

**From:** [Kathy Rohrich](#)  
**To:** [Renee Thonhoff](#)  
**Cc:** [Kristi Jefferson](#); [David Lady](#); [Doug Bess](#); [Mark G. Rocheleau](#); [Waugh, Sterling S](#); [Higgins, Dan W](#); [Mark.Cristelli@atmosenergy.com](#); [David Blackburn](#)  
**Subject:** Re: 535 W. 7th - PD & Minor Subdivision  
**Date:** Friday, March 04, 2022 9:17:13 AM  
**Attachments:** [image003.png](#)

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Kristi,

Fire has no concerns at this time. They may have to trim up those pine trees for the fire truck to make it through. Thank you!

Kathy

On Thu, Mar 3, 2022 at 8:55 AM Renee Thonhoff <[renee.thonhoff@cityofsalida.com](mailto:renee.thonhoff@cityofsalida.com)> wrote:

Kristi,

Currently there are no water or sewer utilities on the property located at 535 West Seventh Street. Upon development system development fees will need to be paid for all residences.

Thank you,

Renee

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

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

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

On Tue, Mar 1, 2022 at 10:40 AM Kristi Jefferson <[kristi.jefferson@cityofsalida.com](mailto:kristi.jefferson@cityofsalida.com)>

**From:** [Renee Thonhoff](#)  
**To:** [Kristi Jefferson](#)  
**Cc:** [David Lady](#); [Doug Bess](#); [Kathy Rohrich](#); [Mark G. Rocheleau](#); [Vaugh. Sterling S](#); [Daniel.higgins@atmosenergy.com](#); [Mark.Cristelli@atmosenergy.com](#); [David Blackburn](#)  
**Subject:** Re: 535 W. 7th - PD & Minor Subdivision  
**Date:** Thursday, March 03, 2022 8:55:41 AM  
**Attachments:** [image003.png](#)

---

Kristi,

Currently there are no water or sewer utilities on the property located at 535 West Seventh Street. Upon development system development fees will need to be paid for all residences.

Thank you,

Renee

Renee M. Thonhoff M.B.A.  
Staff Accountant  
City of Salida  
448 East First Street, Suite 112  
Salida , Colorado 81201  
719.530.2622 phone  
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**Easy ways to pay your utility bill: auto pay with a checking account, phone payments 833.892.0176. or pay online please register at <https://www.municipalonlinepayments.com/salidaco> or download our iOS or Android app MyCivic Utilities. where you can now set up auto pay!**

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On Tue, Mar 1, 2022 at 10:40 AM Kristi Jefferson <[kristi.jefferson@cityofsalida.com](mailto:kristi.jefferson@cityofsalida.com)> wrote:

Attached is the agency review for the Green Heart Planned Development and Minor Subdivision applications. Please let me know if you have any concerns with the PD or Subdivision requests.

Kristi Jefferson

**From:** [DavidL](#)  
**To:** [Kristi Jefferson](#)  
**Cc:** [Bill Almquist](#)  
**Subject:** Re: Green Heart PD and Subdivision  
**Date:** Friday, March 18, 2022 11:38:38 AM

---

Not needed for anything on my end.

David Lady P.E.  
City of Salida  
Director of Public Works  
719-539-6257

On Mar 18, 2022, at 11:06 AM, Kristi Jefferson  
<kristi.jefferson@cityofsalida.com> wrote:

David,

Is a SIA required since the owners of the above property are not required any public improvements? Also, are they required to pave the private drive or can that be gravel?

Kristi Jefferson  
Senior Planner  
City of Salida  
448 East First Street  
Suite 112  
Salida, CO 81201  
ph: 719-530-2626  
fax: 719-539-5271  
<image001.png>

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

**From:** [David Lady](#)  
**To:** ["Kristi Jefferson"](#)  
**Subject:** RE: 535 W. 7th - PD & Minor Subdivision  
**Date:** Tuesday, March 01, 2022 11:30:39 AM  
**Attachments:** [image001.png](#)

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I don't have any comments to add.

Technically Lots 1 and 2 do not front public right-of-way but I understand you will be documenting that on your end. There is a driveway cut and utility services proposed per our standard details.

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

---

**From:** Kristi Jefferson [mailto:kristi.jefferson@cityofsalida.com]  
**Sent:** Tuesday, March 1, 2022 10:40 AM  
**To:** 'David Lady' <david.lady@cityofsalida.com>; 'Doug Bess' <doug.bess@cityofsalida.com>; 'Kathy Rohrich' <kathy.rohrich@cityofsalida.com>; 'Mark G. Rocheleau' <mrocheleau@jvajva.com>; 'Renee Thonhoff' <renee.thonhoff@cityofsalida.com>  
**Cc:** 'Vaugh, Sterling S' <Sterling.S.Waugh@xcelenergy.com>; Daniel.higgins@atmosenergy.com; Mark.Cristelli@atmosenergy.com; DBlackburn@salidaschools.org  
**Subject:** 535 W. 7th - PD & Minor Subdivision

Attached is the agency review for the Green Heart Planned Development and Minor Subdivision applications. Please let me know if you have any concerns with the PD or Subdivision requests.

Kristi Jefferson  
Senior Planner  
City of Salida  
448 East First Street  
Suite 112  
Salida, CO 81201  
ph: 719-530-2626  
fax: 719-539-5271



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**From:** [Higgins, Dan W](#)  
**To:** [Kristi Jefferson](#)  
**Cc:** [Cristelli, Mark G](#)  
**Subject:** FW: [EXT] Re: 535 W. 7th - PD & Minor Subdivision  
**Date:** Friday, March 04, 2022 11:16:18 AM  
**Attachments:** [image003.png](#)

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Kristi,

FYI, there is a gas service onto this lot so prior to demo the line will have to be retired. Any future development is subject to Atmos Energy main Extension Contract arrangements to be service by natural gas.

Thanks

Dan

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**From:** Kathy Rohrich <kathy.rohrich@cityofsalida.com>  
**Sent:** Friday, March 4, 2022 9:17 AM  
**To:** Renee Thonhoff <renee.thonhoff@cityofsalida.com>  
**Cc:** Kristi Jefferson <kristi.jefferson@cityofsalida.com>; David Lady <david.lady@cityofsalida.com>; Doug Bess <doug.bess@cityofsalida.com>; Mark G. Rocheleau <mrocheleau@jvajva.com>; Waugh, Sterling S <Sterling.S.Waugh@xcelenergy.com>; Higgins, Dan W <Daniel.Higgins@atmosenergy.com>; Cristelli, Mark G <Mark.Cristelli@atmosenergy.com>; David Blackburn <DBlackburn@salidaschools.org>  
**Subject:** [EXT] Re: 535 W. 7th - PD & Minor Subdivision

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

Kristi,

Fire has no concerns at this time. They may have to trim up those pine trees for the fire truck to make it through. Thank you!

Kathy

On Thu, Mar 3, 2022 at 8:55 AM Renee Thonhoff <[renee.thonhoff@cityofsalida.com](mailto:renee.thonhoff@cityofsalida.com)> wrote:

Kristi,

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Thank you,

Renee

Renee M. Thonhoff M.B.A.

**From:** [Waugh, Sterling S](#)  
**To:** [Kristi Jefferson](#); ["David Lady"](#); ["Doug Bess"](#); ["Kathy Rohrich"](#); ["Mark G. Rocheleau"](#); ["Renee Thonhoff"](#)  
**Cc:** [Daniel.higgins@atmosenergy.com](#); [Mark.Cristelli@atmosenergy.com](#); [DBlackburn@salidaschools.org](#); [Moffett, Christopher B](#); [Bersano, Jason](#)  
**Subject:** RE: 535 W. 7th - PD & Minor Subdivision  
**Date:** Tuesday, March 01, 2022 4:55:35 PM  
**Attachments:** [image002.png](#)  
[Agency Review-Green Heart PD and Minor Sub.pdf](#)

---

Hello Kristi,

Thank you for letting Xcel review this. Xcel would request that all access easements also be utility easements.

10' front lot easements, 5' side lot easement, and 5' rear lot easement.

It is nice they have already added an easement for the existing OH lines.

The NESC clearance from that power line is a minimum of 7.5' clearance horizontally. The customer must maintain that clearance from the home. They also need to make sure they have no person within 10' radius of that power line per OSHA standard.

Thanks again.

Respectfully,

**Sterling S Waugh C:719-717-0041 Mon-Thurs 7-5:30**

[Xcel-Energy-Standard-For-Electric-Installation-and-Use.pdf \(xcelenergy.com\)](#)

**APPLICATION REQUEST**

<https://my.xcelenergy.com/BuildingRemodeling/s/>

---

**From:** Kristi Jefferson <kristi.jefferson@cityofsalida.com>

**Sent:** Tuesday, March 1, 2022 10:40 AM

**To:** 'David Lady' <david.lady@cityofsalida.com>; 'Doug Bess' <doug.bess@cityofsalida.com>; 'Kathy Rohrich' <kathy.rohrich@cityofsalida.com>; 'Mark G. Rocheleau' <mrocheleau@jvajva.com>; 'Renee Thonhoff' <renee.thonhoff@cityofsalida.com>

**Cc:** Waugh, Sterling S <Sterling.S.Waugh@xcelenergy.com>; Daniel.higgins@atmosenergy.com; Mark.Cristelli@atmosenergy.com; DBlackburn@salidaschools.org

**Subject:** 535 W. 7th - PD & Minor Subdivision

**EXTERNAL - STOP & THINK** before opening links and attachments.

Attached is the agency review for the Green Heart Planned Development and Minor Subdivision applications. Please let me know if you have any concerns with the PD or Subdivision requests.

Kristi Jefferson  
Senior Planner  
City of Salida

**From:** [Blackburn, David](#)  
**To:** [Kristi Jefferson](#)  
**Subject:** Re: 535 W. 7th - PD & Minor Subdivision  
**Date:** Tuesday, March 01, 2022 12:42:52 PM  
**Attachments:** [image003.png](#)

---

I have no concerns. We will accept fees in lieu of land.

Respectfully,

David Blackburn  
Superintendent  
719.530.5203  
[salidaschools.com](http://salidaschools.com)

On Tue, Mar 1, 2022 at 10:40 AM Kristi Jefferson <[kristi.jefferson@cityofsalida.com](mailto:kristi.jefferson@cityofsalida.com)> wrote:

Attached is the agency review for the Green Heart Planned Development and Minor Subdivision applications. Please let me know if you have any concerns with the PD or Subdivision requests.

Kristi Jefferson

Senior Planner

City of Salida

448 East First Street

Suite 112

Salida, CO 81201

ph: 719-530-2626

fax: 719-539-5271



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



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

March 24, 2022

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

[www.jvajva.com](http://www.jvajva.com)

RE: Green Heart Planned Development and Minor Subdivision  
JVA Job# 3121.13c

Dear Kristi:

JVA Inc. has reviewed Green Heart Planned Development documents submitted through email dated March 1, 2022 for conformance with the City of Salida Code of Ordinances (Code), and City of Salida Design and Construction Standards. Upon review, we are providing conditions that need to be met prior to recommendation of planning commission. Additionally, we have provided comments for informational purposes to consider on engineering plans for future Subdivision Improvement Agreement (SIA) review and approval. Redlined documents for reference are attached to this letter.


1. We assume that all other reviewing agencies have had opportunity to comment and any required changes to the plans that come from these comments will be made.
2. The following conditions need to be met prior to recommendation to planning commission:
  - a. Provide information on what is dedicated to the subdivision Outlot A in regards to shared utilities and access, or dedicate an Access and Utility Easement within the limits of Outlot A
  - b. Review PD plan viewport to show entire subdivision
  - c. Revise subdivision drainage design to direct stormwater away from structures within the 515 W 7<sup>th</sup> Street address
3. Prior to SIA review and approval, the following comments will be required to be addressed /clarified
  - a. STREET IMPROVEMENT PLAN
    - i. Show sawcuts and pavement removal/replacement for utility connections within W 7<sup>th</sup> Street
    - ii. Show sight triangles per City of Salida Code of Ordinances
  - b. GRADING AND DRAINAGE PLAN
    - i. Provide erosion control plan information – Confirm State Stormwater Quality Permit requirements with CDPHE if greater than one-acre is disturbed
    - ii. Runoff from lot appears to flow onsite from 541 W. 7<sup>th</sup> Street, and design does not appear to account for this drainage and may affect positive site drainage. Revise plans as necessary
    - iii. Overall drainage of individual lots will be required for engineering review prior to release of Building Permit(s). Clarify intent to show that positive drainage will be provided throughout the site and away from southern property boundary structures.




- iv. Ensure that grading operations near tree driplines will not adversely affect trees to remain
  - v. Obtain construction easement or written property owner permission for work on adjacent properties
  - c. UTILITY PLAN
    - i. Show removal and replacement of sidewalk for southern utility connections
    - ii. Call out utility connections per City of Salida standards
  - d. STANDARD DETAILS
    - i. Provide pipe bedding detail for utility services
    - ii. Delete non-pertinent details
    - iii. Add ST03 - Asphalt patching detail
    - iv. Replace overall detail sheets with individual details per City of Salida Standard Specifications for Construction
  - e. Provide information to demo any existing utility connections per City of Salida Standard Specifications for Construction
  - f. Provide applicable Geotechnical report for potential additional engineering review comments
4. Applicant should provide responses to comments to accompany future submittals.
5. Applicant may be subject to additional comments upon future review of future submittals.

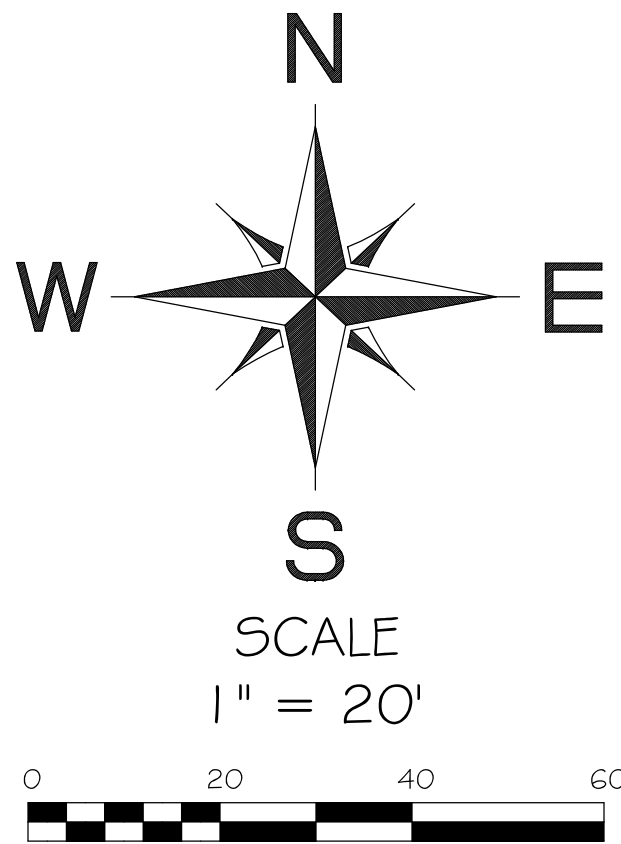
We look forward to verifying the above comments in a future submittal. Please feel free to reach out to us if you have any comments or questions.

Sincerely,  
JVA, INCORPORATED

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

By:   
Anthony M. Perez  
Project Engineer





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 \_\_\_\_\_

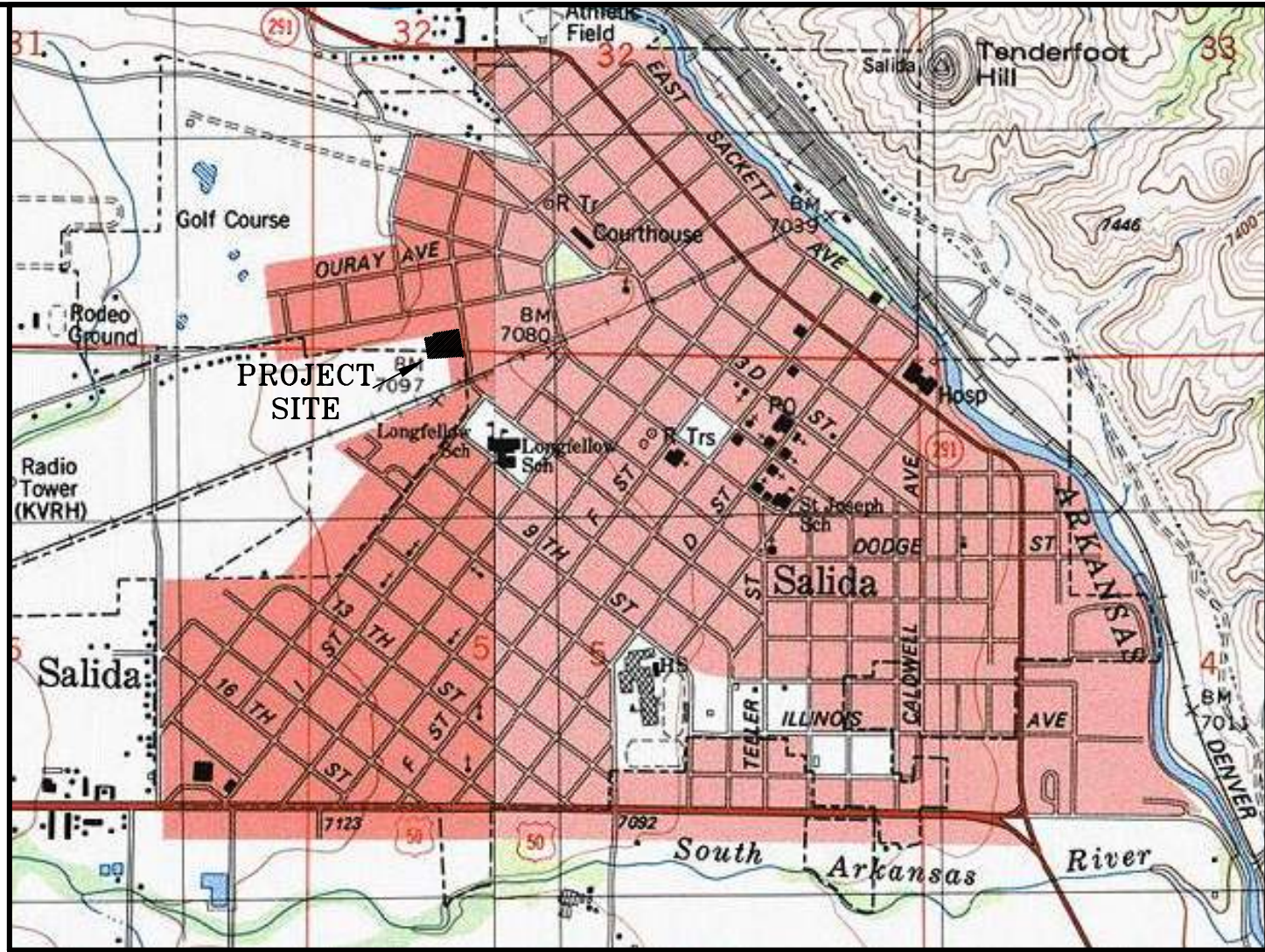
COUNTY OF \_\_\_\_\_ )  
 ) SS.  
STATE OF \_\_\_\_\_ )

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
- FENCE
- 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 16.6.1.40 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

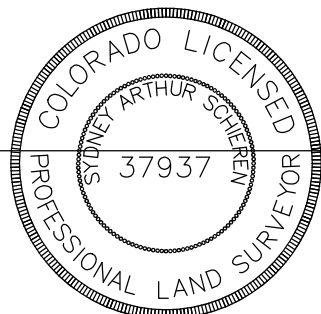
THIS PLAT WAS FILED IN THE OFFICE OF THE CLERK AND RECORDER OF CHAFFEE COUNTY, COLORADO, AT \_\_\_\_\_ M. ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022 UNDER RECEPTION NUMBER \_\_\_\_\_.

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



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 \_\_\_\_\_

REVISED:
JOB # 21137
DATE: JANUARY 17, 2022
SHEET 1 OF 1

GREEN HEART MINOR  
SUBDIVISION

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



LANDMARK  
SURVEYING & MAPPING  
P.O. BOX 668 SALIDA, CO 81201  
PH 719.539.4021 FAX 719.539.4031



# 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

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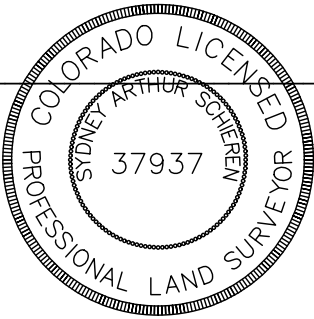
DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

TITLE AGENT

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



CITY COUNCIL APPROVAL

THIS PLAT IS APPROVED BY THE SALIDA CITY COUNCIL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

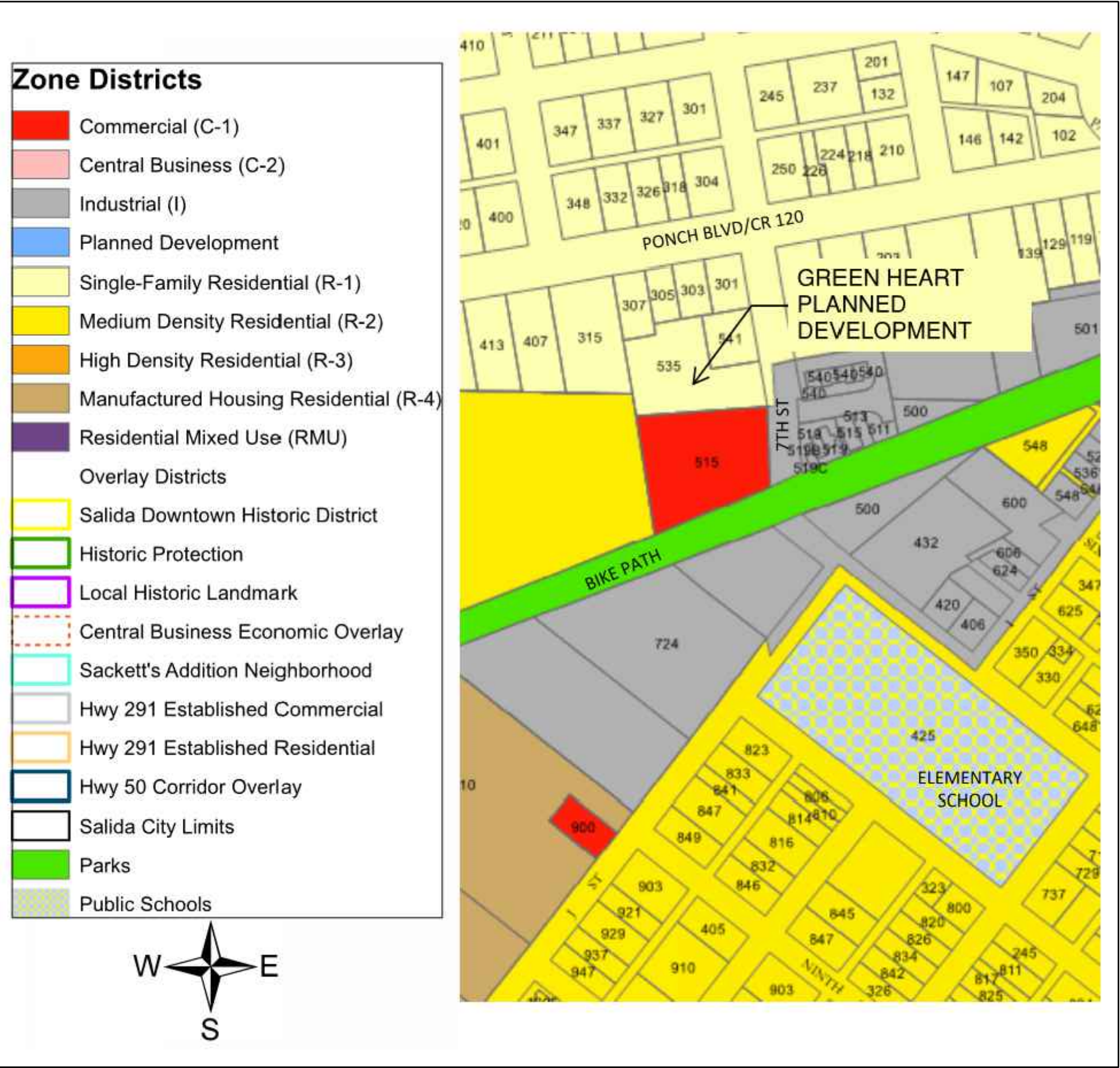
MAYOR, CITY OF SALIDA

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

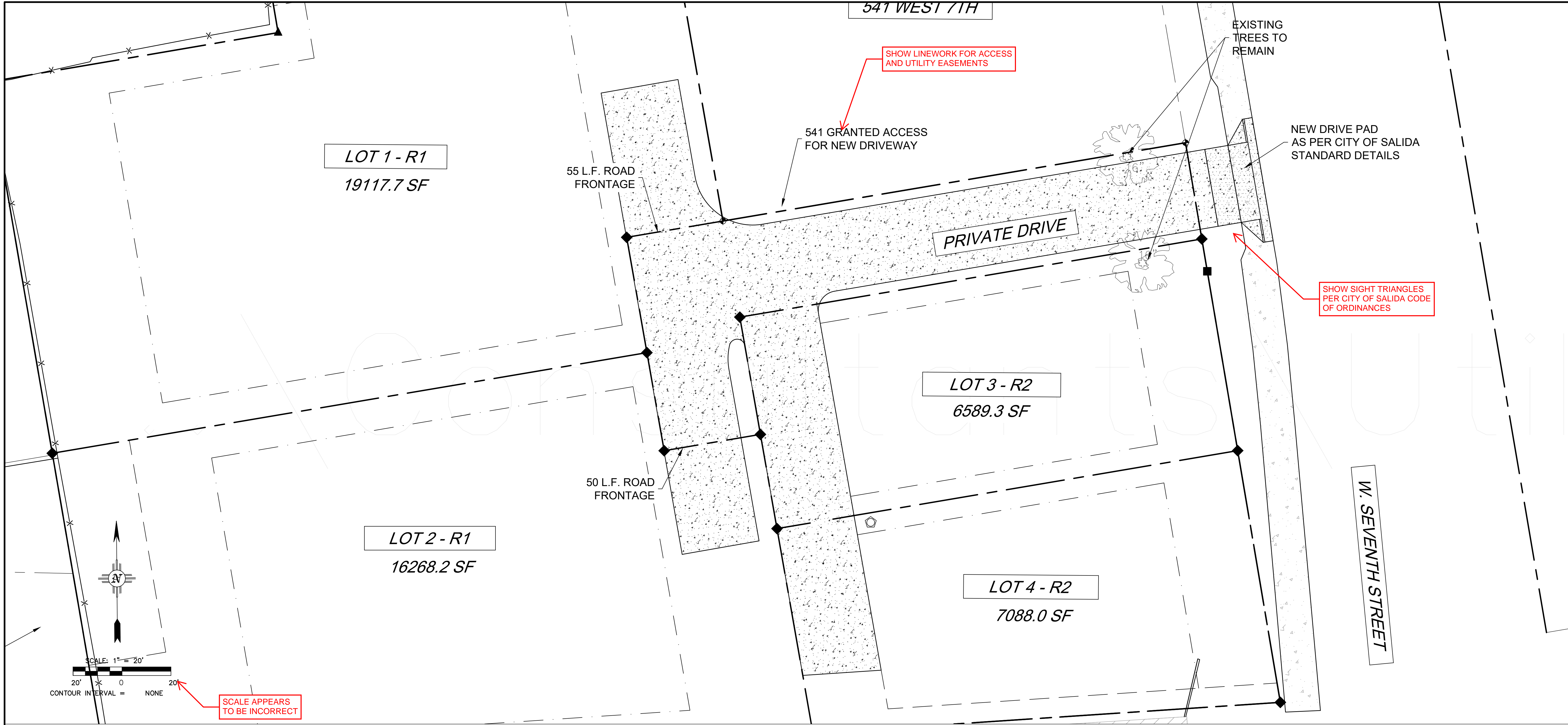
DRAFT - 2/23/22

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

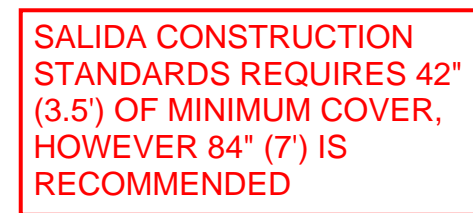
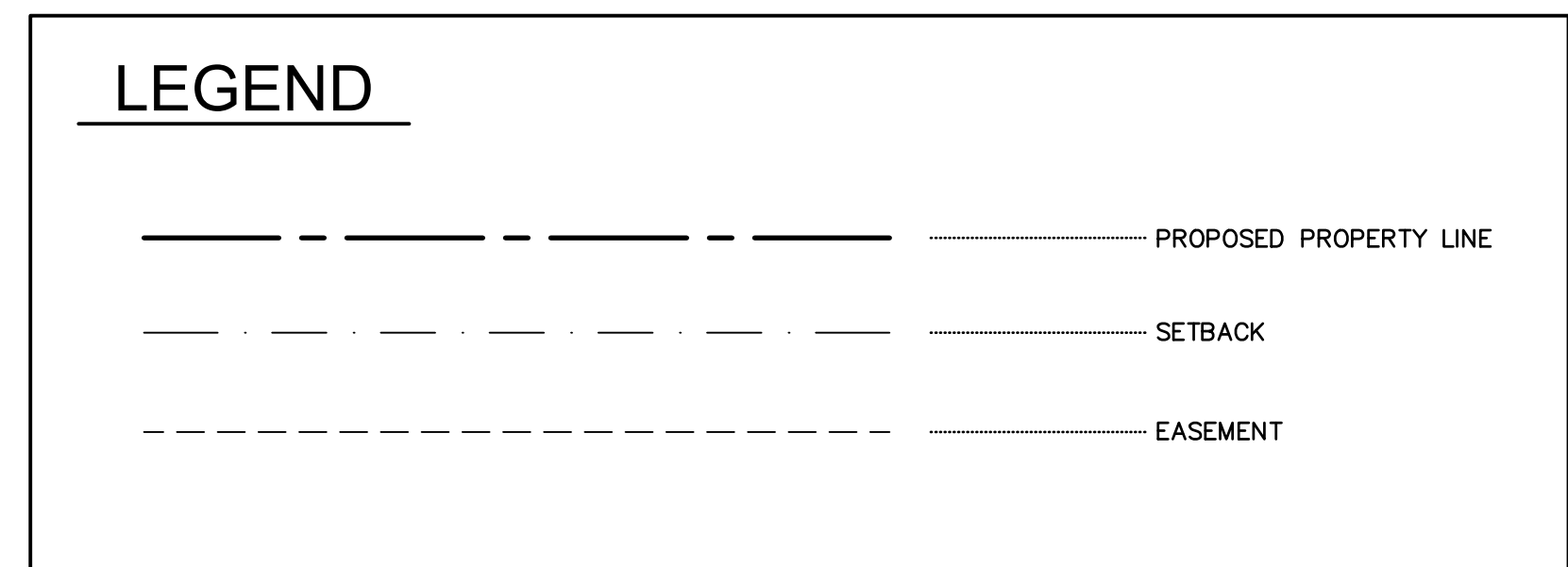
SCHEDULE OF DIMENSIONAL STANDARDS

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

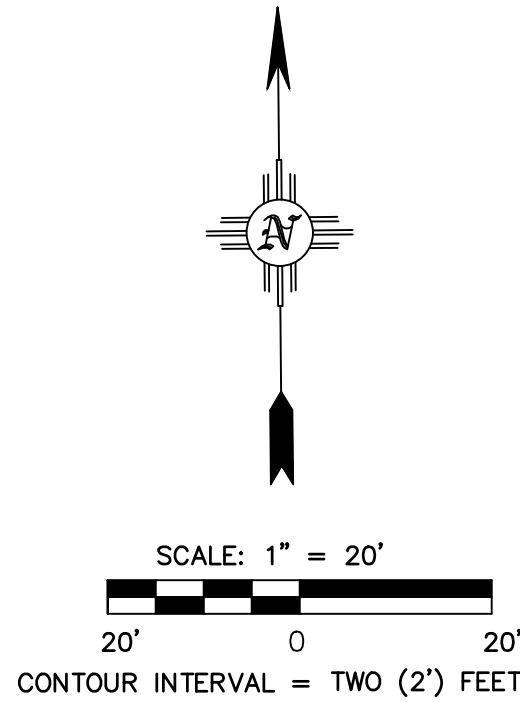
GENERAL PLAN NOTE  
- Ensure viewport shows full subdivision / lot lines



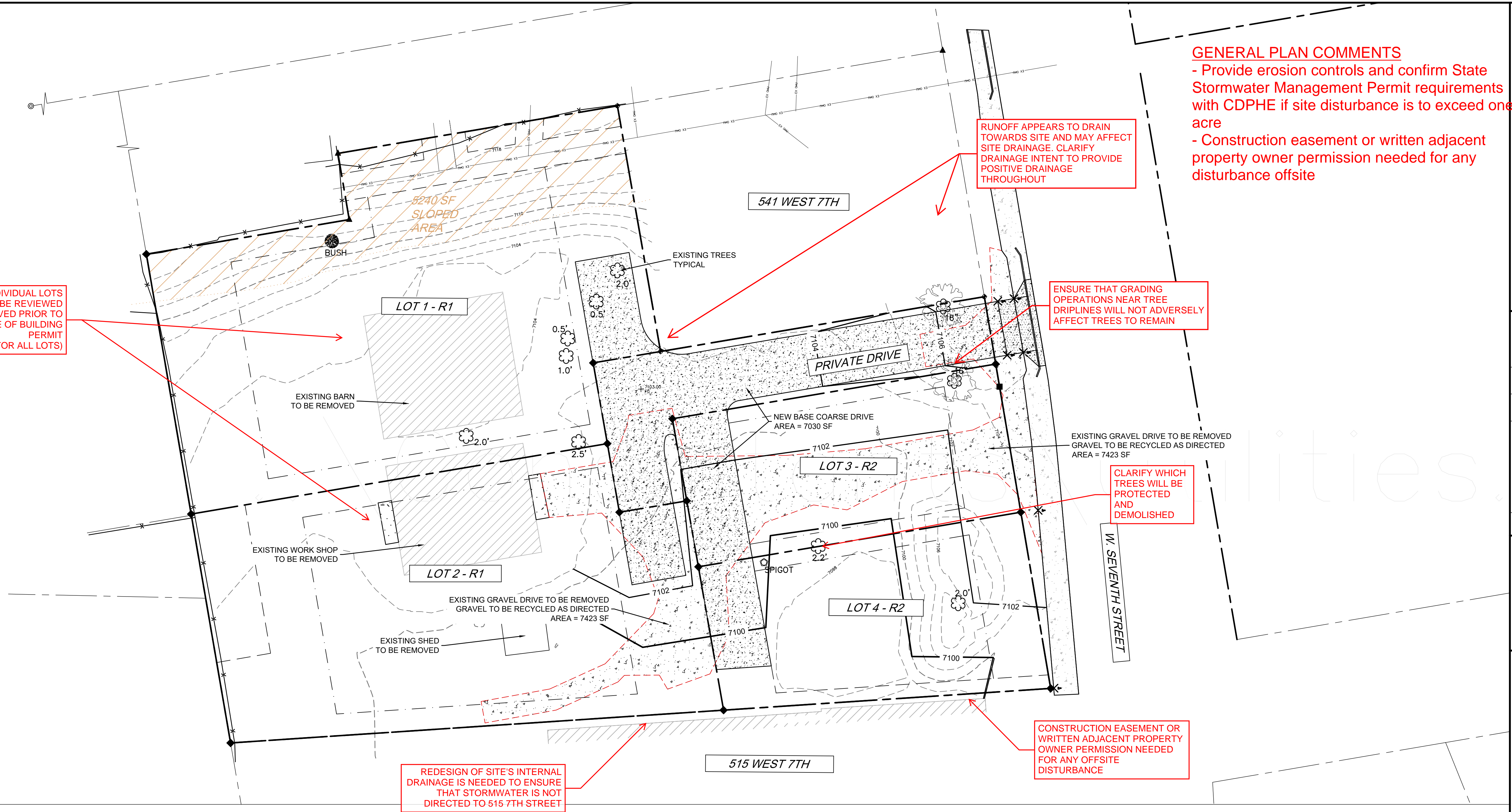


C1	SHEET NO.		CITY REVIEW		PROJECT:	<div><div><div>NEW MEXICO REGISTERED PROFESSIONAL ENGINEER 32033 W. E. WALKER 2/23/22</div></div><div>2/23/22</div></div>																									
	DEPARTMENT	SIGN-OFF	DATE	GREEN HEART PLANNED DEVELOPMENT																											
	WASTEWATER			STREET IMPROVEMENT PLAN																											
	WATER																														
	PW ENGINEERING																														
	TRAFFIC																														
	FIRE DEPARTMENT																														
	SOLID WASTE																														
	LANDSCAPE																														
	TRAILS/OPEN SPACE																														
SUBDIVISION REVIEW																															
<div><div><div>W. E. Walker Engineering</div><div>905 Camino Sierra Vista, • Santa Fe, NM 87505</div><div>505-820-7990</div><div>FAX 505-820-3539</div><div>E-MAIL: <a href="mailto:civil@walkerengineering.net">civil@walkerengineering.net</a></div></div><table><thead><tr><th>No.</th><th>REVISION</th><th>BY</th><th>APP.</th><th>DATE</th></tr></thead><tbody><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr></tbody></table><div>PROJECT: DESIGNED BY:</div><div>FILE: DRAWN BY:</div><div>DATE: 2/22/2022 CHECKED BY:</div><div>SCALE:</div></div>							No.	REVISION	BY	APP.	DATE																				
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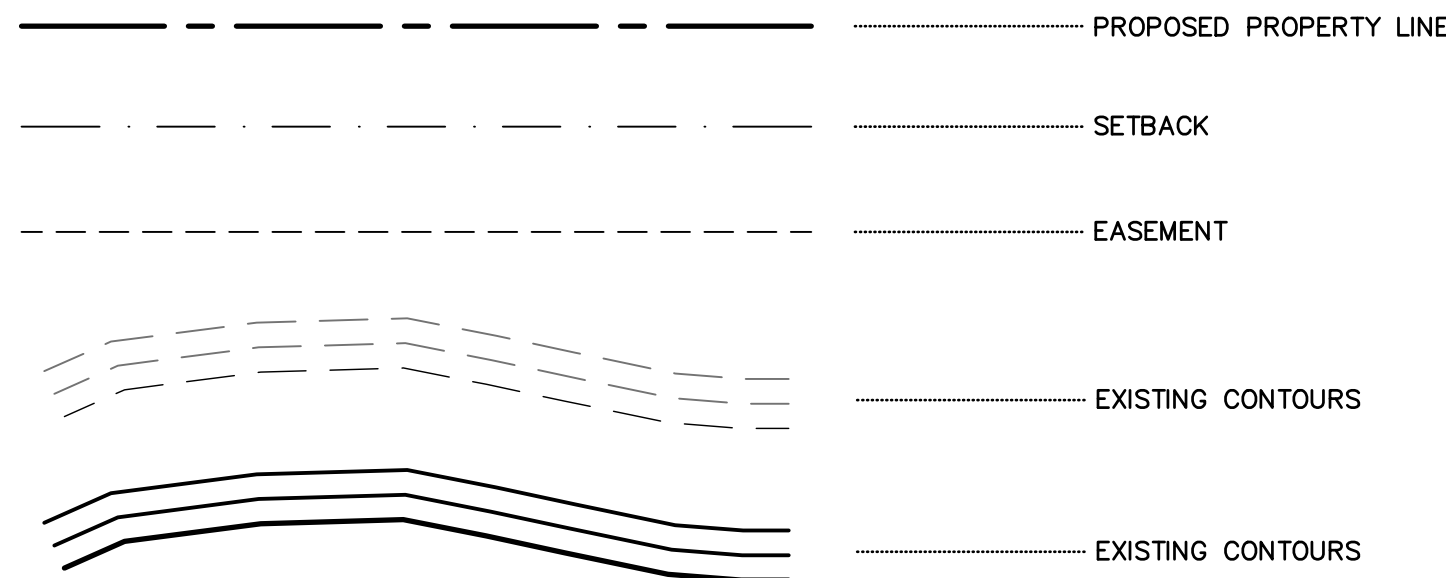
GRADING OF INDIVIDUAL LOTS WILL NEED TO BE REVIEWED AND APPROVED PRIOR TO RELEASE OF BUILDING PERMIT (TYPICAL FOR ALL LOTS)



**GENERAL PLAN COMMENTS**

- Provide erosion controls and confirm State Stormwater Management Permit requirements with CDPHE if site disturbance is to exceed one acre
- Construction easement or written adjacent property owner permission needed for any disturbance offsite

## LEGEND



DRAINAGE CALCULATION	
EXISTING GRAVEL DRIVEWAY	7423 SF
PROPOSED GRAVEL DRIVEWAY	7030 SF
DIFFERENCE	-393 SF

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.

PROPOSED CONTOURS? PLEASE CLARIFY

CITY REVIEW		PROJECT:	GREEN HEART PLANNED DEVELOPMENT	
DEPARTMENT	SIGN-OFF	DATE	SHEET TITLE: GRADING AND DRAINAGE PLAN	
WASTEWATER				
WATER				
PW ENGINEERING				
TRAFFIC				
FIRE DEPARTMENT				
SOLID WASTE				
LANDSCAPE				
TRAILS/OPEN SPACE				
SUBDIVISION REVIEW				
SHEET NO.		C2		

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: [enr@walkerengineering.net](mailto:enr@walkerengineering.net)

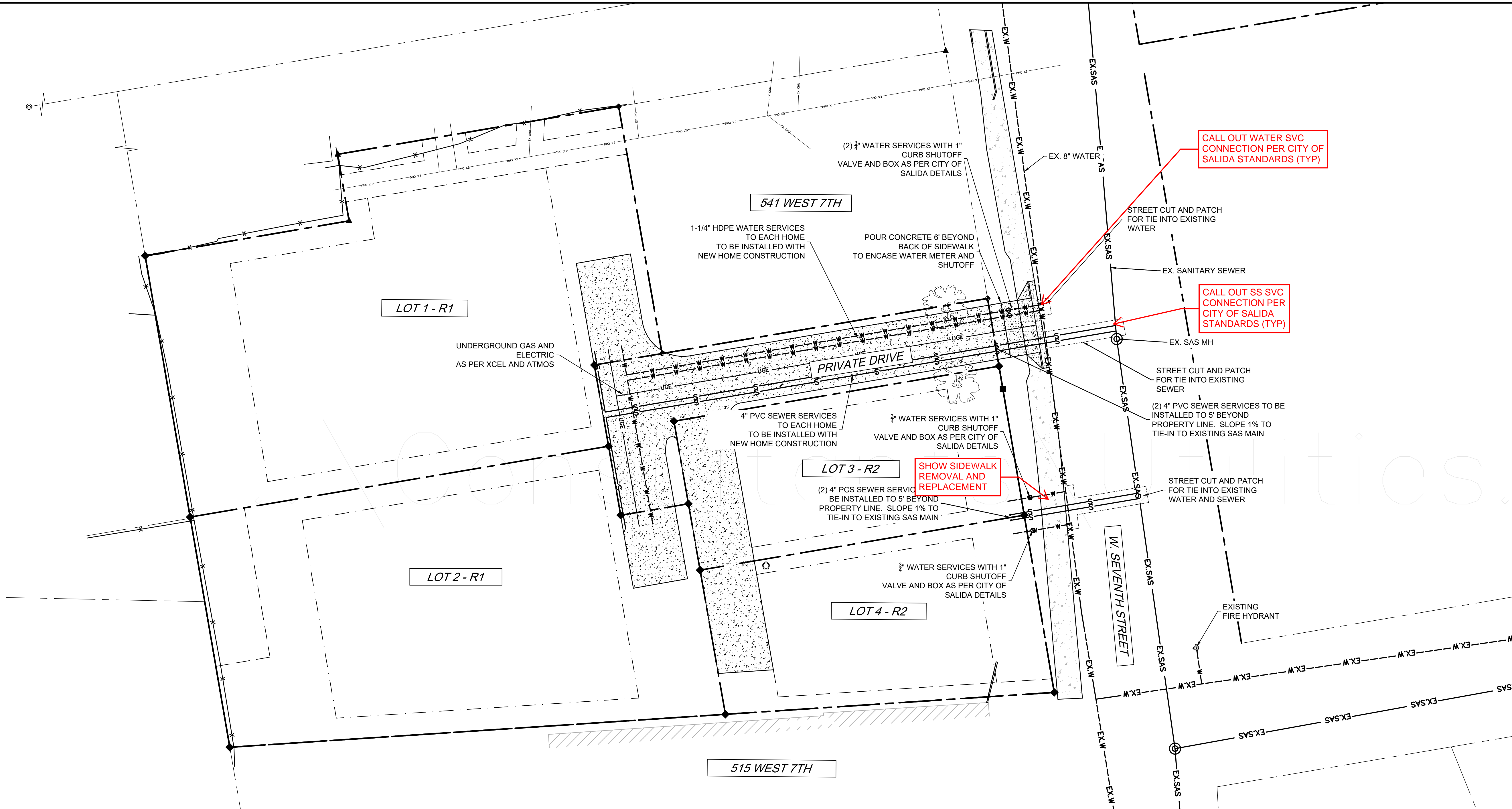
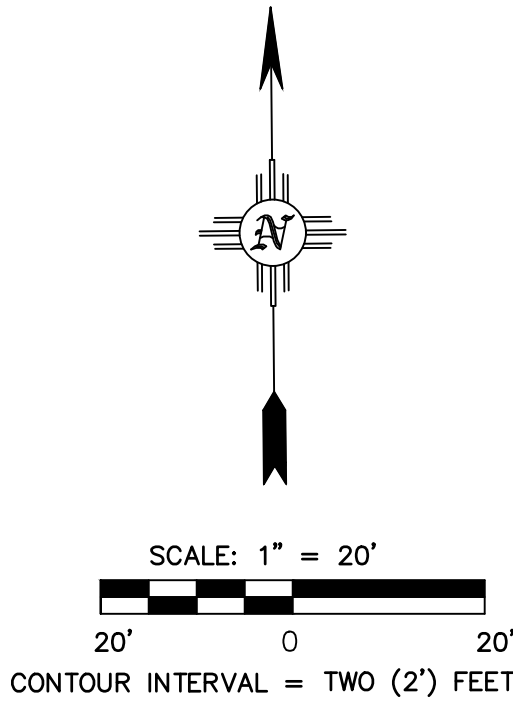
No.	REVISION	BY	APP.	DATE
PROJECT:	DESIGNED BY:			
FILE:	DRAWN BY:			
DATE:	CHECKED BY:	2/22/2022		
SCALE:				

REGISTERED PROFESSIONAL

3003

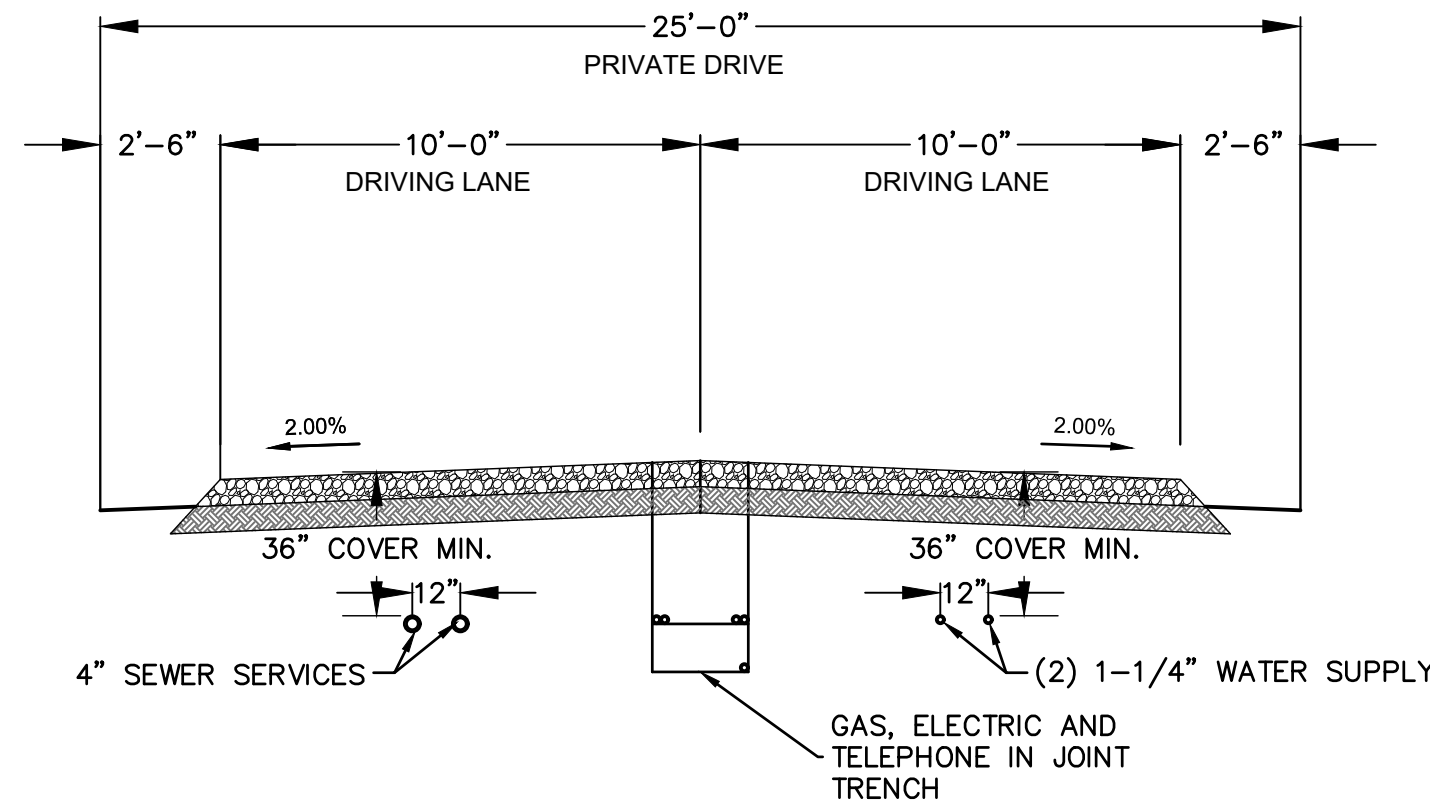
2/22/22





## 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

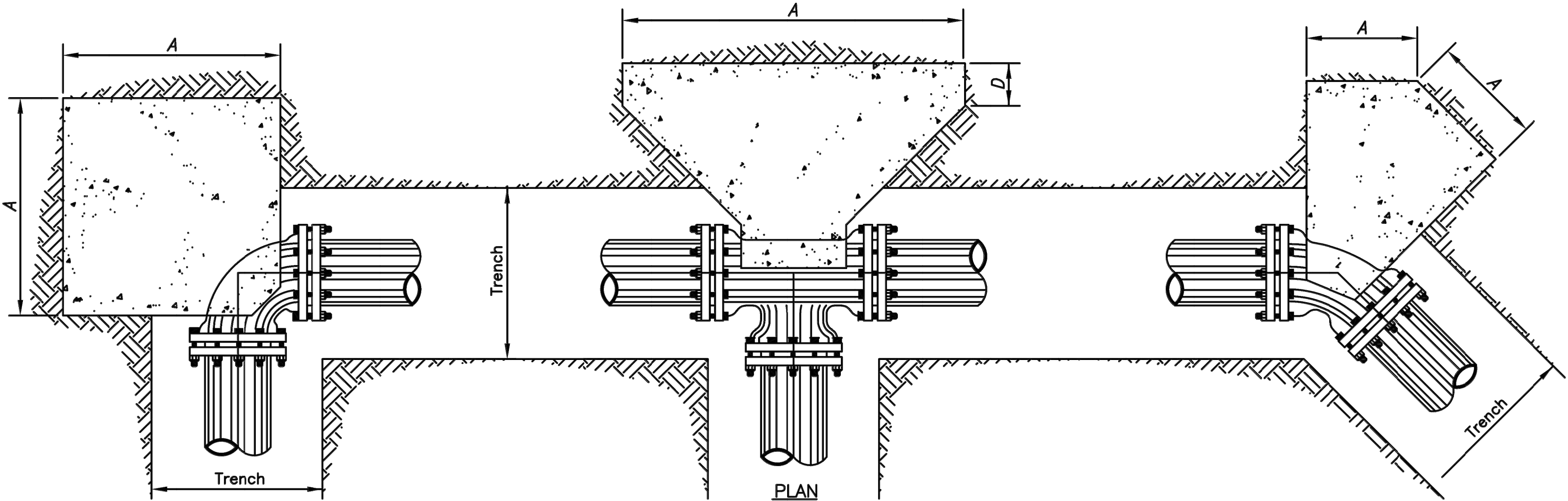
SHEET TITLE: UTILITY PLAN

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

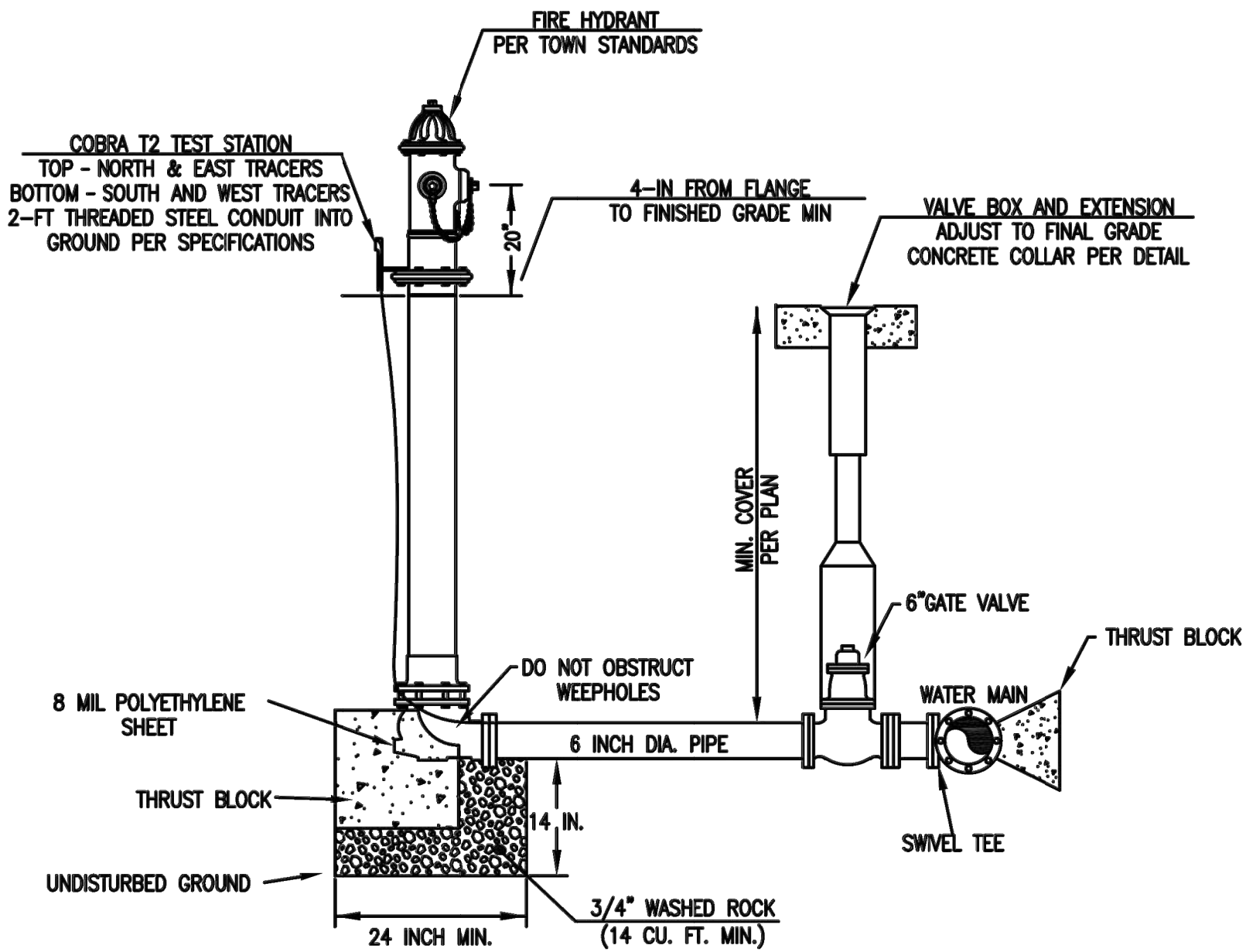
SHEET NO. **C3**



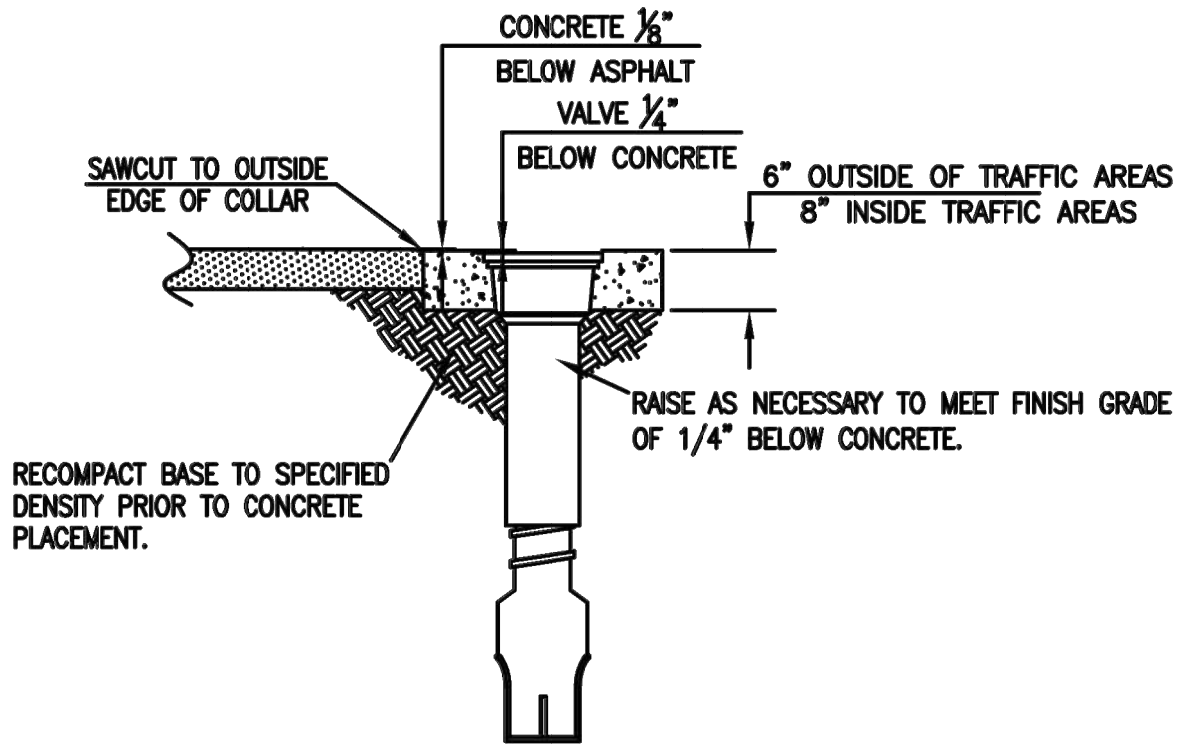
BLOCKING SCHEDULE WATER DISTRIBUTION FITTINGS												
PIPE	TEES & PLUGS				90°				45°			
"D"	A	B	C	D	A	B	C	D	A	B	C	D
4	16	12	16	12	16	12	16	12	16	12	16	12
6	18	12	18	16	18	12	18	16	18	12	18	16
8	24	16	24	16	24	16	24	16	24	16	24	16
10	30	20	30	16	30	20	30	20	30	20	30	20
12	36	24	36	18	36	24	36	24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



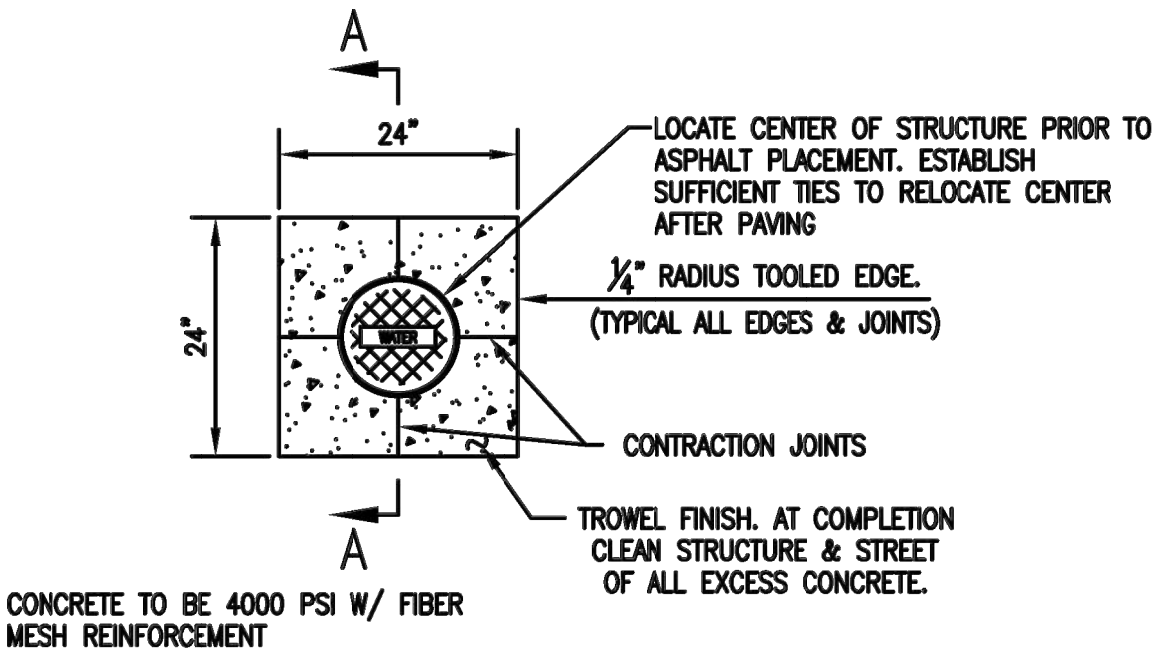
WD 1 THRUST BLOCK  
1 DETAIL



WD 2 FIRE HYDRANT ASSEMBLY  
2 DETAIL



SECTION A-A



PLAN VIEW

WD 3 WATER VALVE CONCRETE COLLAR  
3 DETAIL

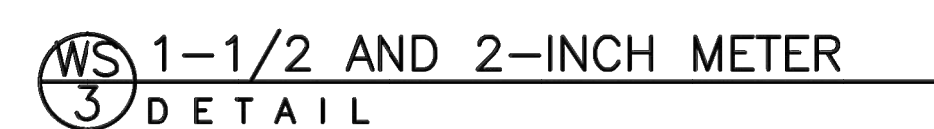
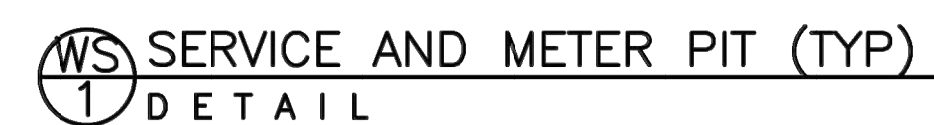
GENERAL DETAIL NOTES

- Provide pipe bedding details
- Delete non pertinent details
- ST03 - Asphalt patching detail
- Replace overall detail sheets within individual details per City of Salida Standard Specifications for Construction

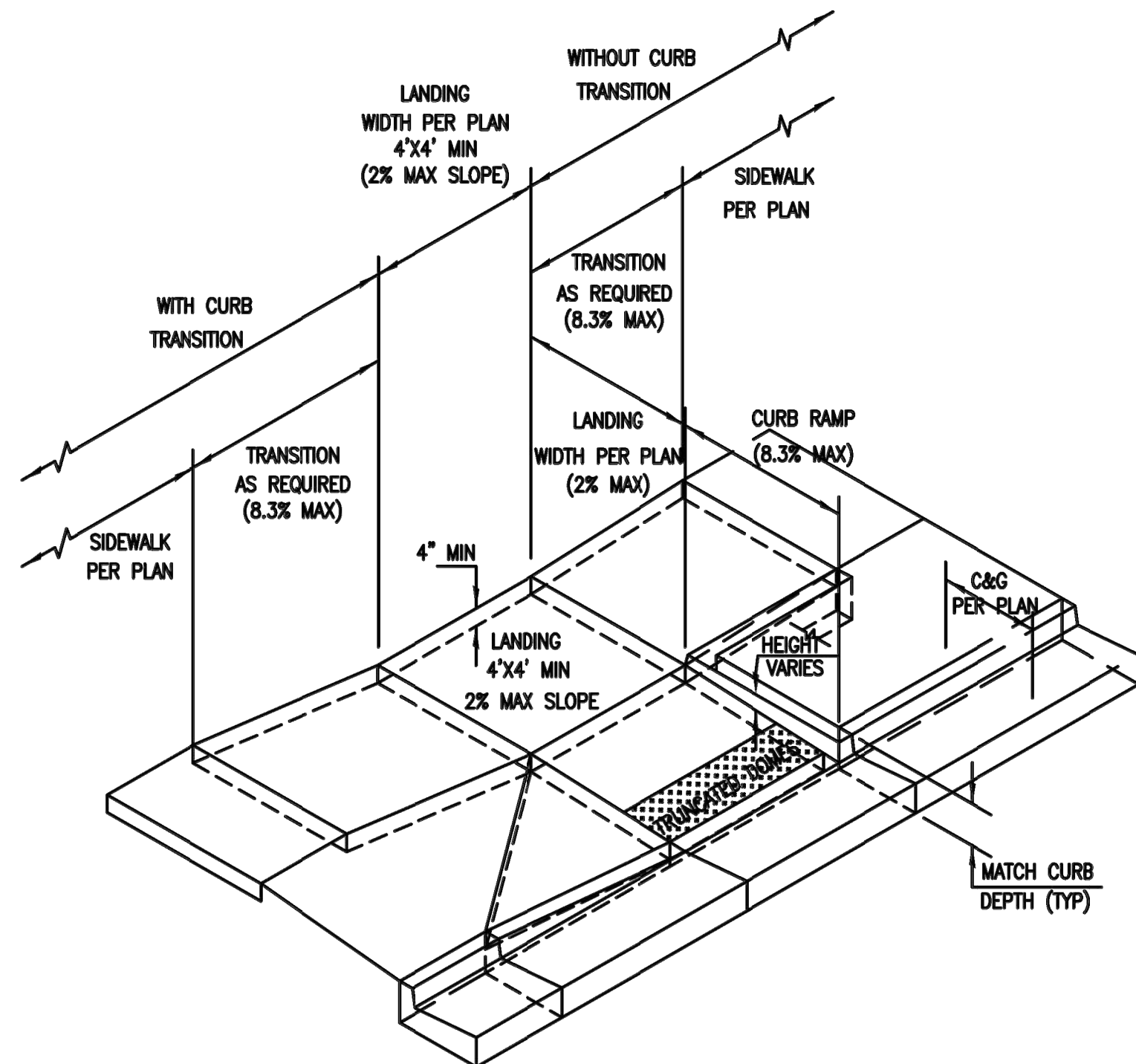
5' MIN BURY DEPTH PER  
SALIDA STANDARDS

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.





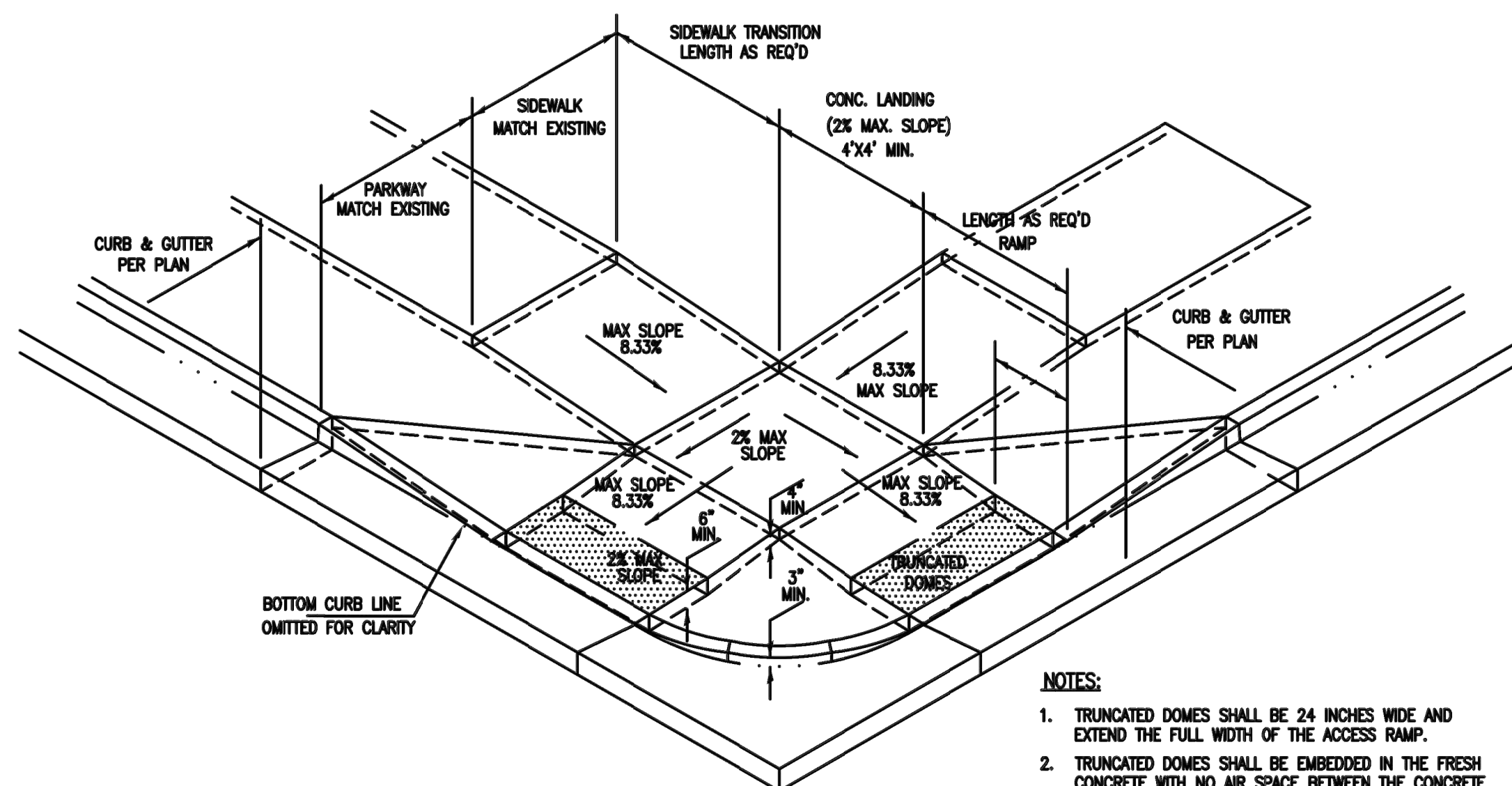


NOTES:

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

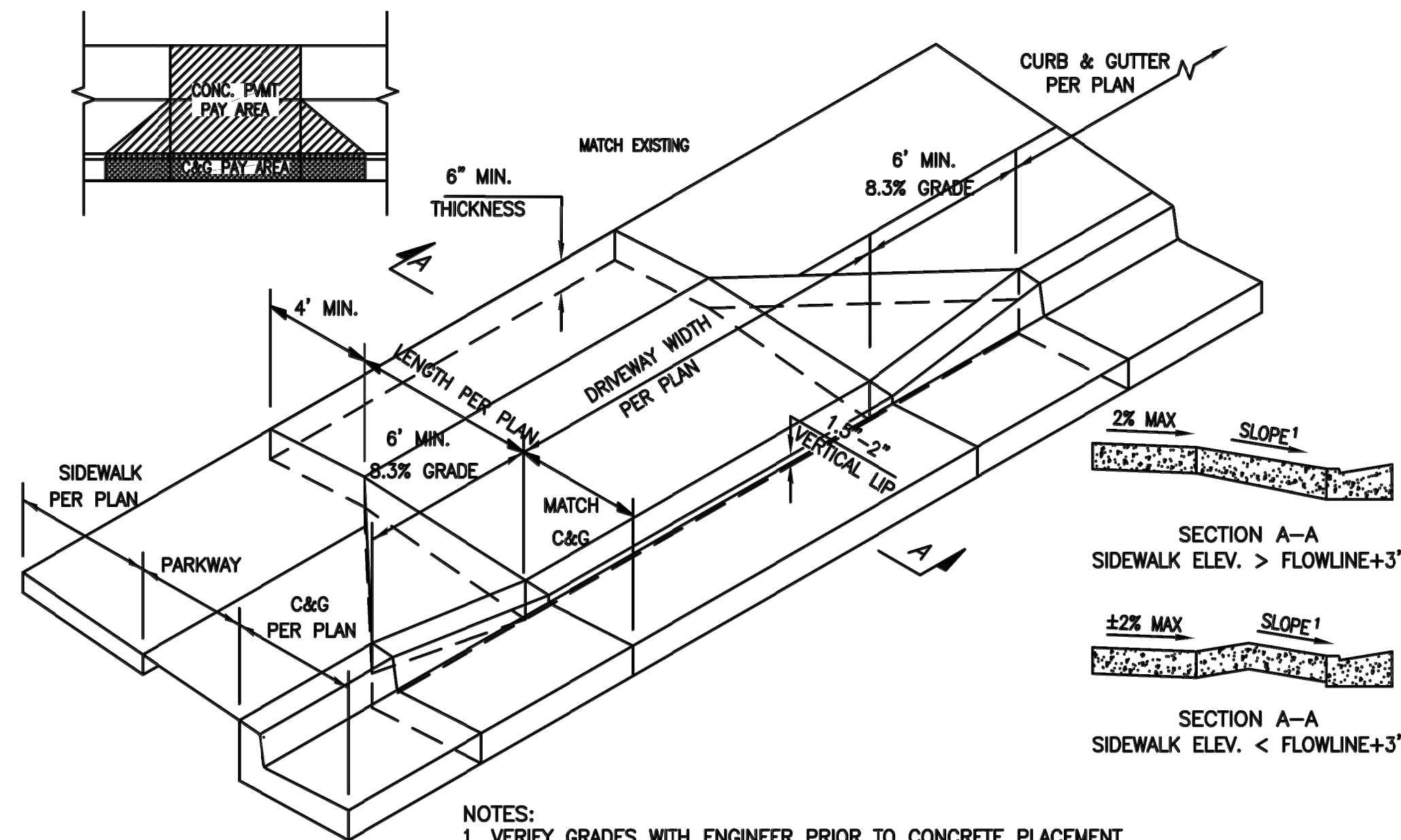
ST ADA CURB RAMP - TYPE 1  
1 DETAIL



NOTES:

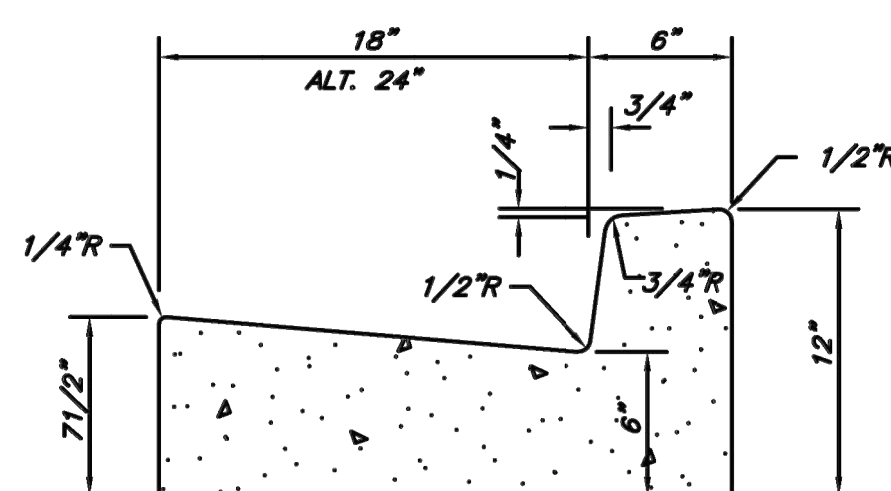
1. TRUNCATED DOMES SHALL BE 24 INCHES WIDE AND EXTEND THE FULL WIDTH OF THE ACCESS RAMP.
2. TRUNCATED DOMES SHALL BE EMBEDDED IN THE FRESH CONCRETE WITH NO AIR SPACE BETWEEN THE CONCRETE AND THE BOTTOM OF THE PLATE.
3. TRUNCATED DOMES SHALL BE CONSTRUCTED OF UNPAINTED CAST IRON CONFORMING TO ASTM A-48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

ST ADA CURB RAMP - TYPE 2  
2 DETAIL

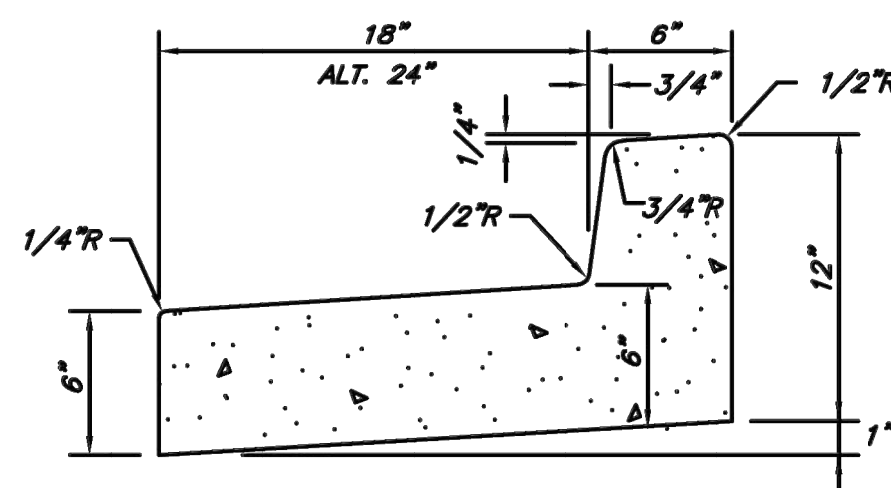


NOTES:  
1. VERIFY GRADES WITH ENGINEER PRIOR TO CONCRETE PLACEMENT.

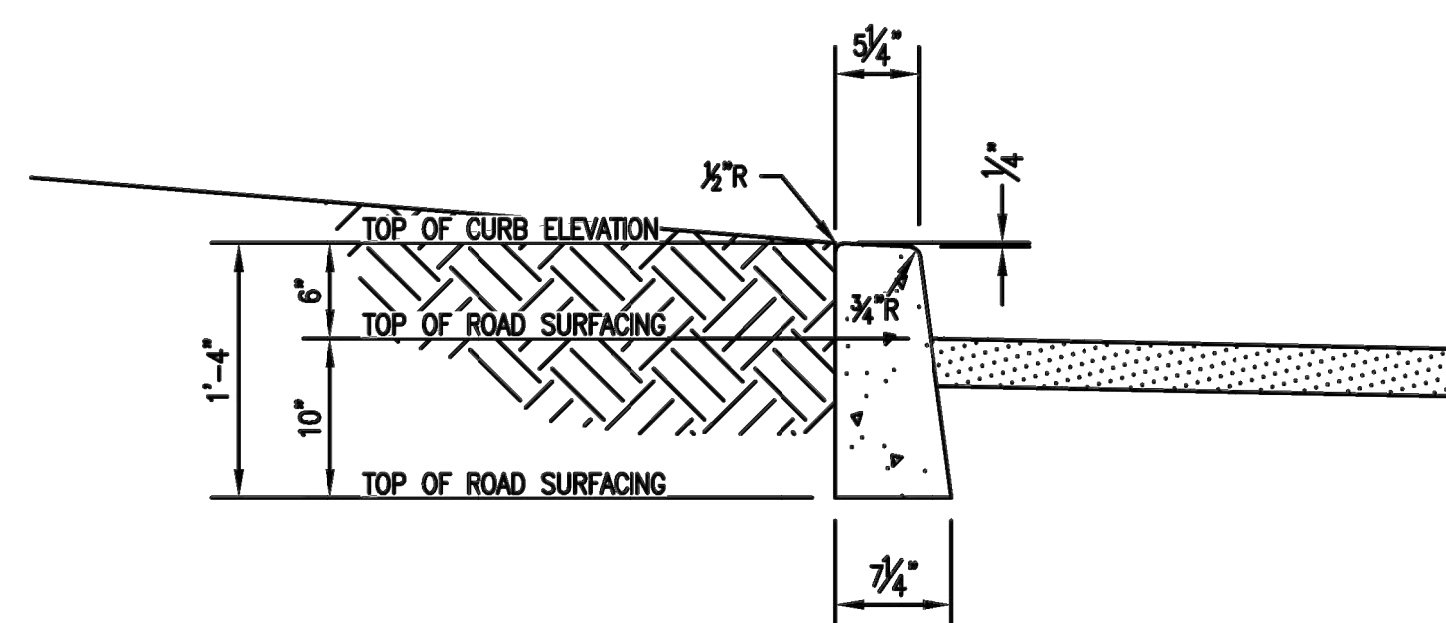
ST TYPE 1 DRIVEWAY  
3 DETAIL



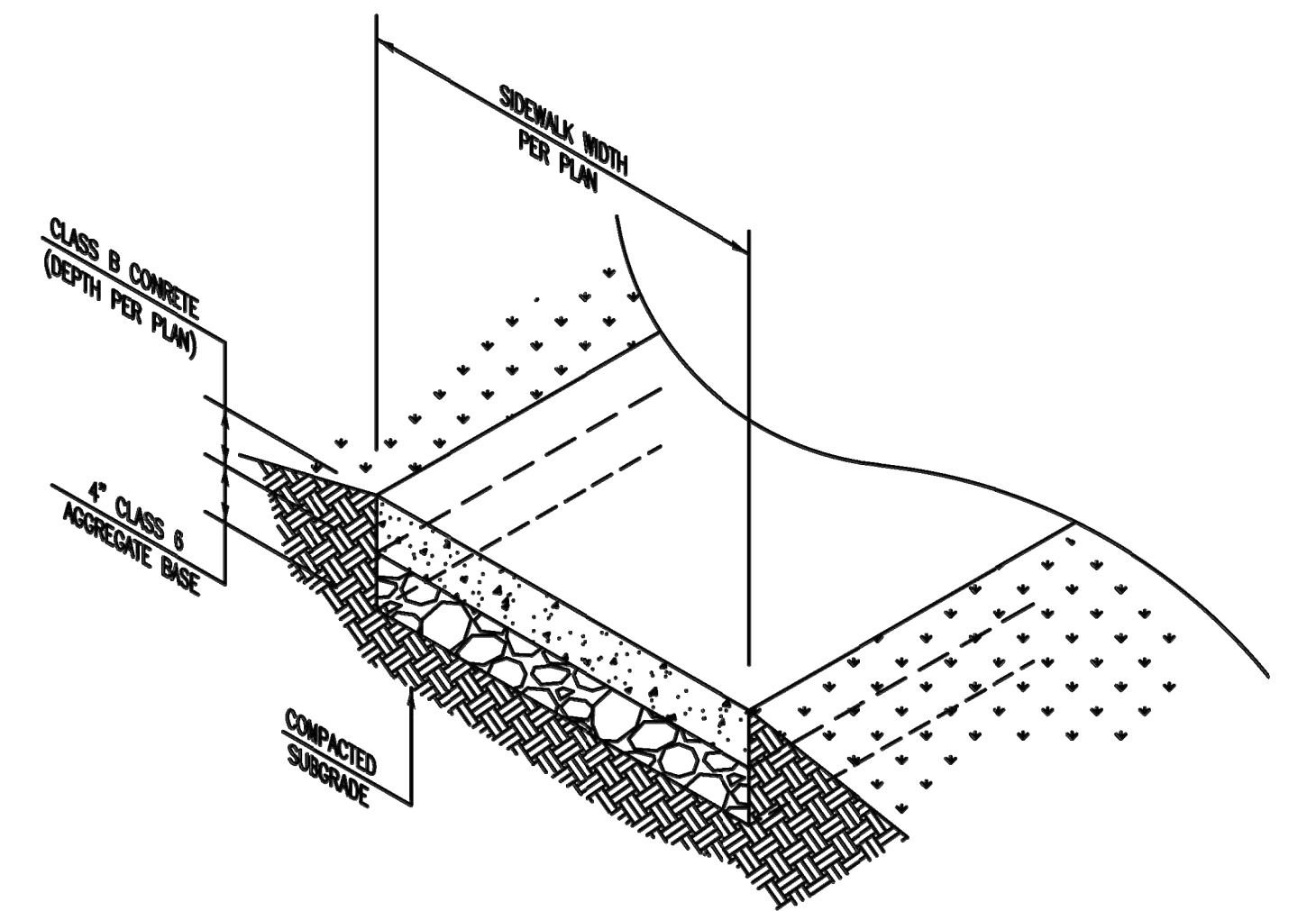
ST STANDARD 24-IN CURB AND GUTTER  
4 DETAIL



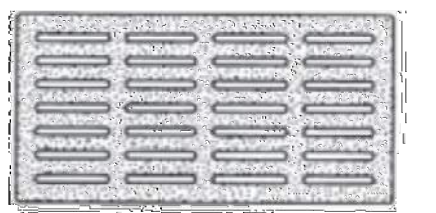
ST INVERTED 24-IN CURB AND GUTTER  
5 DETAIL



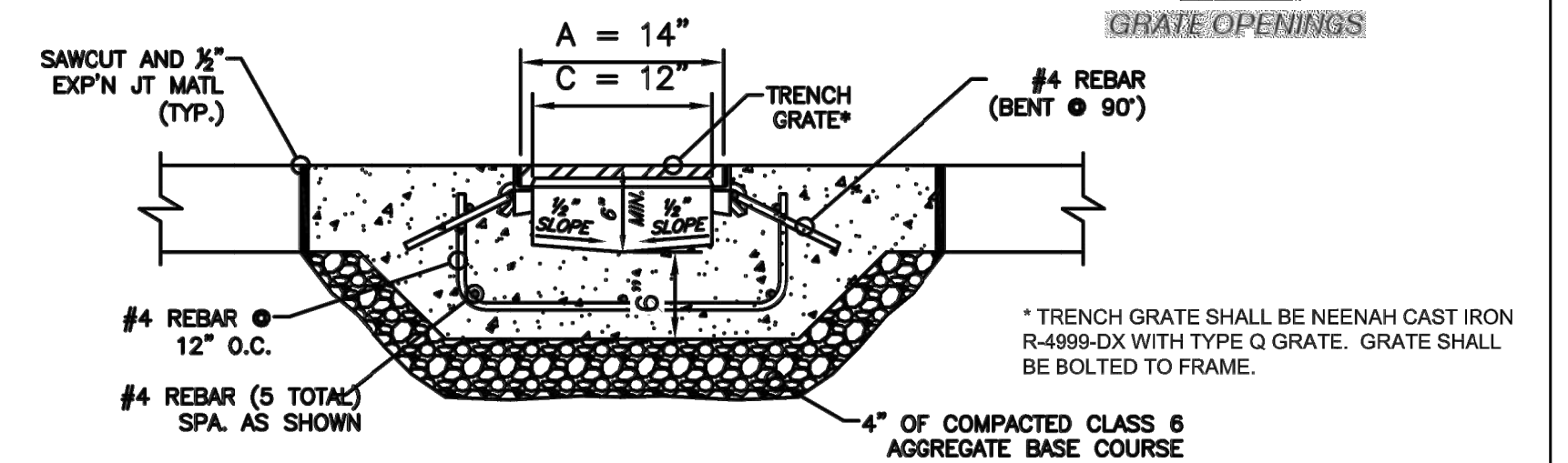
ST 6-IN VERTICAL CURB  
6 DETAIL



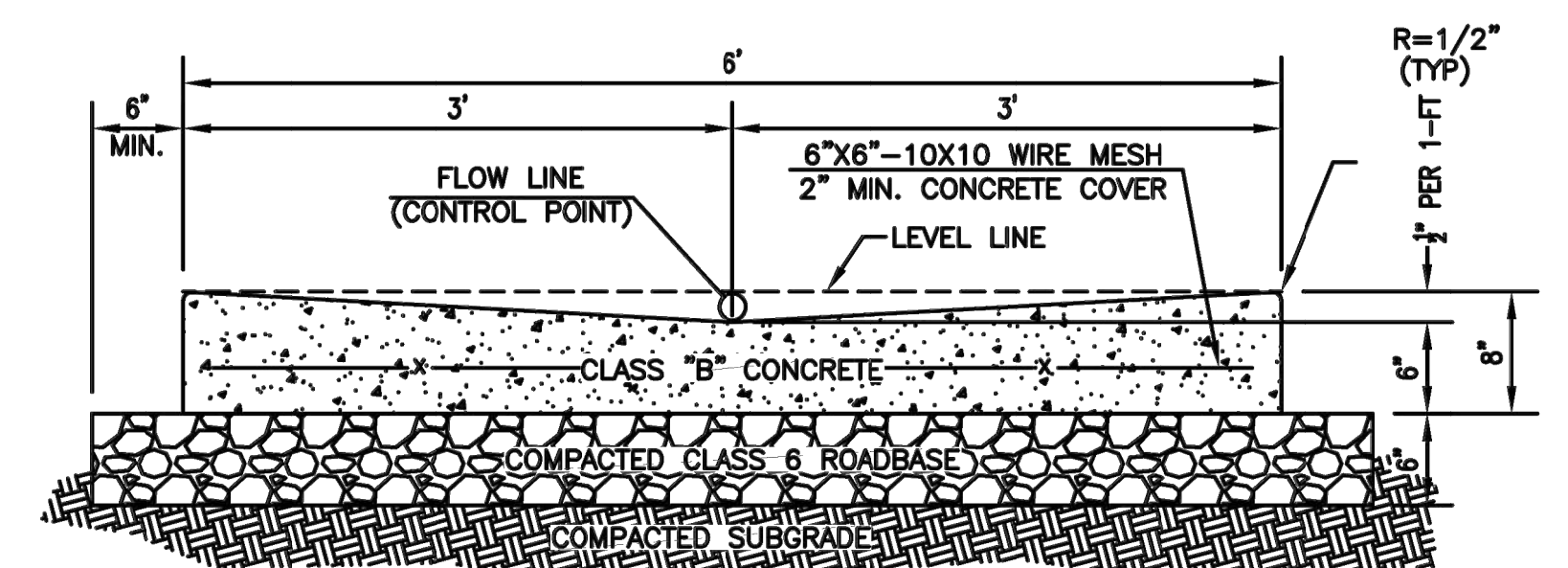
ST SIDEWALK  
7 DETAIL



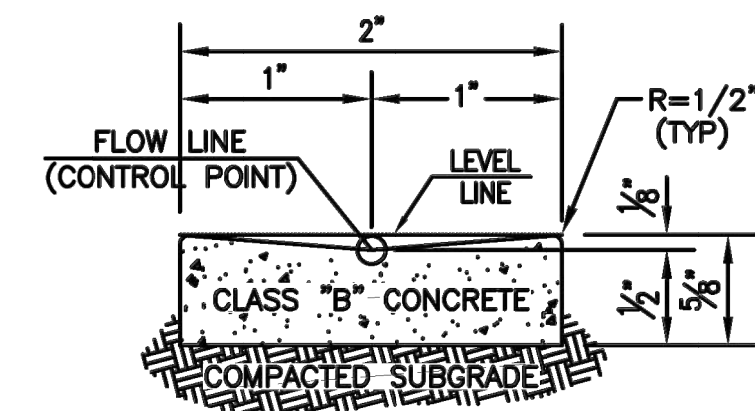
TYPE Q:  
GRATE OPENINGS



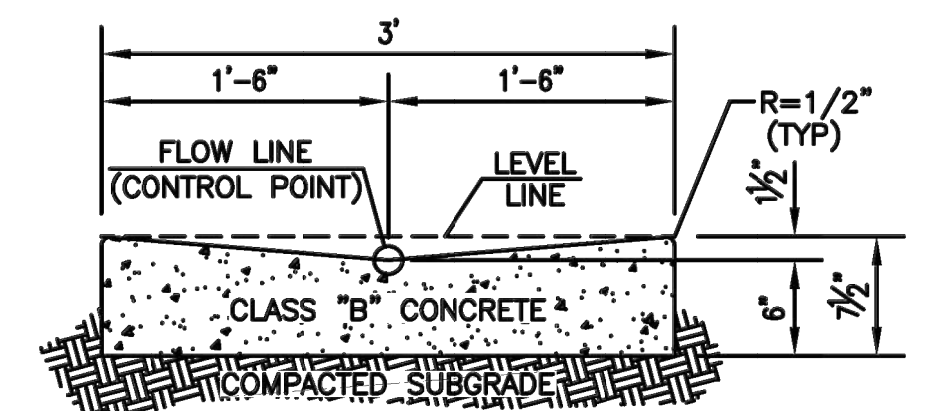
ST SIDEWALK TRENCH DRAIN  
8 DETAIL



ST 6-FT PAN  
9 DETAIL



ST 2-FT PAN  
10 DETAIL



ST 4-FT PAN  
11 DETAIL

CITY OF SALIDA, COLORADO  
PUBLIC WORKS

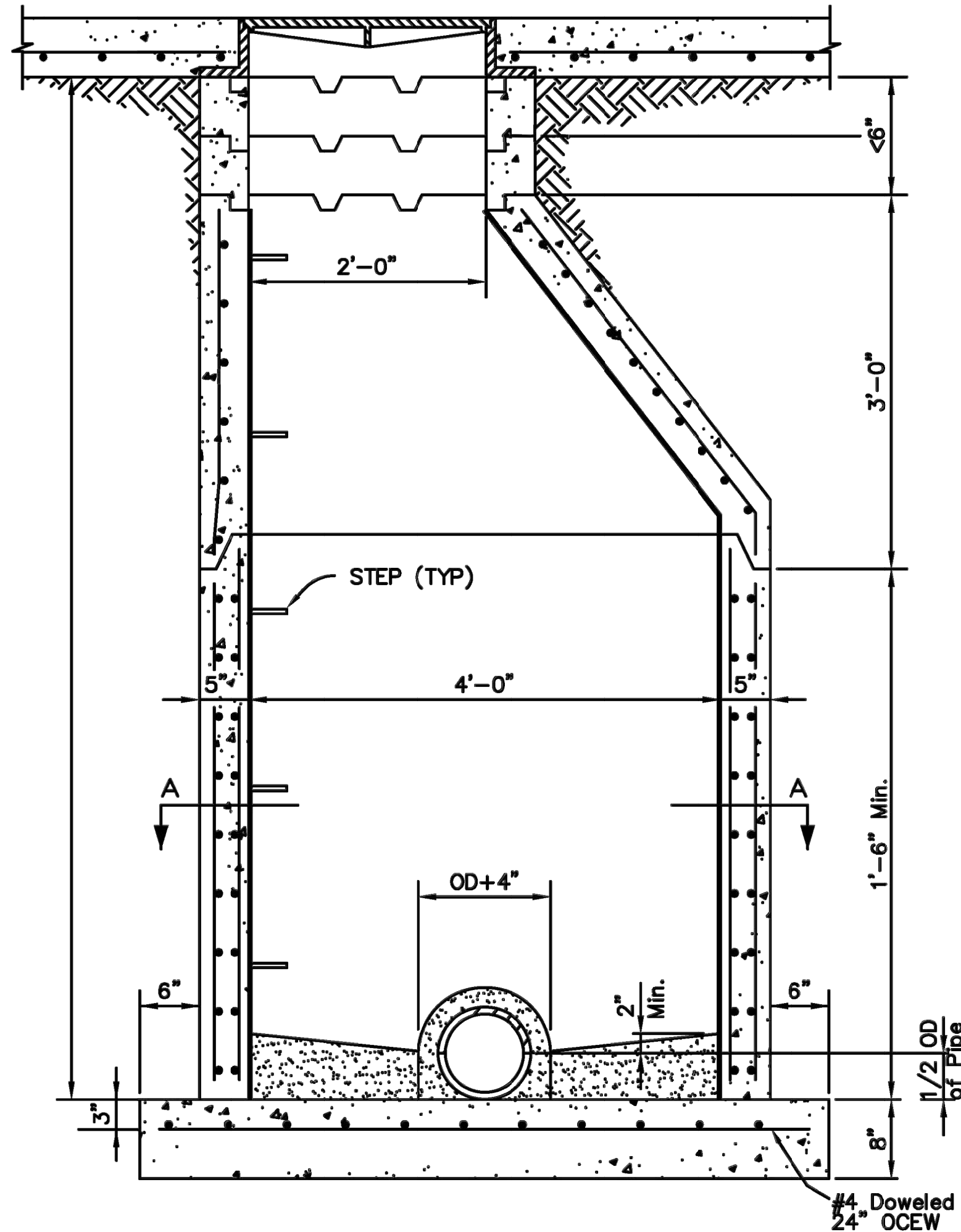
STANDARD DETAILS  
STREET DETAILS

DATE: Nov 2018	SCALE: Not to Scale	SHEET: MCL
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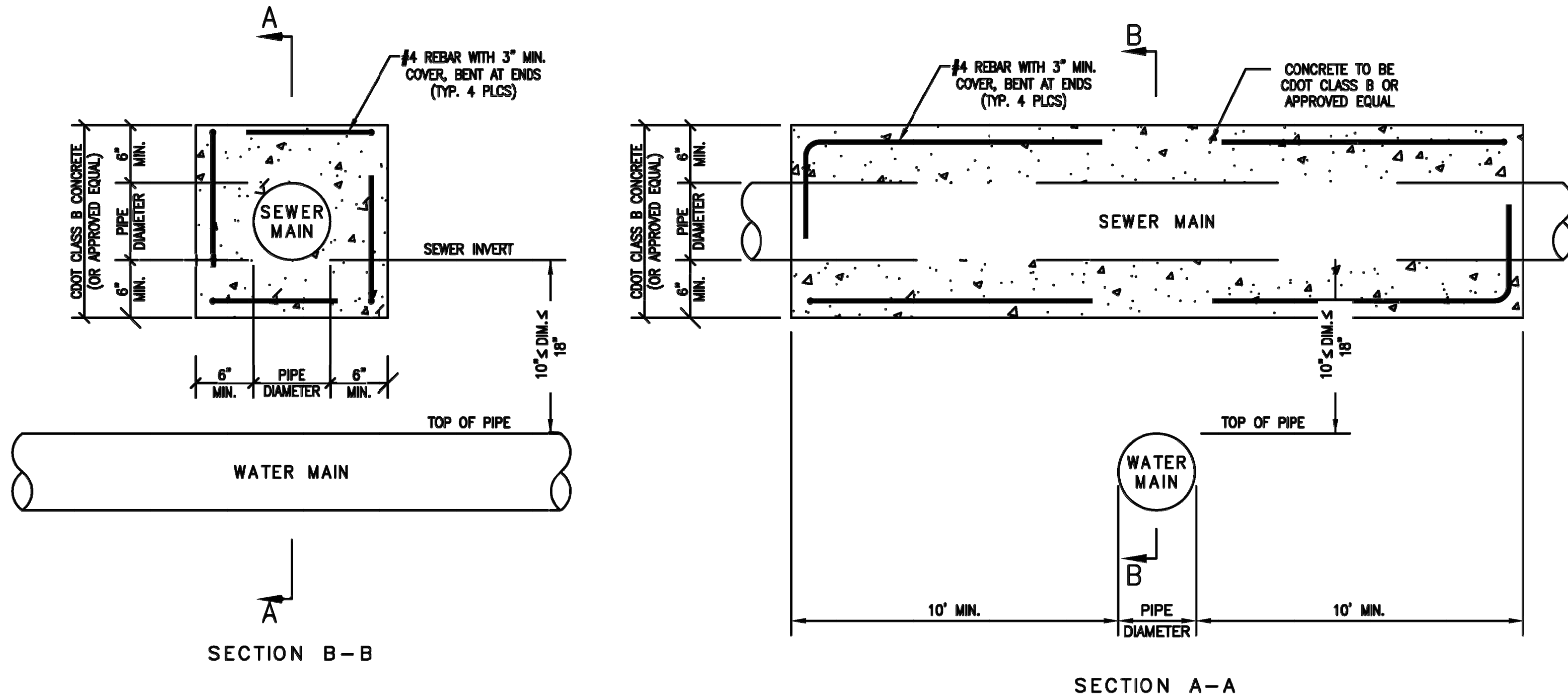


**STREET MANHOLE RING & COVER:**  
DEETER 1266 OR APPROVED EQUAL  
Street MH Ring & Cover 290 Lb. Min.  
Street Manhole Ring & Cover to be Machined.

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



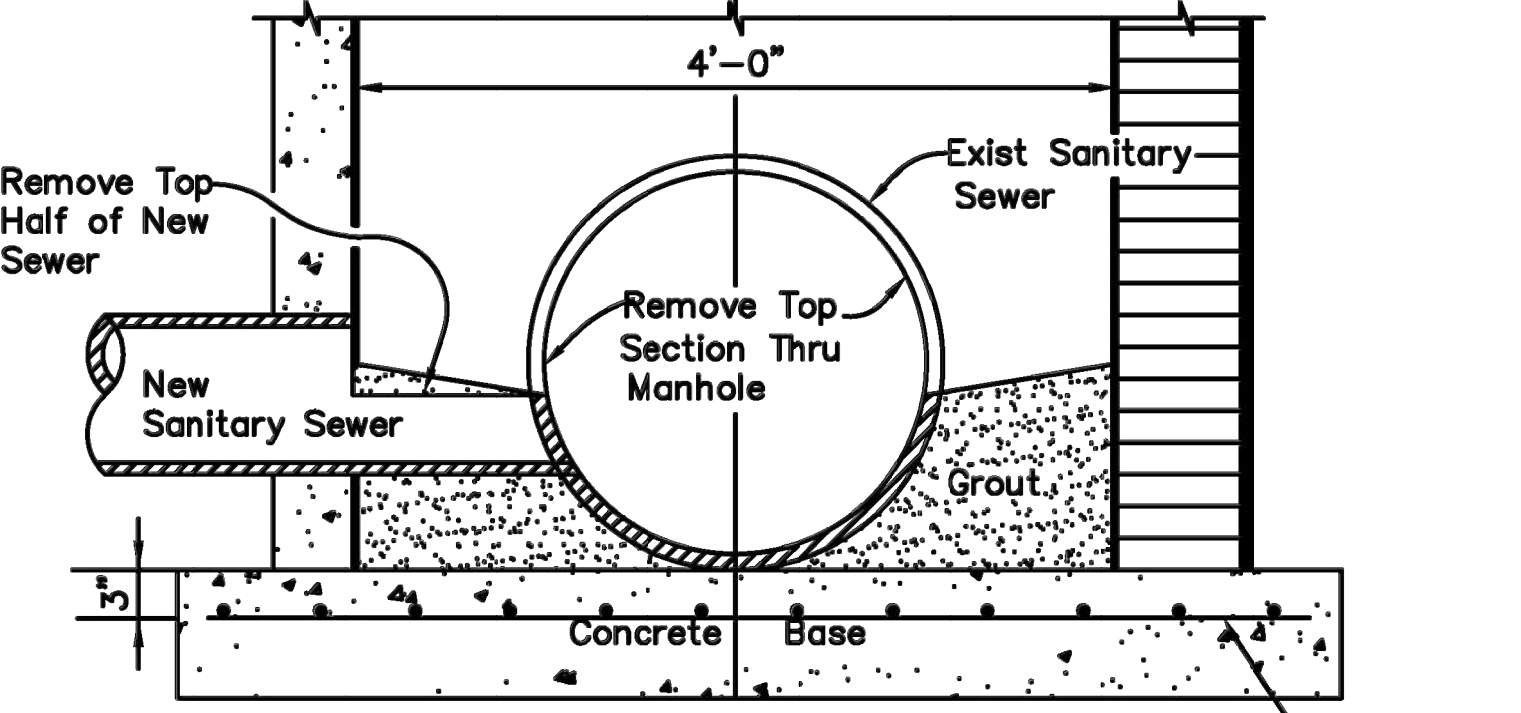
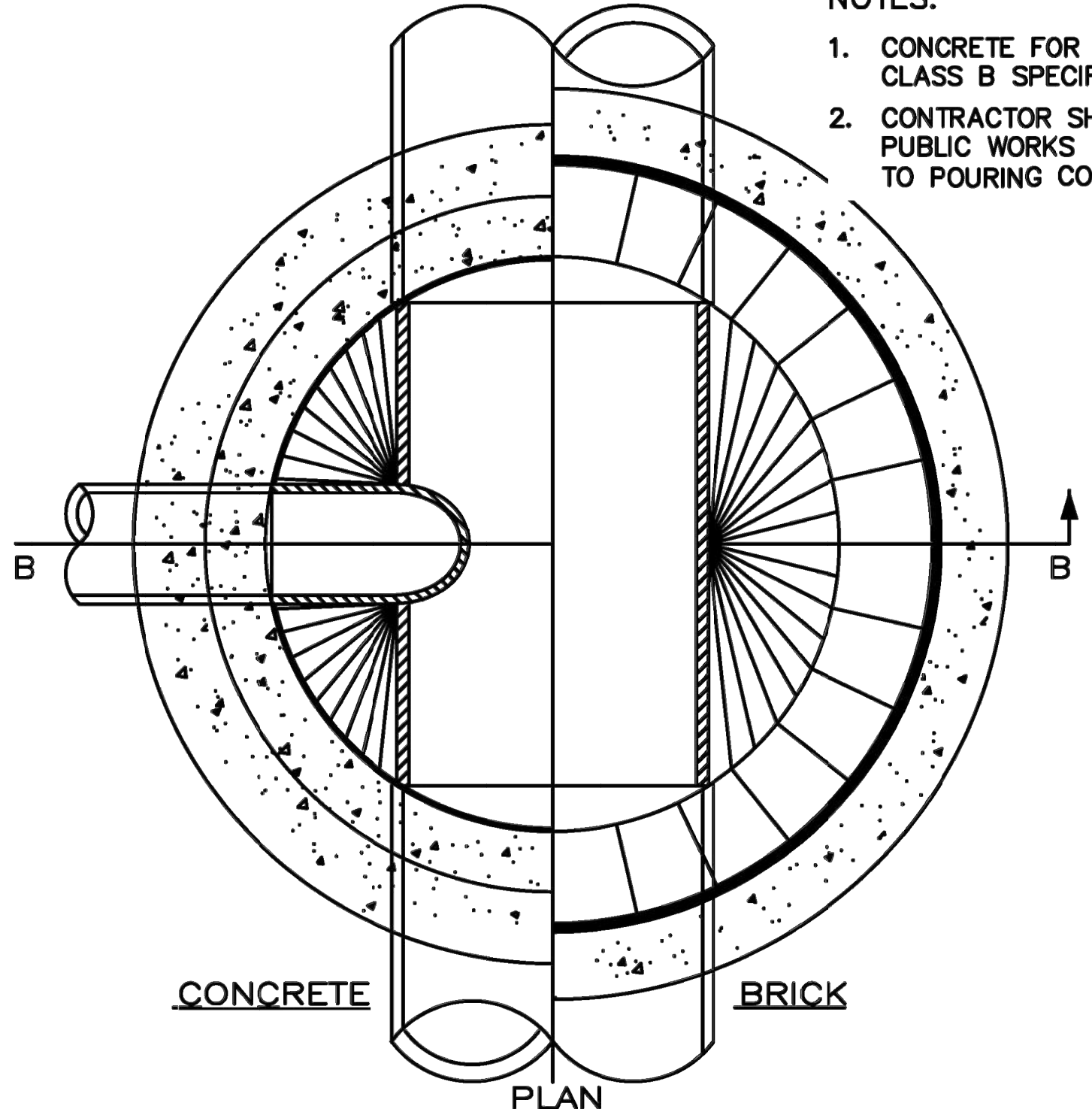
**S1 MANHOLE STANDARD DETAIL**



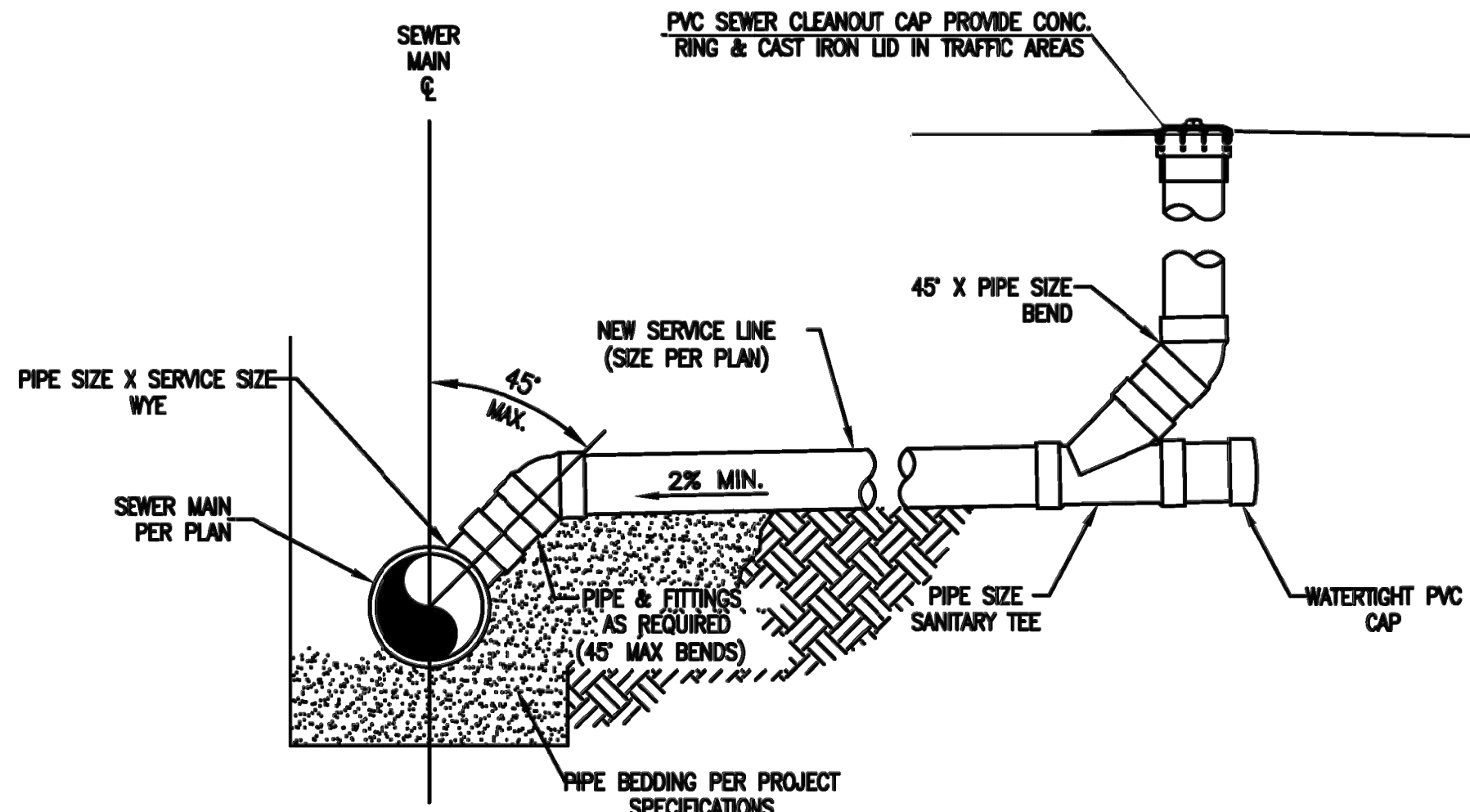
**SECTION B-B**

**SECTION A-A**

- 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**