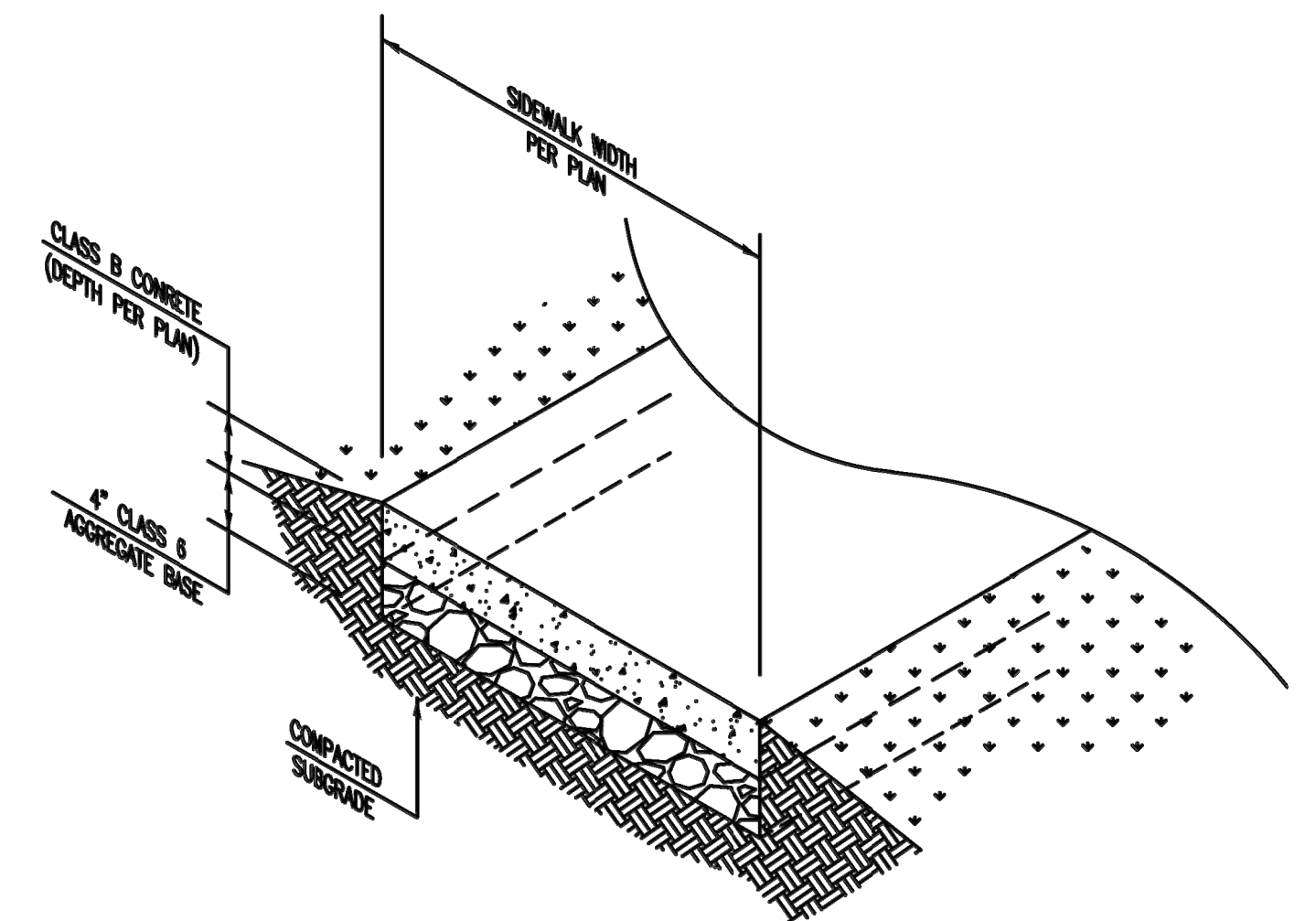
ST STANDARD 24-IN CURB AND GUTTER
4 DETAIL



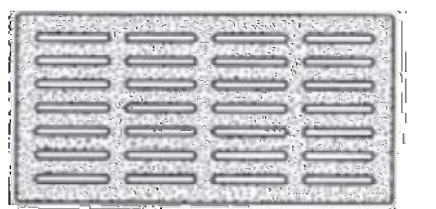
ST INVERTED 24-IN CURB AND GUTTER
5 DETAIL



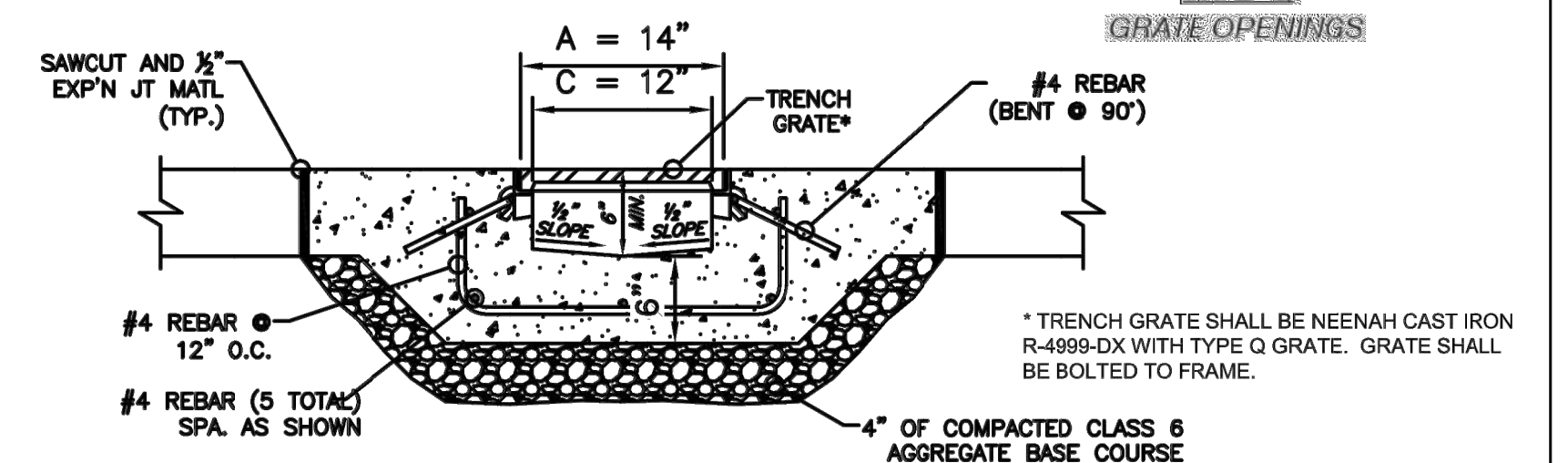
ST 6-IN VERTICAL CURB
6 DETAIL



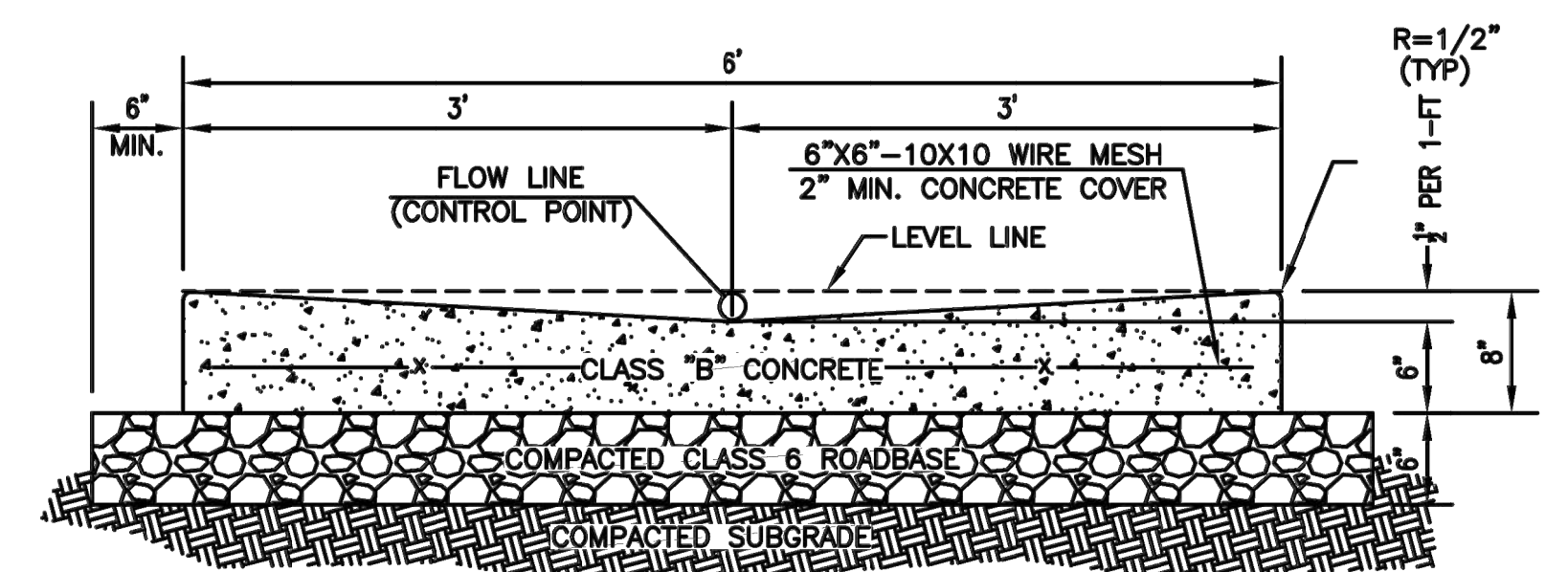
ST SIDEWALK
7 DETAIL



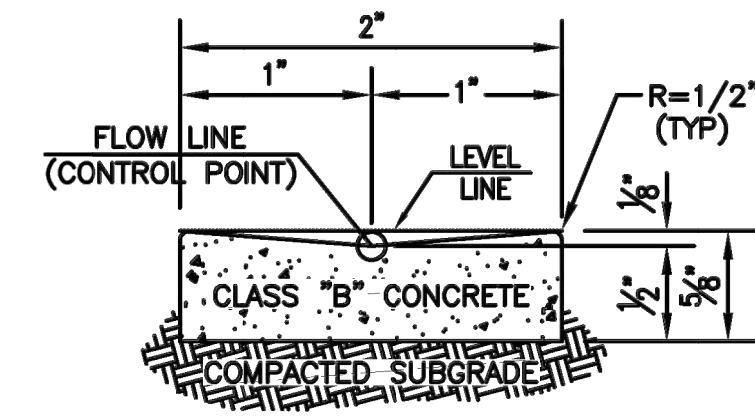
TYPE Q:
GRATE OPENINGS



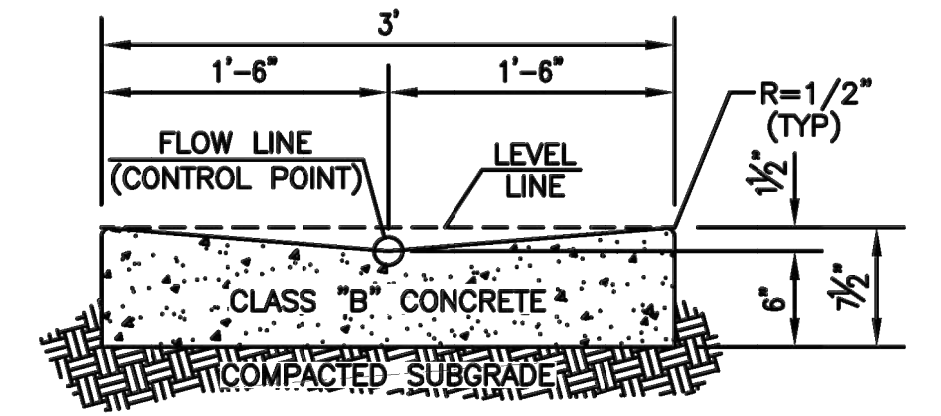
ST SIDEWALK TRENCH DRAIN
8 DETAIL



ST 6-FT PAN
9 DETAIL



ST 2-FT PAN
10 DETAIL



ST 4-FT PAN
11 DETAIL

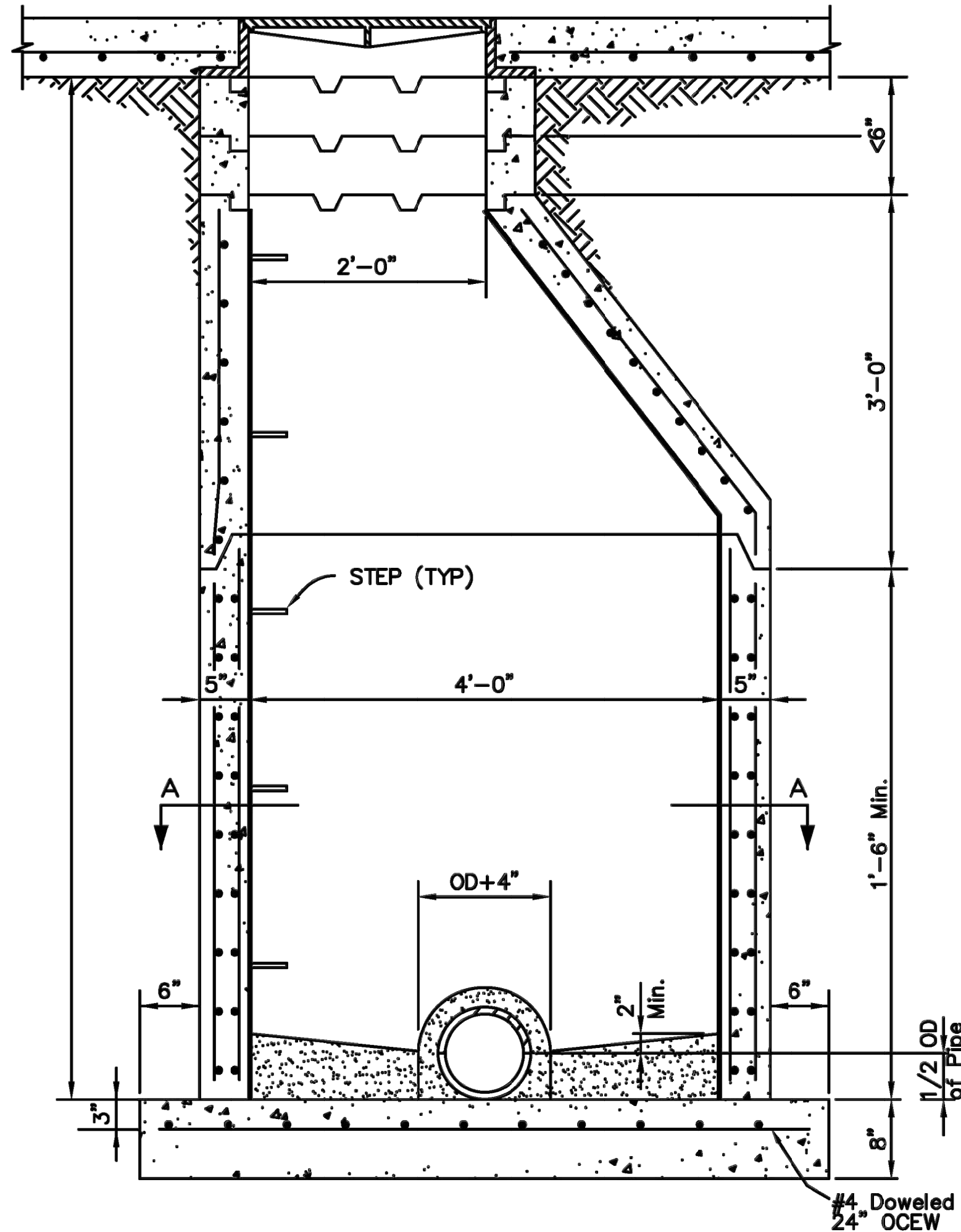
CITY OF SALIDA, COLORADO
PUBLIC WORKS

STANDARD DETAILS
STREET DETAILS

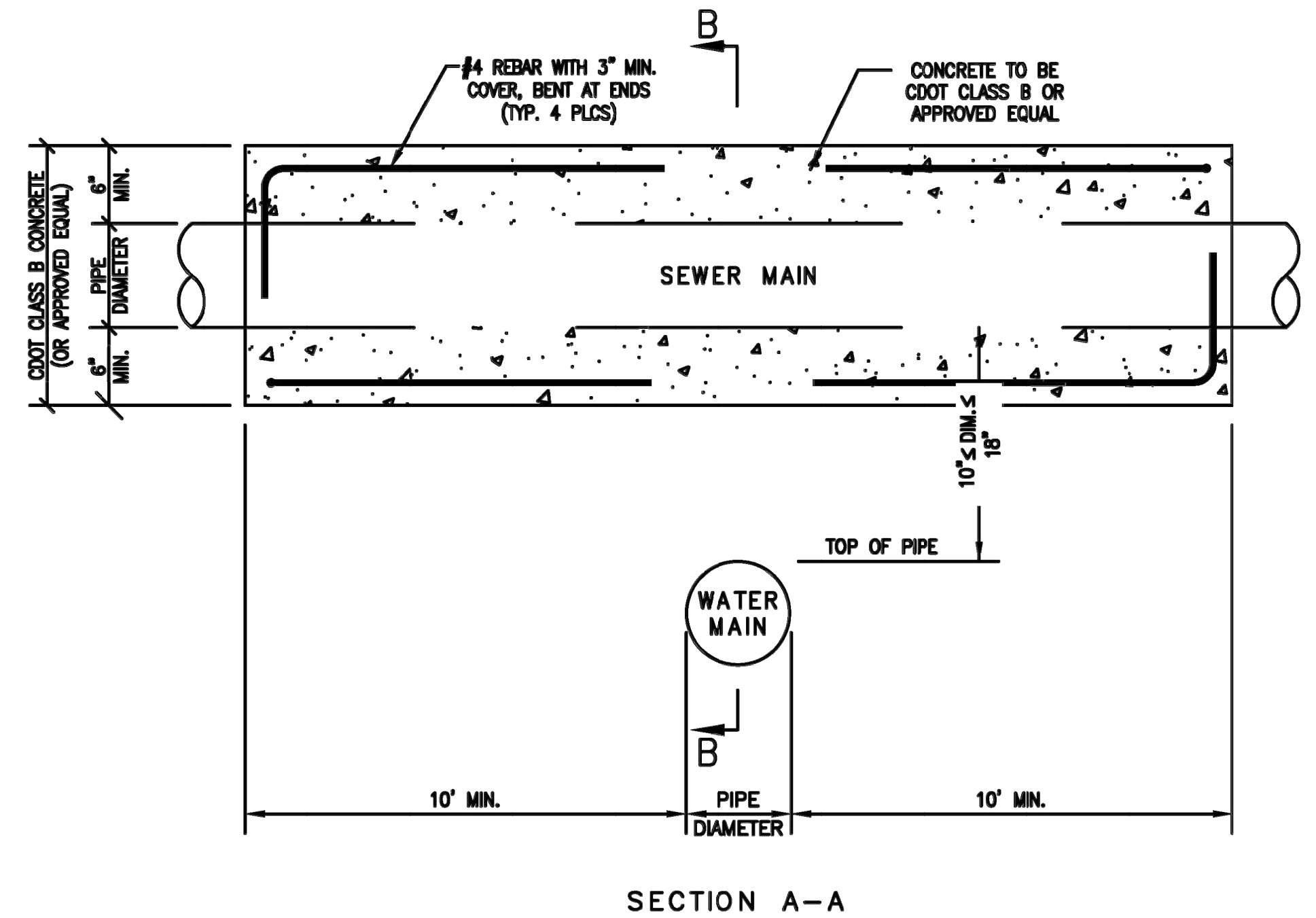
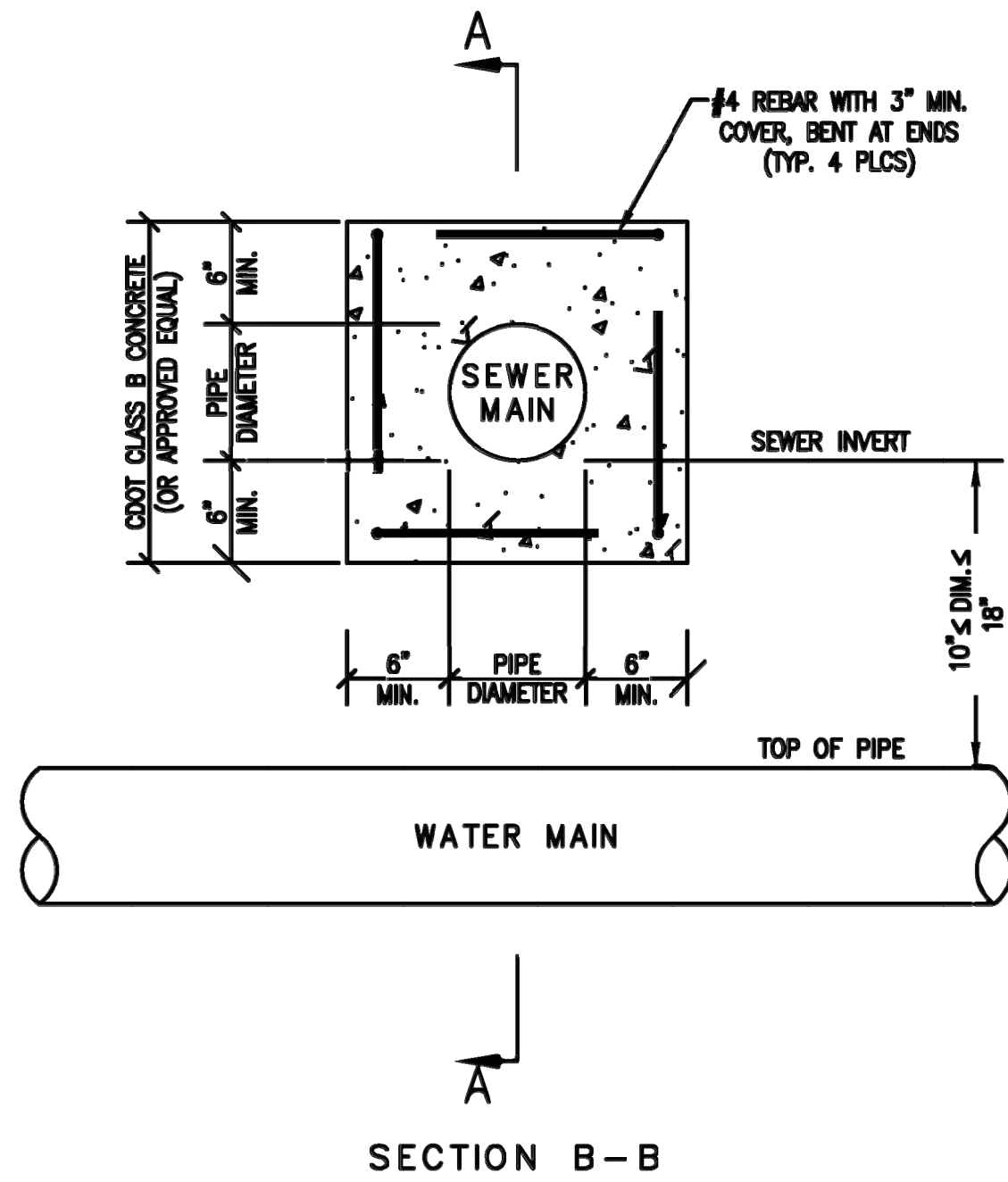
DATE: Nov 2018	SCALE: Not to Scale	SHEET: MCL
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STREET MANHOLE RING & COVER:
DEETER 1266 OR APPROVED EQUAL
Street MH Ring & Cover 290 Lb. Min.
Street Manhole Ring & Cover to be Machined.

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

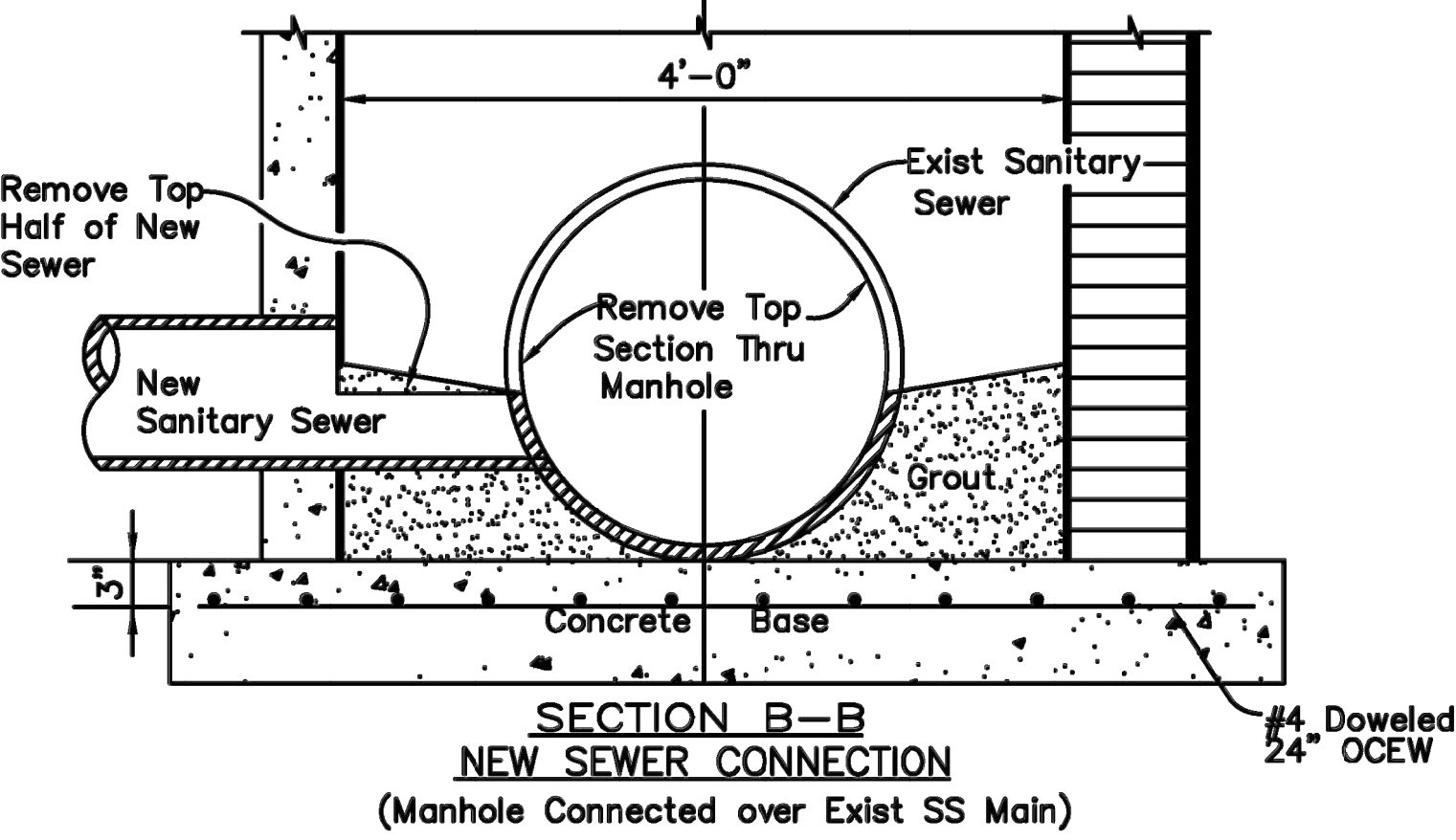
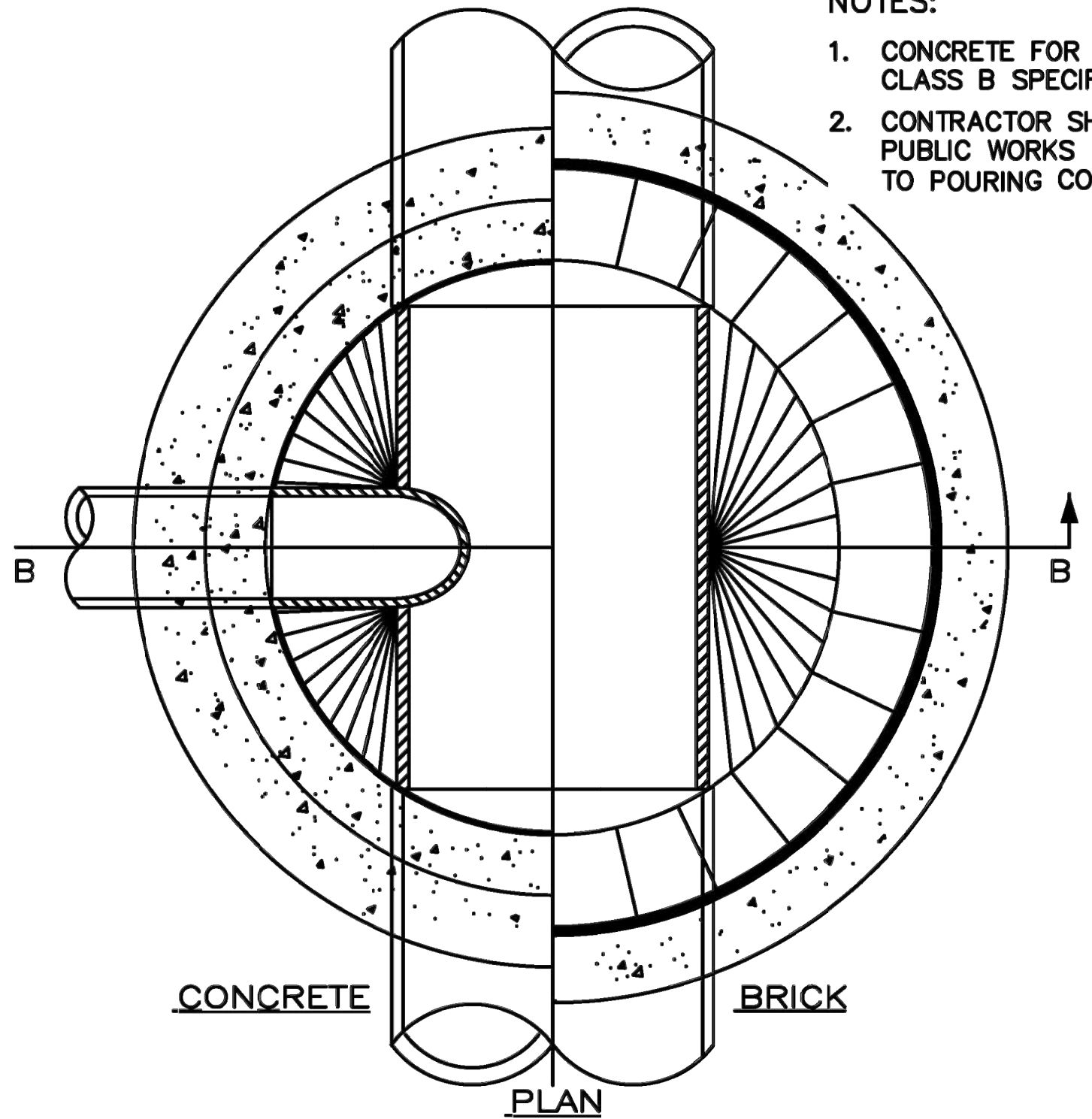


S1 MANHOLE STANDARD DETAIL

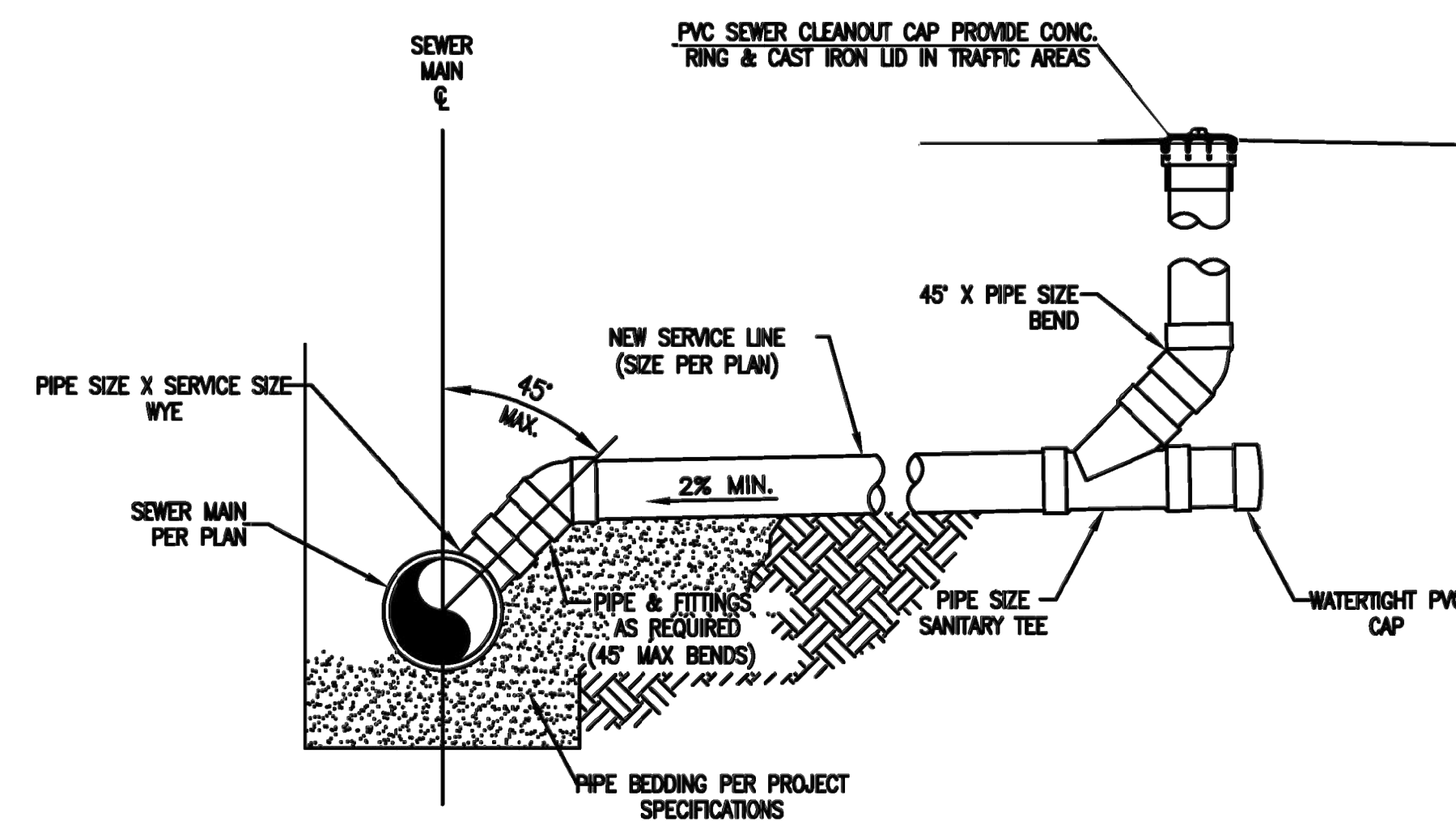


NOTES:
1. CONCRETE FOR ENCASEMENT SHALL MEET CDOT CLASS B SPECIFICATIONS.
2. CONTRACTOR SHALL CONTACT THE CITY OF SALIDA PUBLIC WORKS DEPARTMENT FOR INSPECTION PRIOR TO POURING CONCRETE AND/OR BACKFILLING.

S2 CONCRETE SEWER ENCASEMENT DETAIL



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



S3 SEWER SERVICE TAP DETAIL