



# PLANNING COMMISSION REGULAR MEETING

448 E. 1st Street, Room 190 Salida, Colorado 81201  
October 11, 2022 - 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/rt/1909092342220683277>

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

### ROLL CALL

### APPROVAL OF THE MINUTES

- 1. September 26, 2022 - Draft Minutes

### UNSCHEDULED CITIZENS

### AMENDMENT(S) TO AGENDA

### PUBLIC HEARINGS

Public Hearings will follow the following procedure:

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

### 2. Major Impact Review - 505 Oak Street Planned Development and Major Subdivision

(Continued from the September 26, 2022 Planning Commission Meeting)

The request is for approval of a Major Impact Review for a Planned Development Overlay and Major Subdivision for the 2.09 acre parcel located at 505 Oak Street. The parcel is zoned Commercial (C-1) with the Highway 291 Established Commercial Overlay. Below are the requests:

**A:** Major Impact Review approval of a Planned Development Overlay for the following deviations to the Dimensional Standards:

**Maximum Density-** The applicants are requesting a 19% increase in density.

**Minimum Lot Frontage** - The proposed lots all front on a private HOA maintained road and not on a public street as required.

**Highway 291 Established Commercial Overlay** - The request is for the apartments to be allowed as a use by right.

**Minimum Lot Size** - Reduced minimum lot size for the proposed multi-family lots 11-17.

**B.** Approval of a Major Subdivision to subdivide the above described 2.09 acre property into 18 residential lots.

### UPDATES

### 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 REGULAR MEETING

448 E. 1st Street, Room 190 Salida, Colorado 81201  
September 26, 2022 - 6:00 PM

## MINUTES

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

Please register for the Planning Commission meeting:  
<https://attendee.gotowebinar.com/rt/1909092342220683277>

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

#### PRESENT

Chairman Greg Follet  
Vice-Chair Francie Bomer  
Commissioner Judith Dockery  
Commissioner Giff Kriebel  
Commissioner Michelle Walker  
Alternate Commissioner Aaron Derwingson  
Commissioner Brian Colby  
Alternate Commissioner Laura Atwood

#### ROLL CALL

#### APPROVAL OF THE MINUTES

- July 25, 2022 - Draft Minutes

Motion made by Vice-Chair Bomer, Seconded by Commissioner Dockery.

Voting Yea: Chairman Follet, Vice-Chair Bomer, Commissioner Dockery, Commissioner Kriebel, Commissioner Walker, Alternate Commissioner Derwingson, Commissioner Colby

#### THE MOTION PASSED.

#### UNSCHEDULED CITIZENS- NA

#### AMENDMENT(S) TO AGENDA- NA

#### PUBLIC HEARINGS

Public Hearings will follow the following procedure:

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

- 505 Oak Street Major Impact Review for Planned Development and Major Subdivision - (**CONTINUE PUBLIC HEARING TO A DATE CERTAIN**)

The request is for approval of a Major Impact Review for a Planned Development Overlay and Major Subdivision for the 2.09 acre parcel located at 505 Oak Street. The parcel is zoned Commercial (C-1) with the Highway 291 Established Commercial Overlay. Below are the requests:

**A:** Major Impact Review approval of a Planned Development Overlay for deviations to the Dimensional Standards.

**B.** Approval of a Major Subdivision to subdivide the above described 2.09 acre property into 18 residential lots.

Planner Jefferson, explained that the posting for the property did not meet the 15 day deadline. Jefferson stated that the application needs to be continued either to October 11<sup>th</sup> or October 24<sup>th</sup>, 2022.

Motion made by Vice-Chair Bomer to continue the hearing to the October 11, 2022 Planning Commission meeting, Seconded by Commissioner Dockery.

Voting Yea: Chairman Follet, Vice-Chair Bomer, Commissioner Dockery, Commissioner Kriebel, Commissioner Walker, Alternate Commissioner Derwingson, Commissioner Colby

**THE MOTION PASSED.**

- 3. Amendment to Chapter 16, Article IV of the Salida Municipal Code** - Consider amendments to Chapter 16, Article IV of the Salida Municipal Code regarding updates to the Zoning Variance requirements.

**A. Open Public hearing – 6:04pm**

**B. Proof of Publication -**

**C. Staff Review of Amendment–** City Attorney Williams, provided context for the considered amendments and how the four criteria were determined.

Commissioners asked about:

- Section 1b3 to understand why that is an important feature and how it would be applied in a fair way during planning commission.
- Whether Section 1b3 should be a part of the amendments. What are the pros and cons of having that section in.
- Whether you can prove that someone did not know information about their property.
- In Section 1b2, what does “the degree to which the variance deviates” mean?
- In Section 1a, should the “but not limited to” be removed?
- In Section 1d, whether to replace ‘shall’ with ‘must’ or ‘will be’.
- How many special circumstances have to exist to fulfill the approval criteria?

City Attorney Williams, suggested after hearing discussion that 1b be deleted from the amendment.

Commission and Planning Director Almquist discussed whether to leave in Section 1b1 or to delete the whole section.

Commission asked if this was separate from administrative variances.

Commission reviewed the motion and determined that if this was in place sooner, there may have been changes in variance decisions in the past.

**E. Public Input – N/A**

**F. Close Public Hearing – 6:32 pm**

**G. Commissioner Discussion –**

**H. Commission Recommendation –**

Motion made by Vice-Chair Bomer to approve the proposed changes to Chapter 16, Article IV of the Salida Municipal Code by amending article IV as presented with the following change to strike E1B in its entirety, Seconded by Commissioner Walker.

Voting Yea: Chairman Follet, Vice-Chair Bomer, Commissioner Dockery, Commissioner Kriebel, Commissioner Walker, Alternate Commissioner Derwingson, Commissioner Colby

**THE MOTION PASSED.**

**COMMISSIONERS' COMMENTS**

Planning Director Almquist, reviewed the upcoming schedule with the Planning Commission.

**ADJOURN - With no further business to come before the Commission, the meeting adjourned at 6:40 pm**



## STAFF REPORT

**MEETING DATE:** October 11, 2022 – Continued from September 26, 2022

**AGENDA ITEM TITLE:** A. 505 Oak Street Planned Development; and  
B. 505 Oak Street Major Subdivision

**AGENDA SECTION:** Public Hearings

### REQUEST:

The request is for approval of a Major Impact Review for a Planned Development Overlay and Major Subdivision for the 2.09 acre parcel located at 505 Oak Street. The parcel is zoned Commercial (C-1) with the Highway 291 Established Commercial Overlay.



### The requests are:

A. Major Impact Review approval of a Planned Development Overlay for the following deviations to the Dimensional Standards:

**Maximum density** - The maximum density allowed in the C-1 zone district for this 2.09 acre parcel is 32 units (91,201 s.f. /2,800=32 units). Because the Inclusionary Housing is provided within the development the density allowance is increased to 37 units (91,201 s.f. /2,450=37 units). The applicant is requesting for up to 44 units of density making the request an approximate 19% increase in density of (44-37=7 (7/37=18.9%).

The inclusionary housing requirement is 7.3 deed restricted units for the requested 44 units.

The applicants have stated that the intent is to deed restrict six (6) of the apartment rental units and two (2) for-sale units to meet the inclusionary housing requirement of 16.7% which satisfies the requirement.

**Minimum lot frontage** – All of the proposed lots will front a private road and not on a public street as required by Code. The site plans show the Private Road alignment with Chilcott Street which will not be an extension of the public street but a HOA maintained private road/public access within the development.

**The Highway 291 Established Commercial Overlay** - Multi-family dwelling units (four (4) units or greater) require conditional use approval. The applicants are requesting the apartments be allowed as a use by right.

**Minimum lot size** - Reduced minimum lot size for the proposed multi-family lots 11-17. The minimum lot size requirement in the C-1 zone district is 5,063 square feet. The proposed lots range from 3,176 square feet to 4,207 square feet.

It appears all other dimensional and parking requirements can be met by the development.

**B.** Approval of a Major Subdivision to subdivide the above described property into 18 residential lots.

**APPLICANT:**

The applicant is Dreamers and Doers LLC, 7625 W. Highway 50, Salida, CO 81201. The representatives for the applicant are John Diesslin and Kent Townsend.

**LOCATION:**

The legal description of the property is included in the application materials. This property is known as 505 Oak Street.

**OBSERVATIONS:**

1. The property is within the Commercial (C-1) zone district and the Highway 291 Established Commercial Overlay. The properties surrounding this parcel are located within the Commercial (C-1), and Manufactured Housing Residential (R-4) zone districts.  
  
The property adjoins the Spectrum Cable Company and there are a few commercial uses across the street from the property. The City recently purchased and annexed the property that adjoins the south side of the 505 Oak Street parcel and in the near future the new Fire Station will be constructed. Currently, there is one single-family residence (to be removed) and the remaining parcel is undeveloped.
2. The applicant is requesting deviations from Table 16-F Schedule of Dimensional Standards to be allowed zero public street frontage for the proposed lots to front a private drive, a 19% increase in density and reduced minimum lots size for Lots 11-17.
3. The private road is shown on the plat as an out-lot. This is not considered an “out-lot” but a private road. The plat will need to be updated to remove “out-lot” and have the private road named.
4. A conceptual review with City Council and Planning Commission occurred on December 20, 2021. At the work session the applicant was showing 10 duplex lots and one (1) large lot to

accommodate the apartment units. The deed restricted units need to be on individual lots in order for the applicant to sell or rent the remainder of the units.

- 5. The current request is for approval of ten (10) duplex lots with 10 for-sale units and eight (8) lots for the 34 apartment rental units. Proposed Lots 9 & 10 will have the deed restricted duplex and Lot 18 will have the 6 deed restricted affordable rental 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 deviations from Table 16-F Schedule of Dimensional Standards to be allowed zero public street frontage for all of the proposed lots to front a private drive, a 20% increase in density and reduced minimum lots size for Lots 11-18 All other dimensional standards are anticipated to be met.

**THE CITY OF SALIDA COMPREHENSIVE PLAN**

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

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

The 2.09 acre property has a single-family residence (to be removed) with the remaining parcel undeveloped. Approval of the planned development overlay would offer greater opportunity for infill rather than the mostly vacant lot.

**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 a 19% increase in the allowed residential density.

**Action LU&G-I.2c:** 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 homes and mobile homes within the mobile home park on the east side of this parcel. With the proposal the applicant will have a variety of housing types providing rental housing for occupants meeting the 80%-100% AMI and two for-sale units to occupants meeting the average of 140% AMI.

**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



**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 applicants are also requesting to increase the density 19% and reduce the required minimum lot size for Lots 11-17.

- The requested deviations will not impact the property’s ability to provide adequate access and fire protection, to ensure proper ventilation, light and air between buildings and should be compatible with other developments in the area.

Dimensional Standard	Existing	505 Oak PD	
		Lots 1-10	Lots 11-18
Zoning	C1	PUD	PUD
Min. lot size (sq. ft.)	5,625 5,063 <sup>6</sup> 3,750 <sup>7</sup>	2,775	3,175
Density	2,800	2,000	750
Min. Lot Size Attached Units	2,800 2,520 <sup>6</sup>	2,770	640
Min. Lot Frontage	37.5	0	0
Max. Lot Coverage: Structures	60%	60%	60%
Max. Lot Coverage: Parking	60%	60%	60%
Min. Landscaped Area	10%	10%	10%
Min. Seback: Front Lot Line	10'	5'	5'
Min. Setback: Side - Lot-Primary	5'	0'	0'
Min. Setback: Side Lot - detached accessory	3', 5', 10'	3', 5', 10'	3', 5', 10'
Min. Setbakck: Rear Lot - Principal Bldg	5'	5'	5'
Min. Setbakck: Rear Lot - Accesory Bldg	5'	5'	5'
Max. Building Height: Primary Bldg.	35'	35'	35'
Max. Building Height: Accesory Bldg.	25'	25'	25'

- (2) Trails. The closest trail near the 505 Oak Street property is along Scott Street. The applicants have agreed to provide public access on the southeast corner of the property for a connection to the Scott Street trail.
- (3) Ownership and Maintenance. The developers will have a homeowners association to maintain the private drive and utilities within the development.
- (4) Water and Sewer. The developer shall provide municipal water and sewer facilities within the PD as required by the City.
  - The applicants have provided improvement plans that include designs for private HOA maintained water and sewer services to serve the interior of the site. The plans have been reviewed by the Public Works Director and the City Engineers JVA, their comments are attached to the staff report.
- (5) Residential Density. The maximum density allowed in the C-1 zone district for this 2.09 acre parcel is 32 units (91,201 s.f. /2,800=3 units). Because the Inclusionary Housing is provided within the development the density allowance is increased to 37 units (91,201 s.f. /2,450=37 units). The applicants are requesting for up to 44 units of density making the request approximately a 19% increase in density. In this case the increased density is being requested to be able to provide the 2 for-sale and 6 rental deed restricted housing units. 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. The applicant submitted an 18 lot major subdivision to be review concurrent with this planned development application. This criterion is satisfied.

- (7) Improvement Standards. The PD may deviate from the Design Standards described in Article VIII of this Chapter, including specifications for the width and surfacing of streets, public ways, public utility rights-of-way, curbs and other standards, only if the reasons for such deviations are well documented and are necessary for realizing the purposes described in the objectives of development.
- The only deviation the applicant is requesting from in Article VIII is to be allowed a private HOA maintained road to meet the lot frontage requirement and to provide access for all of the lots created with the subdivision.
- (8) Maximum height. The applicant is not requesting a deviation to maximum height standards. This criterion is not applicable.
- (9) Gross Building Floor Area. There are no uses proposed other than residential. This criterion is not applicable.
- (10) Permitted Uses. In the Hwy 291 Established Commercial Overlay multi-family dwelling units (four (4) units or greater) require conditional use approval. The applicants are requesting the apartments be allowed as a use by right.
- (11) Transportation design. The development provides direct access to Oak Street, a collector street, which is designed to support the anticipated additional traffic generated by the proposed number of units. The Fire and Public Works Departments have no concerns regarding the private road within the development. This criterion is satisfied.
- In February the applicants submitted an application to CDOT for their access to Highway 291 and have not received a response. Staff has also submitted the agency review and have not received a response as of October 7<sup>th</sup>.
  - Staff has added a condition that CDOT access permit must be approved by CDOT and submitted to staff prior to recording the Planned Development and Subdivision Plat.
- (12) Development Standards. As mentioned above, the applicant is requesting deviation from the requirement to have frontage onto a public street and is proposing to have the individual lots take access from the proposed private drive.
- (13) Energy Efficient Design. The construction of new buildings will be required to meet the energy standards of the building codes.
- (14) Variety in Housing Types. The applicants are proposing a major subdivision of 18 lots and will be constructing 5 duplex buildings resulting in 10 for-sale residential units (2 will be deed restricted) and 34 apartment rental units (6 will be deed restricted) on the remaining 8 lots.
- (15) Fiscal Impacts. The private drive and utilities are to be maintained by the homeowners association. The City will provide police and fire protection and serve the project with water and sewer through public mains. Water and sewer system development fees will help offset long term costs of expanding those systems. The fees for Fair Contributions for Public School Sites 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. There are no private or public parks or recreational areas proposed within the planned development but the applicant has agreed to provide trail access from the southeast corner of the property to the public trail on Scott Street.
- (17) Physical Conditions or Constraints: The size of the lot, depth of the lot, existing private drive access, and the standard requirement for frontage on a public street are the primary physical conditions or constraints that would warrant a departure from the standard regulation requirements.
- (18) Adjacent and nearby developments. Staff has not found that there are any detrimental effects on the neighborhood.

### 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.
  - No phases are proposed with this development.
- (2) **Types of Uses:** A minimum of 25% of the floor area of the project is recommended for non-residential, commercial uses.
  - The applicants are not proposing any non-residential uses.
- (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.
- (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.
  - Given the size of this parcel it is challenging to have additional density because the standards for street frontage. This PD will allow the applicant to create additional lots for up to 44 residential units on the 18 proposed lots and provide 8 units of deed restricted inclusionary housing. This would be done by eliminating the requirement for public street frontage, and allowing access to each lot via a private road.
- (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 or required through this development with the exception of the Scott Street trail access on the southeast corner of the property. The applicants acknowledge the required open space fees-in-lieu will be paid at the time of building permit submittal for each residential unit.

**MAJOR SUBDIVISION PLAT REVIEW**

A major subdivision requires a recommendation from the Planning Commission and final approval by the City Council. The applicants are requesting that the Planning Commission recommend approval of the 18-lot residential subdivision, along with a private road to be commonly-owned by the homeowners association. 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 for-sale and rental units) and access to nearby trails and schools. Staff finds that the development is compatible with surrounding land uses and will not create unreasonable adverse effects on neighboring properties.
  
2. Zone District Standards. The applicants are requesting exemptions from the public street frontage, minimum lot size, density and the multi-family units be allowed as a use by right in the Highway 291 Overlay. Deviations to such standards have been requested through the concurrent Planned Development application.
  - The proposed subdivision and development of the lots will comply with the underlying C-1 zone district and the Highway 291 Overlay requirement.
  - The 10 duplex lots range from 2,775 s.f. to 3,059 s.f. and the applicant intends to construct duplexes on the property line with shared walls that must be verified by a licensed surveyor prior to certificate of occupancy. With the remaining 8 lots the applicant is proposing to build 34 apartment rental units.
  - The landscape plan that was submitted with the application does not meet the requirements of Sec. 16-8-90(b) of the Land Use Code. A landscape plan meeting Land Use Code Sec. 16-8-90(b) must be submitted prior to recording of the Planned Development and Subdivision plat.
  
3. Improvements. The proposed subdivision shall be provided with improvements which comply with 16-2-60 and landscaping which complies with Section 16-8-90 of this Chapter.
  - a. Streets. Existing and proposed streets shall be suitable and adequate to carry anticipated traffic within and in the vicinity of the proposed subdivision.
    - The existing streets are adequate to carry anticipated traffic generated by future development of this subdivision. The private road is adequate for the proposed 18 lots.
    - Normally sidewalks would be required along the Oak Street frontage but the Public Works Director is requiring fees in lieu of improvements. This section of Oak Street is part of the Highway 291 Streetscape project slated to begin within the next couple of years.

- Per David Lady - It has been discussed that the developer provide fees in lieu of improvements to the ROW which would include a sidewalk and driveway apron. The 291 sidewalk/storm/apron will be constructed with the local agency CDOT project. The developer will provide a temporary asphalt driveway to tie into existing 291. It was discussed that the developer should anticipate the sidewalk at asphalt driveway to be ~4 to 6" above the existing edge of asphalt along SH-291.

b. Utilities. Existing and proposed utility services shall be suitable and adequate to meet the needs of the proposed subdivision.

- The applicants are proposing to connect to the water main in Chilcott Street and loop it through the private road to serve the proposed lots. The Public Works Director requires the water to be looped to Scott Street via an existing utility easement.
- The applicants will connect to the sewer main that is located within the easement along the east side of the 505 Oak Street property.

c. Phases. No phases are proposed with this development.

4. Natural Features. Staff is unaware of any extraordinary natural features on the site.
5. Floodplains. This property does not reside in the floodplain. This standard does not apply.
6. Noise Reduction. This property borders State Highway 291 which is known as Oak Street and is a two-lane highway. The speed and noise level are not the same as standard highway. The applicants are showing trees and landscaping along the Highway 291 frontage which should help with the reduction of noise.
7. Future Streets. As discussed in the report for the PD, a future private road is planned off of Oak Street which will align with but not extend Chilcott Street. There is no need for a public street connection within this property. The proposed private drive will provide access to the property and on the east side of the property public access will be provided for the City Fire Department property. 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 with the exception of the Scott Street Trail connection. The applicants have agreed to provide public access on the southeast corner of the property for a connection to the trail on Scott Street. The applicants will be required to pay a fee-in-lieu for open space at the time of building permit submittal for each residential unit constructed on the property.
9. Common Recreation Facilities. This development does not include any common recreation facilities.
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. This standard is met.
11. Architecture. The following architectural standard is intended to prevent monotonous streetscapes and office consumers a wider choice of housing styles. To avoid uniformity and lack of variety in design among housing units within the subdivision, no residential façade elevation shall be repeated more than once every five (5) lots on the same side of the street (e.g., the first and fifth lots in a row

may contain the same façade elevation, but the second, third and fourth lots must contain some different faced elevations). No residential elevation shall be repeated directly across the street from the same façade elevation. Mirror images of the same residential façade shall not count as two (2) distinctly different facades. In unusual circumstances, the Planning Commission may grant a petition seeking waiver of the requirement. Such an exception may be granted if the petitioner demonstrates that the proposed plan uses repetition for an architectural purpose, such as allusion to historical repetition that would not create a monotonous streetscape of the type this standard seeks to prevent.

Land Use Code Sec. 16-5-50(d)(4) State Highway 291 Corridor Overlay - Architectural Standards for Established Commercial. With new construction, including an addition, two (2) or more materials must be used for exterior materials within the 291 CO, excluding roofing and structural materials. Exposed tilt-up concrete is prohibited, and metal shall not exceed twenty-five percent (25%) of the surface area of exterior materials, excluding roofs. Specifically exempt from the requirement of using two (2) or more materials are single-family residences, duplex family residences and the accessory structures for single-family and duplex family development.



TAILWINDS APARTMENTS

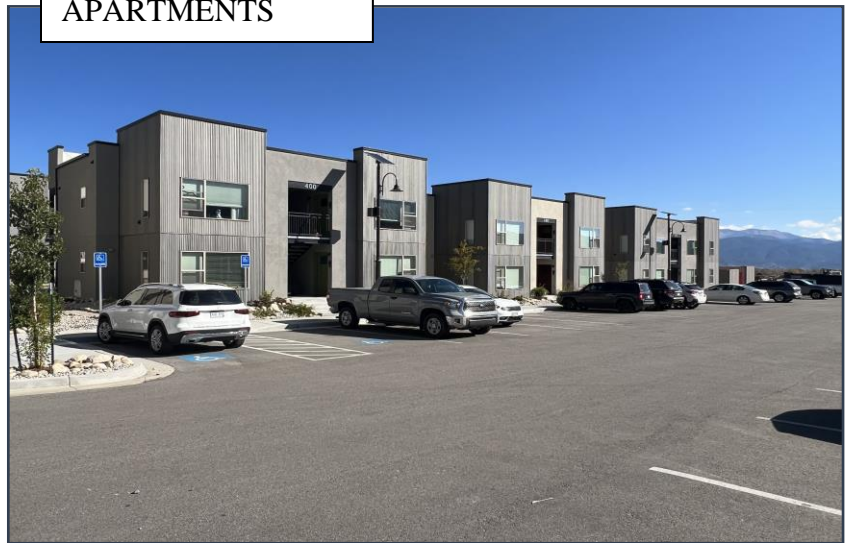
- The proposed development must LUC Sec 16-5-50(d)(4).

- The applicants are aware of the architectural standards requirement and are proposing that the apartment buildings on Lots 11-18 be similar in form to the Tailwinds apartment buildings in Poncha Springs.

- As a plat note, staff recommends the following condition:

- The development must provide a diversity in architectural elements such as roof types and pitches, differentiated front entries and exterior materials (excludes different color)

At time of building permit submittals, the applicant shall provide elevations of any and all existing homes (or homes under construction) along the same side of the street and (if applicable) the home(s) directly across the street, to ensure that the subdivision architectural standards will be met.



- To meet the architectural standards for the duplexes, the applicants are proposing varied architectural details similar to the duplex units built in the Tailwinds Subdivision in Poncha Springs and the triplex built at 401-405 Wood Avenue.
- The applicants submitted photos of examples of different architectural elements that are proposed to be used within the Planned Development.



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

13. Inclusionary Housing. Land Use Code Sec. 16-13-20 Any application brought under planned development and major subdivision sections of this code are required to include at least sixteen and seven tenths (16.7) percent of the total number of residential dwelling units as affordable dwelling units, pursuant to requirements set forth in Article XIII.

- The applicants have stated that their intent is to deed restrict six (6) of the apartment rental units and one of the duplexes with two (2) residential for-sale units to meet the inclusionary housing requirement of 16.7%. The inclusionary housing requirement is 7.3 deed restricted units for the requested 44 units. The applicants are satisfying the Inclusionary Housing requirement with the proposed dedication.

- Staff has added conditions of approval for the timing of the construction of the required Inclusionary Housing units.

**RESPONSE FROM REFERRAL DEPARTMENTS AND AGENCIES:**

Requests to referral agencies and the comments received are as follows:

- Salida Fire Department: Has no concerns with the application
- Salida School District: No response received
- Excel Energy: No response received
- Salida Utilities: 505 Oak Street currently has one 3/4” commercial water tap valued at \$8,512.00 and 3/4” meter valued at \$352. Development would require per unit system development fees to be paid.
- Salida Parks and Recreation: Parks and Recreation Director, Diesel Post’s comments are attached to the end of the staff report.
- Atmos Energy: Mark Cristelli, I have reviewed the plan set for the planned development at 505 Oak St, Salida, CO. My comments are as follows:
  1. I did not see anything in the notes concerning utility easements. I do notice the 5’ front lot easements on all lots. I assume (hopefully accurately) that the area marked “Outlot” contains utility easement? If so, that should give sufficient room for all utilities. If not accurate, I see no way for all utilities to successfully install within a 5’ easement. This may sound ridiculous to presume, however it is important to get written confirmation that the Outlot contains utility easement. If it states such in the paperwork, I apologize in advance for missing it in the documents.
  2. Assuming (again hopefully accurately) that the Outlot contains utility easement, what are the developer’s thoughts of natural gas lines being buried under asphalt? Will it be acceptable to cut asphalt in order to install service lines? Or will it be expected to have natural gas stubbed into each structure (finished or not) prior to paving? If the latter is correct, I will defer to Atmos Ops Supervisor in the area to comment on the feasibility of that request.
  3. Is natural gas being considered to be part of this planned development, or is this review merely procedural as part of the planned development approval process?
- Salida Public Works Department: Public Works Director, David Lady’s comments are attached to the end of the staff report.
- JVA Engineering Consultants: JVA’s full review and comments are attached to the end of the staff report.

**STAFF RECOMMENDATIONS:**

**A. PROPOSED PLANNED DEVELOPMENT**

Staff recommends the Planning Commission recommend City Council approve the 505 Oak Planned Development application with the following conditions:

1. A certificate of occupancy must be issued for the required two (2) for-sale Inclusionary Housing units prior to issuance of certificate of occupancy of the 7<sup>th</sup> market rate for-sale unit.
2. A certificate of occupancy must be issued for the six (6) inclusionary housing rental units on Lot 18 prior to certificate of occupancy of the fourth (4<sup>th</sup>) apartment building.
3. The applicant must meet the requirements of the Public Works Director and City Engineering Consultants prior to second reading and public hearing of the Ordinance.
4. A landscape plan meeting Land Use Code Sec. 16-8-90(b) must be submitted prior to recording of the Planned Development and Subdivision plats.
5. CDOT access permit must be approved by CDOT and submitted to staff prior to recording the Planned Development and Subdivision plats.

DUPLEX UNITS:			
Market Rate Unit	Deed Restricted Unit		
Running Total	Running Total	The <i>latest</i> DR units can be C.O.'ed:	
1		1st	Market Rate
2		2nd	Market Rate
3		3rd	Market Rate
4		4th	Market Rate
5		5th	Market Rate
6		6th	Market Rate
	1	7th	Deed Restricted at 120%
	2	8th	Deed Restricted at 160%
7		9th	Market Rate
8		10th	Market Rate

**B. MAJOR SUBDIVISION PLAT REVIEW**

Staff recommends the Planning Commission recommend City Council approve the Major Subdivision subject to the 505 Oak Street Planned Development becoming effective and the following additional conditions of approval:

1. The subdivision plat meeting Land Use Code Sec. 16-6-110 with all of the required certificates must be submitted for review prior to printing the mylars.
2. The following plat notes must be added to the Major Subdivision Plat prior to recording the subdivision:
  - a. As required under Section 16.6.140 of the Salida Municipal Code, a payment in lieu of land dedication for Fair Contributions for Public School Sites shall be paid by prior to issuance of a building permit for any new residence constructed.
  - b. As required under Section 16-6-120(8), Parks, Trails and Open Space of the Salida Municipal Code, a fee in lieu shall be provided for open space prior to the issuance of a building permit for any new residence constructed.

c. As required under Section 16-6-120(11), No residential façade elevation shall be repeated more than once every five (5) lots on the same side of the street. The development must provide a diversity in architectural elements such as roof types and pitches, differentiated front entries and exterior materials (excludes different color) At time of building permit submittals, the applicant shall provide elevations of any and all existing homes (or homes under construction) along the same side of the street and (if applicable) the home(s) directly across the street, to ensure that the subdivision architectural standards will be met.

- 3. A name for the private road be added to the plat and “out-lot” removed.
- 4. Prior to issuance of any Certificate of Occupancy for units within the subdivision the applicant shall pay a fee in lieu of providing the Oak Street Streetscape improvements in an amount determined by the Public Works Director.
- 5. The applicant must meet the requirements of the Public Works Director and City Engineering Consultants prior to second reading and public hearing of the Ordinance.
- 6. Prior to recordation of the subdivision plat, developer shall enter into a Subdivision Improvement and Inclusionary Housing agreement that guarantees the construction of the public improvements that are required for the project and that Article XIII Inclusionary Housing of the Land Use Code requirements are met.

**RECOMMENDED MOTIONS:**

- A. “I make a motion to recommend the City Council approve the proposed 505 Oak Street Planned Development subject to the conditions recommended by staff,” and
- B. “I make a motion to recommend the City Council approve the 505 Oak Street Major Subdivision, subject to the conditions recommended by staff.”

Attachments:

- Proof of Publication
- Agency review comments
- Planned Development Plat
- 505 Oak Street Major Subdivision
- PD Application Materials

**PUBLIC NOTICE  
NOTICE OF PUBLIC HEARINGS BEFORE  
THE PLANNING COMMISSION FOR THE  
CITY OF SALIDA CONCERNING A MAJOR  
IMPACT REVIEW APPLICATION**

**TO ALL MEMBERS OF THE PUBLIC AND INTERESTED PERSONS: PLEASE TAKE NOTICE:** that on September 26, 2022 at or about the hour of 6:00 p.m., a public hearing will be conducted by the City of Salida Planning Commission at City Council

Chambers, 448 East First Street, Suite 190; Salida, Colorado and online at the following link: <https://attendee.gotowebinar.com/rt/1909092342220683277>.

The applicants 505 Oak St. LLC, represented by Kent Townsend, have submitted a major impact review application for the property located at 505 Oak Street. The property is located in the Commercial (C-1) zone district and the Highway 291 Established Commercial Overlay. The applicants are requesting approval of a Planned Development Overlay and Major Subdivision.

The requests include:

A. Approval of a Planned Development Overlay to allow a subdivision with lots fronting off of a private road, to increase allowed density by 20% and reduced minimum lot size for the proposed multi-family lots 11-18.

B. Approval of a Major Subdivision to subdivide the 2.09 acre property into 18 residential lots with a HOA owned and managed private road.

Any recommendations by the Planning Commission for the Planned Development and Major Subdivision shall be forwarded to the City Council for review and public hearing.

Interested persons are encouraged to attend the public hearings. Further information on the application may be obtained from the Community Development Department, (719) 530-2626.

Any recommendations by the Planning Commission for the Planned Development and Major

\*Please note that it is inappropriate to personally contact individual City Councilors or Planning Commissioners, outside of the public hearing, while an application is pending. Such contact is considered ex parte communication and will have to be disclosed as part of the public hearings on the matter. If you have any questions/ comments, you should email or write a letter to staff, or present your concerns at the public meeting via the above GoToWebinar link so your comments can be made part of the record.

Published in The Mountain Mail September 9, 2022



PLANNING DEPARTMENT  
PROJECT REVIEW TRANSMITTAL FORM

ATTENTION: \_\_\_\_\_

DATE: August 22, 2022

- Salida Public Works
- Salida Fire Chief
- Salida Police Chief
- Salida Finance Department
- U.S. Postal Service
- U.S. Forest Service
- CO Dept. of Transportation
- City Consulting Engineer
- City Attorney
- Centurylink Communications

- Xcel Energy
- Charter Communications
- Chaffee Co. Planning
- Army Corps of Engineers
- Division of Wildlife
- Town of Poncha Springs
- Chaffee Co. Building Official
- Historic Preservation Commission
- School District R-32-J
- Atmos Energy

Other:

APPLICANT: 505 Oak Street, LLC (Kent Townsend) PHONE: 719-530-1088

EMAIL: kent@kenttownsend.com

PROPERTY LOCATION: 505 Oak Street

PROJECT DESCRIPTION: Major Impact Review for a Planned Development Overlay and Major Subdivision

TENTATIVE MEETING DATES:

- Planning Commission 09/26/22 @ 6:00 P.M. (Tentatively)
- City Council \_\_\_\_\_ @ \_\_\_\_\_ P.M.
- Board of Adjustment \_\_\_\_\_ @ \_\_\_\_\_ P.M.
- Board of Appeals \_\_\_\_\_ @ \_\_\_\_\_ P.M.

TRANSMITTAL INCLUDES:

- Application Form/Cover Letter
- Vicinity Map
- Site Plan
- Plat
- Other:

NOTE: A written response, even if only to advise that you have no concerns, is requested.

REPLY: NO CONCERNS AT THIS TIME.

RESPONSE NEEDED BY: September 12, 2022

RECEIVED: \_\_\_\_\_

PLANNING STAFF: Kristi Jefferson

**From:** [Renee Thonhoff](#)  
**To:** [Kristi Jefferson](#)  
**Cc:** [Doug Bess](#); [Kathy Rohrich](#); [Russ Johnson](#); [David Lady](#)  
**Subject:** Re: 505 Oak Street Planned Development and Major Subdivision  
**Date:** Friday, August 26, 2022 7:53:40 AM  
**Attachments:** [image003.png](#)

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505 Oak Street currently has one 3/4" commercial water tap valued at \$8,512, 3/4" meter valued at \$352. Development would require per unit system development fees to be paid.

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

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

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

On Tue, Aug 23, 2022 at 11:57 AM Kristi Jefferson <[kristi.jefferson@cityofsalida.com](mailto:kristi.jefferson@cityofsalida.com)> wrote:

Attached is the agency review for the 505 Oak Street Planned Development and Major Subdivision applications. Please let me know if you have any concerns with the PD or Subdivision requests.

Kristi Jefferson  
Senior Planner

**From:** [Kristi Jefferson](#)  
**To:** "Kristi Jefferson"  
**Subject:** RE: Agency Review  
**Date:** Monday, September 19, 2022 12:51:55 PM  
**Attachments:** [image001.png](#)

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**From:** Diesel Post [mailto:diesel.post@cityofsalida.com]  
**Sent:** Monday, September 19, 2022 12:44 PM  
**To:** Kristi Jefferson <kristi.jefferson@cityofsalida.com>  
**Subject:** Re: Agency Review

Based on the Plat, I would concur. Definitely want to ensure access to the trail.

Mike 'Diesel' Post  
Director of Parks and Recreation  
City of Salida  
719-966-9378

On Fri, Sep 16, 2022 at 4:23 PM Kristi Jefferson <[kristi.jefferson@cityofsalida.com](mailto:kristi.jefferson@cityofsalida.com)> wrote:

Diesel,

I completely forgot to include you when I emailed out the agency review for the 505 Oak Street Planned Development and Major Subdivision. This is a fairly small (2.09 acre) parcel that they are proposing 44 units on so there isn't much room for open space. The applicant has agreed to provide a public access on the southeast corner of the property for a connection to the trail on Scott Street but we are going to recommend collecting fees in lieu of providing open space.

Thank you,

Kristi Jefferson  
Senior Planner  
City of Salida  
448 E. First Street  
Suite 112  
Salida, CO 81201  
(719) 530-2626



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

**From:** [Cristelli, Mark](#)  
**To:** [Kristi Jefferson](#)  
**Cc:** [Higgins, Dan](#)  
**Subject:** RE: [EXT] 505 Oak Street Planned Development  
**Date:** Friday, September 9, 2022 10:23:57 AM  
**Attachments:** [image001.png](#)

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Kristi,

I have reviewed the plan set for the planned development at 505 Oak St, Salida, CO. My comments are as follows:

1. I did not see anything in the notes concerning utility easements. I do notice the 5’ front lot easements on all lots. I assume (hopefully accurately) that the area marked “Outlot” contains utility easement? If so, that should give sufficient room for all utilities. If not accurate, I see no way for all utilities to successfully install within a 5’ easement. This may sound ridiculous to presume, however it is important to get written confirmation that the Outlot contains utility easement. If it states such in the paperwork, I apologize in advance for missing it in the documents.
2. Assuming (again hopefully accurately) that the Outlot contains utility easement, what are the developer’s thoughts of natural gas lines being buried under asphalt? Will it be acceptable to cut asphalt in order to install service lines? Or will it be expected to have natural gas stubbed into each structure (finished or not) prior to paving? If the latter is correct, I will defer to Atmos Ops Supervisor in the area to comment on the feasibility of that request.
3. Is natural gas being considered to be part of this planned development, or is this review merely procedural as part of the planned development approval process?

I will leave it to Dan Higgins, Atmos Ops Supervisor, to submit additional comments if he so chooses to do so.

Regards,

Mark

**Mark Cristelli**

**Project Specialist**

**Atmos Energy Corporation**

**Colorado/Kansas Division**

105 McCormick Parkway

Canon City, CO 81212

Cell: 719-429-8977

[mark.cristelli@atmosenergy.com](mailto:mark.cristelli@atmosenergy.com)

Natural Gas: Safe, Clean, Economical, Ecologically friendly, Abundant and Dependable. In short, natural gas is the REAL green energy solution.

#The Blue Flame = The Green Solution

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**From:** Kristi Jefferson <kristi.jefferson@cityofsalida.com>  
**Sent:** Tuesday, August 23, 2022 2:44 PM  
**To:** Higgins, Dan <Daniel.Higgins@atmosenergy.com>; Cristelli, Mark <Mark.Cristelli@atmosenergy.com>  
**Subject:** [EXT] 505 Oak Street Planned Development

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

Dan and Mark,

I tried to email you the agency review for an application we received for a planned development and major subdivision at 505 Oak Street but I think the file may have been too large and both of your emails were kicked back to me. Should I mail the materials to you?

Kristi Jefferson  
Senior Planner  
City of Salida  
448 E. First Street  
Suite 112  
Salida, CO 81201  
(719) 530-2626



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

**From:** [David Lady](#)  
**To:** "[Kristi Jefferson](#)"; "[Mark G. Rocheleau](#)"  
**Subject:** RE: 505 Oak Street Planned Dev.  
**Date:** Thursday, September 1, 2022 9:18:57 AM  
**Attachments:** [image001.png](#)

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I'd recommend proceeding with conditions.

My requested conditions.

Move FH 3+72 to end of the stub to the south ( on prior review comments)

Connect water main loop to Scott Street via existing utility easement

One water/sewer service per lot

Provide plan updates per engineering review prior to Final Plat approvals

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

---

**From:** Kristi Jefferson [mailto:kristi.jefferson@cityofsalida.com]  
**Sent:** Thursday, September 1, 2022 9:00 AM  
**To:** 'David Lady' <david.lady@cityofsalida.com>; 'Mark G. Rocheleau' <mrocheleau@jvajva.com>  
**Subject:** 505 Oak Street Planned Dev.

David and Mark,

Attached are the updated civils for the 505 Oak Planned Development (the civils are in 2 separate emails because the file was too big to email). Mark, please look through the materials and let me know if Tracy has submitted everything you were requesting. I will be on vacation after tomorrow and need to get the public noticing ready today if you deem the civils complete.

Thank you,

Kristi Jefferson  
Senior Planner  
City of Salida  
448 E. First Street  
Suite 112  
Salida, CO 81201  
(719) 530-2626

**From:** [David Lady](#)  
**To:** ["Mark G. Rocheleau"](#); ["Kristi Jefferson"](#); ["Kevin E. Vecchiarelli"](#)  
**Subject:** RE: 505 Oak LLC - Planned Development civil plans  
**Date:** Monday, June 27, 2022 10:09:53 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)

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Mark,

A couple of items to note:

- 1) It has been discussed that they shall provide fees in lieu of improvements to the ROW which would include a sidewalk and driveway apron. Please have them submit quantities for this. The 291 sidewalk/storm/apron would be constructed with the local agency CDOT project. The developer will provide a temporary asphalt driveway to tie into existing 291. It was discussed that the developer should anticipate the sidewalk at asphalt driveway to be ~4 to 6" above the existing edge of asphalt along SH-291.
- 2) I do not yet have a final set of plans for the tie-in grade of the driveway or roadway improvements in general. They are in progress and should be available soon. Ultimately, the 291 plans are intended to capture the drainage that has historically been conveyed onto the lot. I haven't discussed this with their engineer but I would think their site plan should allow for surface conveyance across their site. I would also suggest that as much as possible, if not all, be routed to where ever they are planning detention so that at least the smaller storm events can be captured. There is not an easy for feasible solution to re-route this along 291 until that project happens.
- 3) We did discuss that the water shall be connected and looped on 291 which appears to be shown on SH-5. However, it will need stubbed out to the south (Fire Station lot) in the south east corner where the dumpsters are shown. The hydrant at 3+72 should be on the dead end on the south side of the driveway near STAT 4+18. This will ultimately need to be coordinated with the 291 plans but it should be safe to have it ~8 ft off property line which will put it in the future parkway between curb and sidewalk. The valves shown along 291 may also need shifted to avoid the future c&g.

I will request a .dwg from our engineer to coordinate the driveways, C&G, and s/w locations on 291.

Please let me know if you have any questions.

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

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**From:** Mark G. Rocheleau [mailto:mrocheleau@jvajva.com]  
**Sent:** Monday, June 27, 2022 9:31 AM  
**To:** Kristi Jefferson <kristi.jefferson@cityofsalida.com>; Kevin E. Vecchiarelli <kvecchiarelli@jvajva.com>



September 9, 2022

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

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

RE: 505 Oak Street Major Impact Review and Planned Development Engineering Comments  
JVA Job# 3121.17c

Dear Kristi:

JVA Inc. has reviewed the 505 Oak Street Major Impact Review and Planned Development application submitted through email dated September 9, 2022 for conformance with the City of Salida Code of Ordinances (Code), and City of Salida Design and Construction Standards. Upon review, we are providing conditions that need to be met prior to recommendation of planning commission. Additionally, we have provided comments for informational purposes to consider on engineering plans for future Subdivision Improvement Agreement (SIA) review and approval.

1. We assume that all other reviewing agencies have had opportunity to comment and any required changes to the plans that come from these comments will be made.
2. Plat documents need to clearly address ownership and maintenance of all improvements, public utilities, and accesses, include common elements and outlots.
3. The following conditions need to be met prior to recommendation to planning commission:
  - a. Easements:
    - i. All building elements (foundation elements [including footings], eaves/soffits, other architectural elements) are forbidden from within a utility. Revise as required.
    - ii. Stormwater easements required for common storm drainage infrastructure and conveyances, including underground detention systems. Provide minimum 10-foot wide drainage easement to paved surface for future maintenance purposes.
    - iii. Private utilities such as gas, electricity and communications will be required to be in a utility easement or outlot
  - b. Utilities:
    - i. Provide plan and profiles, with crossings, of public water and sewer sewer mains
    - ii. Per previous comment, the fire hydrant located at STA 3+72 shall be shifted south to be at the water main cap near STA 4+18. Coordinate final location with public works and fire department
    - iii. Coordinate with Public Works to ensure that water main valves within Highway 291 are not in conflict with future street improvements
    - iv. Provide landscape irrigation water meter with supporting calculations confirming water meter size or confirm that irrigation will be provided separately for each lot.




- v. The 505 Oak Street PUD Written Description states that a fire hydrant is to be provided at the northeast corner of the site how does not appear on the Utility Plan. Provide as required
- vi. Clarify note 49 on sheet number 4 in regards to dual meter. Plans show single meter
- c. Provide information for fee in lieu ROW improvement quantities and pricing
- d. Emergency Services: Provide confirmation from fire department emergency vehicular turning movements through site, and fire protection improvements
- e. Drainage Report and layout Drainage Map.
  - i. Revise Drainage Basin DA-1 to provide accurate time of concentration calculations. Staff does not agree with 300-feet of overland flow since the majority of DA-1 is conveyed through channelized flow.
  - ii. Drainage Basin DA-2 shall have channelized flow time of concentration
  - iii. Provide curb and gutter calculations confirming major storm even capacity
  - iv. Provide calculations that 12" ADS N12 pipe and inlets have capacity to flow major storm peak flows.
    - 1. In the event of clogging of 18" Area Drain, provide analysis of overflow path to stormwater to underground detention system.
  - v. Provide information in drainage report in regards to overflow path design considerations.
  - vi. MHFD spreadsheet detention volume does not match ADS design details. Revise as necessary for conformance.
  - vii. Provide clarification on Detention Basin Outlet Structure Design worksheet in regards to orifice designs, and how this does not impact major storm capacity to underground detention system.
  - viii. Provide clarification within conclusion of comment stating that peak flows will reduce. Post-development peak flows are higher than pre-development stormwater flows.
  - ix. Infiltration testing shall be completed at approximate depth of drainage rock to ensure ADS Stormtech system can infiltrate detention and water quality volumes within Colorado Water Law time requirements. Provide infiltration test results and calculations confirmed full infiltration of detained stormwater.
  - x. Detail operation and maintenance information for underground detention areas
- f. Drainage and Grading:
  - i. Underground Stormwater Detention
    - 1. Grading plans and ADS Stormtech elevations do not concur with each other. ADS design elevations should match with Grading Plan elevations. Ensure that ADS system has appropriate cover
    - 2. Clarify drainage basin nomenclature elevations as invert elevations are not provided on Drainage Plan.
  - ii. Provide information along property line of tie in elevations, specifically along north and east property lines
    - 1. Curb and gutter along east property line appears higher than existing elevations



- iii. Trees should not be placed in underground stormwater detention, revise plans as necessary
  - iv. Clarify intent with curb terminus along east property line. Stormwater calculations show this going to the underground detention system, however a curb height of zero is shown. Point discharges offsite will not be permitted.
    1. Per previous comment stormwater point discharges offsite will not be acceptable
  - v. Per previous comment, additional information should be provided of how emergency overflow stormwater will leave 505 Oak Street property and continue to Scott Street.
    1. Drainage Easements may be required if development conveys onsite generated stormwater through neighboring sites
  - vi. Northeast Stormwater Control Method:
    1. Provide information within plans and drainage report of dirt swale intent
  - g. Provide landscape islands per Section 16-8-90 (d)
4. Prior to SIA review and approval, the following comments will be required to be addressed / clarified.
- a. CDOT Access and Utility Permits
  - b. Water minimum bury depth is 5-feet. Revise details for consistency across plans
  - c. Provide information on how existing utilities servicing 505 Oak Street will be capped, demolished, abandoned, etc.
  - d. Provide information to cap and abandon existing concrete headwall across from Chilcott Street within ROW
  - e. Record with City an Operation and Maintenance Plan for the storm facilities, including storm infiltration systems.
5. The following contains informational comments for consideration
- a. Persistent to CDPHE General Permit for Stormwater Discharges Associated with Construction Activity”, all projects involving an earth disturbance of 1-acre or more require a Stormwater Management Plan (SWMP). The applicant must develop a SWMP prior to the commencement of any construction activity.
6. Applicant should provide responses to comments to accompany future submittals.
7. Applicant may be subject to additional comments upon future review of future submittals.

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

Sincerely,  
JVA, INCORPORATED

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



The above comments may not reflect all changes required to meet City of Salida municipal ordinances, and design and construction standards. The plan and document review by the City of Salida does not necessarily include confirmation of design calculations, project approach or every project design element. Therefore, authorization from the City of Salida to proceed with construction of the project does not constitute unconditional acceptance or approval of the submitted plans or documents, particularly if specific aspects are later discovered to not be in compliance with the City of Salida municipal ordinances, and design and construction standards in effect at the time such authorization was granted. The responsibility for compliance with the City of Salida municipal ordinances, and design and construction standards rests solely with the developer, their design engineer and their engineer's consultants. Neither the City of Salida nor JVA, Inc, accept responsibility for the project design and/or construction of this development nor any other design consideration or standard utilized in the project.



# 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
- 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) Planned Development + Major Subdivision
- Other: \_\_\_\_\_

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

### A. Applicant Information

Name of Applicant: "Dreamer's Doors" 505 OAK ST LLC.

Mailing Address: 7025 Hwy 50 Salida

Telephone Number: 719 530 1088 FAX: \_\_\_\_\_

Email Address: Ken@KenTownsend.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: 505 OAK ST

Street Address: 505 OAK ST

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 6-20-2022

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

## EXHIBIT "A"

A tract of land located in the South Half of the Southwest Quarter of the Northwest Quarter (S ½ SW ¼ NW ¼) of Section 4, Township 49 North, Range 9 East of the New Mexico Principal Meridian, Chaffee County, Colorado, being described as follows:

Commencing at the Southeast corner of the SW ¼ of the NW ¼ of said Section 4, as commonly accepted, being a fence corner (from whence a 5/8 inch reinforcing bar with a 1 ½ inch aluminum cap stamped "CW 1/16, Sec. 4, 1776" bears South 65°25' West 18.0 feet); thence proceeding North 89°47' West along the South line of said SW ¼ of the NW ¼, as fenced, 91 feet, more or less, to a point on the East side of Scott Street (produced South) in the City of Salida which is the point of beginning of the tract herein described; thence proceeding North 89°47' West along the south line of said SW ¼ of the NW ¼ to a point on the east side of Colorado Highway No. 291 (formerly Oak Street); thence North 0°17' West along said highway boundary 291.4 feet, more or less, to the southwest corner of a tract of land described in Book 380 at Page 966 (Pennington to McDonald); thence North 89°43' East 310.5 feet along the southerly boundary of said tract of real property described in Book 380 at Page 966 to the southeast corner of said tract of real property which is the east side line of said Scott Street (produced south); thence south along the East line of Scott Street (produced south) to the point of beginning.

also known by street address as: **505 Oak Street, Salida, CO 81201**  
and assessor's schedule or parcel no.: **380704200158**

with all appurtenances.

## 505 Oak Street PUD Written Description

The 505 Oak Street PUD proposes to create 18 lots non a 2.09 Acre Parcel of land in the C1 Zone district. Lots 1-10 are intended to be Duplex lots, and a total of 34 multifamily units will be constructed on Lots 11-18. Access, multi-family parking, and utilities for the development will be located in an Outlot, which will be shared by the entire development.

Access to the site will be gained from Oak Street (Highway 291), with the south access lane being shared between the proposed development and the new Fire department building, with is expected to be constructed on the lot south of the site.

There is an existing water main at the northwest corner of the property. To provide water service for the development, this main will be extended south within the Oak Street (Highway 291) right-of-way along the entire property frontage. To service the development, an 8” water main will be looped through the Outlot, with service connections being provided to each building. Fire hydrants will be located near the southwest and northeast corners of the site to provide fire protection for the site.

An existing sewer main runs along the southern boundary of the site. A manhole will be inserted into the main near the southeast corner of the site, with an 8” sewer main extending through the site to provide service.

The access road and parking will be paved, with concrete sidewalks around the perimeter of the multi-family lots to provide for pedestrian circulation. A concrete sidewalk will also be installed along the entire Oak Street frontage. This will encourage the future connection of neighboring properties, thereby expanding pedestrian access in the area.

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# 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 General Development Agreement completed.
- 2. 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;
- 3. A brief written description of the proposed development signed by the applicant;
- 4. Special Fee and Cost Reimbursement Agreement completed.
- 5. 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. 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 proof of posting the public notice.

7. 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).

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

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

10. 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 drainage ways 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;

- 11. An access permit from the Colorado Department of Transportation; and  
Application has been submitted but permit has not been received.
- 12. 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 proposed development provides a mix of housing types and affordable housing units in compliance with the Comprehensive Plan

**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 site is currently Zoned C1. in this Zone, Duplex and residential dwellings with up to 4 units are allowed with an Administrative Review.
- b. **Site Development Standards.** The parking, landscaping, sign and improvements standards.  
 The site standards, parking, and landscaping are shown in the engineering drawing.

**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 existing site is unoccupied but has historically been used for residential dwelling. The area around the site is a mixture of commercial and residential uses. The proposed design will enhance the area by creating high quality housing and landscaping on a currently unmaintained site.

**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 site use will be residential and is not expected to generate nuisance noise, odor, vibrations, or glare.

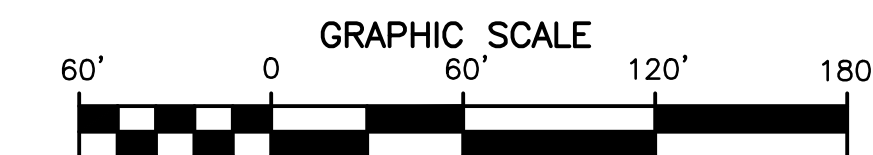
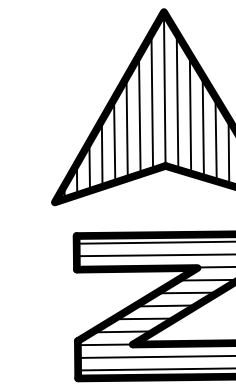
**5. Facilities.** There shall be adequate public facilities in place to serve the proposed use, or the applicant shall propose necessary improvements to address service deficiencies which the use would cause.

Public infrastructure is being extended through the site to provide the required services.

**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 existing site is unmaintained. Development of the site will enhance the overall environmental conditions by providing ground cover that reduces soil migration from the site during wind and storm runoff events.

# 505 OAK STREET PRELIMINARY P.U.D. PLAT



DIRECTIONS ARE BASED ON THE BEARING N88°51'43"W BETWEEN RECOVERED SURVEY MONUMENTS AT THE E1/4 COR. OF SEC. 10 AND THE SE COR. OF LOT 16, DE ANZA VISTA SUBDIVISION AS SHOWN AND DESCRIBED ON THIS PLAT.

### LEGEND

- PROJECT BOUNDARY
- EXISTING/ADJACENT RIGHT-OF-WAY
- NEW ROAD RIGHT-OF-WAY
- NEW LOT LINE
- NEW EASEMENT LINE

Dimensional Standard	Existing	505 Oak PD	
		Lots 1-10	Lots 11-18
Zoning	C1	PUD	PUD
Min. lot size (sq. ft.)	5,625 5,063 <sup>2</sup> 3,750 <sup>2</sup>	2,775	3,175
Density	2,800	2,000	750
Min. Lot Size Attached Units	2,800 2,520 <sup>2</sup>	2,770	640
Min. Lot Frontage	37.5	0	0
Max. Lot Coverage: Structures	60%	60%	60%
Max. Lot Coverage: Parking	60%	60%	60%
Min. Landscaped Area	10%	10%	10%
Min. Setback: Front Lot Line	10'	5'	5'
Min. Setback: Side - Lot-Primary	5'	0'	0'
Min. Setback: Side Lot - detached accessory	3', 5', 10'	3', 5', 10'	3', 5', 10'
Min. Setback: Rear Lot - Principal Bldg	5'	5'	5'
Min. Setback: Rear Lot - Accessory Bldg	5'	5'	5'
Max. Building Height: Primary Bldg.	35'	35'	35'
Max. Building Height: Accessory Bldg.	25'	25'	25'

### LOT USE TABLE

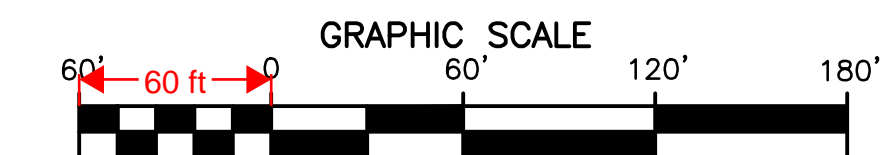
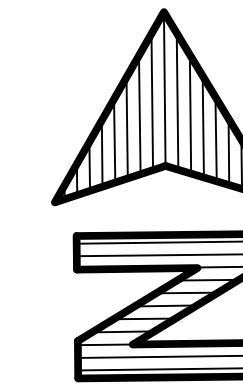
Lot #	Lot Type	Area (s.f)		Units Allowed	Low Income (# of Units)
		s.f.	acres		
1	DUPLEX	3,059	0.07	1	-
2	DUPLEX	2,775	0.06	1	1
3	DUPLEX	2,871	0.07	1	-
4	DUPLEX	2,879	0.07	1	-
5	DUPLEX	2,800	0.06	1	-
6	DUPLEX	2,808	0.06	1	-
7	DUPLEX	2,904	0.07	1	-
8	DUPLEX	2,913	0.07	1	-
9	DUPLEX	2,921	0.07	1	-
10	DUPLEX	2,918	0.07	1	-
<b>SUB-TOTAL</b>		<b>28,848</b>	<b>0.66</b>	<b>10</b>	<b>-</b>
11	MULTI-FAMILY	4,168	0.10	4	-
12	MULTI-FAMILY	4,207	0.10	4	-
13	MULTI-FAMILY	3,539	0.08	4	-
14	MULTI-FAMILY	3,787	0.09	4	-
15	MULTI-FAMILY	4,173	0.10	4	-
16	MULTI-FAMILY	3,176	0.07	4	-
17	MULTI-FAMILY	3,176	0.07	4	-
18	MULTI-FAMILY	5,162	0.12	6	6
<b>SUB-TOTAL</b>		<b>31,388</b>	<b>0.72</b>	<b>34</b>	<b>-</b>
SHARED OUTLOT		30,965	0.71	-	-
<b>SUB-TOTAL</b>		<b>30,965</b>	<b>0.71</b>	<b>-</b>	<b>-</b>
<b>PD TOTALS</b>		<b>91,201</b>	<b>2.09</b>	<b>44</b>	<b>7</b>



**OWNER:**  
TAILWIND GROUP, LLC  
7625 HIGHWAY 50  
SALIDA, CO

PREPARED BY:  
**CRABTREE GROUP INC.**  
ENGINEERING SMART GROWTH™

# 505 OAK STREET PRELIMINARY P.U.D. PLAT



DIRECTIONS ARE BASED ON THE BEARING N88°51'43"W BETWEEN RECOVERED SURVEY MONUMENTS AT THE E1/4 COR. OF SEC. 10 AND THE SE COR. OF LOT 16, DE ANZA VISTA SUBDIVISION AS SHOWN AND DESCRIBED ON THIS PLAT.

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HOA maintained Private Road and Shared public access with City of Salida Fire Department

HOA maintained Private Road The road must be named and "Outlot" removed

2.09 ACRES As Monumented

6 Inclusionary Housing rental units

2 Inclusionary Housing for sale units

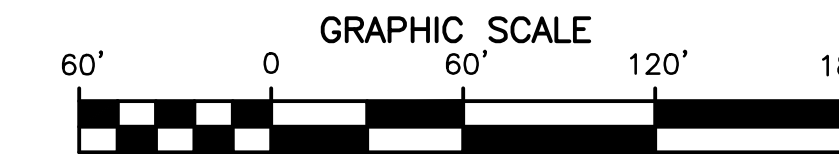
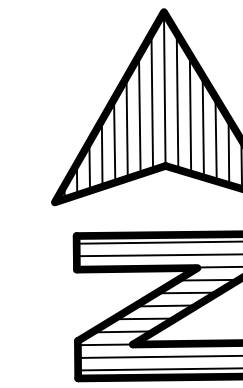


OWNER:  
TAILWIND GROUP, LLC  
7625 HIGHWAY 50  
SALIDA, CO

PREPARED BY:  
**CRABTREE GROUP INC.**  
ENGINEERING SMART GROWTH™

# 505 OAK STREET

## PRELIMINARY SUBDIVISION PLAT

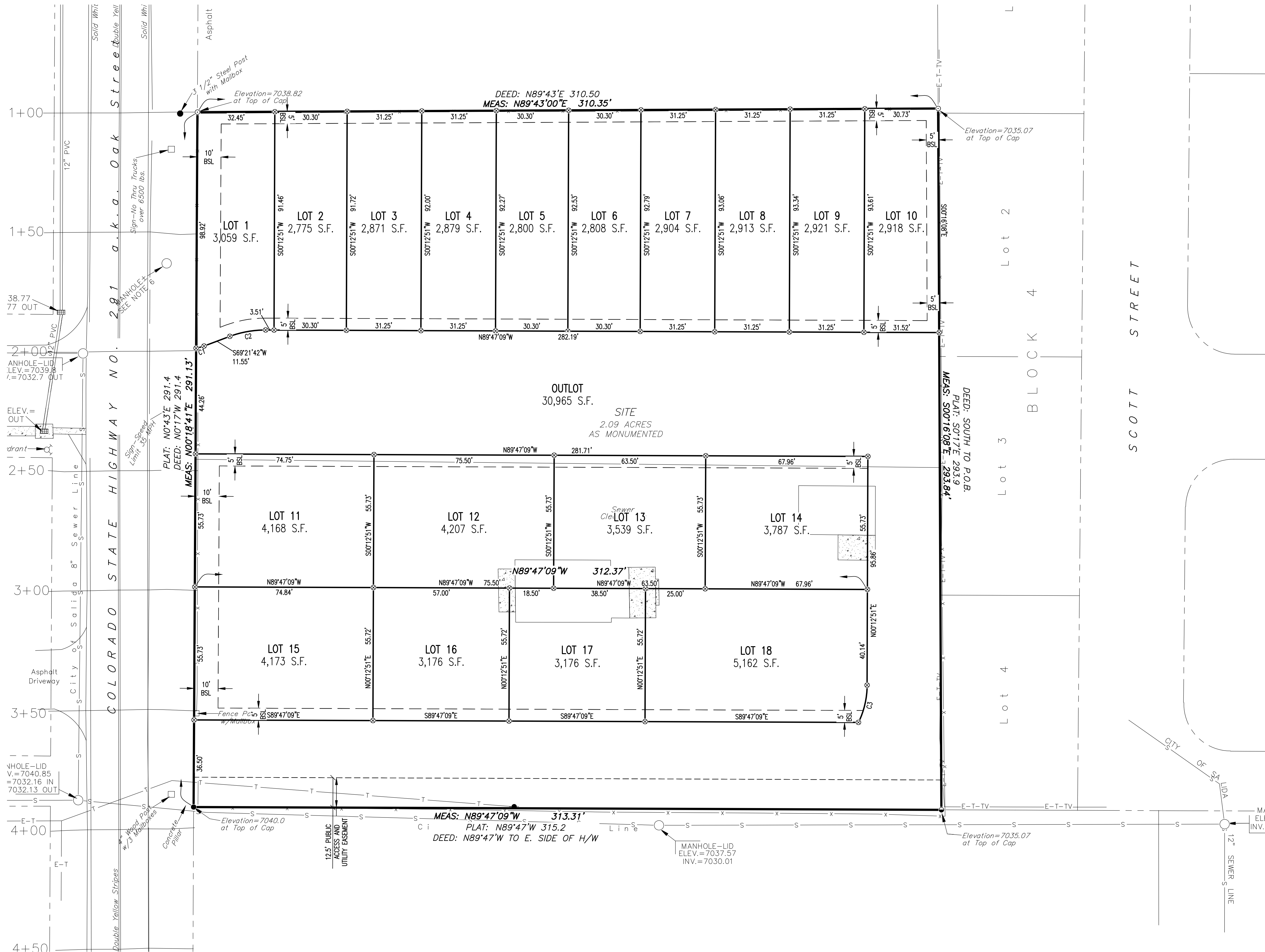


DIRECTIONS ARE BASED ON THE BEARING N88°51'43"W BETWEEN RECOVERED SURVEY MONUMENTS AT THE E1/4 COR. OF SEC. 10 AND THE SE COR. OF LOT 16, DE ANZA VISTA SUBDIVISION AS SHOWN AND DESCRIBED ON THIS PLAT.

### LEGEND

- DENOTES PROJECT BOUNDARY
- DENOTES EXISTING/ADJACENT RIGHT-OF-WAY
- DENOTES NEW ROAD RIGHT-OF-WAY
- DENOTES NEW LOT LINE
- DENOTES NEW EASEMENT LINE
- DENOTES FENCELINE
- DENOTES RECOVERED 5/8" REBAR WITH A 1-1/2" ALUMINUM CAP STAMPED '10721'
- DENOTES RECOVERED 5/8" REBAR WITH A 1-1/2" ALUMINUM CAP STAMPED 'LS 16177'
- DENOTES RECOVERED 5/8" REBAR WITH A 1" ALUMINUM CAP STAMPED 'PROPERTY CORNER ILS 1776'
- DENOTES MONUMENT TO BE SET PRIOR TO FILING OF FINAL PLAT.

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD	CHORD BRNG
C1	19.00	010°25'17"	3.46	3.45	S74°34'20"W
C2	43.04	020°22'55"	15.31	15.23	S80°01'06"W
C3	36.00	025°39'35"	16.12	15.99	N13°02'39"E



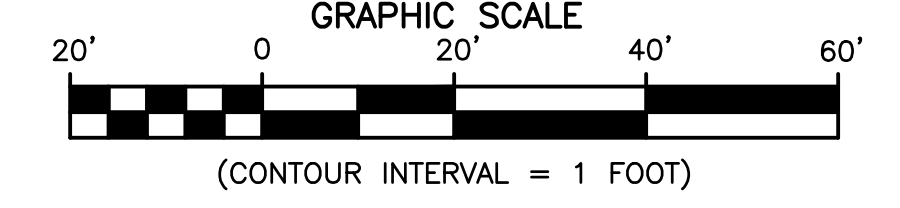
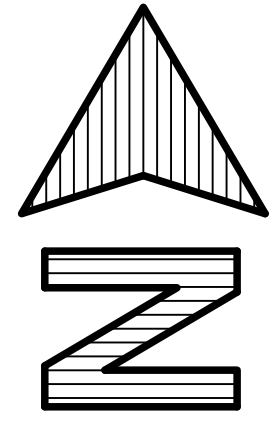
**OWNER:**  
 KENT TOWNSEND  
 7625 U.S. HIGHWAY 50  
 SALIDA, CO 81201

**LAND SURVEYOR**  
 HENDERSON LAND SURVEYING  
 203 G STREET  
 SALIDA, CO 81201  
 CONTACT: MICHAEL K. HENDERSON

ASSISTED BY:  
**CRABTREE GROUP INC.**  
 ENGINEERING SMART GROWTH™



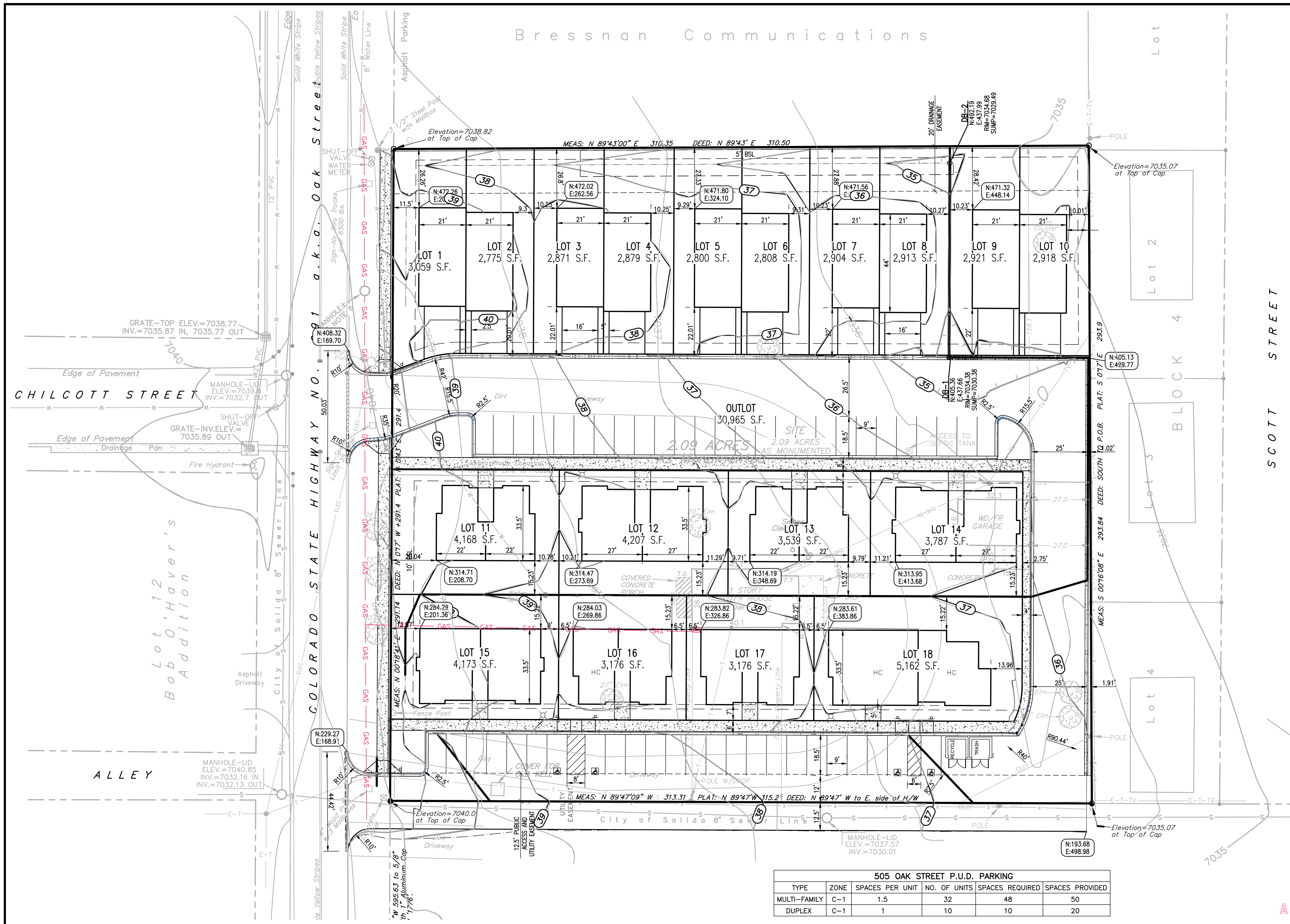
Bressnan Communications



LEGEND

- PROJECT BOUNDARY
- BUILDING FOOTPRINT
- 7035 EXISTING CONTOUR
- 36 NEW CONTOUR
- NEW DAYLIGHT LINE
- GAS EXISTING GAS LINE
- NEW CONCRETE SIDEWALK
- NEW CATCH BASIN
- SOLAR PARKING LIGHT (GREENSHINE LUMINA)
- NEW STOP SIGN/ADA PARKING SIGN
- FINISHED FLOOR
- SQUARE FEET

Surface cover	Area (SF)	Acres
Building	21,639.63	0.50
Asphalt Drive/Parking	30,644.60	0.70
Concrete Sidewalk	4,753.17	0.11
Concrete Curb & Gutter	1,355.45	0.03
Concrete Crossspan	389.54	0.01
Trash/Recycling	234.74	0.01
Landscape/Native grass	32,184.31	0.74
<b>Total</b>	<b>91,201.44</b>	<b>2.09</b>



505 OAK STREET P.U.D. PARKING

TYPE	ZONE	SPACES PER UNIT	NO. OF UNITS	SPACES REQUIRED	SPACES PROVIDED
MULTI-FAMILY	C-1	1.5	32	48	50
DUPLEX	C-1	1	10	10	20

AGENCY REVIEW 8/31/22

**PRIVATE ENGINEER'S NOTES TO CONTRACTOR**  
 THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS TO THE BEST OF OUR KNOWLEDGE. THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS, OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS.  
 CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE COUNTY, THE CITY, THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

PREPARED FOR:  
**KENT TOWNSEND**  
 7625 U.S. HIGHWAY 50  
 SALIDA, CO 81201  
 PHONE: 719-530-1088

PREPARED UNDER THE DIRECTION OF:  
 DATE \_\_\_\_\_

TRACY L. VANDAVEER      CRABTREE GROUP, INC.  
 L.C.E. NO. 38552      EXP. DATE 10/31/2023

PREPARED BY:  
  
**CRABTREE GROUP INC.**  
 ENGINEERING SMART GROWTH™

328 D STREET      918 CUYAMA ROAD  
 SALIDA, CO 81201      OJAI, CA 91328  
 PH: 719-539-1675      PH: 719-221-1799

SEAL

DATE \_\_\_\_\_ BY \_\_\_\_\_ MARK \_\_\_\_\_  
 ENGINEER

REVISIONS

NO.	DATE	BY	MARK	DESCRIPTION

CITY OF SALIDA

DESIGNED BY TV, RP      APPROVED BY: \_\_\_\_\_  
 DRAWN BY TV, RP  
 CHECKED BY TLV      AGENCY HEAD      DATE \_\_\_\_\_

SCALE 1"=20'  
 DATE AUG. 2022      BENCHMARK: ELEVATIONS ARE ASSUMED AND ARE BASED ON AN ELEVATION OF 7040.0 ON THE TOP OF THE ALUMINUM CAP AT THE SOUTHWEST CORNER OF THE PROJECT PROPERTY.

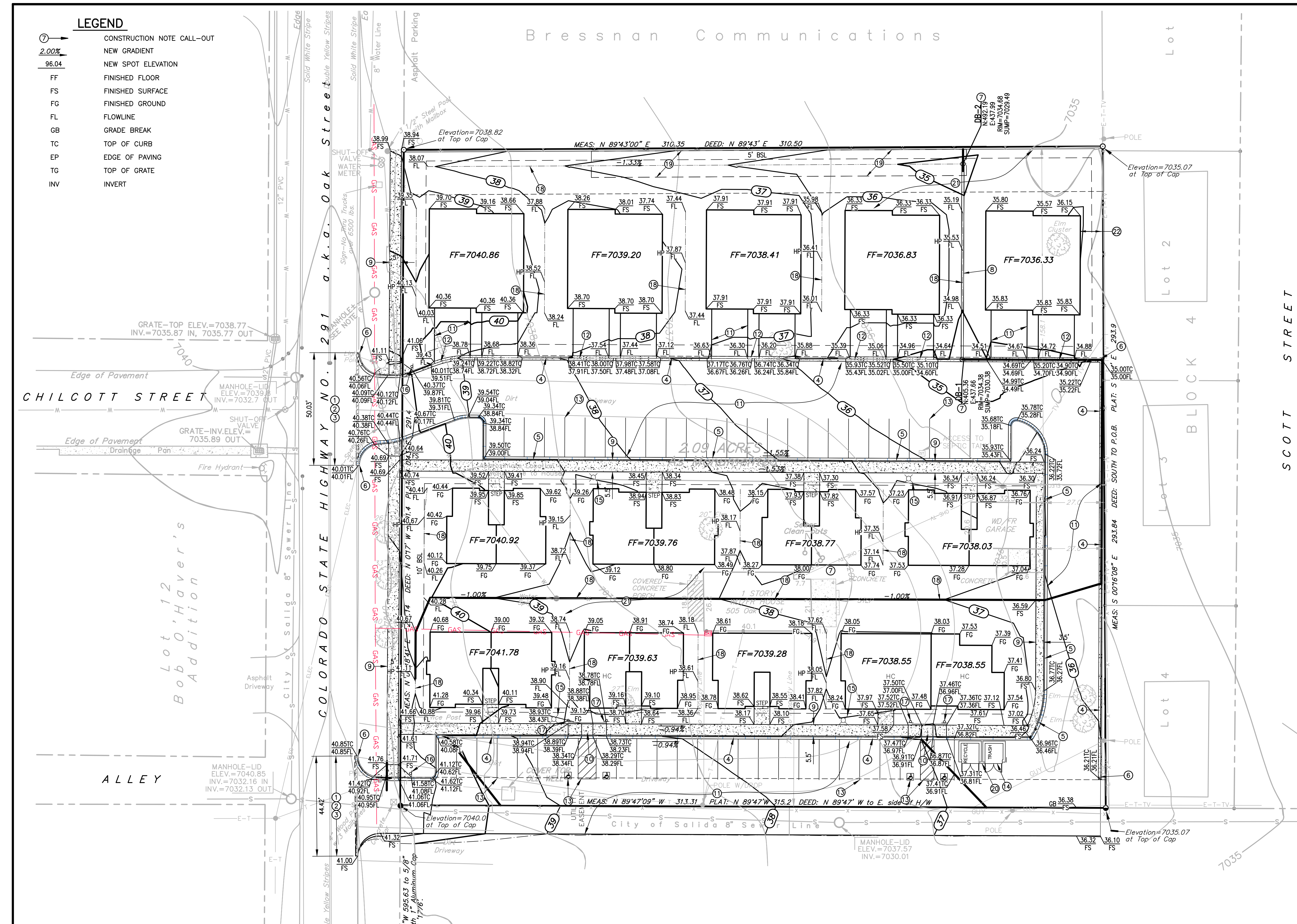
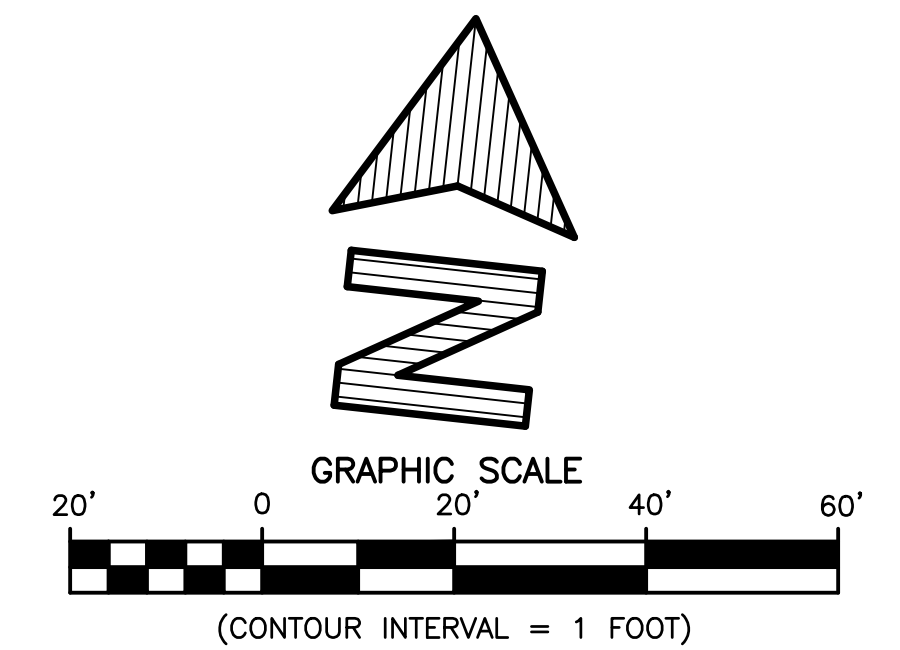
**505 OAK STREET P.U.D.**  
 SALIDA, CO  
**CIVIL ENGINEERING PLANS**  
**SITE PLAN**  
 SITE DIMENSIONS, LANDSCAPE

SHEET NO.  
**2**  
 OF 15 SHETS.  
 PROJECT NO.  
**22007**

LEGEND

- ① CONSTRUCTION NOTE CALL-OUT
- 2.00% NEW GRADIENT
- 96.04 NEW SPOT ELEVATION
- FF FINISHED FLOOR
- FS FINISHED SURFACE
- FG FINISHED GROUND
- FL FLOWLINE
- GB GRADE BREAK
- TC TOP OF CURB
- EP EDGE OF PAVING
- TG TOP OF GRATE
- INV INVERT

Bressnan Communications



CONSTRUCTION NOTES:

- ① SAWCUT EXISTING AC PAVING TO LIMITS SHOWN.
- ② REMOVE AND DISPOSE OF EXISTING AC PAVING TO LIMITS SHOWN.
- ③ FURNISH & INSTALL ASPHALT DRIVEWAY APPROACH PER ELEVATIONS SHOWN ON PLAN.
- ④ FURNISH & INSTALL 18" "CATCH" CURB & GUTTER PER PLAN AND DETAIL ON SHEET 7.
- ⑤ FURNISH & INSTALL 18" "SPILL" CURB & GUTTER PER PLAN AND DETAIL ON SHEET 7.
- ⑥ CONSTRUCT "CURB TERMINUS" AT LOCATION SHOWN ON PLAN AND PER DETAIL ON SHEET 7.
- ⑦ CONSTRUCT 18" DIAMETER NYLOPLAST CURB INLET, WITH 1' MIN. SUMP, PER PLAN AND PER DETAIL ON SHEET 7.
- ⑧ FURNISH & INSTALL 12" DIAMETER ADS N12 PERFORATED DRAIN PIPE PER PLAN AND DETAIL ON SHEET 7.
- ⑨ FURNISH & INSTALL 4" THICK CONCRETE SIDEWALK PER PLAN AND DETAIL ON SHEET 7.
- ⑩ FURNISH & INSTALL NEW 4" THICK CONCRETE TYPE 3 ADA CURB RAMP PER PLAN AND DETAIL ON SHEET 7.
- ⑪ FURNISH & INSTALL 3" AC PAVING OVER 6" CLASS 6 AGGREGATE BASE PER PLAN. AGG BASE TO BE COMPACTED TO A MINIMUM OF 95% ASTM D1557 (MODIFIED PROCTOR) OVER COMPACTED SUBGRADE.
- ⑫ FURNISH & INSTALL 2" WIDE CONCRETE RIBBON GUTTER PER PLAN AND PER DETAIL ON SHEET 7.
- ⑬ FURNISH & INSTALL 4" WHITE PARKING STRIPING AND PAVEMENT MARKINGS PER PLAN.
- ⑭ FURNISH & INSTALL 10.67' X 22.00' X 4" THICK CONCRETE PAD FOR TRASH ENCLOSURE, SLOPED AT 2%.
- ⑮ FURNISH & INSTALL GREENSHINE NSB SERIES, SINGLE DAVIT SOLAR STREET LIGHT AND FOUNDATION (OR APPROVED EQUAL) PER PLAN AND DETAIL ON SHEET 7.
- ⑯ FURNISH & INSTALL NEW MUTCD R1-1 "STOP" SIGN WHERE SHOWN ON PLAN.
- ⑰ FURNISH & INSTALL NEW MUTCD R7-8 "ADA RESERVED PARKING" SIGN WHERE SHOWN ON PLAN.
- ⑱ GRADE DRAINAGE BIOSWALE PER PLAN.
- ⑲ FURNISH & INSTALL STORM CHAMBER SYSTEM PER PLAN AND DETAILS ON SHEET'S 11 THRU 15.
- ⑳ NEW TRASH ENCLOSURE SCREEN WALL. (BY OTHERS)
- ㉑ FURNISH & INSTALL NATIVE DROUGHT-TOLERANT GROUND COVER/SEEDING WHERE SHOWN ON PLAN.
- ㉒ GRADE DIRT SWALE PER GRADES & ELEVATIONS SOWN ON PLAN.

LEGEND

- PROJECT BOUNDARY
- LOT LINE
- 7035- EXISTING MAJOR CONTOUR
- 7036- EXISTING MINOR CONTOUR
- ④① NEW MAJOR CONTOUR
- ③⑨ NEW MINOR CONTOUR
- GAS --- EXISTING GAS LINE
- NEW CONCRETE FLATWORK
- NEW CATCH BASIN
- ⊗ NEW SOLAR PARKING LIGHT
- ⊕ NEW STOP SIGN/ADA PARKING SIGN

AGENCY REVIEW 8/31/22

PRIVATE ENGINEER'S NOTES TO CONTRACTOR  
 THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS TO THE BEST OF OUR KNOWLEDGE. THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS, OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS.  
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PREPARED FOR:  
**KENT TOWNSEND**  
 7625 U.S. HIGHWAY 50  
 SALIDA, CO 81201  
 PHONE: 719-530-1088

PREPARED UNDER THE DIRECTION OF:  
 DATE \_\_\_\_\_

TRACY L. VANDAVEER CRABTREE GROUP, INC.  
 L.C.E. NO. 38552 EXP. DATE 10/31/2023

PREPARED BY:  
**CRABTREE GROUP INC.**  
 ENGINEERING SMART GROWTH™

328 D STREET SALIDA, CO 81201 PH: 719-539-1675

918 CUYAMA ROAD OJAI, CA 93023 PH: 719-221-1799

SEAL

DATE BY MARK ENGINEER

NO.	DATE	BY	MARK	REVISIONS	APPR.	DATE

CITY OF SALIDA

DESIGNED BY TV, RP APPROVED BY: \_\_\_\_\_

DRAWN BY TV, RP

CHECKED BY TLV AGENCY HEAD DATE \_\_\_\_\_

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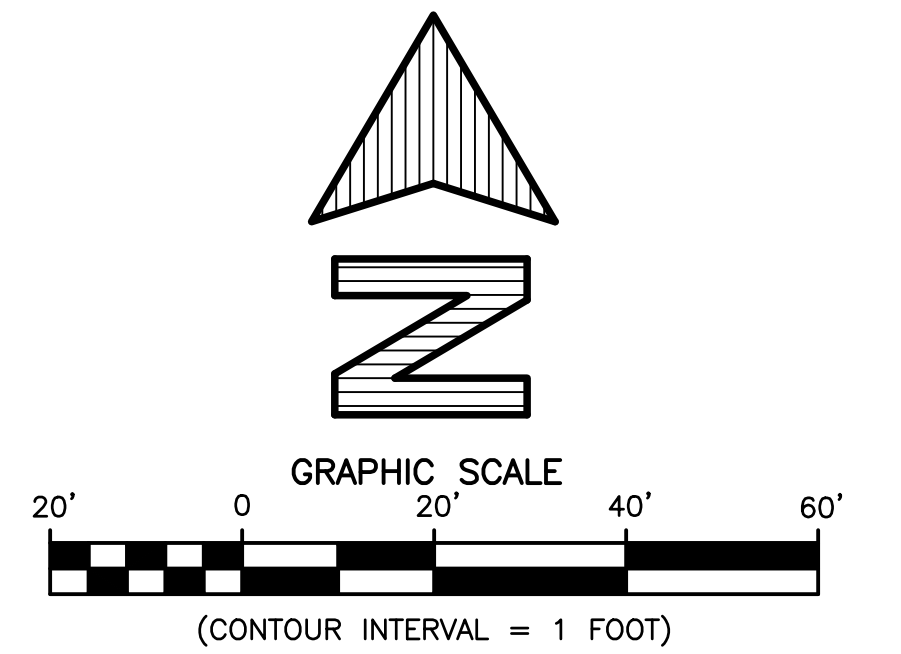
CIVIL ENGINEERING PLANS

**GRADING PLAN**  
 GRADING & DRAINAGE

SHEET NO. **3**  
 OF 15 SHEETS.  
 PROJECT NO. 22007

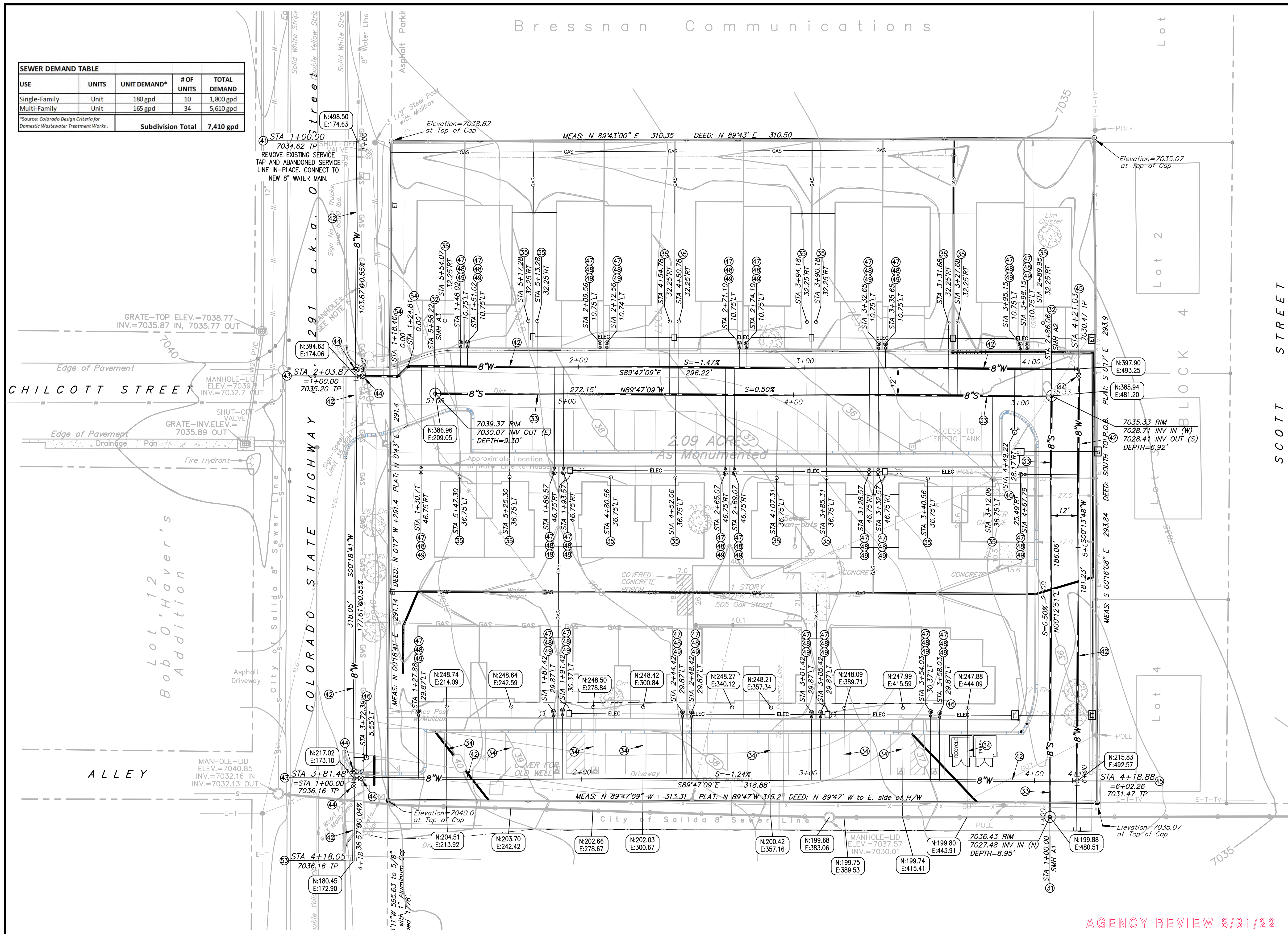
USE	UNITS	UNIT DEMAND*	# OF UNITS	TOTAL DEMAND
Single-Family	Unit	180 gpd	10	1,800 gpd
Multi-Family	Unit	165 gpd	34	5,610 gpd
		Subdivision Total		7,410 gpd

\*Source: Colorado Design Criteria for Domestic Wastewater Treatment Works.



- LEGEND**
- PROJECT BOUNDARY
  - BUILDING FOOTPRINT
  - - - EASEMENT LINE
  - - - BUILDING SETBACK LINE
  - 7035 — EXISTING CONTOUR
  - 37 — NEW CONTOUR
  - EXISTING GAS LINE
  - 8"S — NEW SEWER MAIN (SIZE SHOWN)
  - NEW 4" SEWER SERVICE LINE
  - NEW SEWER MANHOLE
  - NEW SEWER CLEAN-OUT
  - 8"W — NEW 8" WATER MAIN
  - NEW WATER SERVICE LINE
  - └ NEW 8" X 90" BEND
  - ┘ NEW 8" PLUG
  - NEW CURB STOP (SIZE SHOWN)
  - ⊙ NEW WATER METER (SIZE SHOWN)
  - GAS — NEW GAS SERVICE LINE
  - ELEC — NEW ELECTRIC SERVICE LINE
  - ⊞ NEW ELECTRIC TRANSFORMER (OR PULL BOX)
  - NEW ELECTRIC 2/4-UNIT METER BANK
  - ⊗ SOLAR PARKING LIGHT (GREENSHINE LUMINA)
  - TCO — TOP OF CLEAN-OUT
  - INV — INVERT
  - SMH — SEWER MANHOLE

- CONSTRUCTION NOTES:**
- 31 INSERT 4" DIAMETER SEWER MANHOLE, IN EXISTING 8" SEWER MAIN, PER PLAN AND PER CITY OF SALIDA STANDARD DETAILS.
  - 32 FURNISH & INSTALL 4" DIAMETER SEWER MANHOLE PER PLAN AND CITY OF SALIDA STANDARD DETAILS.
  - 33 FURNISH & INSTALL 8" DIAMETER PVC SEWER MAIN PER PLAN AND CITY OF SALIDA STANDARD DETAILS.
  - 34 FURNISH & INSTALL 4" DIAMETER SEWER SERVICE TAP ON EXISTING 8" SEWER MAIN PER PLAN AND CITY OF SALIDA STANDARD DETAILS. MAINTAIN 2% MINIMUM PIPE SLOPE.
  - 35 FURNISH & INSTALL 4" DIAMETER SEWER SERVICE TAP PER PLAN AND CITY OF SALIDA STANDARD DETAILS. MAINTAIN 2% MINIMUM PIPE SLOPE.
  - 41 CONNECT NEW 8" DIAMETER PVC WATER MAIN TO EXISTING 8" DIAMETER WATER MAIN WITH APPROPRIATE APPURTENANCES, WHERE SHOWN ON PLAN.
  - 42 FURNISH & INSTALL 8" DIAMETER PVC WATER MAIN PER PLAN AND CITY OF SALIDA STANDARD DETAILS. MAINTAIN 5" MINIMUM COVER.
  - 43 FURNISH & INSTALL 8" TEE WHERE SHOWN ON PLAN.
  - 44 FURNISH & INSTALL 8" GATE VALVE WHERE SHOWN ON PLAN.
  - 45 FURNISH & INSTALL 8" X 90" BEND WHERE SHOWN ON PLAN.
  - 46 FURNISH & INSTALL 6" FIRE HYDRANT ASSEMBLY WHERE SHOWN ON PLAN.
  - 47 FURNISH & INSTALL 1" DIAMETER HDPE WATER SERVICE LINE PER PLAN AND CITY OF SALIDA STANDARD DETAILS.
  - 48 FURNISH & INSTALL 1" CURB STOP PER PLAN AND CITY OF SALIDA STANDARD DETAILS. PLACE 1' BEHIND BACK OF NEW SIDEWALK.
  - 49 FURNISH & INSTALL 1" WATER DUAL METER PER PLAN AND CITY OF SALIDA STANDARD DETAILS.
  - 50 FURNISH & INSTALL 3/4" DIAMETER HDPE IRRIGATION LINE PER PLAN AND CITY OF SALIDA STANDARD DETAILS.
  - 51 FURNISH & INSTALL 3/4" CURB STOP PER PLAN AND PER CITY OF SALIDA STANDARD DETAILS. PLACE 1' BEHIND BACK OF NEW SIDEWALK.
  - 52 FURNISH & INSTALL 3/4" IRRIGATION WATER METER PER PLAN AND CITY OF SALIDA STANDARD DETAILS.
  - 53 FURNISH & INSTALL 8" PLUG WHERE SHOWN ON PLAN.
  - 54 FURNISH & INSTALL 8" X 45" BEND WHERE SHOWN ON PLAN.



AGENCY REVIEW 8/31/22

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TRACY L. VANDAVEER      CRABTREE GROUP, INC.  
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**SEAL**

DATE BY MARK  
 ENGINEER

DATE	BY	MARK	REVISIONS	APPR.	DATE

**CITY OF SALIDA**

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**505 OAK STREET P.U.D.**      SHEET NO. **4**  
 SALIDA, CO  
**CIVIL ENGINEERING PLANS**  
**UTILITY PLAN**  
 SEWER & WATER  
 OF 10 SHEETS.  
 PROJECT NO. 22007





















