



# PLANNING COMMISSION REGULAR MEETING

448 E. 1st Street, Room 190 Salida, Colorado 81201

Tuesday, January 12, 2021 - 6:00 PM

## AGENDA

Email public comments to: [publiccomment@cityofsalida.com](mailto:publiccomment@cityofsalida.com)

Please register for the Planning Commission meeting: <https://attendee.gotowebinar.com/register/7256115246685999119>

### CALL TO ORDER BY CHAIRMAN – 6:00 PM

### ROLL CALL

### UNSCHEDULED CITIZENS

### AMENDMENT(S) TO AGENDA

### PUBLIC HEARINGS

Public Hearings will follow the following procedure:

- |   |   |  |
|---|---|--|
| A. Open Public Hearing                  | D. Applicant’s Presentation (if applicable) | G. Commission Discussion                 |
| B. Proof of Publication                 | E. Public Input                             | H. Commission Decision or Recommendation |
| C. Staff Review of Application/Proposal | F. Close Public Hearing                     |  |

#### **1. Holman Court Planned Development and Major Subdivision:**

The applicant, Holman Court, LLC, is requesting two actions related to a 1.72 ac. (74,780 s.f.) parcel just west of Holman Avenue. The property is described as: Lot 2 of the Ambrose Subdivision and is zoned Medium Density (R-2). The two requests are:

- A. Major Impact Review to approve a Planned Development for the subject property to eliminate public street frontage requirements for 8 residential lots (and future divisible lots). The request also includes amendments to the maximum lot coverage for parking/access as well as minimum landscape area.
- B. A Major Impact Review to approve an 8-lot major subdivision (and future divisible lots) off of the newly created Holman Court.

### COMMISSIONERS' COMMENTS

### ADJOURN

**\*\*An alternate can only vote on, or make a motion on an agenda item if they are designated as a voting member at the beginning of an agenda item. If there is a vacant seat or a conflict of interest, the Chairman shall designate the alternate that will vote on the matter. If a Voting member shows up late to a meeting, they cannot vote on the agenda item if the alternate has been designated.**

*Individuals with disabilities needing auxiliary aid(s) may request assistance by contacting the City Clerk at 448 E. 1st Street, Ste. 112, Salida, CO 81201, Ph.719-530-2630 at least 48 hours in advance.*

## PLANNING COMMISSION STAFF REPORT

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**MEETING DATE:** January 12, 2021

**AGENDA ITEM TITLE:** A. Holman Court Planned Development; and  
B. Holman Court Major Subdivision

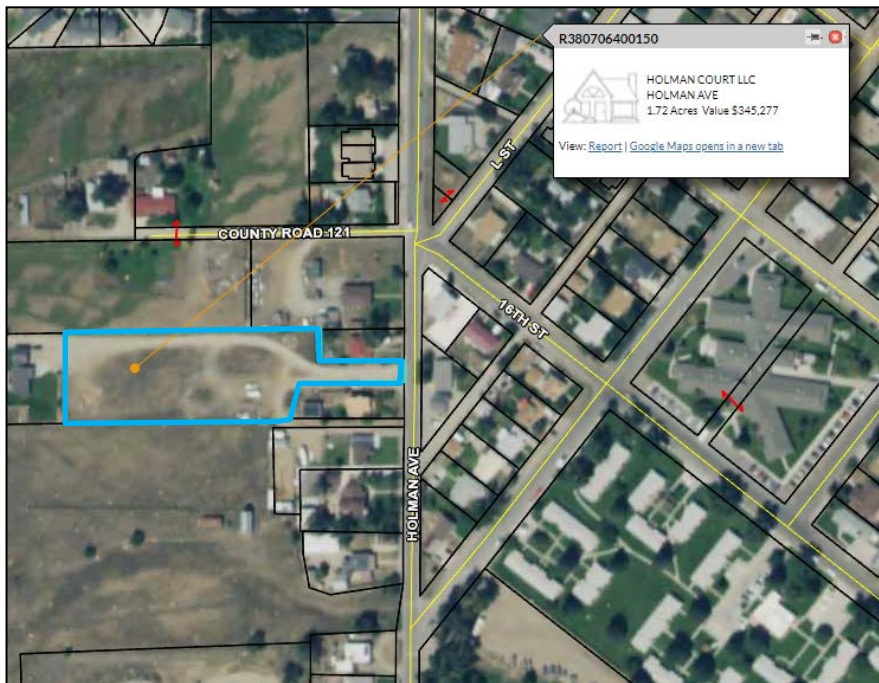
**AGENDA SECTION:** Public Hearings

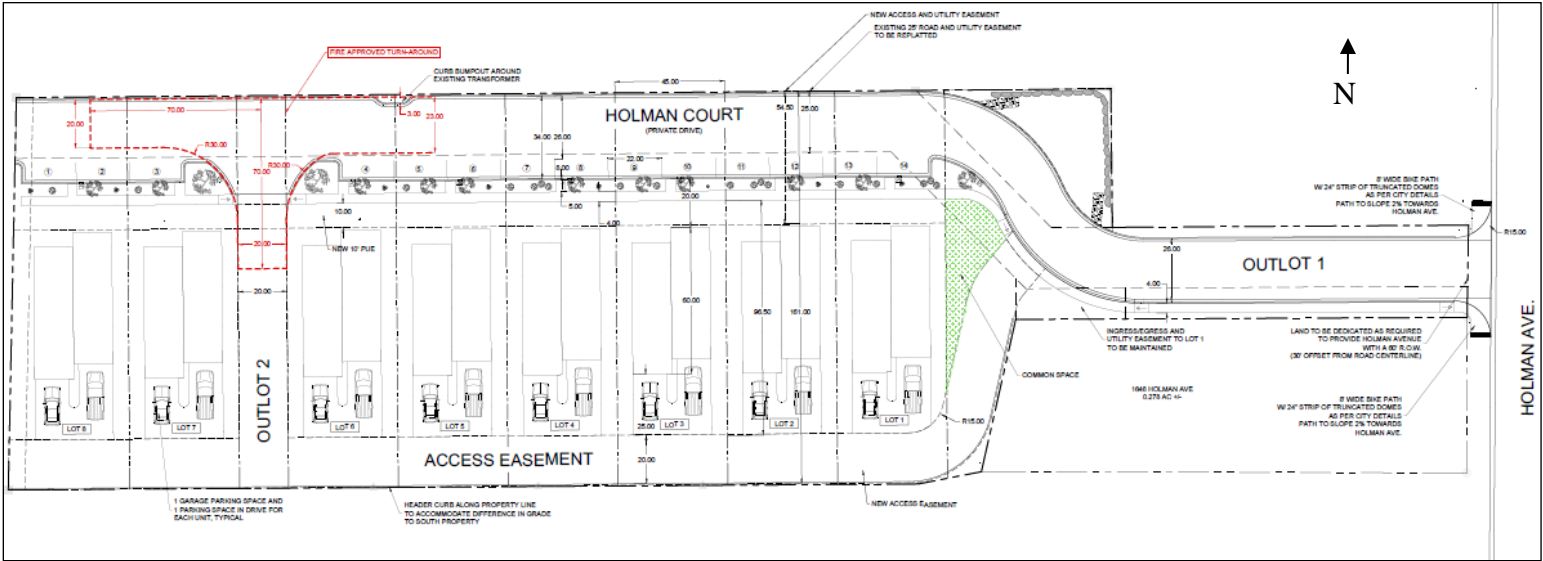
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**REQUEST / BACKGROUND:**

The applicant (Holman Court, LLC) is requesting two actions related to a 1.72 ac. (74,780 SF) parcel just west of Holman Ave, accessed between 1604 Holman Ave. and 1646 Holman Ave (see subject property outlined below). The property is described as “Lot 2 of Ambrose Subdivision” and is zoned Medium-Density Residential (R-2). The requests are:

- A. A Major Impact Review to approve a Planned Development for the subject property to eliminate public street frontage requirements for 8 residential lots (and any future divisible lots), but instead create a private drive (Holman Court) that would traverse across the northern part of each lot. The request also includes amendments to maximum lot coverage for parking/access as well as minimum landscape area.
  
- B. A Major Impact Review to approve an 8-lot Major Subdivision oriented off of Holman Court. The subdivision is proposed to be constructed with a duplex unit on each lot and would include two HOA-owned tracts that would provide shared access through the development, stormwater detention and green space. The subdivision would also include two affordable housing units.





**A. PROPOSED PLANNED DEVELOPMENT**

A Planned Development is an overlay which allows flexibility in the underlying zoning district standards to "...permit the application of more innovative site planning and design concepts than may be possible under the application of standard zone districts."

The applicant is requesting Planned Development approval to allow 8 residential lots (plus future divisible lots) that would have zero public street frontage but that would be oriented off of a private drive (Holman Court), plus two other deviations to dimensional standards of the R-2 zone district—namely to maximum parking/access lot coverage and minimum landscaping.

The 1.72 ac. lot only has 37.5 feet of frontage along the City-owned Holman Avenue. Under code standards, only one principal dwelling unit would be allowed on the lot due to the limited street frontage. The lot is vacant and includes an access easement that serves the 1642 Holman Ave property (outside of City limits) to the west. The applicant maintains that eliminating the lot frontage requirement and creating an internal private drive across the lots will allow for the best use of the property by providing housing for the community, including two deed-restricted affordable units. The private drive would be created via a replatted access easement spanning the northern part of all 8 lots and two commonly-owned outlots. Staff notes that there is no need for a public street in this location, due to the planned future extension of CR 121/W. 16<sup>th</sup> Street less than 250 ft to the north.

Due to the private drive crossing the individual lots and an additional unpaved "alley" access easement across the back of the lots, total parking/access coverage on each lot is elevated—approximately 30%-35% compared to the 15% allowed by code. Relatedly, the resulting available landscape area for each lot is reduced—approximately 35%-40%, whereas code requires a minimum of 45%. Therefore, the applicant is requesting that the standards for lots within the PD be adjusted to allow up to 35% parking/access coverage and a minimum of 35% landscaping.

A table of dimensional standards clarifying requested deviations is attached to the end of this report.

## **THE CITY OF SALIDA COMPREHENSIVE PLAN**

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

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

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

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

The proposed project is requesting changes to the underlying dimensional standards in order increase the residential use of the site—16 units instead of just one (maximum density could allow up to 23 units on the site).

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

The site is within the MSA.

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

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

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

See above.

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

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

### **PLANNED DEVELOPMENT EVALUATION CRITERIA:**

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

1. Minimum dimensional standards: In addition to the request to eliminate the public street frontage requirement, the applicant is also requesting deviations to the maximum lot coverage for parking/access in the R-2 zone (15%) and minimum landscape area in the R-2 zone (45%). Taking into account the private drive easement to the north and the “alley” access easement to the south, each lot would consist of approximately 30%-35% parking/access coverage. The individual lots would also consist of approximately 35%-40% landscape area, not including the common green space found within Outlot 1.

Given the unique location, shape, and size of the lot, and the ability to provide needed types of housing for the community (inc. affordable units), staff is in support of waiving the public street frontage requirement within this PD. However, staff notes that the creation of a private drive via easements across portions of each proposed lot is quite unconventional and, in combination with the relatively small size of the lots, necessitates the requests for the other deviations to dimensional standards. The current development plan also creates some platting anomalies and possible confusion. If, instead of 8 lots, there were just 7 lots fronting a commonly-owned and platted private road (as opposed to being created via an easement across the lots), and parking requirements were allowed to be satisfied along the private drive in front of the residences, as shown, staff calculations show that both dimensional standards in question could be met for each lot (assuming 50-foot wide lots). An added advantage of such a reconfiguration would be that the relatively small common open space could also be widened by approximately 10 feet. Therefore, should the Commission agree that public street frontage could be waived, but that the private drive should not be created via an easement alone, staff recommends the following condition of approval:

- The applicant shall revise development plans and preliminary plat to show just 7 lots abutting a separate, platted private drive—each of which can meet all dimensional standards of the R-2 zone district—and, if possible, increase the width of the common open space area. Parking requirements for each lot can be satisfied along the private drive in front of each lot and/or at the rear of each building.
2. Trails: The only trail currently planned for the neighborhood is a shared-use path along the west side of Holman Avenue. The development plan provides access from the development to the future trail via a sidewalk along the southern edge of the proposed private drive. This pathway will eventually provide residents of the development with ample access to nearby Centennial Park. No other trails/connections are required.
  3. Ownership and Maintenance: The development will have a homeowners association to maintain common areas, including Outlots 1 and 2, the private drive and the rear “alley” access drive. Staff notes that HOA assessments have the potential of putting a disproportionate burden upon owners of deed-restricted affordable units within such HOAs, sometimes leading to their inability to afford mortgage payments. In order to ensure the long-term viability of affordability of future owners of affordable units within the HOA, staff recommends the following condition of approval:
    - Owners of any deed-restricted affordable units within the homeowners’ association shall not be responsible for any assessments nor dues beyond those fairly-priced specifically for utilities, trash services, and the like.
  4. Water and Sewer: The applicant has provided improvement plans that include designs for sewer and water mains to serve the interior of the site. The plans have been reviewed by the Public Works Department and their comments are included at the end of this section.

5. Residential Density: The allowable density for this lot, given the R-2 zoning and lot size, is 23 units. The PD development plan consists of 16 units within 8 duplex buildings. The units are spaced in conformance with standard setback requirements, adequate privacy is provided, and a small common open space is proposed to the east of Lot 1 at the opening of the development. This criterion is satisfied.
6. Relationship to the Subdivision Regulations: The provisions of these regulations concerning a Planned Development will not eliminate or replace the requirements applicable to the subdivision of land or air space, as defined in state statutes and the ordinances and regulations of the City. This criterion is satisfied.
7. Improvement Standards: The only deviation requested specifically from the Design Standards of Article VIII of the Land Use and Development Code regards minimum landscaping, as discussed in #1 above. The applicant is asking to provide approximately 35%-40% landscaping for each lot, compared to the minimum 45% required in the R-2 zone. A reduction to 35% would accommodate the private drive and the rear “alley” access easements across all lots. The development plan also shows between 1 and 2 per lot, depending upon the location. At 35% landscaping area, 2 trees would generally be required on each lot per Table 16-K, for a total of 16 within the overall development. Staff recommends, as a condition of approval that:
  - Each lot shall have, at minimum, one tree located between the private drive and the front of the proposed units. In addition, the applicant will provide as many trees within the open spaces of Outlot 1 as will result in a total of at least 16 across the entire development site.
8. Maximum Height: The applicant is not requesting a deviation to maximum height standards. This criterion is not applicable.
9. Gross Floor Area: There are no uses proposed other than residential. This criterion is not applicable.
10. Permitted Uses: The proposed residential use is a use by right within the existing zone district. The size of the development site is not large enough to justify the requirement of any other uses such as commercial, recreational, or educational amenities.
11. Transportation Design: The development provides direct access to Holman Avenue, a collector street, which is designed to support the anticipated additional traffic generated by the proposed number of units. Public Works has no concerns regarding transportation design. Police and Fire Department staff also approved the internal circulation drive aisles for emergency access. The development also provides safe and adequate pedestrian access from the development to nearby amenities. This criterion is satisfied.
12. Development Standards: As mentioned above, the applicant is requesting deviation from the requirement to have frontage onto a public street or way and is proposing to have the individual lots take access from a private drive. The applicant is also requesting deviation from minimum landscaping area (from 45% to 35%) and also for maximum uncovered parking and access coverage on each lot (from 15% to 35%) in order to accommodate the private drive and rear “alley” access easements across all lots. Landscaping deviations are addressed in #7 above. It is noted that the majority of parking requirements could be met via the parking spaces provided along the private drive in front of the units; however, a drive aisle at the rear of the units does

allow for improved traffic circulation, additional parking spaces, and access similar to what is seen throughout the majority of the residential areas in town.

13. Energy Efficient Design: The construction of new buildings will have to meet the energy reducing standards of the building codes. The smaller, compact design of the duplexes should also contribute to energy efficiency.
14. Variety in Housing Types: The applicant is providing two deed-restricted affordable housing units as part of the proposed 16-unit development. The smaller, duplex-style for-sale development is a housing type that is not heavily represented throughout the city nor in this particular neighborhood. The applicant is also providing a small common open space area for the residents' use. Staff notes that affordable housing units are provided at a percentage equal to the Inclusionary Housing standards of Article 13 of the Land Use Code. However, in order to provide greater certainty that the units are built in a timely fashion and made available for occupation, staff recommends the following condition of approval:
  - Both affordable units shall be built and receive certificate of occupancy (CO) prior to the tenth unit on the site receiving certificate of occupancy. If the total number of units intended to be built within the PD is reduced below 16, then only one affordable unit shall receive CO (prior to the ninth unit) and the developer will have the choice of either building a second affordable unit next or paying the Inclusionary Housing fee-in-lieu for all units built beyond the affordable unit, prior to each receiving CO.
  - For any affordable unit(s) required to be built through the PD, the developer shall pay the applicable Inclusionary Housing fee-in-lieu for each unit built prior to receiving certificate of occupancy for those units. Once the required affordable unit(s) has received certificate of occupancy, those fees-in-lieu shall be returned to the developer. This shall be added as a plat note.
15. Fiscal Impacts: The private drives, utilities and open space areas are to be maintained by the homeowners association. The City will provide the police and fire protection and serve the project with water and sewer through public mains. Water and sewer tap fees will help offset long term costs of expanding those systems. The Fair Contributions for Public School Sites fees will be required per residential unit to help offset impacts on the school district, and open space fees will be required for each unit.
16. Higher Levels of Amenities: The project does provide at least one identified private open space area for residents of the development; however, to ensure the safety and accessibility of this (or another on-site open space area), staff recommends the following condition of approval:
  - The applicant shall erect a visible barrier/fence [with entry point(s)] around the perimeter of the common open space area and provide reasonable facilities such as picnic tables, benches, children's playground equipment, etc., to encourage the area's use.
17. Physical Conditions or Constraints: The shape and size of the lot, existing private drive access, and the standard requirement for frontage on a public street or way are the primary physical conditions or constraints that would warrant a departure from the standard regulation requirements.
18. Effect on Adjacent or Nearby Development: The proposed project locates the buildings to the interior of the site, away from any existing development, with the exception of the buildings currently serviced by the private drive immediately west of the project. The majority of the

surrounding properties to the north and south are currently vacant and located within County jurisdiction. There will be some impact on the properties along Holman Ave. immediately to the north and south of the site, via traffic in and out of the development; however, it does appear that the private drive is centered between the two properties and provides adequate separation.

**EVALUATION STANDARDS FOR MINOR PLANNED DEVELOPMENTS**

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

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

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

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

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

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

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

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

Townhomes are challenging to construct within most of Salida’s zone districts because of the standards for minimum lot size, street frontage, and other requirements. This PD will allow the applicant to create numerous residential units on a site that is unlikely to ever have a public street or way along a great percentage of its perimeter. This would be done by eliminating the requirement for public street frontage, and allowing access via a private drive built to City standards for both Fire and access, along with limited deviations to parking/access coverage and landscaping. Additionally, the applicants propose to construct two affordable units on the property, meeting the requirements and intent of the Inclusionary Housing standards.

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

No open space is dedicated through this development. The applicant acknowledges that required open space fees-in-lieu will be paid prior to CO for each unit.



**B. MAJOR SUBDIVISION PLAT REVIEW**

A major subdivision requires a recommendation from the Planning Commission and final approval by the City Council. The applicant is requesting that the Planning Commission recommend approval of an 8-lot residential subdivision, along with two outlots to be commonly-owned by the homeowners association. The residential lots are all approximately 7,245 SF and the applicant intends to construct duplexes that may be separated via the duplex conversion process following their construction (and with the allowances afforded by an approved Planned Development). The proposed subdivision must comply with the following standards:

**1. Comprehensive Plan.**

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

**2. Zone District Standards.**

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

**3. Improvements.**

Besides the improvements to the private drive, the applicant also proposes to dedicate additional right-of-way (30 feet offset from road centerline to provide Holman Ave with 60 feet of ROW), and construct the ramp portions of the planned 8-foot shared-use path along the west side of Holman, in front of the subject property. The applicant’s development plan shows a deficiency in the number of trees that would be required on each of the 8 lots (2 trees), given lot size. Staff addressed this deficiency in the PD report above and recommended a condition of approval to ensure that a minimum of 16 trees are planted throughout the entire development. As a plat note, staff recommends the following condition:

- Each lot shall have, at minimum, one tree located between the private drive and the front of the proposed units. In addition, the applicant will provide as many trees within the open spaces of Outlot 1 as will result in a total of at least 16 across the entire development site.

Public Works staff notes the fire hydrant on the west side of the development will need to be relocated to the end of the water main for the project, to allow for proper flushing of the line, and that there are potential issues with the separation of wet and dry utilities as they are shown on the utilities plan. Therefore, staff recommends as conditions of approval:

- The applicant shall show the hydrant at the west end of the development equal with the end of the water main, prior to final approval. The bump out(s) shall be adjusted as needed to accommodate this adjustment.
- The applicant shall show gas/electric and other “dry” utilities on the outside of the “wet” utilities, prior to final approval.

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

**4. Natural Features.**

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

**5. Floodplains.**

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

**6. Noise Reduction.**

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

**7. Future Streets.**

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

**8. Parks, Trails and Open Space.**

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

**9. Common Recreation Facilities.**

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

**10. Lots and Blocks.**

The size, shape, and orientation of the lots are appropriate to the design and location of proposed subdivision and type of development contemplated. The inclusion of the “Outlot 2” access drive/fire turnaround also reduces the overall length of the “block” to a reasonable length. The site design allows for ample turnaround within the lot as suggested by this standard, esp. given the slightly higher volume of Holman Avenue. This standard is met.

**11. Architecture.**

Given that this subdivision will not include lots fronting onto a public street, this standard is not directly applicable. However, the applicant is proposing to vary the facades of the duplex buildings, and is encouraged to provide at least two different façade types spread throughout the development.

**12. Codes.**

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

**13. Inclusionary Housing.**

The applicant has indicated that they intend to meet the Inclusionary Housing standards by constructing a duplex building (12.5% of total proposed units) that will be deed-restricted permanently for 80% AMI or less. To ensure that the affordable units are built in a timely fashion and made available for occupation, staff recommends the following conditions of approval:

- Both affordable units shall be built and receive certificate of occupancy (CO) prior to the tenth unit on the site receiving certificate of occupancy. If the total number of units intended to be built within the PD is reduced below 16, then only one affordable unit shall receive CO (prior to the ninth unit) and the developer will have the choice of either building a second affordable unit next or paying the Inclusionary Housing fee-in-lieu for all units built beyond the affordable unit, prior to each receiving CO.
- For any affordable unit(s) required to be built through the PD, the developer shall pay the applicable Inclusionary Housing fee-in-lieu for each unit built prior to receiving certificate of occupancy for those units. Once the required affordable unit(s) has received certificate of occupancy, those fees-in-lieu shall be returned to the developer. This shall be added as a plat note.

**RESPONSE FROM REFERRAL DEPARTMENTS AND AGENCIES:**

Requests to referral agencies and City departments were sent on December 23, 2020. Comments received are as follows:

- Salida Fire Department: Kathy Rohrich, Fire Plan Review responded “I’ve discussed this one with the developer and he provided everything I asked for. (Hammerhead and hydrant) Looks great!”
- Salida Police Department: Russ Johnson, Police Chief responded “I have reviewed the plans that have been submitted and have no concerns at this time.”
- Chaffee County Planning Department: There has not been a response at the time of this writing.
- Salida School District: David Blackburn, Superintendent responded “Fees in lieu of land is acceptable in this project.”
- Salida Utilities: Renee Thonoff, Senior Accountant stated “Regarding Holman Court, this property currently has no City Services (i.e. water/sewer). Development would require the purchase of water/sewer taps and meters. The City charges system development fees per unit, how the developer chooses to meter could result in each dwelling unit being metered individually or by building.”
- Atmos Energy: Dan Higgins responded: The location of the gas line referenced in the provided site plan appears to be accurate, but will need to be confirmed. An Atmos Energy engineering review will be undertaken to confirm capacity of the line to serve these proposed lots once formal request is made to do so.
- Salida Public Works Department: Public Works Director, David Lady, submitted the following comments:  
*General Items*
  1. Plat – Provide a plat for review containing the water and sewer easements. Anticipate 30-ft easement to accommodate wet/dry utilities. Extend easement to west property line and to the south at the point of the vehicle turnaround for potential future connection. Easements will need to be widened along the units to ensure that the meter pits and other public infrastructure are within the easements.

2. Plat – Recommend dedication of additional right-of-way at Holman Ave. measured to be 30-feet from centerline of roadway.

*Construction Plans*

1. The construction plans shall be signed and stamped for final review. Comments are as follows:

- a. Move fire hydrant to the end of the main to the west. Adjust bump out as needed on the south side.
- b. Put gas/elec other dry utilities on the outside of the wet utilities. Typical section shows them outside of the wet utilities but plan shows them overtop with the call-out ‘may need relocation’.

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

- Xcel Energy: No response at the time of this writing.

**STAFF RECOMMENDATIONS:**

Staff recommends approval of the requests with the following conditions:

**A. PROPOSED PLANNED DEVELOPMENT**

1. The applicant shall revise development plans and preliminary plat to show just 7 lots abutting a separate, platted private drive—each of which can meet all dimensional standards of the R-2 zone district—and, if possible, increase the width of the common open space area. Parking requirements for each lot can be satisfied along the private drive in front of each lot and/or at the rear of each building.
2. Owners of any deed-restricted affordable units within the homeowners’ association shall not be responsible for any assessments nor dues beyond those fairly-priced specifically for utilities, trash services, and the like.
3. Each lot shall have at minimum one tree located between the private drive and the front of the proposed units. In addition, the applicant will provide as many trees within the open spaces of Outlot 1 as will result in a total of at least 16 across the entire development site.
4. Both affordable units shall be built and receive certificate of occupancy (CO) prior to the tenth unit on the site receiving certificate of occupancy. If the total number of units intended to be built within the PD is reduced below 16, then only one affordable unit shall receive CO (prior to the ninth unit) and the developer will have the choice of either building a second affordable unit next or paying the Inclusionary Housing fee-in-lieu for all units built beyond the affordable unit, prior to each receiving CO.
5. For any affordable unit(s) required to be built through the PD, the developer shall pay the applicable Inclusionary Housing fee-in-lieu for each unit built prior to receiving certificate of occupancy for those units. Once the required affordable unit(s) has received certificate of occupancy, those fees-in-lieu shall be returned to the developer. This shall be added as a plat note.
6. The applicant shall erect a visible barrier/fence [with entry point(s)] around the perimeter of the common open space area and provide reasonable facilities such as picnic tables, benches, children’s playground equipment, etc., to encourage the area’s use.

**B. MAJOR SUBDIVISION PLAT REVIEW**

Approval of the Major Subdivision is subject to the Holman Court Development Plan becoming effective and the following additional conditions of approval:

1. Each lot shall have at minimum one tree located between the private drive and the front of the proposed units. In addition, the applicant will provide as many trees within the open spaces of Outlot 1 as will result in a total of at least 16 across the entire development site.
2. The applicant shall show the hydrant at the west end of the development equal with the end of the water main, prior to final approval. The bump out(s) shall be adjusted as needed to accommodate this adjustment.
3. The applicant shall show gas/electric and other “dry” utilities on the outside of the “wet” utilities, prior to final approval.
4. Both affordable units shall be built and receive certificate of occupancy (CO) prior to the tenth unit on the site receiving certificate of occupancy. If the total number of units intended to be built within the PD is reduced below 16, then only one affordable unit shall receive CO (prior to the ninth unit) and the developer will have the choice of either building a second affordable unit next or paying the Inclusionary Housing fee-in-lieu for all units built beyond the affordable unit, prior to each receiving CO.
5. For any affordable unit(s) required to be built through the PD, the developer shall pay the applicable Inclusionary Housing fee-in-lieu for each unit built prior to receiving certificate of occupancy for those units. Once the required affordable unit(s) has received certificate of occupancy, those fees-in-lieu shall be returned to the developer. This shall be added as a plat note.
6. A plat note shall be added that states that “Fees-in-lieu for Open Space and for Fair Contributions to Schools shall be required prior to certificate of occupancy for all units.”
7. The construction plans shall be signed and stamped for final review.
8. After approval of a SIA, Owner to coordinate product submittals and preconstruction meeting with Public Works prior to initiation of work.

**RECOMMENDED MOTIONS:**

- A. “I make a motion to recommend the City Council approve the proposed Holman Court Planned Development subject to the conditions recommended by staff,” and
- B. “I make a motion to recommend the City Council approve the Major Subdivision for Holman Court, subject to the conditions recommended by staff.”

Attachments:

- Proposed Table of Dimensional Standards for Holman Court PD
- Holman Court PD Application Materials
- Development Plan and Civil Drawings
- Holman Court Major Subdivision Application Materials
- Proof of Notice





**Notes:**

- 1 If a property does not utilize the zero setback allowance, the minimum landscape area shall be ten percent (10%).
- 2 If the property adjoins a residential zone district, setbacks on the side and rear lot line shall be the same as those in the residential zone.
- 3 Existing structures are not required to meet off-street parking requirements. New structures and additions shall meet off-street parking requirements.
- 4 A covered porch may encroach into the front yard setback by twenty-five percent (25%).
- 5 If a front-loaded garage is set back at least ten (10) feet behind the primary street-facing building façade, the lot coverage between the garage entrance and the primary, street-facing building façade shall not be included in the calculation of lot coverage for uncovered parking/access.
- 6 Standards for inclusionary housing development per Section 16-13-50.
- 7 15% of the single-family lots within an inclusionary housing development may be 25 feet X 150 feet.





# GENERAL DEVELOPMENT APPLICATION

448 East First Street, Suite 112  
Salida, CO 81201  
Phone: 719-530-2626 Fax: 719-539-5271  
Email: [planning@cityofsalida.com](mailto:planning@cityofsalida.com)

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

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

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

### A. Applicant Information

Name of Applicant: David La Rochelle / Mark Lee

Mailing Address: PO Box 691 Salida Co 81201

Telephone Number: 404-301-5816 FAX: \_\_\_\_\_

Email Address: davidlarochelle1@yahoo.com

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

### B. Site Data

Name of Development: Holman Court LLC

Street Address: LOT 2 Holman Ave.

Legal Description: Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_ (attach description)

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

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

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

Signature of property owner \_\_\_\_\_ Date \_\_\_\_\_

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

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

RE: Lot 2 Holman Ave.

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

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

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

Mark Lee (Manager) Owner



David LaRochelle (Manager) Owner



Holman Court LLC.



# LIMITED IMPACT & MAJOR IMPACT SUBMITTAL REQUIREMENTS

448 East First Street, Suite 112  
Salida, CO 81201  
Phone: 719-530-2626 Fax: 719-539-5271  
Email: [planning@cityofsalida.com](mailto:planning@cityofsalida.com)

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

## 1. PROCEDURE (Section 16-3-80)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(iv) Engineering specifications for any improvements.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**1. Consistency with Comprehensive Plan.** The use shall be consistent with the City’s Comprehensive Plan.  
 The Development is consistent with the City of Salida's comprehensive plan including the cities need for additional residential housings well as affordable housing.

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

- a. **Zoning District Standards.** The purpose of the zone district in which it is located, the dimensional standards of that zone district, and any standards applicable to the particular use, all as specified in Article 5, Use and Dimensional Standards.  
  
 The development conforms to zoning district standards and use. Refer to development plan for detailed standards for use and dimensional standards. The development meets adequate parking, landscaping and green
- b. **Site Development Standards.** The parking, landscaping, sign and improvements standards.  
  
 The development meets adequate parking, landscaping and green space, sign and development standards

**3. Use Appropriate and Compatible.** The use shall be appropriate to its proposed location and be compatible with the character of neighboring uses, or enhance the mixture of complementary uses and activities in the immediate vicinity.  
 The project is appropriate and compatible to its proposed location. The mixture of much needed higher density residential to compliment the surrounding neighborhood and facilities. Enhance the surrounding area and fulfill the cities need for housing and affordable housing.

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

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

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

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

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

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



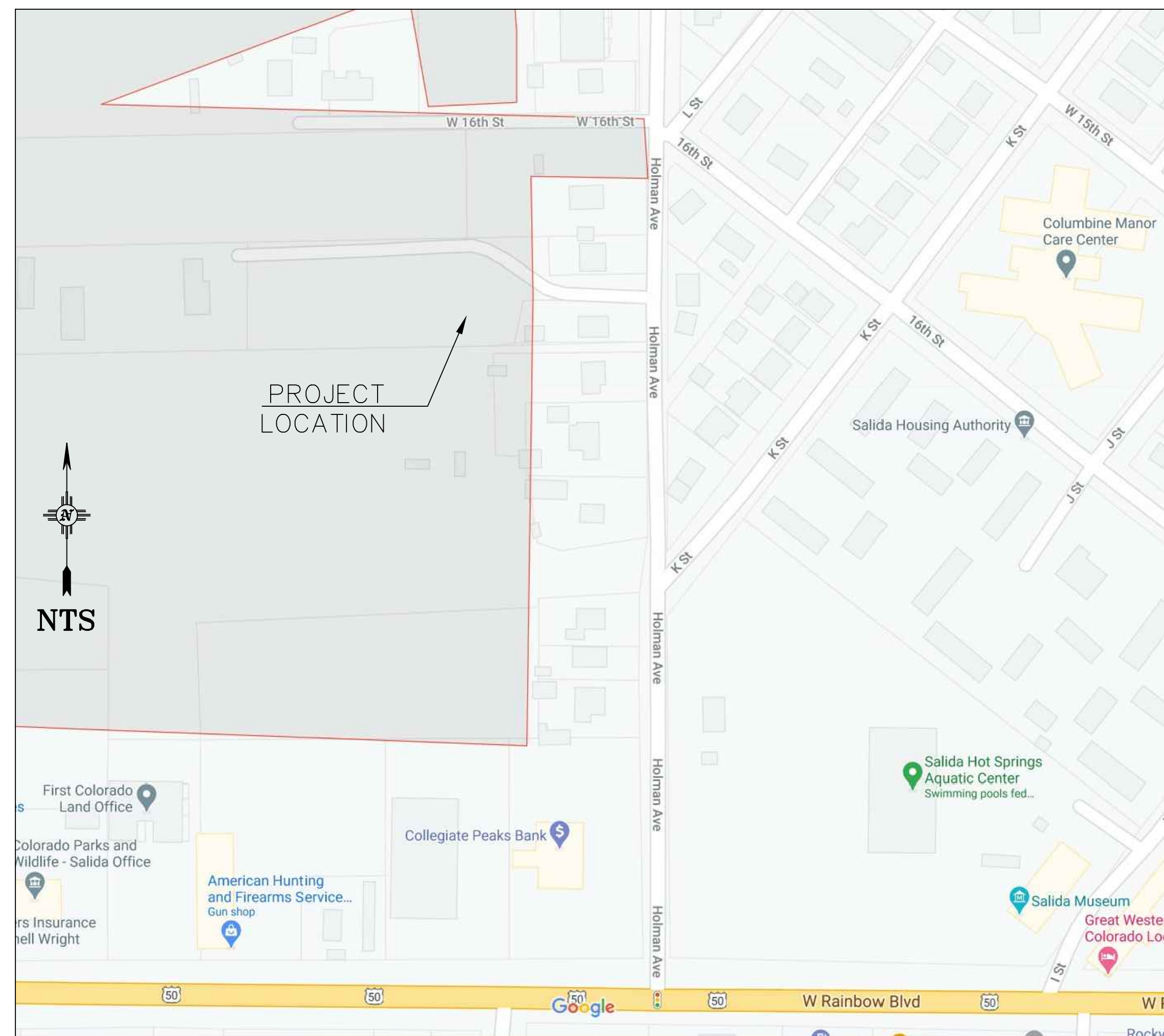
# HOLMAN COURT SUBDIVISION

## LOT 2 OF AMBROSE SUBDIVISION

### SALIDA, COLORADO

80% SET

#### VICINITY MAP



SHEET LIST TABLE	
NUMBER	SHEET TITLE
C	COVER
C1	EXISTING CONDITIONS
C2	OVERALL PLAN
C3	OVERALL UTILITY
C4	GRADING
C5	PRIVATE MAIN ACCESS ROAD
C6	ACCESS EASEMENT (ALLEY)
C7	PUBLIC SANITARY SEWER
C8	PUBLIC WATER
C9	DETAILS
C10	CITY DETAILS
C11	CITY DETAILS
C12	CITY DETAILS
C13	CITY DETAILS

HOLMAN COURT SUBDIVISION  
SALIDA, CO LORADO

#### CONSULTANTS

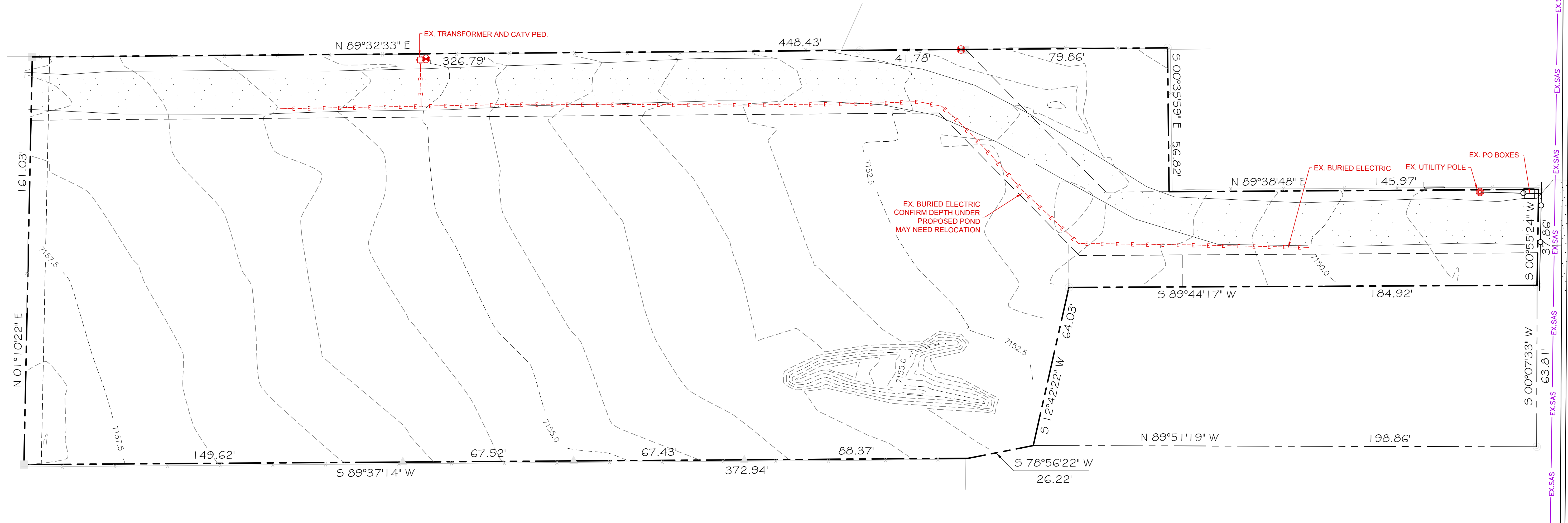
ENGINEER  
**Walker Engineering**  
905 Camino Sierra Vista Santa Fe, NM 87505  
505-820-7990 morey@walkerengineering.net Fax:505-820-3539

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

12/28/2020

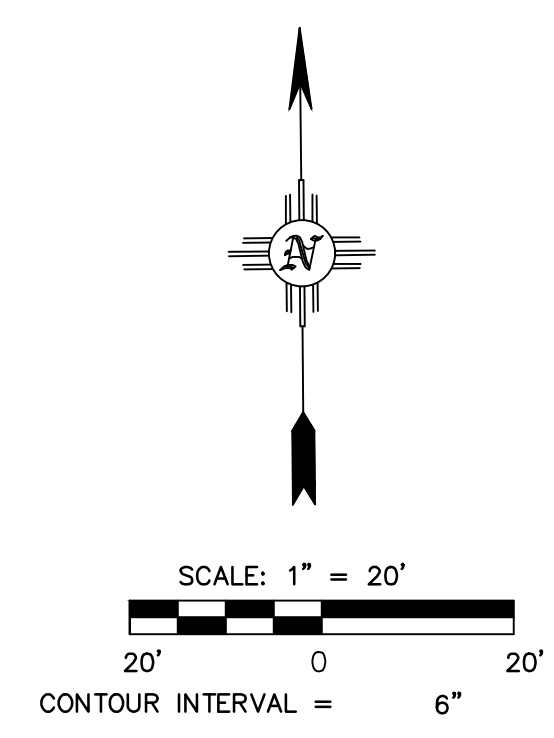
SHEET NO.

C



**GENERAL NOTES**

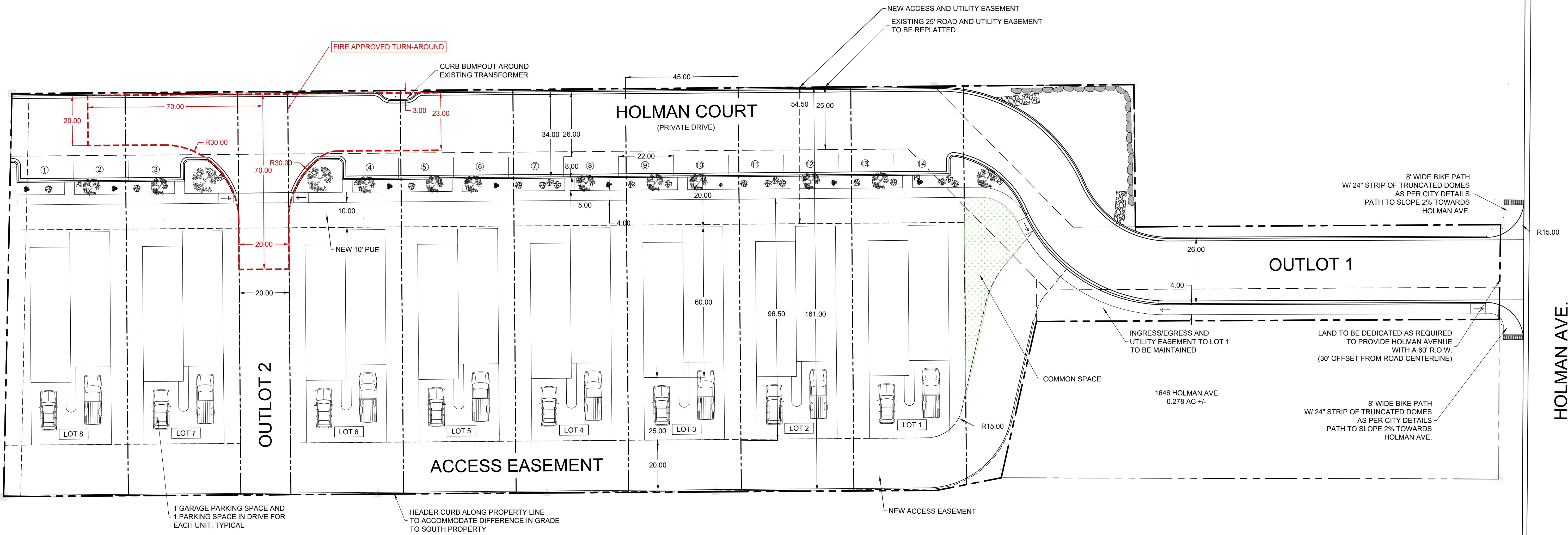
- 1) CONTOUR INTERVAL = 0.5'
- 2) SITE BENCHMARK IS A 1 1/2" ALUMINUM CAP STAMPED "LS 31544" ON THE NORTH BOUNDARY LINE OF THE SUBJECT PROPERTY HAVING AN ELEVATION OF 7152.58'
- 3) FIELDWORK PERFORMED ON 11/23/20 BY LANDMARK SURVEYING, LOT 2 AMBROSE SUBDIVISION.
- 4) UNDERGROUND UTILITY LOCATIONS ARE 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.



**LEGEND**

	EXISTING PROPERTY LINE
	PROPOSED PROPERTY LINE
	EXISTING SETBACK OR EASEMENT
	EXISTING WATER LINE
	EXISTING SANITARY SEWER
	EXISTING SAS MANHOLE
	EXISTING ELECTRIC
	EXISTING CONTOURS
	FOUND MONUMENT AS NOTED
	FOUND 1 1/4" PLASTIC CAP LS 16117
	FOUND 1" PLASTIC CAP LS 27931
	WATER VALVE
	POWER POLE
	TELEPHONE PEDESTAL
	WELL
	FENCE
	CONCRETE

<b>W·E Walker Engineering</b>		Civil Engineering • Water Resources • Traffic Engineering	
905 Camino Sierra Vista, Santa Fe, NM 87505		505-820-7900 505-820-7900 E-MAIL: <a href="mailto:civil@walkerengineering.net">civil@walkerengineering.net</a>	
<b>PROJECT:</b>	HOLMAN COURT SUBDIVISION	<b>DATE:</b>	12/28/20
<b>DESIGNED BY:</b>		<b>CHECKED BY:</b>	
<b>DRAWN BY:</b>		<b>SCALE:</b>	
<b>FILE:</b>		<b>REVISION:</b>	
<b>DATE:</b>		<b>BY:</b>	
<b>CHECKED BY:</b>		<b>APP.:</b>	
<b>SCALE:</b>		<b>DATE:</b>	
<b>CITY REVIEW</b>		<b>SIGN-OFF</b>	
DEPARTMENT	WATER	DATE	
WATER			
PW ENGINEERING			
TRAFFIC			
FIRE DEPARTMENT			
SOLID WASTE			
LANDSCAPE			
TRAILS/OPEN SPACE			
SUBDIVISION REVIEW			
<b>SHEET NO.</b>		<b>SHEET NO.</b>	
<b>C1</b>			



1 GARAGE PARKING SPACE AND 1 PARKING SPACE IN DRIVE FOR EACH UNIT, TYPICAL

HEADER CURB ALONG PROPERTY LINE TO ACCOMMODATE DIFFERENCE IN GRADE TO SOUTH PROPERTY

NEW ACCESS EASEMENT

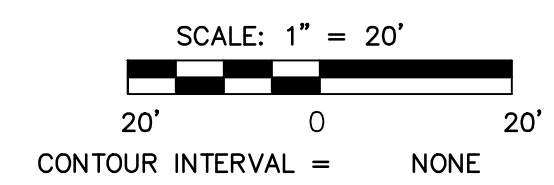
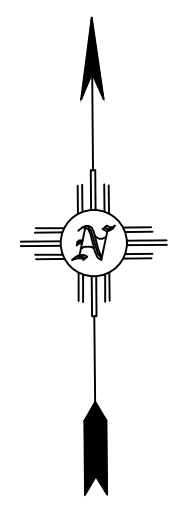
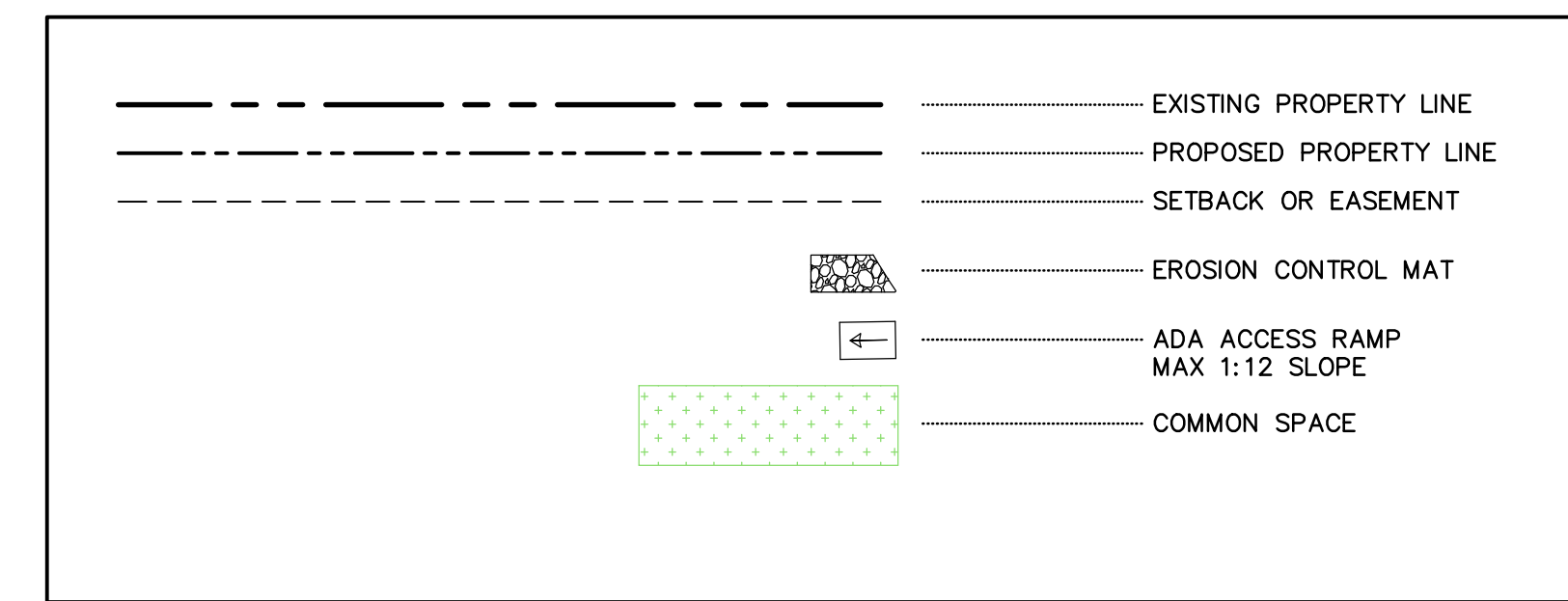
**GENERAL NOTES**

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

**DEVELOPMENT PLAN NOTES**

TOTAL LOT AREA	1.712 ACRES
ZONING	R2 MEDIUM DENSITY RESIDENTIAL
NUMBER OF LOTS	8
TYPICAL LOT DIMENSIONS	45 X 161
TYPICAL LOT AREA	+/- 7245 SF
NUMBER ON-STREET PARKING SPACES	14
NUMBER OFF-STREET PARKING SPACES INCLUDING GARAGES	32

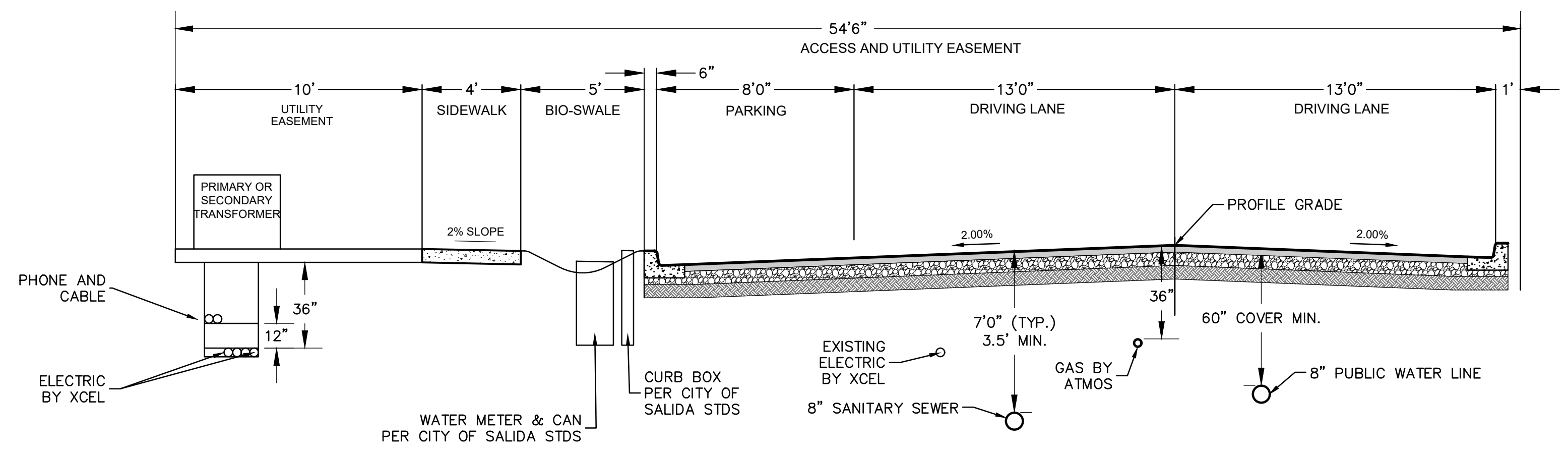
**LEGEND**



**RECORD DRAWINGS**

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

MOREY E. WALKER, P.E. 32033 DATE



**W·E Walker Engineering**  
Civil Engineering • Water Resources • Traffic Engineering  
905 Camino Sierra Vista, Santa Fe, NM 87505  
505-820-7990  
FAX 505-820-3839  
E-MAIL: [civil@walkerengineering.net](mailto:civil@walkerengineering.net)

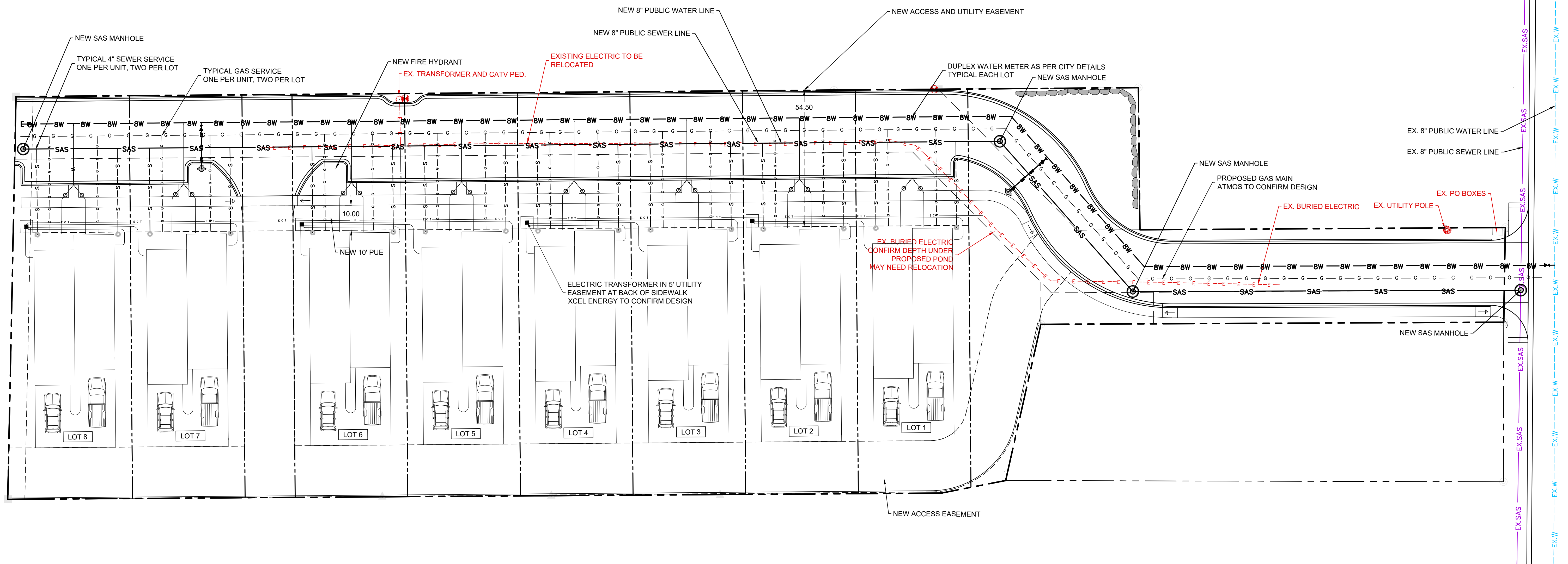
No.	REVISION	BY	APP.	DATE

PROJECT: **HOLMAN COURT SUBDIVISION**  
DESIGNED BY: **W·E Walker Engineering**  
DRAWN BY: **W·E Walker Engineering**  
DATE: **12/28/20**  
CHECKED BY: **W·E Walker Engineering**  
SCALE: **AS SHOWN**

**HOLMAN COURT SUBDIVISION**  
**OVERALL PLAN**

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

SHEET NO. **C2**



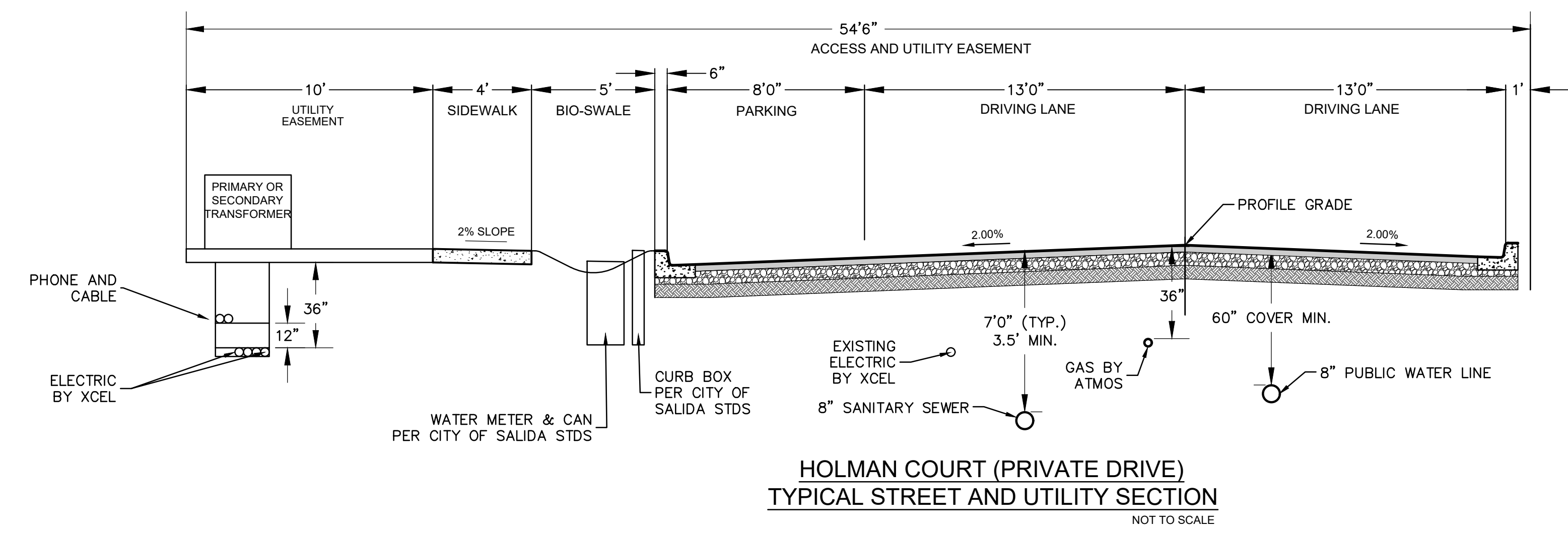
**W·E Walker Engineering**  
Civil Engineering • Water Resources • Traffic Engineering  
905 Camino Sierra Vista, Santa Fe, NM 87505  
505-820-7990  
FAX 505-820-3539  
E-MAIL: [civil@walkerengineering.net](mailto:civil@walkerengineering.net)

No.	REVISION	BY	APP.	DATE

PROJECT:   
DESIGNED BY:   
DRAWN BY:   
DATE: 12/28/20   
CHECKED BY:   
SCALE:

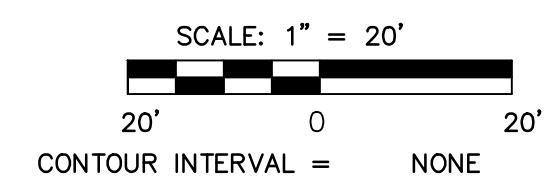
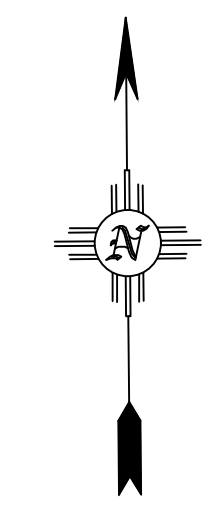
**GENERAL NOTES**

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



**LEGEND**

---	EXISTING PROPERTY LINE
---	PROPOSED PROPERTY LINE
---	SETBACK OR EASEMENT
↔	ADA ACCESS RAMP MAX 1:12 SLOPE
—BW—	PROPOSED WATER LINE
---EX.W---	EXISTING WATER LINE
⊕	PROPOSED WATER VALVE & BOX
⊕	PROPOSED DUPLEX WATER METER
—SAS—	PROPOSED SANITARY SEWER
---EX.SAS---	EXISTING SANITARY SEWER
⊙	PROPOSED SAS MANHOLE
—S—S—S—	4" SEWER LATERAL
—SAS—	PROPOSED GAS LINE TO BE DESIGNED BY ATMOS
---EX.SAS---	PROPOSED ELECTRIC TO BE DESIGNED BY XCEL



**RECORD DRAWINGS**

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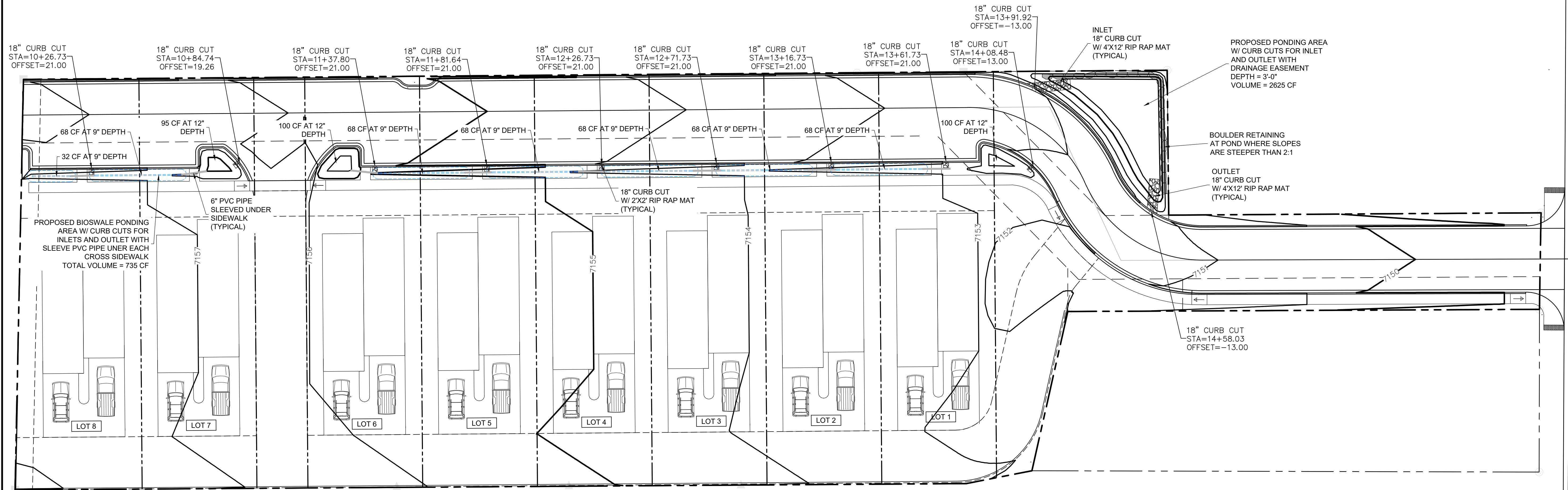
MOREY E. WALKER, P.E. 32033 DATE

PROJECT: **HOLMAN COURT SUBDIVISION**  
SHEET TITLE: **OVERALL UTILITY**

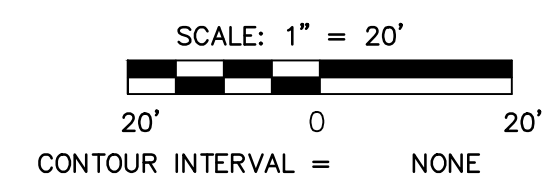
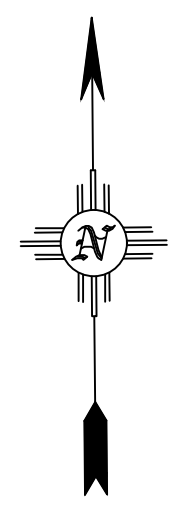
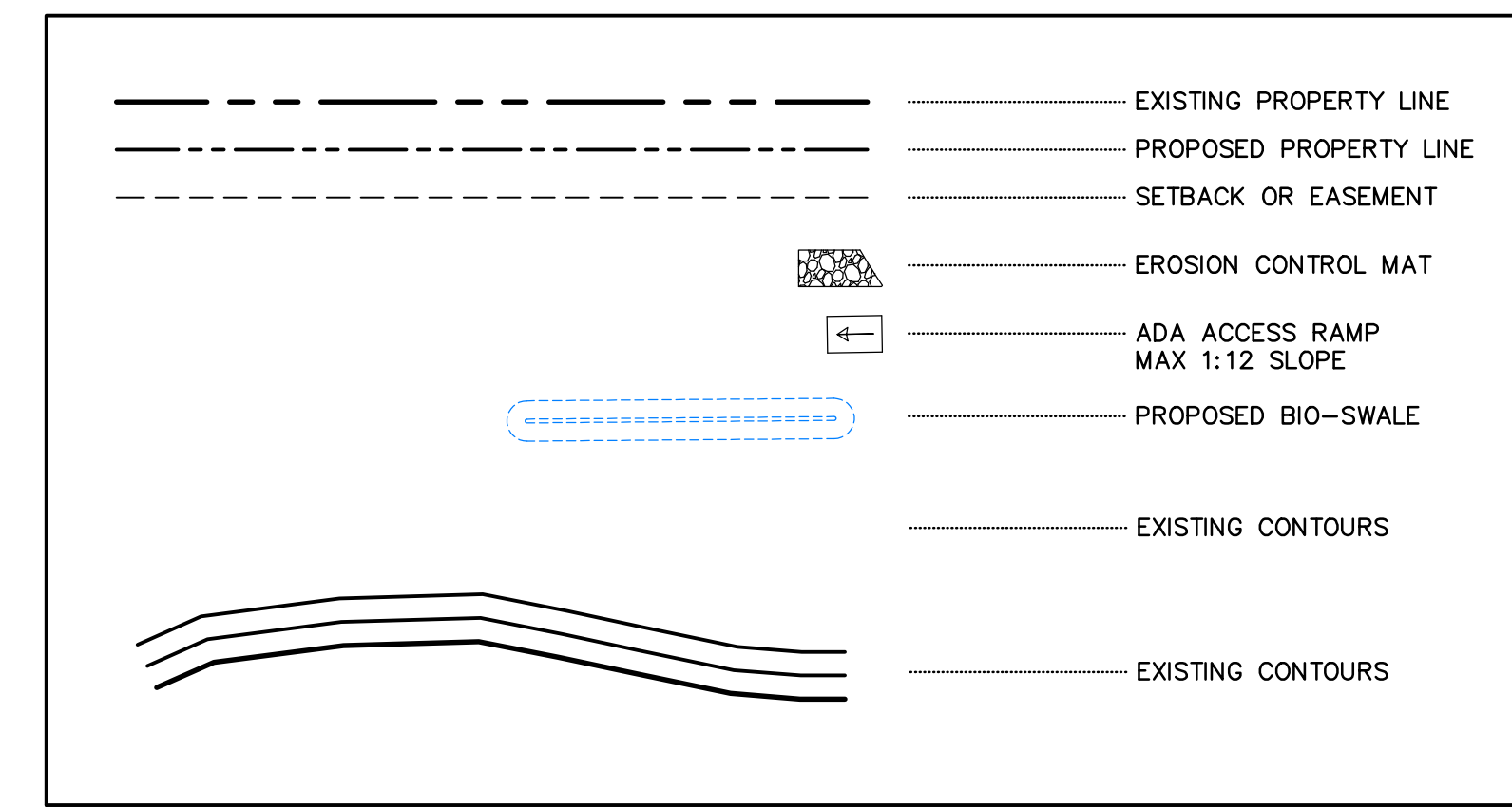
CITY REVIEW	DATE
WASTEWATER	
WATER	
PW ENGINEERING	
TRAFFIC	
FIRE DEPARTMENT	
SOLID WASTE	
LANDSCAPE	
TRAILS/OPEN SPACE	
SUBDIVISION REVIEW	

SHEET NO.

**C3**



**LEGEND**



**RECORD DRAWINGS**

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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 505-820-3839  
 E-MAIL: [civil@walkerengineering.net](mailto:civil@walkerengineering.net)

No.	REVISION	BY	APP.	DATE

PROJECT: **HOLMAN COURT SUBDIVISION**

DESIGNED BY: **GRADING**

DRAWN BY: **GRADING**

DATE: **12/28/20**

CHECKED BY: **GRADING**

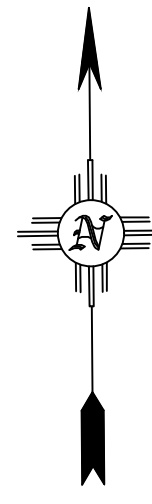
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PROJECT: **HOLMAN COURT SUBDIVISION**

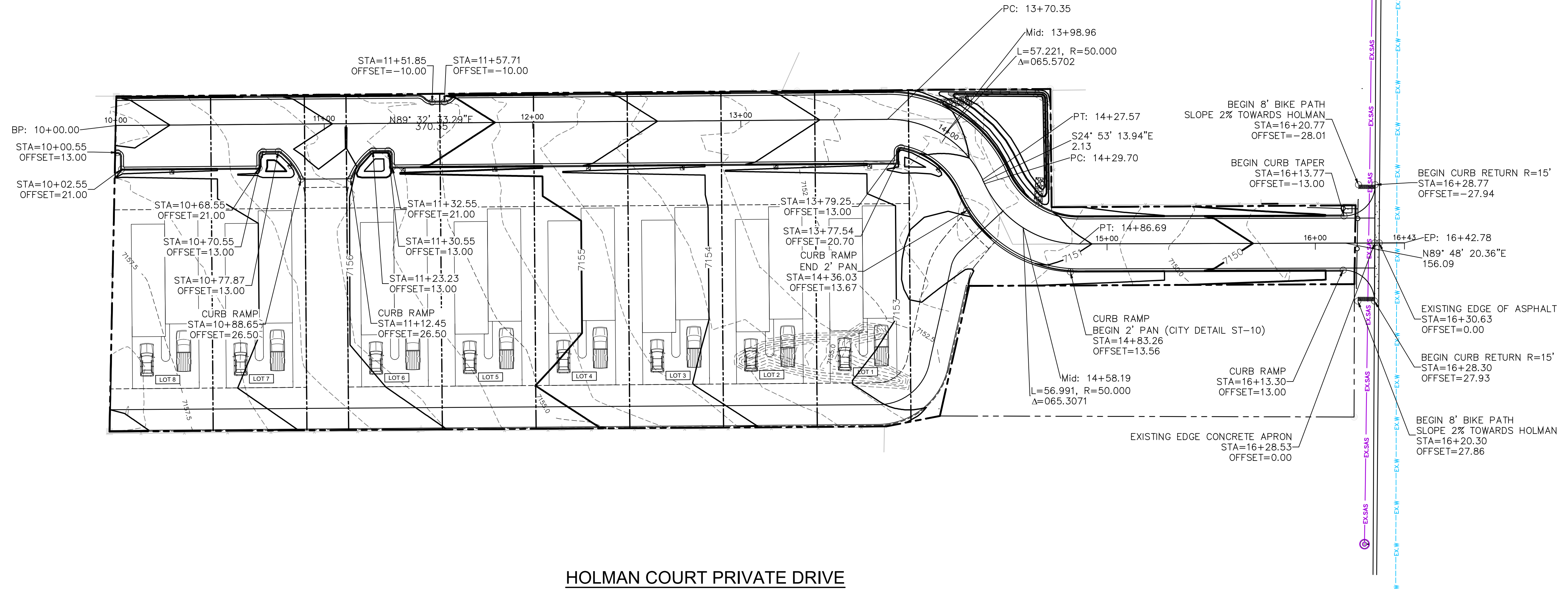
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DEPARTMENT	DATE
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WASTEWATER	
TRAFFIC	
FW ENGINEERING	
FIRE DEPARTMENT	
SOLID WASTE	
LANDSCAPE	
TRAILS/OPEN SPACE	
SUBDIVISION REVIEW	

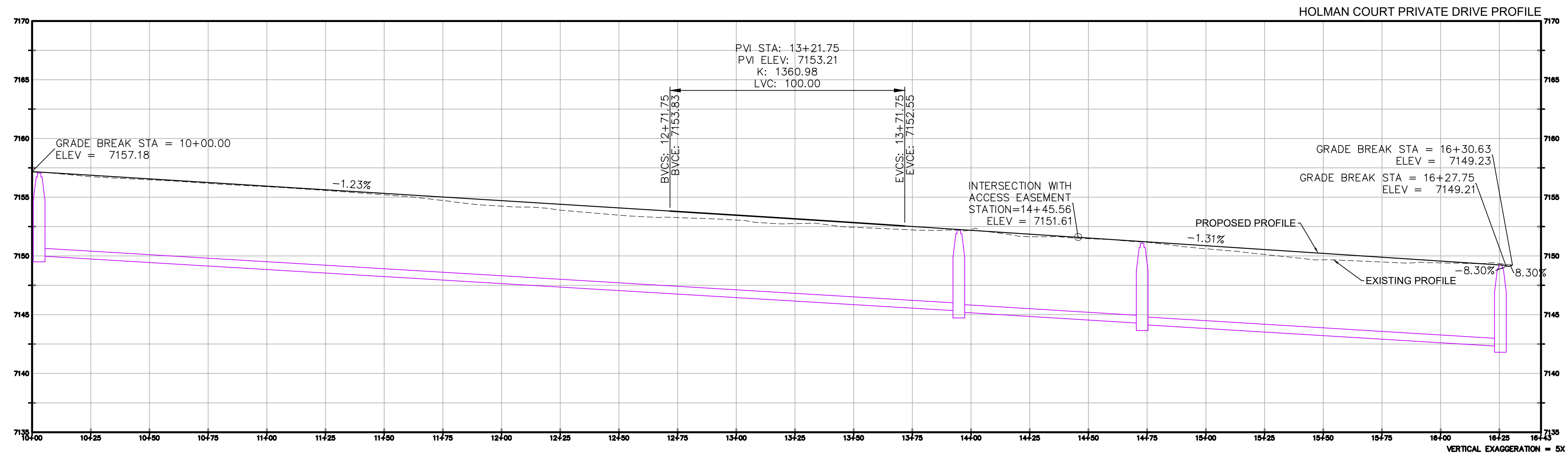
SHEET NO. **C4**



SCALE: 1" = 30'  
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 CONTOUR INTERVAL = 1'-0"



HOLMAN COURT PRIVATE DRIVE



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](mailto:civil@walkerengineering.net)

No.	REVISION	BY	APP.	DATE

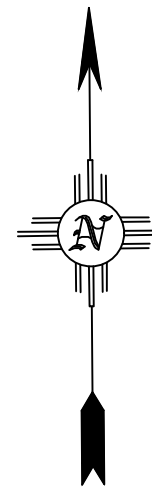
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 FILE: **HOLMAN COURT PRIVATE DRIVE**  
 DESIGNED BY:   
 DRAWN BY:   
 DATE: **12/28/20**  
 CHECKED BY:   
 SCALE:

PROJECT: **HOLMAN COURT SUBDIVISION**  
 SHEET TITLE: **HOLMAN COURT PRIVATE DRIVE**

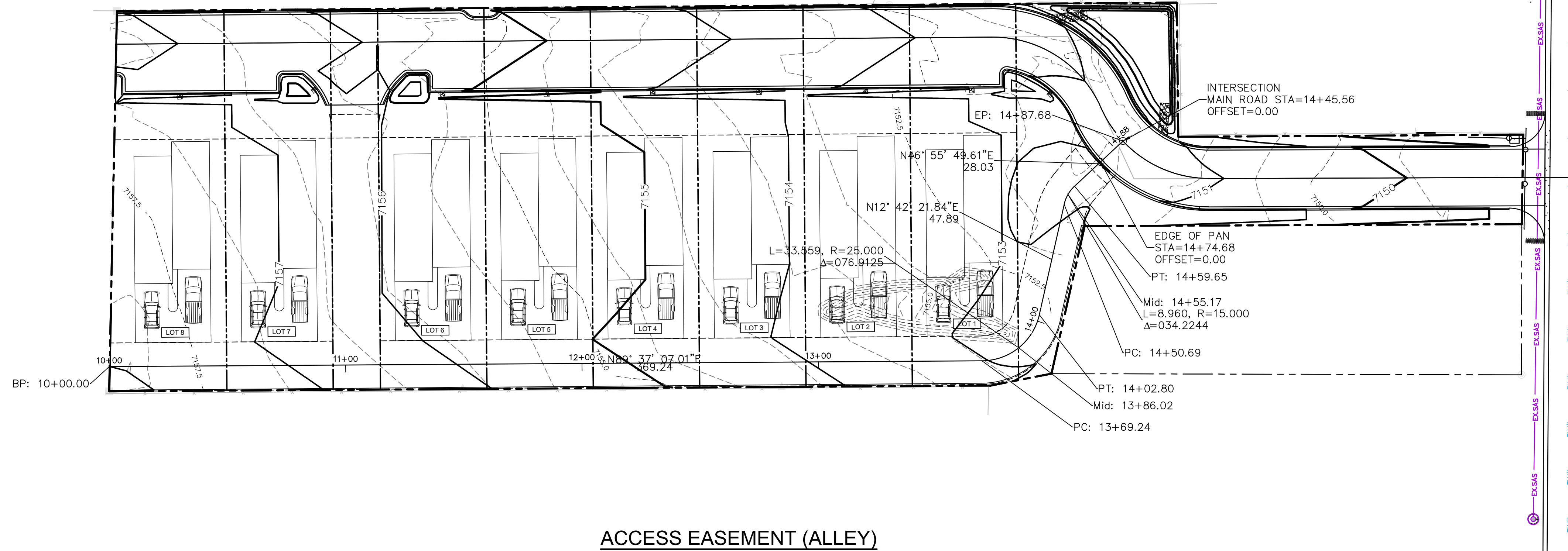
CITY REVIEW	DATE

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

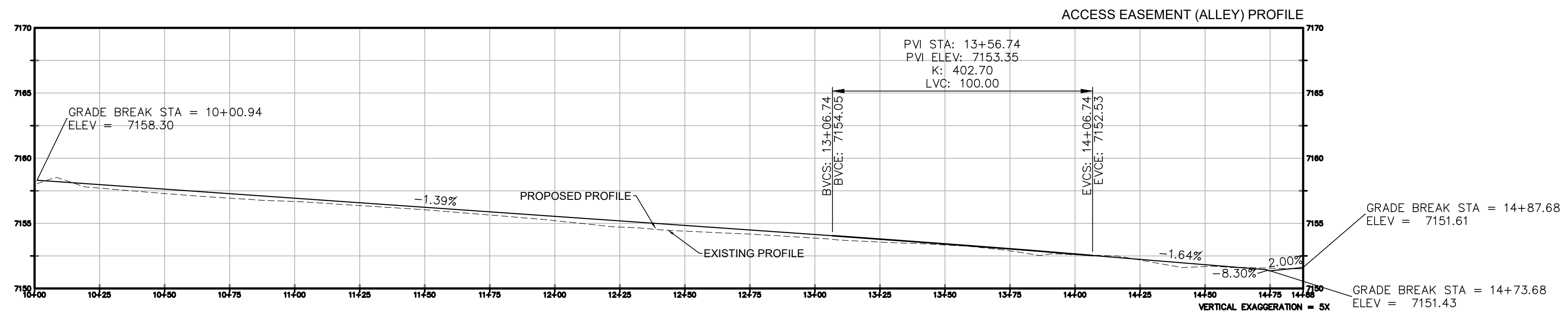
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ACCESS EASEMENT (ALLEY)

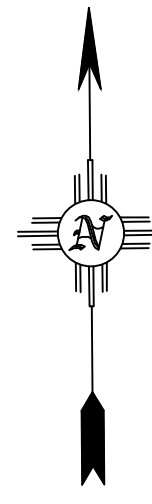


No.	REVISION	BY	APP.	DATE

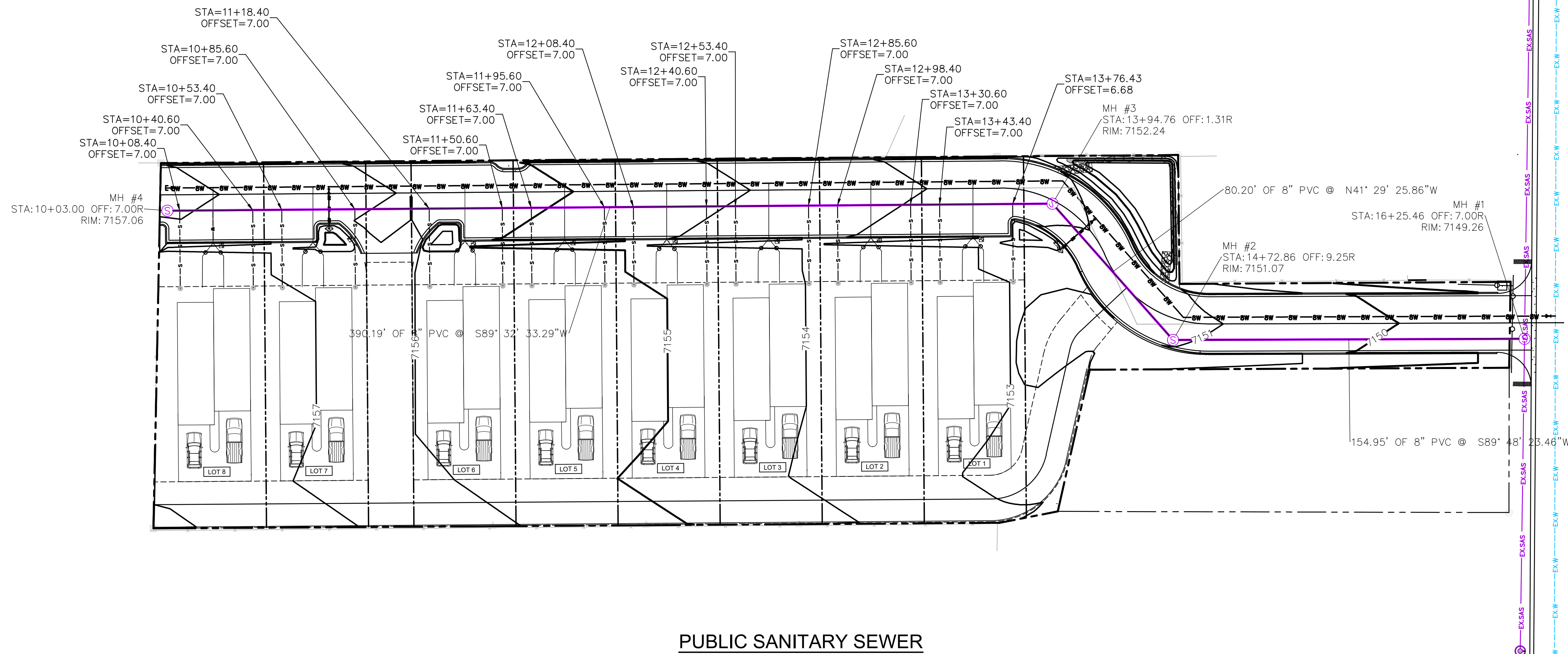
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 FILE: \_\_\_\_\_  
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PROJECT: **HOLMAN COURT SUBDIVISION**  
 SHEET TITLE: **ACCESS EASEMENT (ALLEY)**

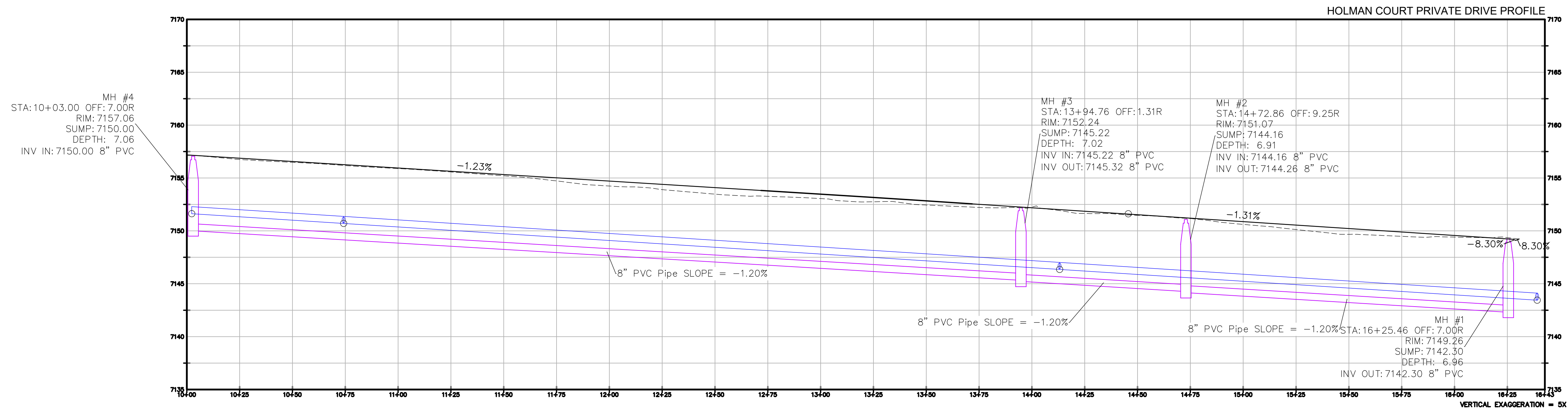
CITY REVIEW	
DEPARTMENT	DATE
WASTEWATER	SIGN-OFF
WATER	
PW ENGINEERING	
TRAFFIC	
FIRE DEPARTMENT	
SOLID WASTE	
LANDSCAPE	
TRAILS/OPEN SPACE	
SUBDIVISION REVIEW	



SCALE: 1" = 30'  
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 CONTOUR INTERVAL = 1'-0"



**PUBLIC SANITARY SEWER**



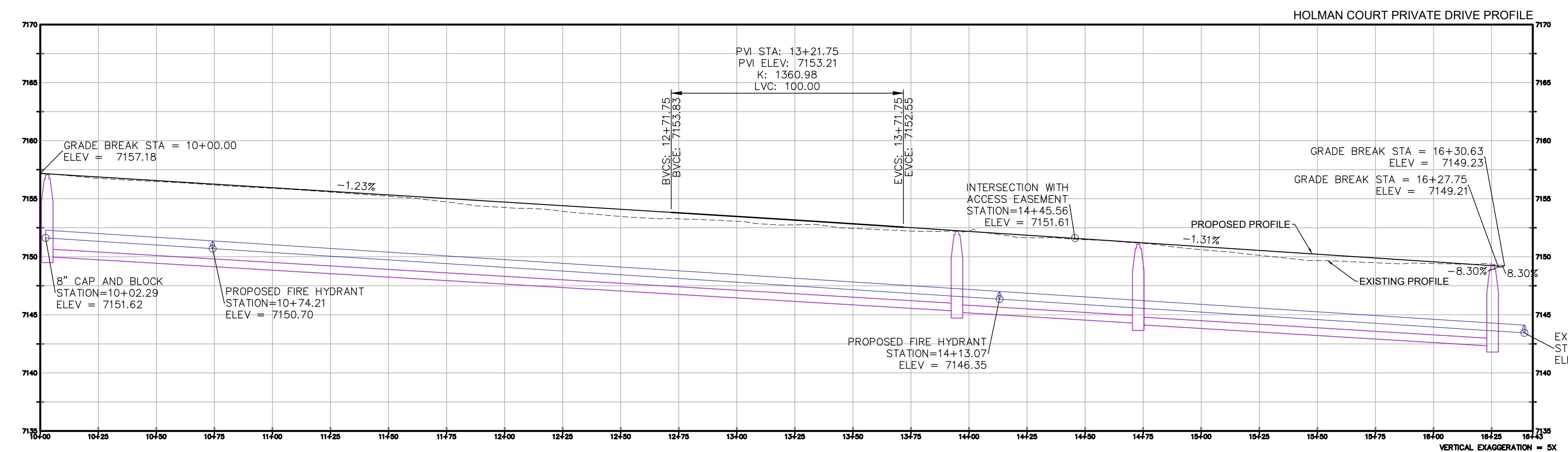
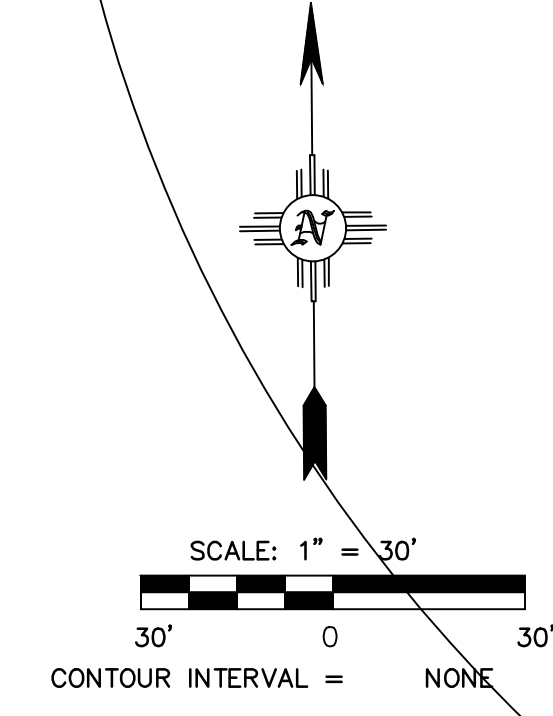
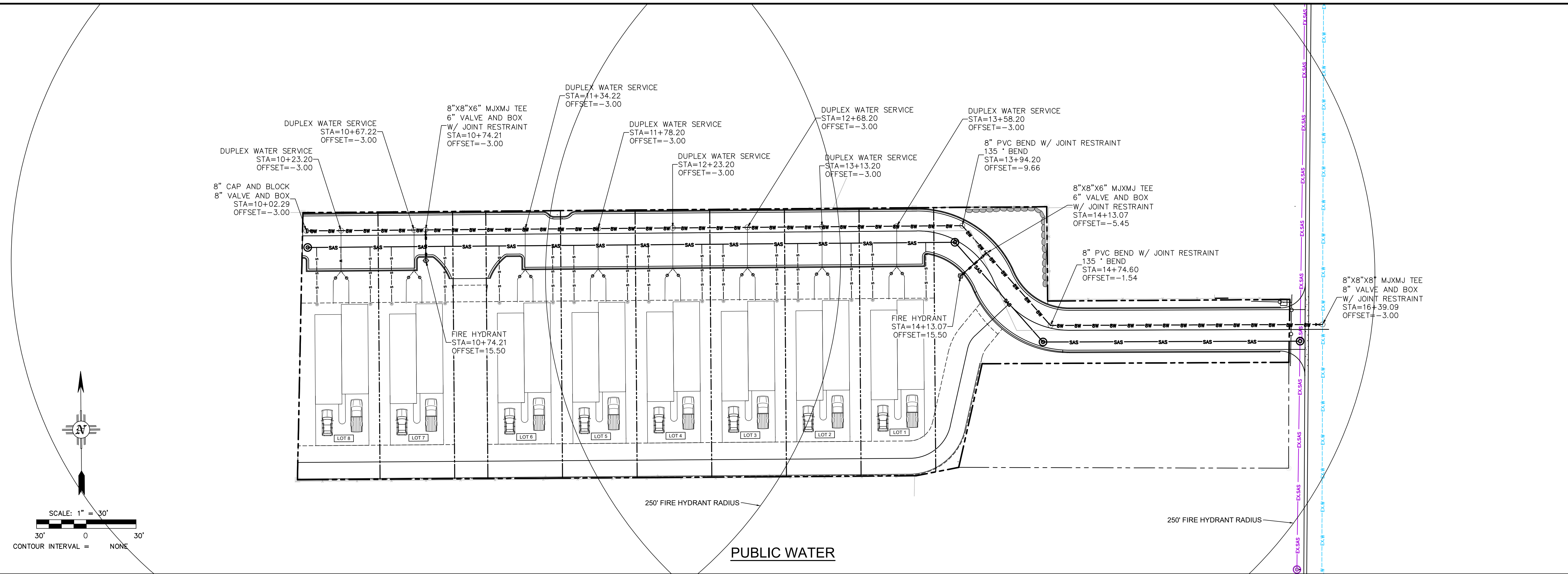
No.	REVISION	BY	APP.	DATE

PROJECT: \_\_\_\_\_  
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 DRAWN BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 SCALE: \_\_\_\_\_

PROJECT: **HOLMAN COURT SUBDIVISION**  
 SHEET TITLE: **PUBLIC SANITARY SEWER**

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





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No.	REVISION	BY	APP.	DATE

PROJECT: **HOLMAN COURT SUBDIVISION**

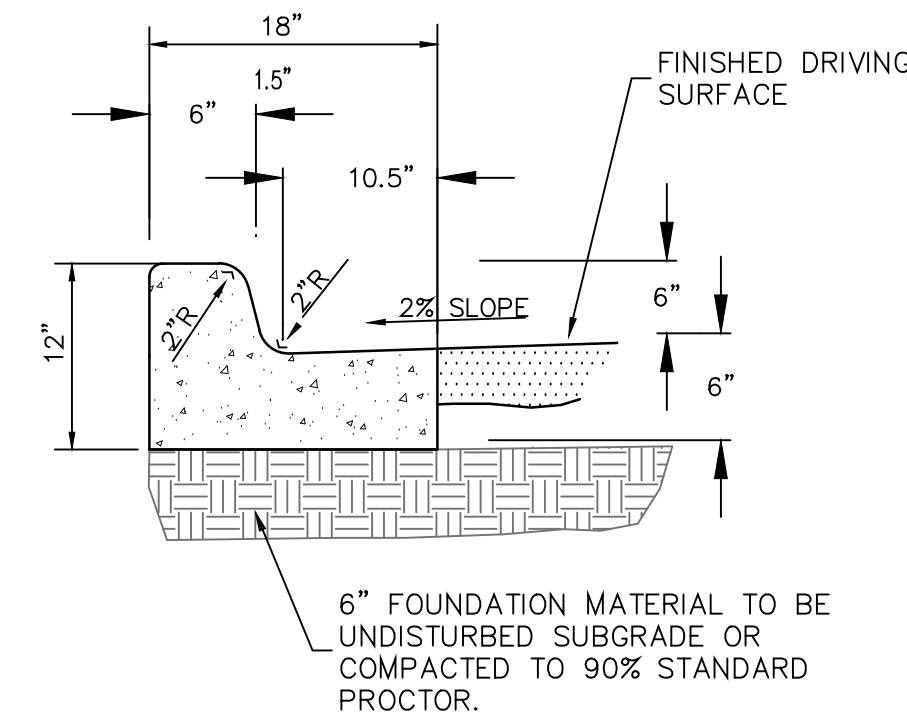
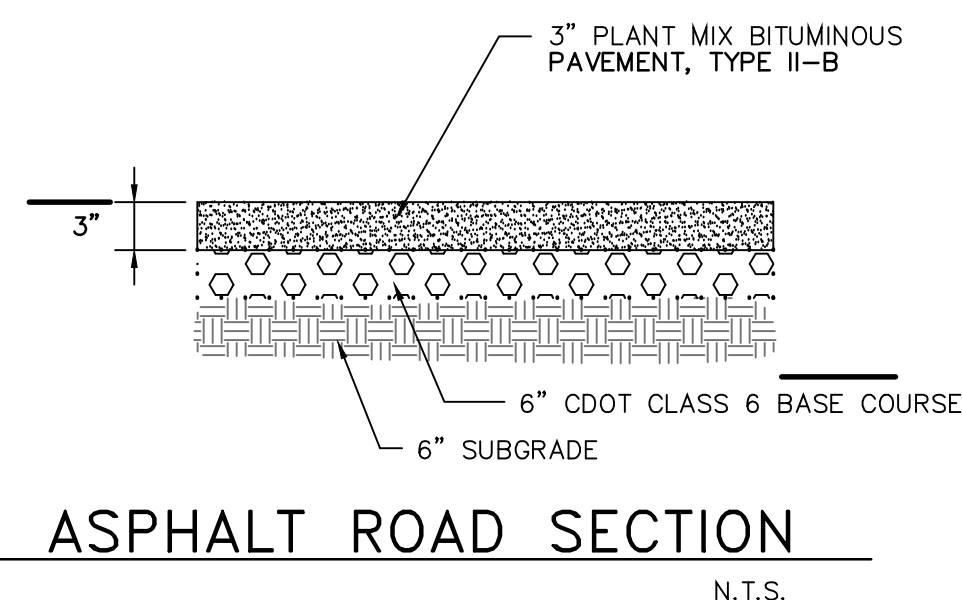
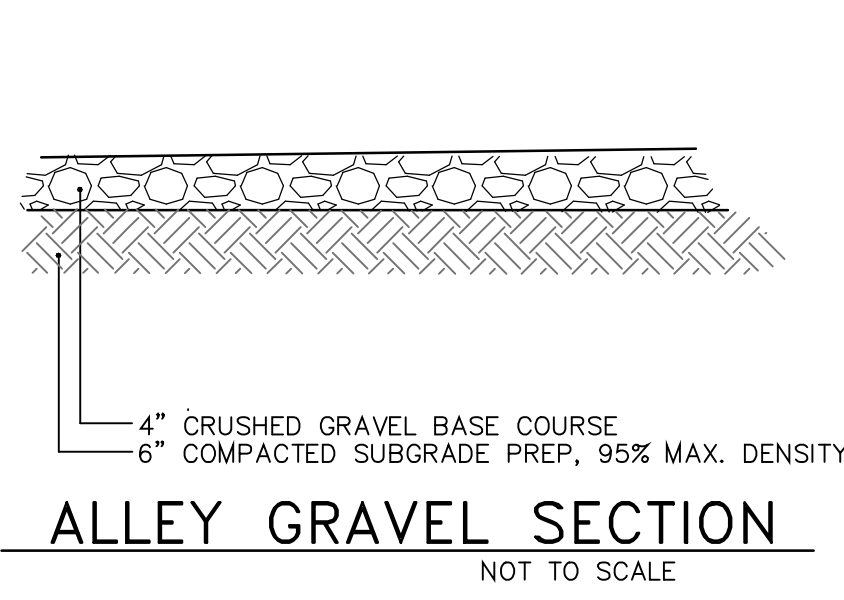
SHEET TITLE: **PUBLIC WATER**

CITY REVIEW

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

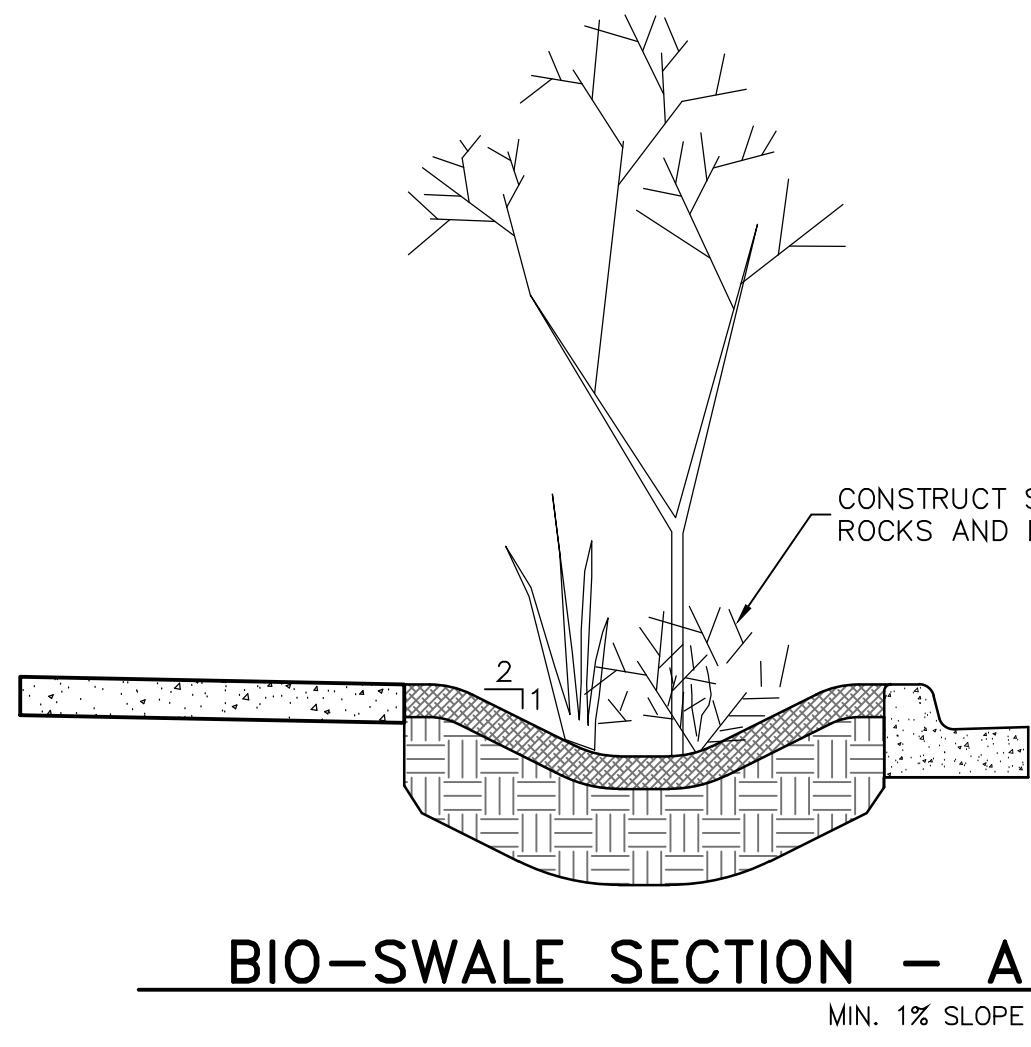
SHEET NO.

# C8



**NOTE**

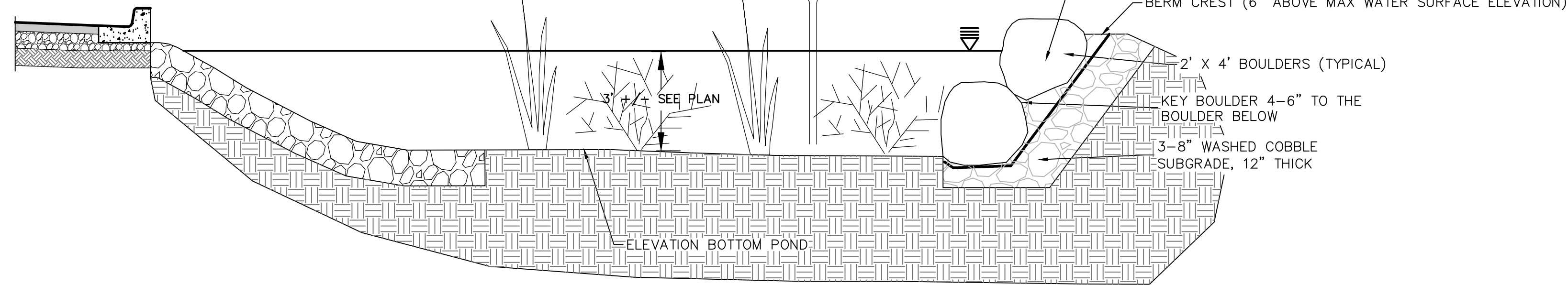
ASPHALT AND CONCRETE PAVEMENT SECTIONS TO BE IN ACCORDANCE WITH CITY OF SALIDA CONSTRUCTION STANDARDS AND SPECIFICATIONS SECTION 3.00 (H), MINIMUM STREET DESIGN AND ACCESS CRITERIA.



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

**SUGGESTED PLANT MIX**

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



**UTILITY NOTES**

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

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

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

Number Single Family Lots 8

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

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

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

25 year Required Pond Volume = 3313 Cu. Ft.

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

**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

6. DAMAGE CAUSED BY CONSTRUCTION ACTIVITIES TO PUBLIC OR PRIVATE PROPERTY, INCLUDING UTILITIES.
7. 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.
8. 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.
9. 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.
10. 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.
11. ALL APPROPRIATE SEDIMENT AND POLLUTION CONTROL MEASURES, AND BEST MANAGEMENT PRACTICES (BMP'S) SHALL BE IN PLACE TO MINIMIZE SEDIMENTATION. SEDIMENT

12. AND EROSION CONTROLS SHALL BE INSTALLED IN ACCORDANCE WITH THE URBAN DRAINAGE AND FLOOD CONTROL DISTRICT GUIDELINES.
13. 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.
14. BMP'S PLUS TEMPORARY SEDIMENT AND EROSION CONTROLS SHALL BE MAINTAINED TO BE FUNCTIONAL UNTIL THE SITE HAS REACHED FINAL STABILIZATION.
15. 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.
16. 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

6. 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 WALKER ENGINEERING AND LAND & WATER CONCEPTS FOR CLARIFICATION AND DIRECTION BEFORE CONTINUING.
7. ALL UNDERGROUND WATERLINES SHALL BE PVC PRESSURE CLASS 235 AWWA C-800. ALL PVC WATER MAIN PIPE SHALL INCLUDE DETECTOR WIRE PER CSS.
8. 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
9. 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.
10. 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.

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E-MAIL: civil@walkerengineering.net

**HOLMAN COURT SUBDIVISION**  
DETAILS

PROJECT: CITY REVIEW SIGN-OFF DATE

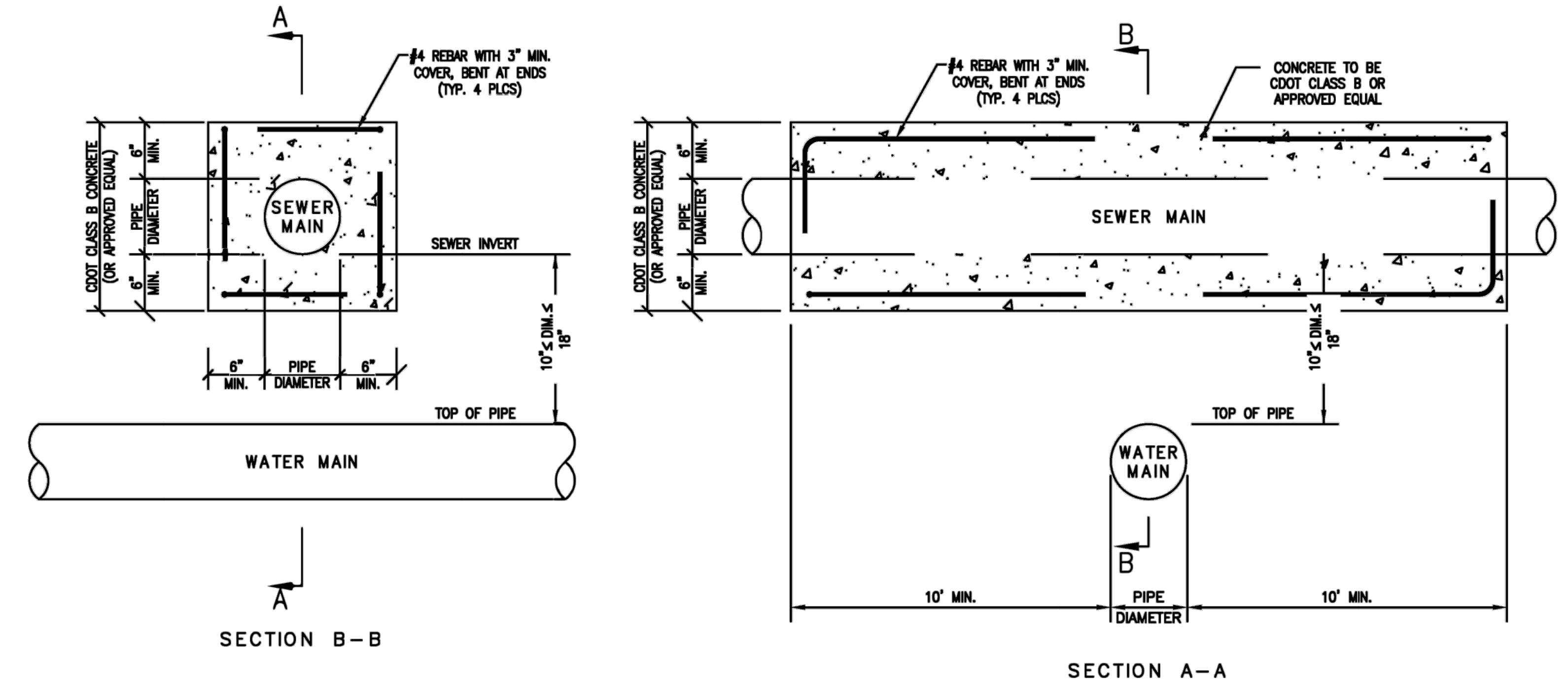
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WATER	
PW ENGINEERING	
TRAFFIC	
FIRE DEPARTMENT	
SOLID WASTE	
LANDSCAPE	
TRAILS/OPEN SPACE	
SUBDIVISION REVIEW	

SHEET NO. **C9**

**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.

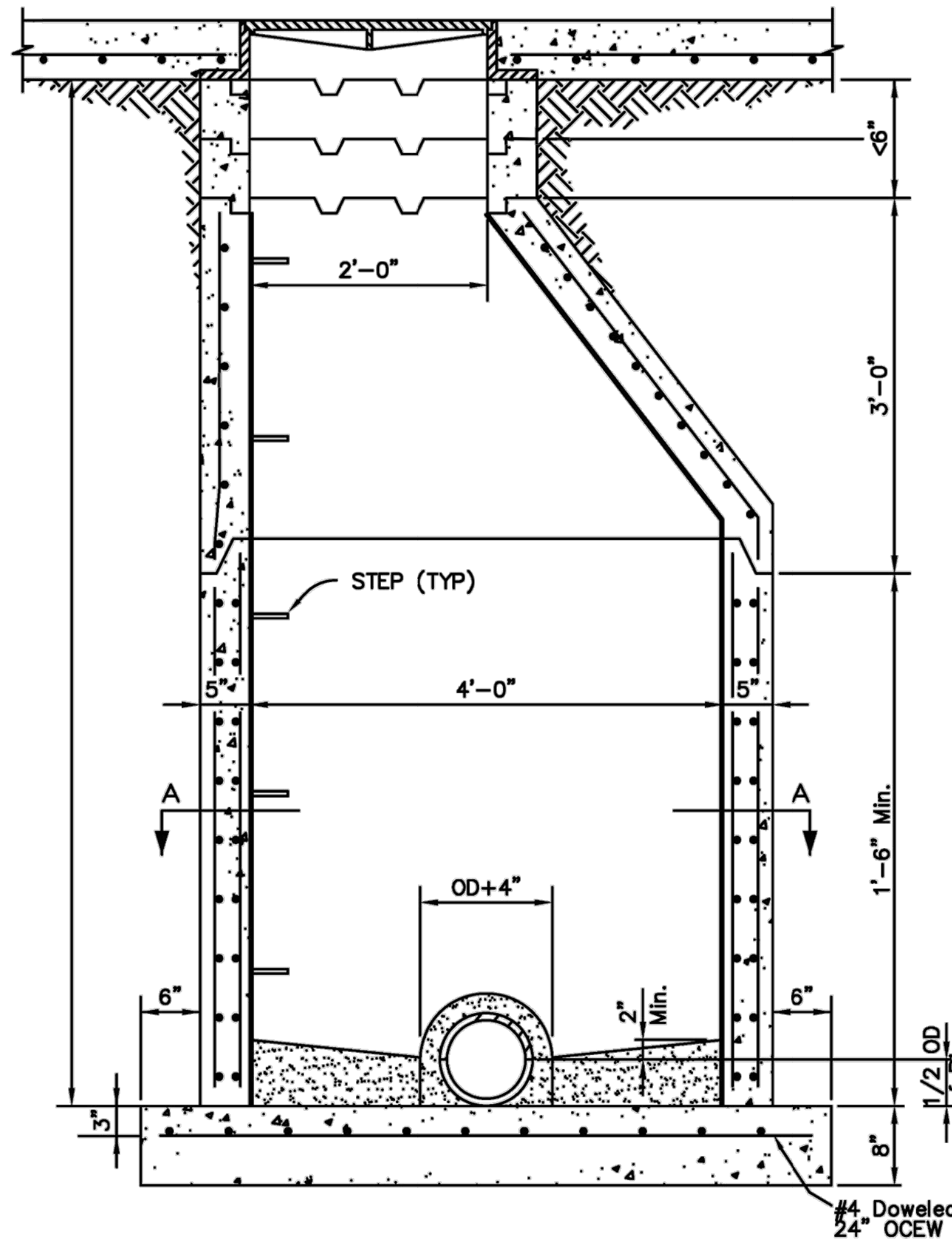
\* SANITARY OR STORM SEWER



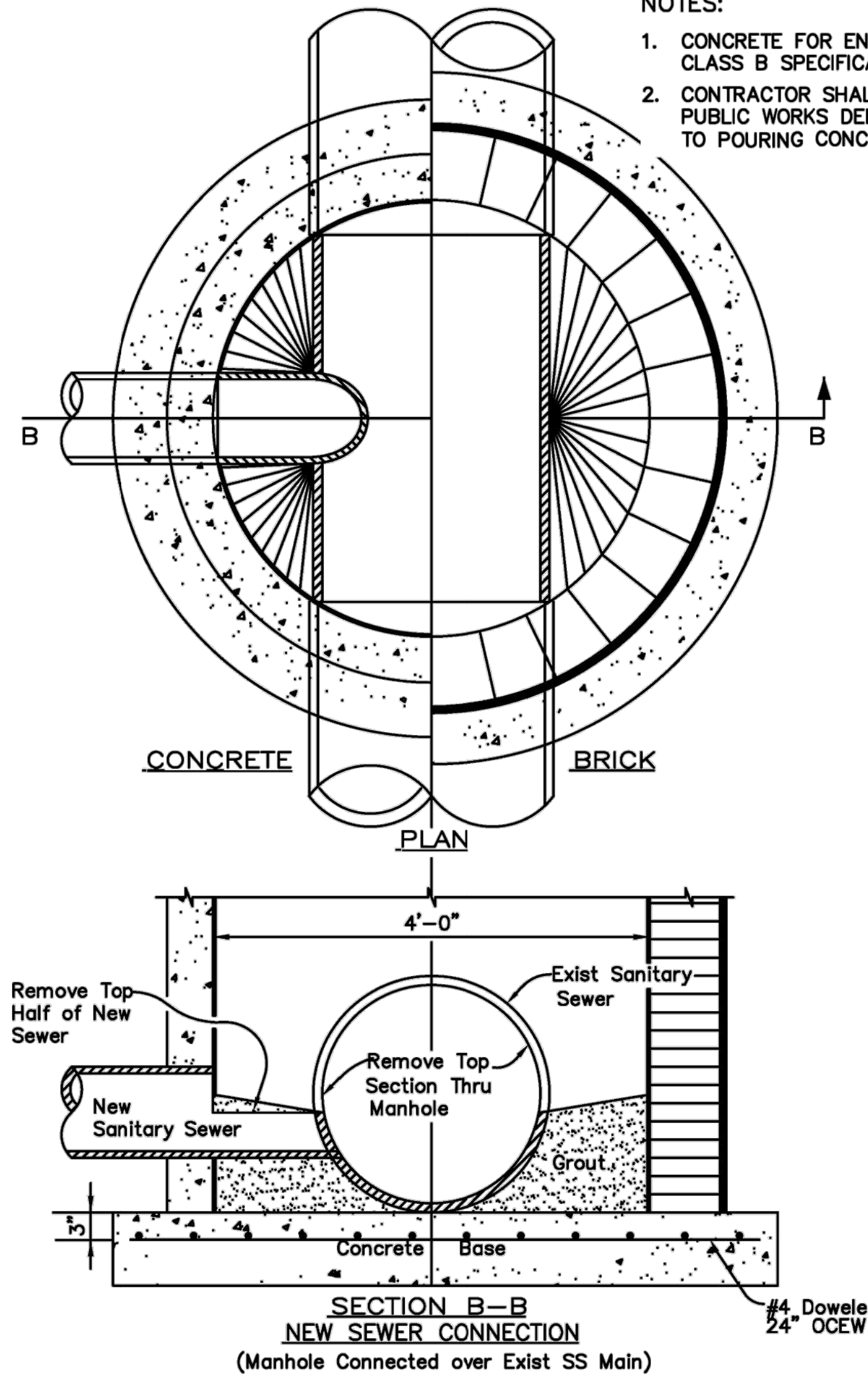
**NOTES:**

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.

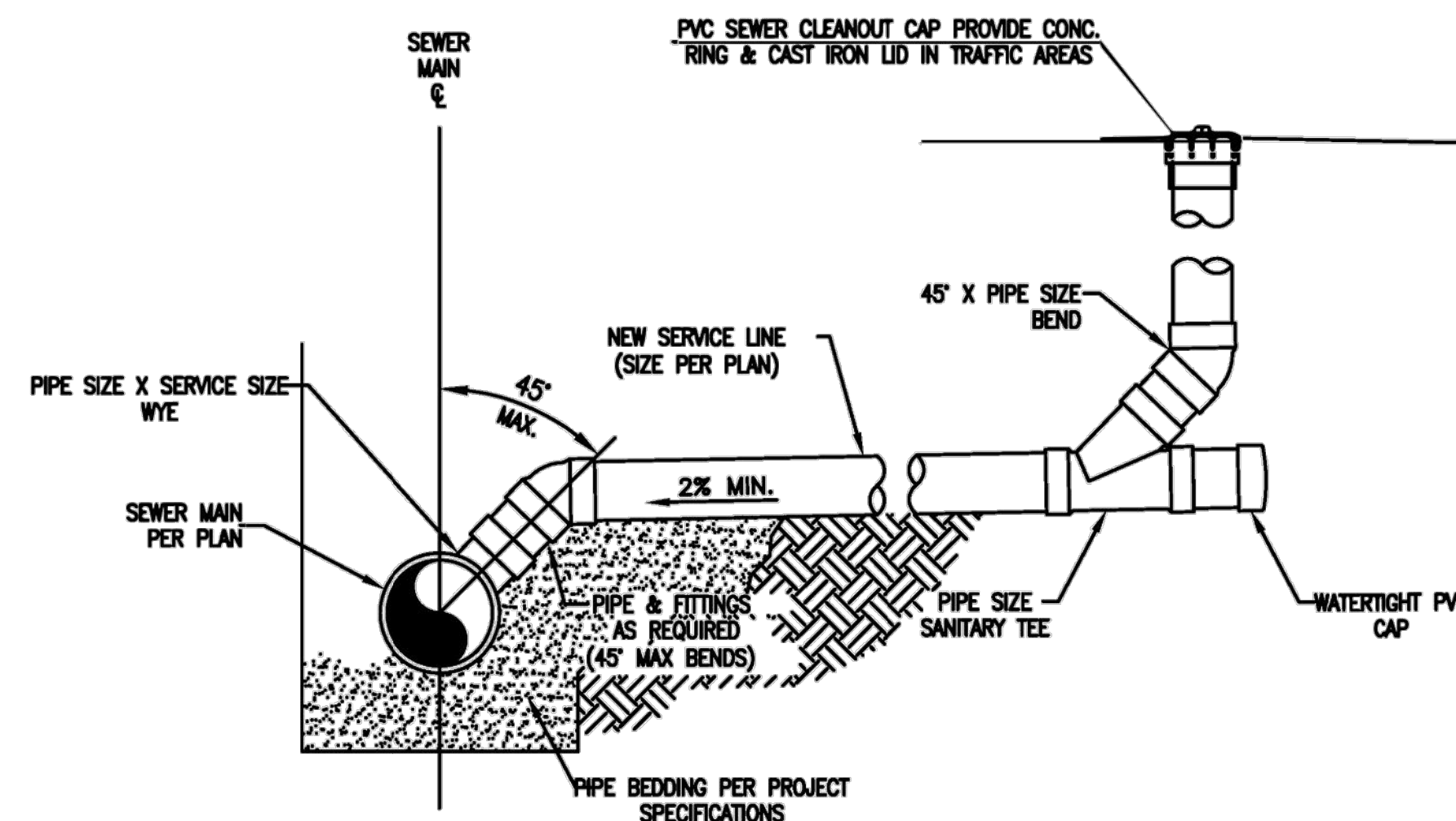
**S 2 CONCRETE SEWER ENCASEMENT DETAIL**



**S 1 MANHOLE STANDARD DETAIL**



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

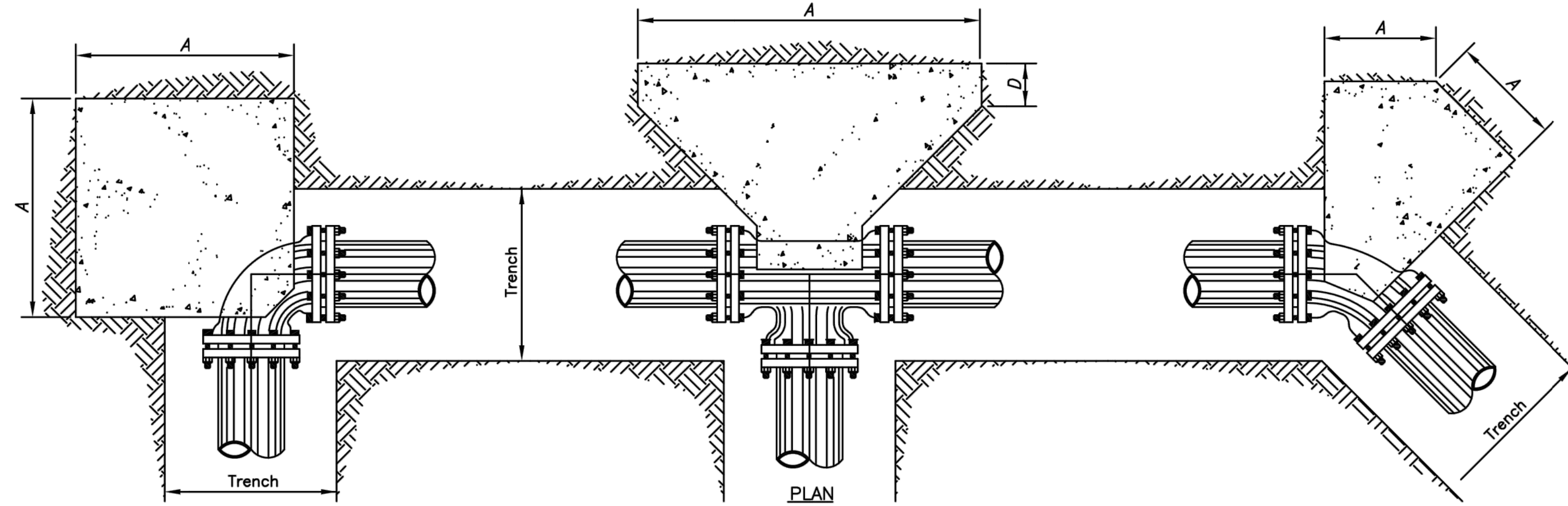


**S 3 SEWER SERVICE TAP DETAIL**

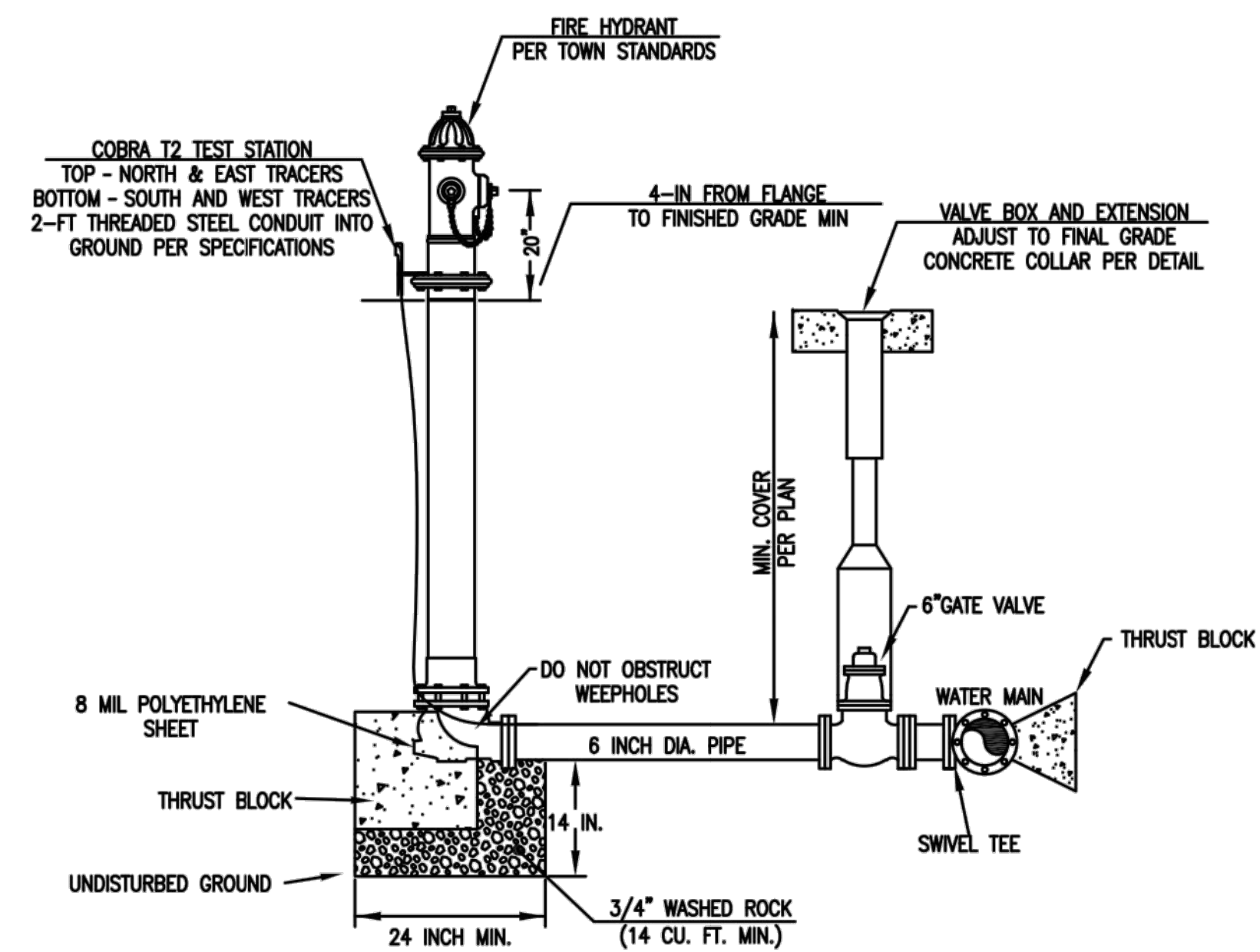
CITY OF SALIDA, COLORADO PUBLIC WORKS		
STANDARD DETAILS SANITARY OR STORM SEWER DETAILS		
DATE: Nov 2018	SCALE: Not to Scale	SHEET: MCL
FILENAME: 10_SALIDA_Sanitary_Sewer_Details.dwg		

**BLOCKING SCHEDULE  
WATER DISTRIBUTION FITTINGS**

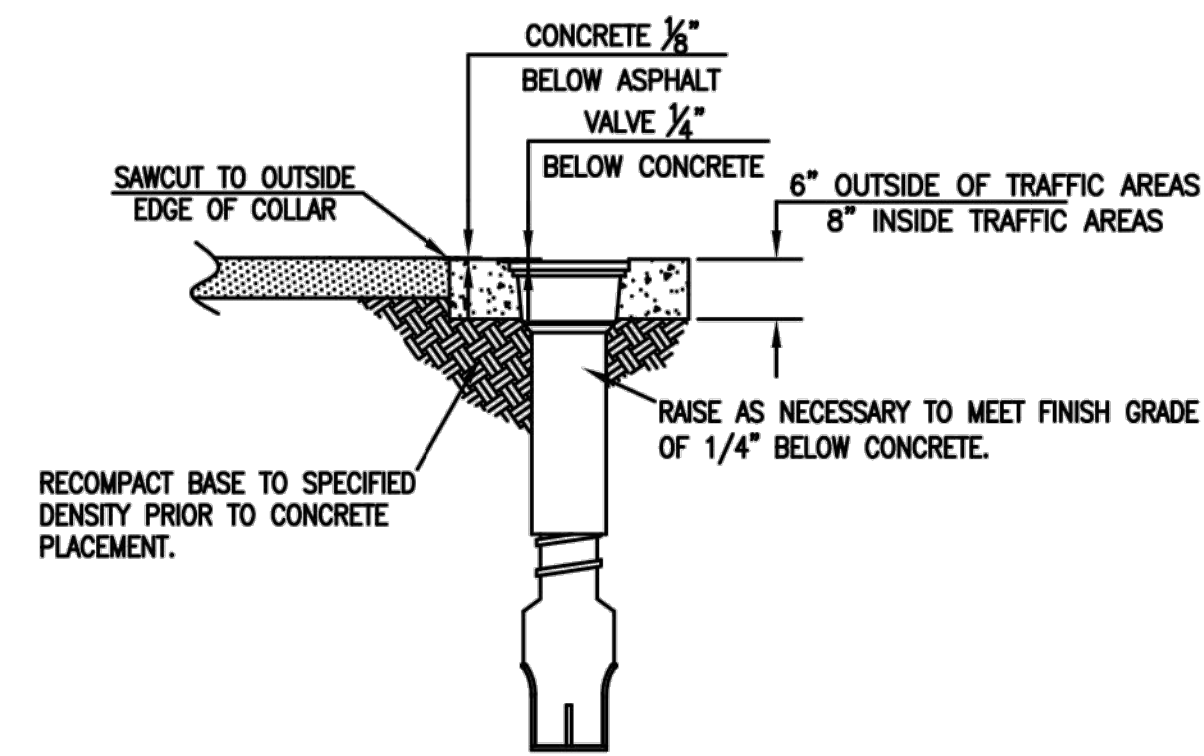
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	A	B	C	A	B	C	A	B	C	A	B	C
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6	18	12	18	16	18	12	18	12	18	12	18	12
8	24	16	24	16	24	16	24	16	24	16	24	16
10	30	20	30	16	30	20	30	20	30	20	30	20
12	36	24	36	18	36	24	36	24	36	24	36	24
16	48	32	48	18	48	32	48	24	48	32	48	24
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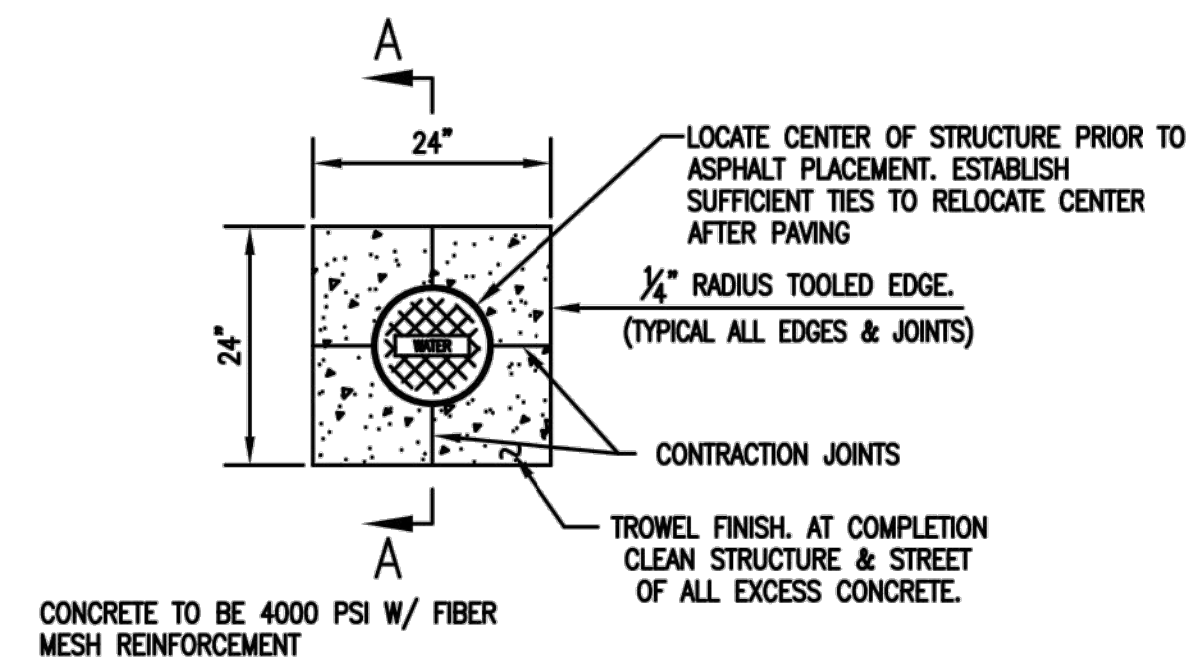
WD THRUST BLOCK  
1 DETAIL



WD FIRE HYDRANT ASSEMBLY  
2 DETAIL



SECTION A-A



PLAN VIEW

WD WATER VALVE CONCRETE COLLAR  
3 DETAIL

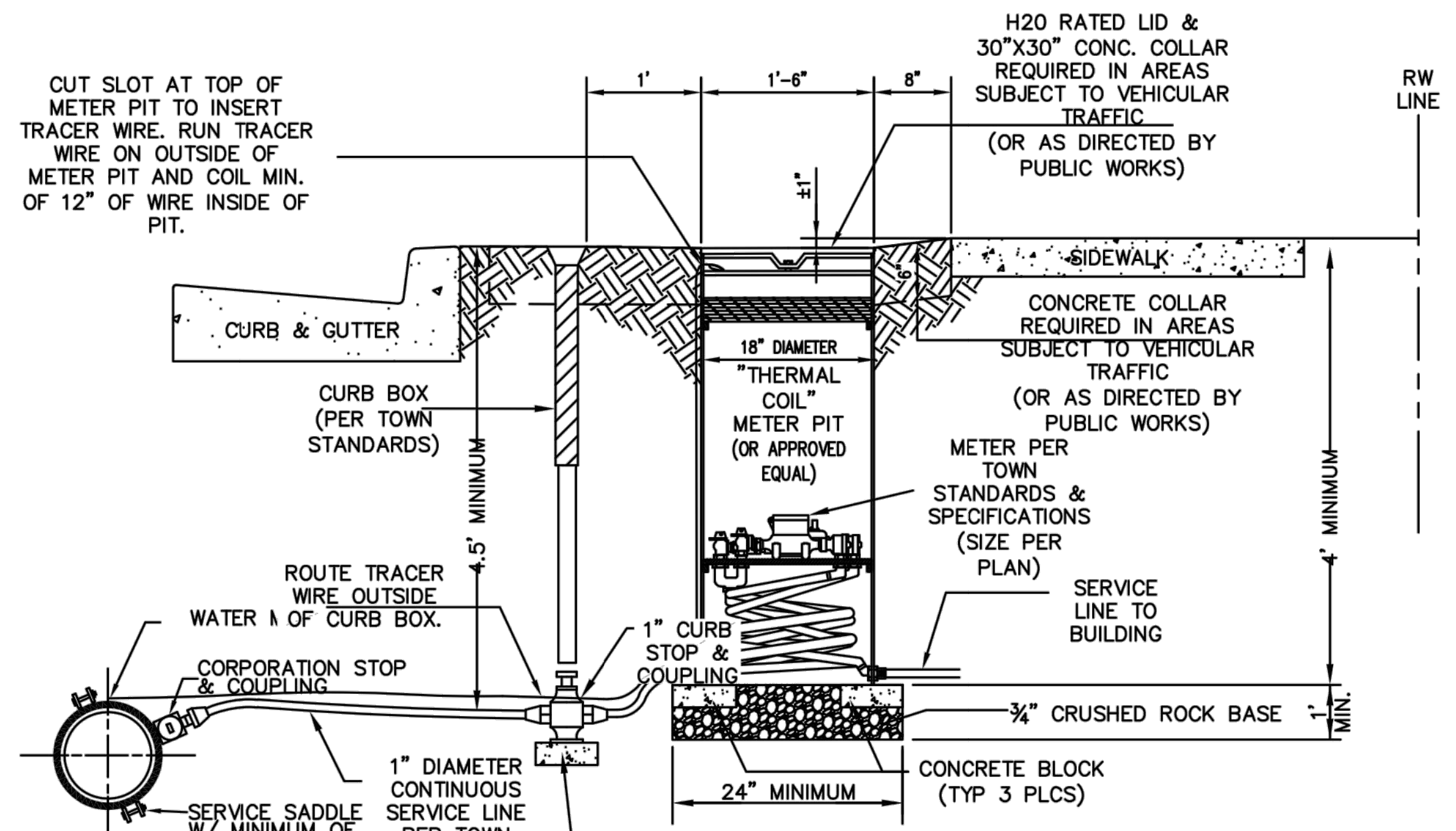
**GENERAL NOTES**

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.

CITY OF SALIDA, COLORADO  
PUBLIC WORKS

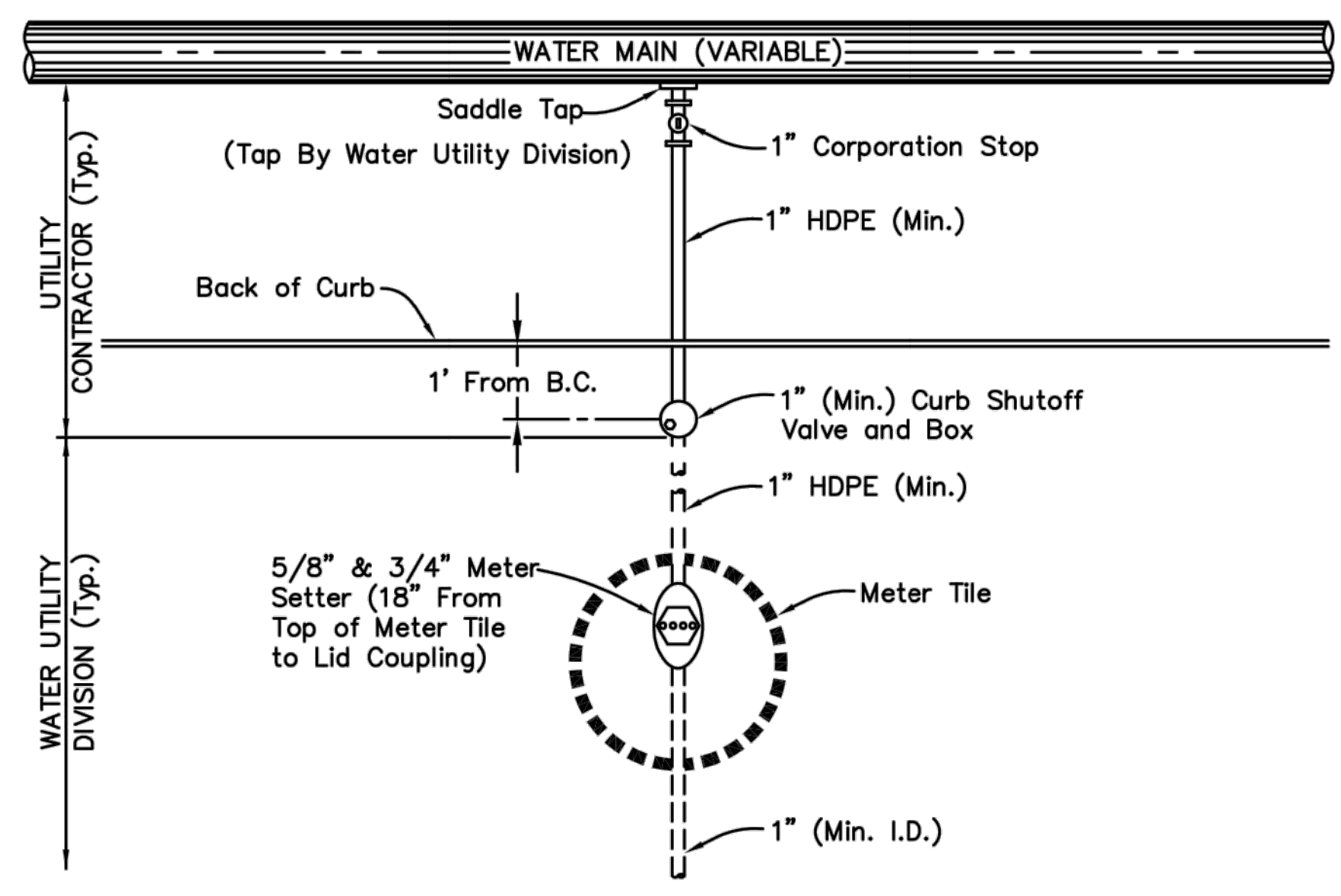
STANDARD DETAILS  
WATER DISTRIBUTION DETAILS

DATE: Nov 2018	SCALE: Not to Scale	SHEET:
FILENAME: 11_Salida_Water_Distribution_Details.dwg		BY:

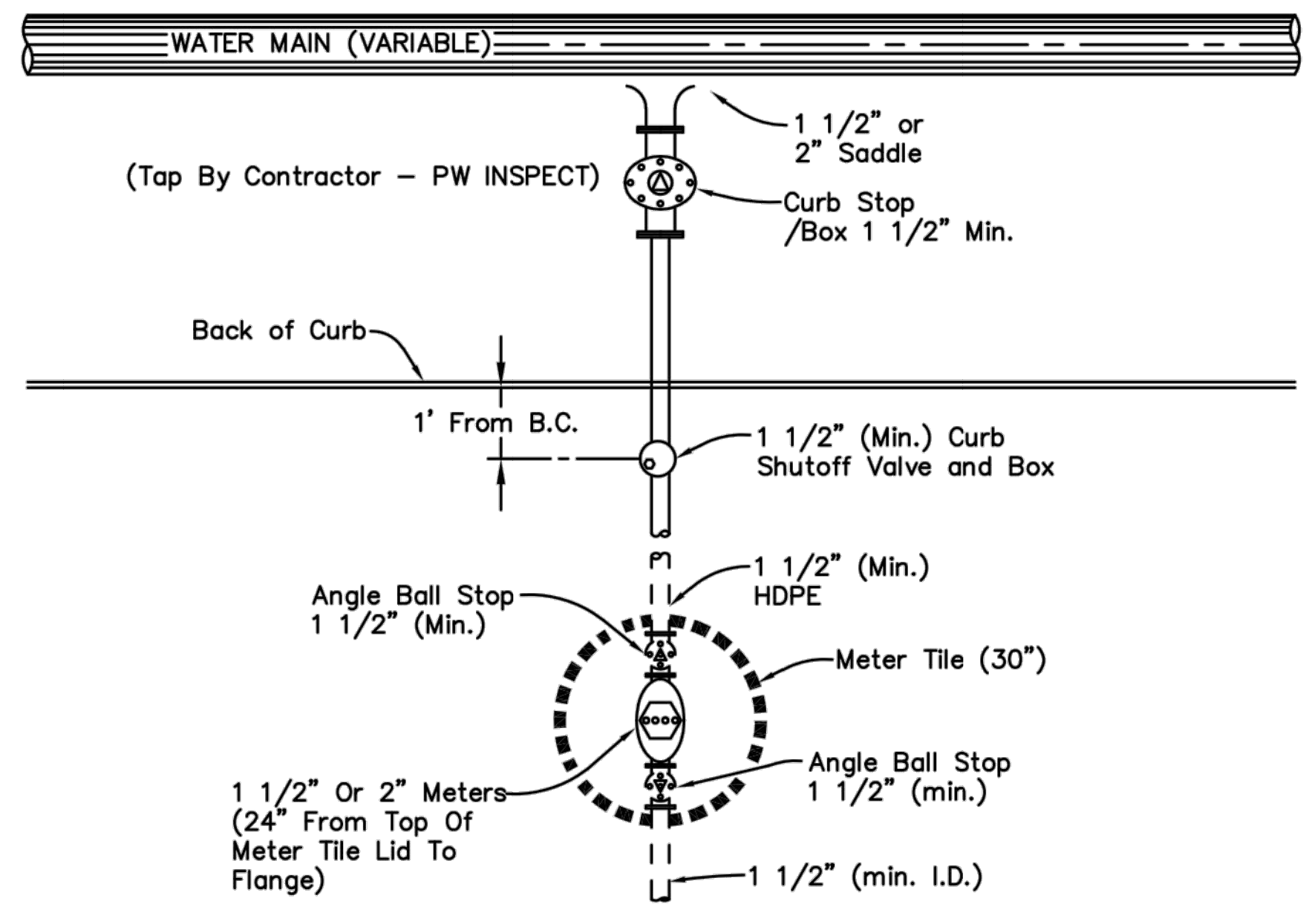


- NOTES:**
1. 1-INCH HDPE DR9 CTS PIPE TO 3/4"x1" MIP TO COMPRESSION FITTING ON METER PIT.
  2. CURB STOP SHALL HAVE 1-INCH BODY.

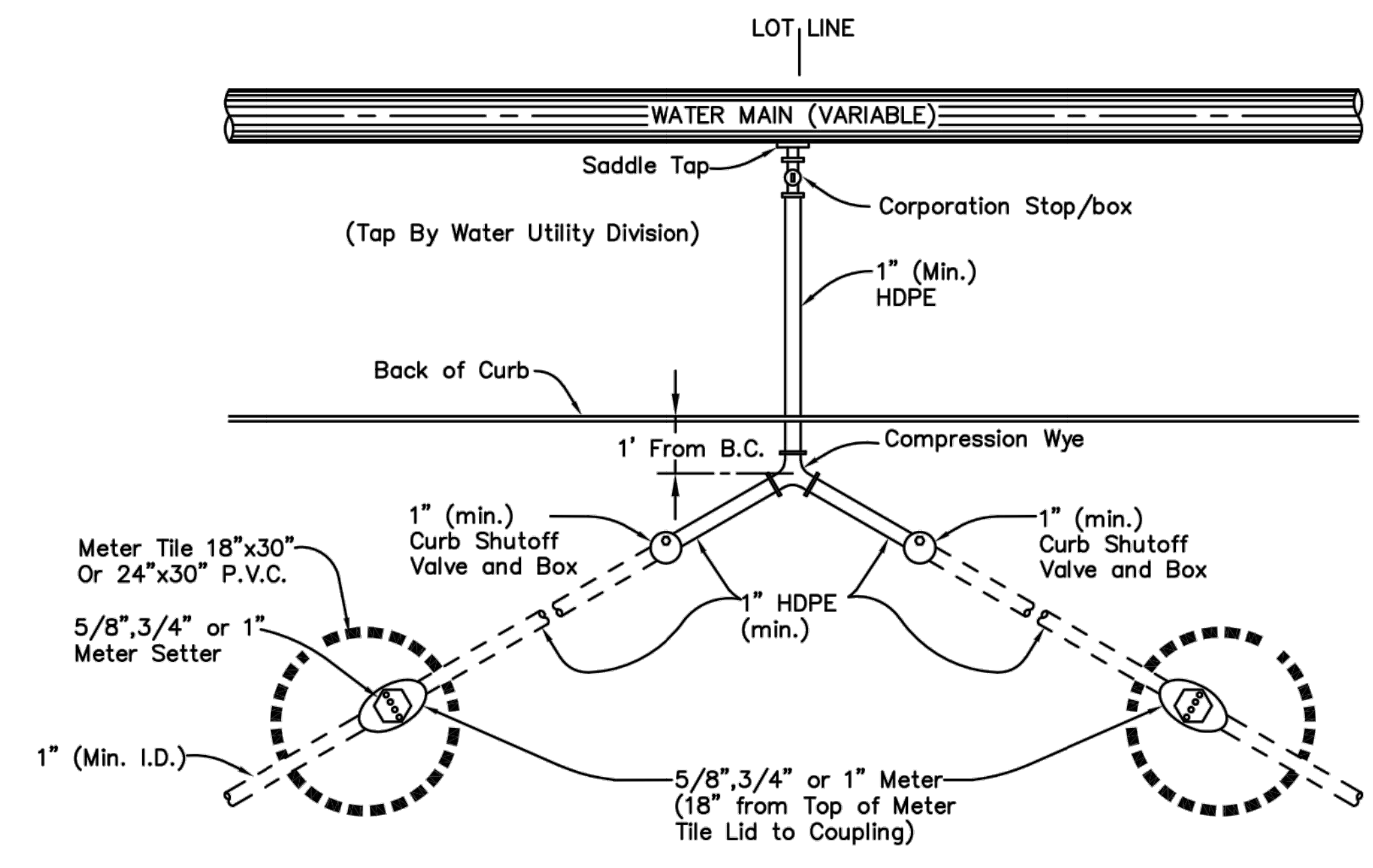
**WS 1** SERVICE AND METER PIT (TYP) DETAIL



**WS 2** 1-IN AND SMALLER METER DETAIL



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



**WS 4** OPTIONAL DUPLEX LOT DETAIL

CITY OF SALIDA, COLORADO PUBLIC WORKS		
STANDARD DETAILS WATER SERVICE DETAILS		
DATE: Nov 2018	SCALE: Not to Scale	SHEET: MCL
FILENAME: 12_SALIDA_Water_Service_Details.dwg		





# GENERAL DEVELOPMENT APPLICATION

448 East First Street, Suite 112  
Salida, CO 81201  
Phone: 719-530-2626 Fax: 719-539-5271  
Email: [planning@cityofsalida.com](mailto:planning@cityofsalida.com)

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

- Annexation
- Pre-Annexation Agreement
- Variance
- Appeal Application (Interpretation)
- 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) Subdivision
- Other: \_\_\_\_\_

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

### A. Applicant Information

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

Mailing Address: PO Box 691

Telephone Number: 402-301-5816 FAX: \_\_\_\_\_

Email Address: davidlarochellc@yahoo.com Mark.Bilder@MAC.com

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

### B. Site Data

Name of Development: Holman Court LLC

Street Address: Lot 2 Holman Ave Salida Co 81201

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

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

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 10-27-20

Signature of property owner \_\_\_\_\_ Date 10-27-20

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

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

RE: Lot 2 Holman Ave.

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

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

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

Mark Lee (Manager) Owner



David LaRochelle (Manager) Owner



Holman Court LLC.





# LIMITED IMPACT & MAJOR IMPACT SUBMITTAL REQUIREMENTS

448 East First Street, Suite 112  
Salida, CO 81201  
Phone: 719-530-2626 Fax: 719-539-5271  
Email: [planning@cityofsalida.com](mailto:planning@cityofsalida.com)

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

## 1. PROCEDURE (Section 16-3-80)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(iv) Engineering specifications for any improvements.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**1. Consistency with Comprehensive Plan.** The use shall be consistent with the City's Comprehensive Plan.  
 The Development is consistent with the City of Salida's comprehensive plan including the cities need for additional residential housings well as affordable housing.

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

- a. **Zoning District Standards.** The purpose of the zone district in which it is located, the dimensional standards of that zone district, and any standards applicable to the particular use, all as specified in Article 5, Use and Dimensional Standards.  
  
 The development conforms to zoning district standards and use. Refer to development plan for detailed standards for use and dimensional standards. The development meets adequate parking, landscaping and green
- b. **Site Development Standards.** The parking, landscaping, sign and improvements standards.  
  
 The development meets adequate parking, landscaping and green space, sign and development standards

**3. Use Appropriate and Compatible.** The use shall be appropriate to its proposed location and be compatible with the character of neighboring uses, or enhance the mixture of complementary uses and activities in the immediate vicinity.  
 The project is appropriate and compatible to its proposed location. The mixture of much needed higher density residential to compliment the surrounding neighborhood and facilities. Enhance the surrounding area and fulfill the cities need for housing and affordable housing.

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

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

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

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

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

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



Bill Almquist &lt;bill.almquist@cityofsalida.com&gt;

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## Publication Confirmation- Notice for Friday's paper

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Cheryl &lt;cheryl@avpsalida.com&gt;

Mon, Dec 21, 2020 at 10:14 AM

To: Bill Almquist &lt;bill.almquist@cityofsalida.com&gt;

Hi Bill:

This email is to confirm the following:

**YOUR INITIAL EMAIL(S)&ATTACHMENT(S) RECEIVED ON:** Monday, Dec. 21<sup>st</sup>, 2020**LEGAL NOTICES FOR PUBLICATION RECEIVED:**

NOTICE-PUBLIC HEARING (REMOTE)-CITY/SALIDA-PLANNING COMMISSION-MAJOR IMPACT REVIEW-HOLMAN COURT LLC-1X

**PUBLISHER:** The Mountain Mail**PUBLICATION DATES REQUESTED:**

Insertions: One (1)

Friday, December 25<sup>TH</sup>, 2020**INVOICE(S) AND PROOF(S) OF PUBLICATION:**

Mail To: City of Salida

ATTN: Bill Almquist, Planner

448 E 1<sup>st</sup>. St.

Suite 112

Salida, CO 81201

This notice is being scheduled and processed. If you would have any questions please don't hesitate to contact me.

Wishing You A Merry Christmas!

ARKANSAS VALLEY PUBLISHING COMPANY

Cheryl

Cheryl A. Jackson

Admin. Dept./Legals

719-539-6691/EXT 111

P.O. Box 189, Salida, CO 81201

[www.cheryl@avpsalida.com](http://www.cheryl@avpsalida.com)

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**From:** Bill Almquist [mailto:[bill.almquist@cityofsalida.com](mailto:bill.almquist@cityofsalida.com)]**Sent:** Monday, December 21, 2020 9:57 AM**To:** Cheryl**Subject:** Notice for Friday's paper

Hi Cheryl,

Please publish the following notice in this Friday's newspaper. Thank you, and a very Happy Holidays to you!

--

Bill Almquist  
Planner

[redacted]  
(719) 530-2634  
[bill.almquist@cityofsalida.com](mailto:bill.almquist@cityofsalida.com)

"M.S.H.G.S.D"