CITY COUNCIL REGULAR MEETING

448 E. 1st Street, Room 190 Salida, Colorado 81201
December 20, 2022 - 6:00 PM

AGENDA

Please register for Regular City Council Meeting
https://attendee.gotowebinar.com/register/6382995264411204366
After registering, you will receive a confirmation email containing information about joining the webinar.
To watch live
meetings: https://c.streamhoster.com/embed/media/W6sdC9/xAIlQfSsmmO/vpfQhcsApYv_5?preview=1

CALL TO ORDER

Pledge of Allegiance

Roll Call

Civility Invocation

1. Civility Invocation

CONSENT AGENDA

2. Approve Agenda
3. Approve December 6, 2022 Minutes

CITIZEN COMMENT–Three (3) Minute Time Limit

UNFINISHED BUSINESS / ACTION ITEMS

4. **Ordinance 2022-25** AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO APPROVING A SUBSTANTIAL MODIFICATION TO THE DEVELOPMENT PLAN FOR THE SALIDA CROSSINGS PLANNED DEVELOPMENT LOCATED AT 1520 E. HIGHWAY 50, **FINAL READING AND PUBLIC HEARING**

5. **Resolution 2022-62** A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO APPROVING THE SUBDIVISION PLAT FOR THE SALIDA CROSSINGS MAJOR SUBDIVISION

6. **Ordinance 2022-24** AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO IMPOSING AND INCREASING CERTAIN OCCUPATION TAXES ON THE BUSINESS OF LEASING OR RENTING SHORT-TERM RENTAL UNITS IN THE CITY, **EMERGENCY ORDINANCE, FINAL READING AND PUBLIC HEARING**

NEW BUSINESS / ACTION ITEMS

7. **Resolution 2022-57** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO, APPROVING CITIZEN APPOINTMENTS TO THE PLANNING COMMISSION PURSUANT TO SECTION 2-7-10 OF THE SALIDA MUNICIPAL CODE.

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.

8. **Resolution 2022-58** AN AMENDMENT TO RESOLUTION 2021-37 ESTABLISHING BUDGET AND APPROPRIATIONS BY FUNDFOR THE CITY OF SALIDA OPERATIONS FOR CALENDAR YEAR 2022, **PUBLIC HEARING**

9. **Resolution 2022-59** A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO, AUTHORIZING THE CONVEYANCE OF THE REAL PROPERTY KNOWN AS THE SALIDA COMMUNITY CENTER TO SALIDA SENIOR CITIZENS, INC. FOR USE AS THE SALIDA COMMUNITY CENTER OR OTHER SIMILAR NON-PROFIT PURPOSES

10. **Resolution 2022-60** A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO ADOPTING AND APPROVING THE 2023 FEE SCHEDULES

11. **Resolution 2022-61** A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO, AUTHORIZING THE CITY ADMINISTRATOR TO ENTER INTO A COMMERCIAL LEASE AGREEMENT FOR 323 FIRST STREET WITH SALIDA BOTTLING COMPANY LLC

12. **Ordinance 2022-26** AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO AMENDING CHAPTER 13, ARTICLE III OF THE SALIDA MUNICIPAL CODE ENTITLED "WATER AND WASTEWATER FEES, RATES AND CHARGES" TO AMEND THE EXISTING CUSTOMER CLASS/DEFINITION OF ACCESSORY DWELLING UNITS, **FIRST READING AND SETTING A PUBLIC HEARING**

COUNCILORS, MAYOR AND CITY TREASURER REPORTS

Council Reports

- Critelli, Kasper, Naccarato, Pappenfort, Pollock, Templeton

Mayor Report

Treasurer Report

13. Treasurer Report

Attorney Report

Staff Reports

14. Staff Reports

ADJOURN

CITY OF SALIDA
SEAL
COLORADO

_____
City Clerk | Deputy City Clerk

_____
Mayor Dan Shore

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.

CIVILITY INVOCATION

We are here working together to create a thriving community. It is the intention of the Salida City Council to promote civil communication by adopting the following guidelines for speaking to the public in the City Council Chambers. It is our hope that by acting in this manner we can help create a safe space for people to share their perspectives and opinions:

- We honor the opportunity to be engaged in the process of governance for the benefit of our community.
- We acknowledge that each of us brings a unique perspective to this conversation and that our perspectives may differ.
- We challenge ourselves to value varying points of view and hold all contributions as equally important.
- We understand and accept that while we may sometimes disagree, we can always be courteous and kind.
- We commit to respectful language, avoiding rumor, harsh criticism or personal accusation, even when feeling emotionally charged.
- We will, to best of our ability, speak thoughtfully and listen with attention, respect, and curiosity.
- We are confident that there may be even better solutions than any of us have thought of, which may be discovered through civil conversations.
- We commit to the City of Salida being a hate-free zone and declare and affirm a policy of non-discrimination on the basis of a person's race, color, religion, ancestry, national origin, age, sexual orientation, gender, gender identity, marital status, military or veteran status, socio-economic class, medical condition, or physical or mental disability.

CITY COUNCIL REGULAR MEETING

448 E. 1st Street, Room 190 Salida, Colorado 81201
December 06, 2022 - 6:00 PM

MINUTES

CALL TO ORDER
Pledge of Allegiance

Roll Call

PRESENT
Council Member Justin Critelli
Council Member Harald Kasper
Council Member Dominique Naccarato
Council Member Alisa Pappenfort
Council Member Mike Pollock
Council Member Jane Templeton
Mayor Dan Shore
Treasurer Merrell Bergin

Civility Invocation

CONSENT AGENDA

Council Member Critelli moved to combine and approve the items on the Consent Agenda, Seconded by Council Member Templeton.

Voting Yea: Council Member Critelli, Council Member Kasper, Council Member Naccarato, Council Member Pappenfort, Council Member Pollock, Council Member Templeton

THE MOTION PASSED.

Approve Agenda

Approve November 15, 2022 Minutes

On-call Planning and Design Services Contract for Parks and Recreation

Award Contract for Planning & Design Services for the South Arkansas River Sub-Area (SARSA) Master Plan

Approve Final Settlement for the 2022 Sewer Reconstruction Project

Approve A Church Special Event Permits

Approve a Multi-Vendor Permit for the Winter Art Market

Approve a Hangar Ground Lease Agreements for Harriet Alexander Field

Approve Opinion Research Services from Magellan Strategies

CITIZEN COMMENT–Three (3) Minute Time Limit

Madelyne Felsch, Brandon Becker, Chlo Ribco, Cory Riggs, and Devon (last name unknown) spoke during Public Comment.

UNFINISHED BUSINESS / ACTION ITEMS

Ordinance 2022-21 AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO APPROVING THE 505 OAK STREET MAJOR IMPACT REVIEW FOR A PLANNED DEVELOPMENT OVERLAY AND MAJOR SUBDIVISION OF THE 2.09 ACRE PARCEL LOCATED AT 505 OAK STREET, **FINAL READING AND PUBLIC HEARING**

Mayor Shore opened the Public Hearing. Senior Planner Kristi Jefferson presented the Ordinance.

Jim Miller spoke during the hearing.

The applicant, Dreamers and Doers LLC answered Council's questions

Shore closed the Public Hearing.

Council discussed the Ordinance.

Council Member Critelli moved to approve the Ordinance, Seconded by Council Member Kasper.

Voting Yea: Council Member Critelli, Council Member Kasper, Council Member Naccarato, Council Member Pappenfort, Council Member Pollock, Council Member Templeton

THE MOTION PASSED.

Ordinance 2022-22 AN ORDINANCE OF THE CITY OF SALIDA, COLORADO ANNEXING TO THE CITY OF SALIDA A CERTAIN TRACT OF LAND IN UNINCORPORATED CHAFFEE COUNTY KNOWN AS THE STRINGER ANNEXATION, **FINAL READING AND PUBLIC HEARING**

Mayor Shore opened the Public Hearing. Planner Franco Palumbo presented the Ordinance.

Hearing no comment, Shore closed the Public Hearing.

Council discussed the Ordinance.

Council Member Kasper moved to approve the Ordinance, Seconded by Council Member Pappenfort.

Voting Yea: Council Member Critelli, Council Member Kasper, Council Member Naccarato, Council Member Pappenfort, Council Member Pollock, Council Member Templeton

THE MOTION PASSED.

Ordinance 2022-23 AN ORDINANCE OF THE CITY OF SALIDA, COLORADO, ZONING CERTAIN REAL PROPERTY KNOWN AS THE STRINGER ANNEXATION AS COMMERCIAL (C-1) ZONE DISTRICT, **FINAL READING AND PUBLIC HEARING**

Mayor Shore opened the Public Hearing. Planner Franco Palumbo presented the Ordinance.

Hearing no comment, Shore closed the Public Hearing.

Council discussed the Ordinance.

Council Member Pappenfort moved to approve the Ordinance, Seconded by Council Member Templeton.

Voting Yea: Council Member Critelli, Council Member Kasper, Council Member Naccarato, Council Member Pappenfort, Council Member Pollock, Council Member Templeton

THE MOTION PASSED.

NEW BUSINESS / ACTION ITEMS

2023 Salida Community Grants Process – Chaffee County Community Foundation

Council Member Critelli moved to approve the community grants process and funding in the amount of $97,164, with a carryover of $2,999.60 from 2022, for the Chaffee County Community Foundation in support of the City of Salida's Donor Advised Fund, Seconded by Council Member Kasper.

Voting Yea: Council Member Critelli, Council Member Kasper, Council Member Naccarato, Council Member Pappenfort, Council Member Pollock, Council Member Templeton

THE MOTION PASSED.

Resolution 2022-54 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO, FINDING THE LUNDBERG-CASTRO ANNEXATION PETITION TO BE IN SUBSTANTIAL COMPLIANCE WITH STATE STATUTES AND SETTING A PUBLIC HEARING ON SAID PETITION

Council Member Templeton moved to approve the Resolution, Seconded by Council Member Pappenfort.

Voting Yea: Council Member Critelli, Council Member Kasper, Council Member Naccarato, Council Member Pappenfort, Council Member Pollock, Council Member Templeton

THE MOTION PASSED.

Resolution 2022-55 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO, MAKING FINDINGS OF FACT, DETERMINATIONS, AND CONCLUSIONS CONCERNING THE STRINGER ANNEXATION

Council Member Pappenfort moved to approve the Resolution, Seconded by Council Member Naccarato.

Voting Yea: Council Member Critelli, Council Member Kasper, Council Member Naccarato, Council Member Pappenfort, Council Member Pollock, Council Member Templeton

THE MOTION PASSED.

Resolution 2022-56 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO, APPROVING AN ANNEXATION AGREEMENT WITH PAUL AND REBECCA STRINGER FOR THE ANNEXATION OF CERTAIN REAL PROPERTY INTO THE CITY

Council Member Pappenfort moved to approve the Resolution, Seconded by Council Member Critelli.

Voting Yea: Council Member Critelli, Council Member Kasper, Council Member Naccarato, Council Member Pappenfort, Council Member Pollock, Council Member Templeton

THE MOTION PASSED.

Ordinance 2022-24 AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO IMPOSING AND INCREASING CERTAIN OCCUPATION TAXES ON THE BUSINESS OF LEASING OR RENTING SHORT-TERM RENTAL UNITS IN THE CITY, **EMERGENCY ORDINANCE, FIRST READING AND SETTING A PUBLIC HEARING**

Council Member Critelli moved to approve the Ordinance as an Emergency Ordinance and schedule a second reading and Public Hearing on December 20, 2022, Seconded by Council Member Templeton.

Voting Yea: Council Member Critelli, Council Member Kasper, Council Member Naccarato, Council Member Pappenfort, Council Member Pollock, Council Member Templeton

THE MOTION PASSED.

Ordinance 2022-25 AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO APPROVING A SUBSTANTIAL MODIFICATION TO THE DEVELOPMENT PLAN FOR THE SALIDA CROSSINGS PLANNED DEVELOPMENT LOCATED AT 1520 E. HIGHWAY 50, **FIRST READING AND SETTING A PUBLIC HEARING**

Council Member Pappenfort moved to approve Ordinance 2022-25 and set a Public Hearing for December 20, 2022,Seconded by Council Member Kasper.

Voting Yea: Council Member Critelli, Council Member Kasper, Council Member Naccarato, Council Member Pappenfort, Council Member Pollock, Council Member Templeton

THE MOTION PASSED.

COUNCILORS, MAYOR AND CITY TREASURER REPORTS

Reports were given.

ADJOURN

Adjourned at 7:36 p.m.

CITY OF SALIDA
SEAL
COLORADO

_____ _____

City Clerk | Deputy City Clerk Mayor Dan Shore

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.

CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Community Development	Bill Almquist - Community Development Director	December 20, 2022

ITEM:
Second Reading and Public Hearing for Ordinance 2022-25: An Ordinance of the City Council for the City of Salida, Colorado Approving a Substantial Modification to the Development Plan for the Salida Crossings Planned Development Located at 1520 E. Highway 50

REQUEST SUMMARY:
The request is to amend the currently approved Salida Crossings Planned Development (PD) to: reduce the number of mixed-use buildings from 3 to 2; reduce the height of the mixed-use buildings; reduce the overall unit count from 122 to 92 (inc. 72 condominiums in the two mixed-use buildings and 20 newly incorporated townhomes); reconfigure the site layout; and subdivide the property into 22 lots (inc. the 2 mixed-use building lots and 20 townhome lots) plus common elements/tracts. The subdivision will be heard separately.

APPLICANT: The applicant is BV Investments, LLC, 401 Whitewing Ln, Murphy, TX 75094. The representative for the applicant is Bernard Weber.

SITE LOCATION: 1520 E. Hwy 50, Salida, CO.



CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Community Development	Bill Almquist - Community Development Director	December 20, 2022

PHOTO OF SUBJECT AREA:



PROCESS:

An application for a substantial modification to an approved Planned Development must follow a two-step process. The request is first addressed by the Planning Commission through a public hearing process. The Commission makes a recommendation of approval, approval with conditions, or denial of the request to City Council.

The City Council has final decision-making authority in such applications. During the review of any proposed substantial modification to the PD, the City Council may require such new conditions of approval as are necessary to ensure that the development will be compatible with the current community standards and regulations. This shall include, but not be limited to, applying the portions of the PD which have not obtained building permits, or are subject to the proposed amendment, any new community policies or regulations which have been implemented since the PD was originally approved. An applicant may withdraw a proposed modification at any time during the review process. A request for a substantial modification shall be accompanied by the same type and quality of information as was necessary for the original PD Development Plan approval and shall include a map of the entire PD Development Plan area which clearly defines that portion which is proposed for modification and a written justification of the proposed modification, including a discussion of any changes in impact which would result from the modification.

CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Community Development	Bill Almquist - Community Development Director	December 20, 2022

BACKGROUND AND DETAILS OF REQUEST:

Salida Crossings is a Planned Development (PD) currently approved for 3 mixed-use buildings and a total of 122 residential units on a single lot. The City- and voter-ratified PD allowed for additional density and building height, and required a total of 30 affordable deed restricted units (nearly 25%), greater setbacks, and nearby highway right-of-way improvements, among other requirements. The PD was originally approved by the City Council through the adoption of Ordinance 2018-04 on March 20, 2018. The ordinance was referred to a special ballot question on September 25, 2018 and was approved by a vote of the electorate.

Progress on the project has languished due to a variety of factors including financing, labor shortage, building materials costs, design amendments, and public improvements being conducted by the City along Highway 50. The original owner, Salida Crossings 134, LLC (represented by Duane Cozart), requested and received two time extensions to the project in 2020 and 2021 and an administrative approval for a minor PD modification, also in 2021. The development and property was sold in August 2021 to BV Investments, LLC, who requested and received additional time extensions in May and October of this year, the latter primarily to allow for the review of the proposed PD modification and major subdivision.

The current ownership is interested in revising the site layout and related components, to address current financial realities and to provide what they perceive to be a less impactful and more appealing site plan—while still meeting some of the original goals of the approved PD (such as providing needed housing and a relatively high percentage of deed-restricted housing).

The proposed modified PD would include 2 mixed-use buildings with approximately 4,000 SF – 6,000 SF of commercial space on the ground floor and two residential floors above. Each mixed-use building would have 36 units, including 15 one-bedrooms, 17 two-bedrooms, and 4 three-bedroom units. Additionally, the development proposes 20 three-bedroom, 1500 SF townhomes located towards the rear/northwest portion of the property. Each of the buildings (mixed-use and townhomes) would sit on their own platted lots (22 in all) and take access from the internal private drive. A total of 24 of the units (25%) are proposed to be deed-restricted at a variety of maximum area median income (AMI) levels between 100% AMI and 140% AMI and all located within the mixed-use buildings. A total of 159 parking spaces would be provided for all the residential units, as well as the commercial uses. The amount of (unpaved/structureless) landscaping area would be increased by approximately 10%, including an approximately 4,500 SF private open space that would be provided for residents in the northeast corner of the site.

Specifically, the applicant's proposal requests the following modifications to the currently approved PD:

CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Community Development	Bill Almquist - Community Development Director	December 20, 2022

For the overall site boundaries:

- A reduction in the number of mixed-use buildings from 3 to 2;
- A reduction in the maximum allowed height from 48' 1" to the 35' generally allowed in the C-1 zone district (buildings would go from 4 stories to 3);
- The addition of (20) three-bedroom ~1,500 SF attached townhomes in duplex and four-plex configurations (to be constructed by the applicant).
- A reduction in the number of total units from 122 to 92;
- A reduction in the overall density (from 1,124 SF/unit to 1,491 SF/unit);
- The re-inclusion of up to eight (8) total three-bedroom condominium units in the mixed-use buildings (originally permitted but removed through a minor modification); and removing studios from the mix;
- A 22-lot subdivision, including 2 lots for the multi-use buildings and 20 townhome lots, plus limited common elements/outlot(s) for access to the site, parking, and private open space;
- A reduction in the maximum allowable lot coverage for all buildings from 38% to 30%;
- A reduction in the maximum allowable access/parking coverage from 48% to 40%;
- A reduction in the maximum cumulative coverage (buildings and access/parking) from 86% to 70%;
- An increase in the minimum front setback for primary buildings from 75 feet to 80 feet;
- A reduction in the minimum side setback for primary buildings from 65-75 feet to 10 feet (20 feet for the mixed-use buildings);
- A reduction in the minimum rear setback for primary buildings from 50 feet to 10 feet (20 feet for the mixed-use buildings);
- A reduction in the number of deed-restricted affordable units from 30 to 24, though this represents a slight increase in the percentage of such units (from 24.6% to 26.1%);
- That the 24 deed-restricted units be listed between 100% AMI -140% AMI (instead of at 80% AMI as originally required), with 8 at 100% AMI, 8 at 120% AMI, and 8 at 140% AMI, all located within the mixed-use buildings;
- Reducing the amount of overall commercial space from 13,759 SF to 10,000 SF;
- A reduction in the number of overall required parking spaces from 225 to 159 (20 spaces for the townhomes, 106 spaces for the multi-family units, plus 33 spaces for general commercial uses (not including the 25% deduction for shared mixed-use, which reduces the requirement to 146)

CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Community Development	Bill Almquist - Community Development Director	December 20, 2022

For individual platted lots/lot boundaries:

- Zero lot frontage on public streets for internal lots (allowing lots to take access off a shared internal private drive);
- Reduction of the front setback on the townhome lots from 10 feet to 5 feet – the applicant is proposing a minimum 10-foot rear setbacks on the townhome lots (and 20 feet on the mixed-use lots) where 5-feet would normally be required in C-1;
- That required parking for the townhomes be provided on-site, within limited common elements, instead of on the townhome lot, which require 1 space per unit;
- Increase in rear setback for accessory buildings from 5 feet to 10 feet.

A comparison of the currently approved PD site plan and the proposed modified site plan is shown below:

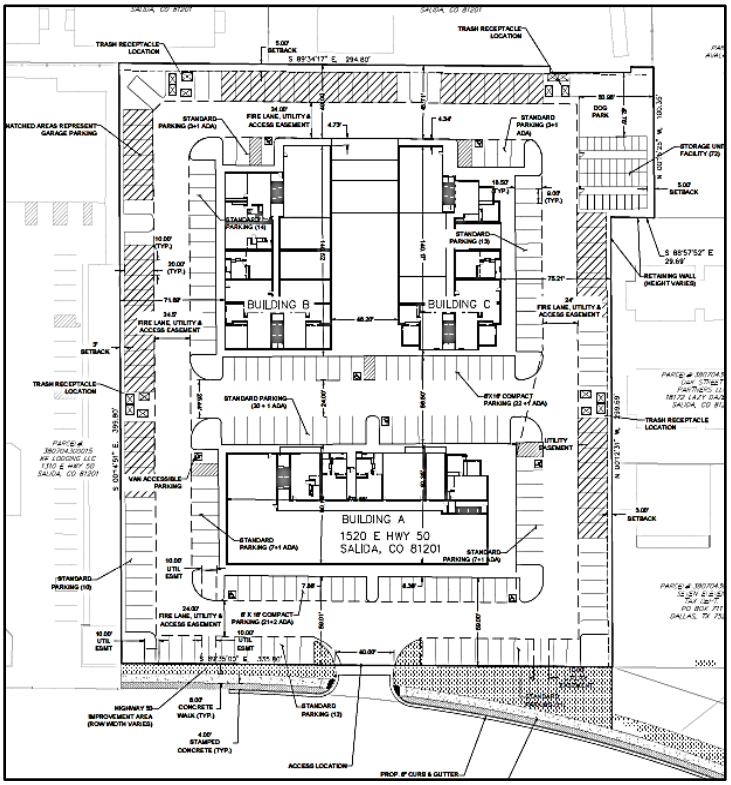


Figure 1: Currently Approved PD Plan

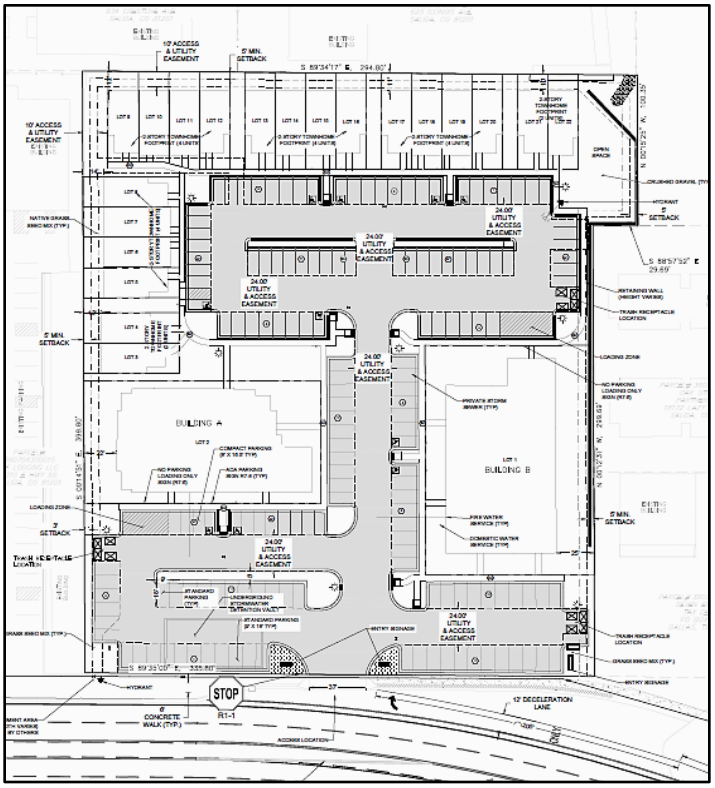


Figure 2: Proposed Modified PD Plan

CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Community Development	Bill Almquist - Community Development Director	December 20, 2022



Figure 3: Colorized Representation of Proposed Site Plan

REQUIREMENTS FOR APPROVAL OF SUBSTANTIAL MODIFICATIONS TO A PD:
Section 16-7-150 Modifications describes the conditions of when and how a PD may be modified.

(a) **All provisions of the PD Development Plan authorized to be enforced by the City may be modified, removed or released by the City subject to the following:**

(1) No modification, removal or release of the provisions of the PD Development Plan by the City shall affect the rights of the residents, occupants and owners of the PD to maintain and enforce those provisions in law or in equity; and

(2) No substantial modification removal or release of the provisions of a PD Development Plan by the City shall be permitted except upon a finding by the City Council, following a public hearing upon notice as required by this Chapter, that the modification, removal or release is:

(i) Consistent with the efficient development and preservation of the entire PD;

CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Community Development	Bill Almquist - Community Development Director	December 20, 2022

(ii) Does not affect in a substantially adverse manner either the enjoyment of land abutting upon or across the street from the PD or the public interest; and

(iii) Is not granted solely for a special benefit upon any person.

Staff: In regards to (1), there are currently no residents within the Salida Crossings PD, and the owners would be required to maintain and enforce such provisions in law or in equity. In regards to (2), overall, the proposed modification is a de-intensification of the currently approved PD with fewer overall residential units, reduced heights, less commercial space, less parking, and significantly more landscaping. Staff believes the modification would be consistent with the efficient development and preservation of the entire PD. The modifications also do not affect the enjoyment of land abutting upon or across the street from the PD in a substantially adverse manner, as the maximum height of the mixed-use buildings are proposed to be reduced by approximately 13 feet (to just under 35 feet, which is the maximum allowable height in the underlying C-1 Commercial zone district); the number of mixed-use buildings are proposed to be reduced from 3 to 2; and the amount of landscaping is proposed to be increased substantially. The biggest difference and potential impact to abutting properties is from the 20 proposed townhomes; however, the maximum height of those buildings are only approximately 24 feet and they are proposed to be setback from abutting properties up to twice what would normally be required in the underlying C-1 Commercial zone district (10 feet instead of 5 feet). The mixed-use buildings remain a minimum of 20 feet from any abutting property. Although the reduction in parking spaces from the originally approved PD is noteworthy, it should also be noted that the originally approved PD was “overparked” above what would have been required by code and did not take into account any practical reductions for mixed-uses that could share spaces between daytime and nighttime/overnight. The proposed modification appears consistent with the goals of the Comprehensive Plan and would not be granted solely for the benefit of a single individual.

(b) **Residents and owners of land in the PD, may to the extent and in the manner expressly authorized by the provisions of the PD Development Plan, modify, remove or release their rights to enforce the provisions of the plan; but no such action shall affect the right of the City to enforce the provisions of the plan**.

Staff: No such modification shall affect the right of the City to enforce provisions of the plan as approved.

(c) **An insubstantial modification to an approved PD Development Plan may be authorized by the Administrator. However, insubstantial modifications may only be approved if they promote the terms, purposes and conditions of the original PD Development Plan and approval. The applicant shall make a written request to the Administrator justifying the proposed modification and clearly showing on the PD Development Plan and accompanying written narrative that portion which is proposed for modification. A record of such approved insubstantial modification shall be filed and recorded in the same manner as the original. The following shall NOT be considered an insubstantial modification:**

(1) A change in land use or development concept.

CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Community Development	Bill Almquist - Community Development Director	December 20, 2022

(2) An increase in residential density levels or building coverage of nonresidential uses.

(3) An increase in the permitted height.

(4) A realignment of major circulation patterns or a change in functional classification of the street network.

(5) A reduction in approved open space or common amenities.

(6) Other significant changes which involve policy questions or issues of overriding importance to the community.

Staff: The proposed modification is not an insubstantial modification of the PD. This criterion is not applicable.

(d) **During the review of any proposed substantial modification to the PD, the City Council may require such new conditions of approval as are necessary to ensure that the development will be compatible with the current community standards and regulations. This shall include, but not be limited to, applying the portions of the PD which have not obtained building permits, or are subject to the proposed amendment, any new community policies or regulations which have been implemented since the PD was originally approved. An applicant may withdraw a proposed modification at any time during the review process. A request for a substantial modification shall be accompanied by the same type and quality of information as was necessary for the original PD Development Plan approval and shall include a map of the entire PD Development Plan area which clearly defines that portion which is proposed for modification and a written justification of the proposed modification, including a discussion of any changes in impact which would result from the modification.**

Staff: Staff is recommending a number of new conditions that may be recommended by the Planning Commission and adopted by City Council and would replace (or reword) most of those imposed by the original approval. Some of the most noteworthy pertain to certain fees, required public improvements within Highway 50, and the proposed 24 deed-restricted units. To this last point, although the applicant has proposed locating all of the deed-restricted units in the two mixed-use buildings and making them affordable to households earning from no more than 100% AMI to no more than 140% AMI, staff believes that a slightly wider breadth of income levels could be met in a slightly greater variety of housing types. For instance, staff proposes that two of the townhome units be deed-restricted with both units at no more than 160% AMI. The remaining 22 deed-restricted condominium units would be split between no more than 100% AMI, no more than 120% AMI, and no more than 140% AMI. (See a summary table of these recommendations below):

Max AMI Price:	100%	120%	140%	160%
Townhomes:	0	0	0	2
Condominiums	8	8	6	0

CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Community Development	Bill Almquist - Community Development Director	December 20, 2022

Staff would also recommend, as a condition, that if the deed-restricted units were to be rentals, that the provisions of the current Inclusionary Housing policies would control (rent prices for each of the units would be no more than 80% AMI or 100% AMI, with at least fifty percent of the units at no more than 80% AMI.

The applicant has made a complete application that defines which portions are proposed for modification. As conditioned, the modification meets the above requirements.

RESPONSE FROM REFERRAL DEPARTMENTS AND AGENCIES:

Fire Department – Assistant Fire Chief, Kathy Rohrich **–** *Fire Department has no concerns at this time.*

Police Department – Chief Russ Johnson – *No issues from PD.*

Public Works Department – Director, David Lady – See Below:

Public Works has completed review of the Civil Construction Plans dated 10/27/2022.

Plat

1) *Utility Easements shall extend a minimum of 7.5-ft beyond public utility improvements.*
2) *Provide a plat for review with utility improvements overlay.*

Drainage Report

1) *Provide a signed and stamped copy for review.*
2) *Update existing imperviousness values as the site is soil. Recalculate detention.*

Plans

1) *Provide a signed and stamped copy for review.*
2) *The water main connection on the west end will be at Caldwell and not Hunt.*
3) *Applicant to work with City on water main re-alignment through site.*
4) *Provide additional detail of existing improvements in CDOT ROW including street lights and sidewalks. Relocate proposed private storm sewer out of CDOT ROW and onto subject property. Avoid new streetscape improvements to the greatest extent possible.*

General

1) *Provide record of CDOT utility and access permits.*
2) *Provide record of SUE in CDOT ROW.*

The above items shall be addressed prior to issuance of improvements agreement and/or building permits. A detailed engineering review of the site improvements is recommended. The contractor shall provide product submittals for work occurring in the right-of-way and shall obtain necessary permits. A preconstruction meeting with Public Works shall be scheduled and completed prior to initiation of work.

CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Community Development	Bill Almquist - Community Development Director	December 20, 2022

Finance Department - Renee Thonhoff, Staff Accountant – *No Issues*

Chaffee County Planning Department – Miles Cottom, Planning Director -- *The County does not have any comment to make on this application.*

Xcel Energy – Sterling Waugh – *… We have a mix of 1 phase and 3ph customers and will need large pieces of equipment to serve this development. A 10' alley is not enough room for Xcel to place equipment and have the land still drivable. Xcel will need 15' easement instead of 10' on the perimeters of this development. The 10' front lot easement on the residential lots can stay as is. We will need a 20'x20' pocket easement for a large cabinet. Please also have the water meter pits not on the corner of the residential lots so we can place equipment on the corner. The customer also can apply for service through Xcel's web page and work directly with an Xcel rep to fine tune the easements.*

Atmos Energy – No comments were received.

PLANNING COMMISSION RECOMMENDATION

Planning Commission reviewed the PD Modification proposal at a public hearing on November 8, 2022 and unanimously recommended approval subject to the following conditions. Planning Commission also reviewed the major subdivision on December 13, 2022 and suggested the following conditions/amendments for both PD modification and Subdivision. Staff has also had subsequent conversations with the applicant to clarify a few point of potential confusion. All of those additional conditions and amendments have been incorporated as relevant and are shown in red:

1. The developer shall provide an updated development plan and subdivision plat for review and approval by staff prior to recording.

2. The developer shall enter into a Subdivision/Development Improvements Agreement to address the improvements required for the project as well as other conditions of approval, prior to issuance of a building permit.

3. The applicant must meet the requirements of the Public Works Director and City engineering consultants, and all remaining engineering recommendations/requirements shall be incorporated prior to as part of the Subdivision/Development Improvements Agreement.

4. Private utility easements shall also be required per review and final approval of local utility providers and shown on the development plan and subdivision plat.

5. The Development Plan shall not be recorded until after the related major subdivision proposal is approved by City Council, substantially similar to what is shown by the PD modification development plan.

CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Community Development	Bill Almquist - Community Development Director	December 20, 2022

6. The applicant shall install a water line, consistent with Public Works standards, extending from the "alley" immediately west of the adjacent Gateway Inn (technically Caldwell Street) all the way to Oak Street/Hwy 291. The construction will be eligible for some cost reimbursement based upon a formula created by the Public Works director and specified in the SIA/DIA.

7. The applicant may locate a portion of the required water line on the subject property, leaving a minimum of 5-foot clearance on either side of the line and shall dedicate a minimum 10-foot public utility easement (PUE) for access to said utilities on the plat.

8. A plat note shall be added that states that "Developer shall remit all fees-in-lieu, as determined by the Public Works Director, for work done along Highway 50, prior to issuance of any certificate of occupancy for the project, as stated in the original PD approval."

9. A plat note shall be added that states that "The southwest and northern parking areas shall have one-way circulations (in a counter-clockwise direction) and shall be provided with appropriate signage, aisle markings, and a landscape island/curbing that will prevent wrong-way traffic, while still providing ample turning radii for fire apparatus and other large vehicles."

10. A plat note shall be added that states that "Developer shall construct a landscaping strip (which could include a stormwater-detaining bio-swale) for the approximately 1-10 feet of ROW between the back of the existing sidewalk and the subject property, to be reviewed and approved by staff, prior to issuance of any certificate of occupancy for the project. Such landscape strip shall include a minimum of six (6) trees and various shrubbery to be planted and effectively maintained by the developer and HOA. All required trees shall be replaced upon mortality, unless specifically authorized by staff."

11. A plat note shall be added that states that "Developer shall construct an additional landscaping strip between the to-be-constructed curb beside the deceleration lane and the outside of the sidewalk. No trees are required in such strip, but there shall be some live cover in the form of shrubs or grasses to be maintained by developer/HOA."

12. A plat note shall be added that states that "Fees-in-lieu for Open Space and for Fair Contributions for Public School Sites shall be paid at the time of building permit submittal of any residential units."

13. A plat note shall be added that states "No short-term vacation rental licenses shall be permitted in the development."

CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Community Development	Bill Almquist - Community Development Director	December 20, 2022

14. A plat note shall be added that states that "Developer shall provide a flexible recreational playscape or similar amenities to encourage play and outdoor activity for people of all ages in one or more of the open space/landscape areas on the site. The facility shall be constructed prior to CO of either mixed-use building, and access to said area(s) shall be provided via sidewalks that will connect the mixed-use buildings and the townhomes. Security fencing is also recommended for said amenities."

15. A plat note shall be added that states that "The applicant shall provide, at time of building permits, with elevations showing distinct variation between the facades of each four-plex building. Such variation may be provided via differentiated roof styles and/or patio and door and shall be approved by staff. The duplexes, given their physical separation from each other, may maintain the same architectural style, but be differentiated from each adjacent four-plex. The developer shall also include architectural elements on windows and doors of the mixed-use buildings, to break up the façade elevations."

16. A plat note shall be added that states that "The ground floor space of the two commercial buildings shall include a maximum of 10,000 SF of commercial space, respectively."

17. A plat note shall be added that states that "All required access permits from CDOT must be received and reviewed by staff prior to issuance of building permits."

18. A plat note shall be added that states "The developer shall provide ample bike parking (minimum one space per unit, in an area with good visibility to/from the development) for each of the mixed-use buildings."

19. In regards to the 24 proposed deed-restricted units, the following plat notes shall be added:
    a. A minimum of two of the townhome units shall be permanently deed-restricted to be sold at prices no greater than what is affordable to households earning 160% of area median income (AMI).
    b. A minimum of 22 of the condominium units shall be permanently deed-restricted to be sold at prices no greater than what is affordable to households earning 100% AMI (8 units); 120% AMI (8 units); and 140% AMI (6 units). Owner of the mixed-use buildings shall disperse the deed-restricted units evenly between buildings and such units shall be dispersed between floors.
    c. If the deed-restricted units are to be rentals, then the provisions of the current Inclusionary Housing policies will control for all units (rents for each of the units would be no more than what is affordable to households earning up to 80% AMI or up to 100% AMI, with at least fifty percent of the units at up to 80% AMI).
    d. HOA fees for deed-restricted units shall not be greater than ordinary fees for utilities, trash services, and the like, and owners of such units shall not be responsible for any special assessments. HOA document language regarding such fees shall be approved by City Attorney.

CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Community Development	Bill Almquist - Community Development Director	December 20, 2022

e. The deed restrictions shall address income and employment qualifications, proposed lottery or other equitable systems for the initial sale of the units, and be approved by the City Council. The enforcement of the deed restrictions will be by the Chaffee Housing Authority at the time of the first sale (or rental) of a deed-restricted unit; otherwise, it shall be the onus of the City of Salida to designate an appropriate entity.

f. Both required deed-restricted townhome units shall be constructed and receive CO prior to the 6th townhome unit receiving CO.

g. The first mixed-use building (which shall include a minimum of 11 deed-restricted units) shall receive, at minimum, preliminary mechanical inspection approvals (framing walls constructed, etc. prior to drywall) prior to CO for the remaining six (6) townhomes.

ADDITIONAL RECOMMENDATIONS FROM PLANNING COMMISSION

The following recommendations regarding the project came from their review of the proposed subdivision, but are also relevant to the Planned Development modification. These are not conditions of approval:

- Consider including in the HOA covenants a prohibition of extra-large vehicles (such as RVs and long trailers), so as to protect the number of parking spaces. (Applicant has indicated that this is planned)
- Consider an outdoor dog park/relief area, especially for residents of the mixed-use buildings.
- Developer is highly encouraged to provide space within one of the mixed-use buildings specifically for a childcare facility, with outdoor access that would conform with state requirements.
- Consider additional electric charging stations within the development. (Applicant notes that a few are already planned for the parking area in the north)

RECOMMENDED FINDINGS:

The application, as conditioned, is in compliance with the review standards for Substantial Modifications to a Planned Development found at Section 16-7-150 of the Land Use Code and is consistent with the efficient development and preservation of the entire PD; does not affect in a substantially adverse manner either the enjoyment of land abutting upon or across the street from the PD or the public interest; and is not granted solely for a special benefit upon any person.

CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Community Development	Bill Almquist - Community Development Director	December 20, 2022

RECOMMENDED MOTION:
"I make a motion to approve Ordinance 2022-25 to approve a Substantial Modification to the Development Plan for the Salida Crossings Planned Development Located at 1520 E. Highway 50, with conditions recommended by Planning Commission and staff."

Attachments:

Ordinance 2022-25
Application materials for Substantial Modification
Draft Planned Development Plan for the Proposed Modification
Approved Site Plan for 2021 Minor Modification
Original PD Plan – 2018
Proof of publication

ORDINANCE NO. 25
(Series 2022)

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO APPROVING A MAJOR IMPACT REVIEW FOR A MODIFICATION TO A DEVELOPMENT PLAN FOR THE SALIDA CROSSINGS PLANNED DEVELOPMENT LOCATED AT 1520 E. HIGHWAY 50 AND REPEALING AND REPLACING ORDINANCE 2018-04

WHEREAS, the Salida Crossings Planned Development was originally approved by the City Council through the adoption of Ordinance 2018-04 on March 20, 2018 and subsequently referred to and approved by a vote of the electorate via a special ballot question on September 25, 2018; and

WHEREAS, the originally approved development plan consists of three (3) mixed-use buildings and a total of 122 residential units (including provisions for additional density and building height) on a single lot, among other requirements and allowances; and

WHEREAS, pursuant to Salida Municipal Code 16-7-150, Modifications, the property owners have submitted a modified Planned Development (PD) development plan consisting of two (2) mixed-use buildings and a total of 92 residential units (with less additional allowable density than the originally approved development plan and no additional allowable building height) on a total of 22 lots, plus other common elements/tracts, among other requirements and allowances; and

WHEREAS, the City of Salida Planning Commission held a duly noticed public hearing on November 8, 2022 and recommended Council approve the requested modifications to the PD Development Plan with certain conditions pursuant to the attached Salida Crossings modified development plan, including Exhibit A: Salida Crossings Development Plan, dated _____; Exhibit B: Conditions of Approval; and

WHEREAS, the project is consistent with the purpose, conditions and evaluation standards for modifications to PD development plans as set forth within Chapter 16, Article VII of the Salida Municipal Code; and

WHEREAS, the City Council held a public hearing on the requested modifications on December 20, 2022; and

WHEREAS, the proposal for the subject territory is consistent with the policies and goals of the City's land use regulations and Comprehensive Plan, and will advance the public interest and welfare; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO as follows:

Section One

That the entirety of the modified Salida Crossings Planned Development, located at 1520 E. Hwy 50, be and is hereby approved with the modifications shown by Exhibit A: Salida Crossings Development Plan, dated _____; Exhibit B: Conditions of Approval. All exhibits are attached to this ordinance.

Section Two

Upon approval by the City Council of the subject Final Development Plan for the Salida Crossings Planned Development modification, it shall be considered a site specific development plan and granted a vested property right. The City Council is approving the vested property right subject to the terms and conditions contained in the development plan and this ordinance and failure to abide by such terms and conditions may, at the option of the City Council, after a public hearing, result in the forfeiture of vested property rights.

Section Three

Upon approval by the City Council the applicant shall have one hundred eighty (180) days to submit a final Mylar of Exhibit A; and incorporating the conditions of approval attached as Exhibit B for the Mayor's signature and recordation.

Section Four

The City Clerk is hereby directed to undertake the following actions upon the adoption of this Ordinance:

1. Publish this Ordinance in a newspaper of general circulation in the City of Salida.

Section Five

This Ordinance shall not have any effect on existing litigation and shall not operate as an abatement of any action or proceeding now pending under or by virtue of any ordinance repealed or amended as herein provided, and the same shall be construed and concluded under such prior ordinances.

Section Six

The provisions of this Ordinance are severable and the invalidity of any section, phrase, clause or portion of the Ordinance as determined by a court of competent jurisdiction shall not affect the validity or effectiveness of the remainder of the Ordinance.

Section Seven

City of Salida Ordinance 2018-04, and all of its approvals, attachments and exhibits, is hereby repealed and replaced by this Ordinance 2022-25.

INTRODUCED ON FIRST READING, ADOPTED and ORDERED PUBLISHED IN FULL in a newspaper of general circulation in the City of Salida by the City Council on December 6, 2022 and set for second reading and public hearing on the 20th day of December, 2022.

INTRODUCED ON SECOND READING, FINALLY ADOPTED and ORDERED PUBLISHED BY TITLE ONLY, by the City Council on the 20th day of December, 2022.

CITY OF SALIDA

By: _____
Mayor

ATTEST: _____ (SEAL)
City Clerk

PUBLISHED IN FULL in the Mountain Mail after First Reading on the _____, 2022 and **BY TITLE ONLY,** after Final Adoption on the _____, 2022.

By: _____
City Clerk

FINAL DEVELOPMENT PLAN
SALIDA CROSSINGS
A PORTION OF THE SW 1/ 4 OF NW 1/ 4 OF SW 1/ 4 SECTION 4, TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE NEW MEXICO P.M. COUNTY OF CHAFFEE, STATE OF COLORADO

Exhibit A

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL PERSONS BY THESE PRESENTS THAT SALIDA CROSSINGS 134, LLC, IS THE FEE OWNER OF THE FOLLOWING DESCRIBED PROPERTY:

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (SWV4NW1/4 SW1/4) OF SECTION 4, TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, CHAFFEE COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY BOUNDARY OF U.S. HIGHWAY NO. 50, WHENCE THE SOUTHEAST CORNER (BRASS CAP) OF SAID SECTION 4 BEARS SOUTH 72°19.0' EAST 4848.6 FEET, AND WHENCE THE HIGHWAY RIGHT-OF-WAY MARKER (BRASS CAP) OF STATION 2301+12 OF THE CENTERLINE SURVEY OF SAID HIGHWAY BEARS SOUTH 89'35' EAST 127.0 FEET, SAID COMMENCING POINT BEING MARKED BY A POINT IN THE EASTERLY SIDE OF 24 INCH C.M.P. CULVERT AND BEING WITNESSED BY A 5/8 INCH STEEL REINFORCING BAR 2 FEET LAND DRIVEN INTO THE GROUND AND HAVING A ONE INCH ALUMINUM CAP WHICH IS NORTH 89°35' WEST 3.0 FEET FROM SAID COMMENCING POINT ALSO BEING THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;
THENCE NORTH 0'14.6' WEST 300.0 FEET TO A REINFORCING BAR AS DESCRIBED ABOVE;
THENCE SOUTH 89°35' EAST 28.6 FEET;
THENCE NORTH 0'14.6' WEST 100.0 FEET;
THENCE NORTH 89'35' WEST 365.4 FEET TO THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED IN BOOK 251 AT PAGE 423 OF THE RECORDS OF CHAFFEE COUNTY, COLORADO; THENCE SOUTH 0'20' EAST 400 FEET ALONG THE EAST BOUNDARIES OF THE TRACTS DESCRIBED IN BOOK 251 AT PAGE 423 AND IN BOOK 260 AT PAGE 184 OF THE RECORDS OF CHAFFEE COUNTY, COLORADO;
THENCE SOUTH 89°35' EAST 336 FEET ALONG THE NORTHERLY RIGHT-OF-WAY BOUNDARY OF U.S. HIGHWAY NO. 50 TO THE POINT OF BEGINNING.

EXECUTED THIS____DAY OF _____, 20____

_____
BY:

COUNTY OF CHAFFEE)
) SS.
STATE OF COLORADO)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ , 20_____, BY BERNARD WEBER AS BV INVESTMENTS, LLC, MANAGING MEMBER, WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES _____

CERTIFICATION OF TITLE

I _____, A LICENSED INSURANCE AGENT IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE PROPERTY HEREBY DEDICATED AND AS SHOWN AND DESCRIBED ON THIS FINAL DEVELOPMENT PLAN AND FOUND THE TITLE VESTED IN SALIDA CROSSINGS 134, LLC, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES EXCEPT AS LISTED BELOW:

_____

_____

_____

DATED THIS _____ DAY OF _____, 20____

_____
TITLE AGENT

CITY COUNCIL APPROVAL

THIS DEVELOPMENT PLAN IS APPROVED FOR FILING ON THIS _____DAY OF _____, 20____

_____ _____
MAYOR

CLERK AND RECORDER'S CERTIFICATE

THIS FINAL DEVELOPMENT PLAN WAS FILED IN THE OFFICE OF THE CLERK AND RECORDER OF CHAFFEE COUNTY, COLORADO AT _____, __M ON THIS _____DAY OF _____, 20___ UNDER RECEPTION NUMBER_____

_____
CHAFFEE COUNTY CLERK AND RECORDER

LAND SURVEYOR'S CERTIFICATE

I _____ A REGISTERED LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS LAND SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION AND THAT THE PLAT REPRESENTS THE RESULTS OF SAID SURVEY AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

_____, DATE_____

COLORADO P.L.S._____



VICINITY MAP
SCALE: 1" = 100'

Proposed Land Use	
Property Size (Sq. Ft.)	**137,370**
Building A	
Building Size (Sq. Ft.)	14,853
No. of Dwellings	36
3-Bedroom Units	4
2-Bedroom Units	17
1-Bedroom Units	15
Commercial Size (Sq. Ft.)	5,896
Building Height	34'-9"
Building B	
Building Size (Sq. Ft.)	13,374
No. of Dwellings	36
3-Bedroom Units	4
2-Bedroom Units	17
1-Bedroom Units	15
Office/Retail (Sq. Ft.)	4,104
Building Height	34'-9"
Townhomes	
Building Size (Sq. Ft.)	1,500 ea.
No. of Dwellings	20
3-Bedroom Units	20
Office/Retail (Sq. Ft.)	n/a
Building Height	23'-7"
Parking Requirements	
Retail Parking (10,000 SF/300 SF per space)	33 spaces
1.5 spaces per building per mixed-use units	108 spaces
1 spaces per townhome	20 spaces
Subtotal Spaces Required	161 spaces
25% Reduction for retail	-26 spaces
Total Spaces Required	135 spaces
Total Spaces Provided	159 spaces
Total Covered Spaces Provided	n/a

Site Data Table

	C-1	Orig. PD	Rev. PD*
Residential Density (units/lot sf)	2,800	1,125	1,493
Number of Units	49	122	92
Lot Coverage - Buildings	60%	38%	30%
Lot Coverage - Paving	60%	48%	40%
Coverage Cumulative	90%	86%	70%
Minimum Landscape Area	10%	14%	14%
Building Side Setback - Mixed-use[MU] (ft)	5	65-75	20
Building Side Setback - Townhomes [TH](ft)	5	65-75	10
Primary Building Front Setback (MU) (ft)	10	75	80
Primary Building Front Setback (TH) (ft)	10	75	7
Primary Building Rear Setback (MU) (ft)	5	50	20
Primary Building Rear Setback (TH) (ft)	5	50	10
Accessory Building Side Setback (ft)	3	5	3
Accessory Building Rear Setback (ft)	5	5	10
Maximum Height Primary Building (ft/in)	35	37/8 - 48/1	35
Maximum Height Accessory Building (ft)	25	15	25
Min. Lot Frontage (ft)		335'-7"	0

* Minimum requirements

ORDINANCE 2022-25		
EXHIBIT B: DEVELOPMENT PLAN		
EXHIBIT	SHEET TITLE	PAGE
1	COVER SHEET	1 OF 2
2	SITE PLAN	2 OF 2

TRIP GENERATION RATES

Analysis Period	Weekday		
	In	Out	Total
AM Peak Hour	65	66	131
PM Peak Hour	73	64	136
24-Hours	847	847	1,694

CONTACTS:

OWNER:

BV INVESTMENTS
401 WHITEWING LANE
MURPHY, TX 75094
CONTACT: BERNIE WEBER

DEVELOPER:

LOUCIOS ENTERPRISES, LLC
2605 FAIRHILL LANE
FLOWER, TX 75022

SURVEYOR:

RUBINO SURVEYING
3312 AIRPORT ROAD
BOULDER, CO 80301
PHONE: (303) 464-9515
CONTACT: BOB RUBINO

CIVIL ENGINEER

PHELPS ENGINEERING SERVICES
3522 SOUTH EMERSON STREET
ENGLEWOOD, CO 80113
PHONE: (303) 298-1644
CONTACT: LONNY PHELPS

SUBMITTAL DATES

1ST - DECEMBER 18, 2017
2nd - FEBRUARY 5, 2018
3rd - DECEMBER 16, 2022

1. Developer shall remit all fees-in-lieu, as determined by the Public Works Director, for work done along Highway 50, prior to issuance of any certificate of occupancy for the project, as stated in the original PD approval.
2. The southwest and northern parking areas shall have one-way circulations (in a counter-clockwise direction) and shall be provided with appropriate signage, aisle markings, and a landscape island/curbing that will prevent wrong-way traffic, while still providing ample turning radii for fire apparatus and other large vehicles.
3. Developer shall construct a landscaping strip (which could include a stormwater-detaining bio-swale) for the approximately 1-10 feet of ROW between the back of the existing sidewalk and the subject property, to be reviewed and approved by staff, prior to issuance of any certificate of occupancy for the project. Such landscape strip shall include a minimum of six (6) trees and various shrubbery to be planted and effectively maintained by the developer and HOA. All required trees shall be replaced upon mortality, unless specifically authorized by staff.
4. Developer shall construct an additional landscaping strip between the to-be-constructed curb beside the deceleration lane and the outside of the sidewalk. No trees are required in such strip, but there shall be some live cover in the form of shrubs or grasses to be maintained by developer/HOA.
5. Fees-in-lieu for Open Space and for Fair Contributions for Public School Sites shall be paid at the time of building permit submittal of any residential units.
6. No short-term vacation rental licenses shall be permitted in the development.
7. Developer shall provide a flexible recreational playscape or similar amenities to encourage play and outdoor activity for people of all ages in one or more of the open space/landscape areas on the site. The facility shall be constructed prior to CO of either mixed-use building, and access to said area(s) shall be provided via sidewalks that will connect the mixed-use buildings and the townhomes. Security fencing is also recommended for said amenities.
8. The applicant shall provide, at time of building permits, with elevations showing distinct variation between the facades of each four-plex building. Such variation may be provided via differentiated roof styles and/or patio and door and shall be approved by staff. The duplexes, given their physical separation from each other, may maintain the same architectural style, but be differentiated from each adjacent four-plex. The developer shall also include architectural elements on windows and doors of the mixed-use buildings, to break up the façade elevations.
9. The ground floor space of the two commercial buildings shall include a maximum total of 10,000 SF of commercial space, respectively.
10. All required access permits from CDOT must be received and reviewed by staff prior to issuance of building permits.
11. The developer shall provide ample bike parking (minimum one space per unit, in an area with good visibility to/from the development) for each of the mixed-use buildings.
12. A minimum of two of the townhome units shall be permanently deed-restricted to be sold at prices no greater than what is affordable to households earning 160% of area median income (AMI).
13. A minimum of 22 of the condominium units shall be permanently deed-restricted to be sold at prices no greater than what is affordable to households earning 100% AMI (8 units); 120% AMI (8 units); and 140% AMI (6 units). Owner of the mixed-use buildings shall disperse the deed-restricted units evenly between buildings and such units shall be dispersed between floors.
14. If the deed-restricted units are to be rentals, then the provisions of the current Inclusionary Housing policies will control for all units (rents for each of the units would be no more than what is affordable to households earning up to 80% AMI or up to 100% AMI, with at least fifty percent of the units at up to 80% AMI).
15. HOA fees for deed-restricted units shall not be greater than ordinary fees for utilities, trash services, and the like, and owners of such units shall not be responsible for any special assessments. HOA document language regarding such fees shall be approved by City Attorney.
16. The deed restrictions shall address income and employment qualifications, proposed lottery or other equitable systems for the initial sale of the units, and be approved by the City Council. The enforcement of the deed restrictions will be by the Chaffee Housing Authority at the time of the first sale (or rental) of a deed-restricted unit; otherwise, it shall be the onus of the City of Salida to designate an appropriate entity.
17. Both required deed-restricted townhome units shall be constructed and receive CO prior to the 6th townhome unit receiving CO.
18. The first mixed-use building (which shall include a minimum of 11 deed-restricted units) shall receive, at minimum, preliminary mechanical inspection approvals (framing walls constructed, etc. prior to drywall) prior to CO for the remaining six (6) townhomes.

No.	REVISIONS	DATE	BY
1	PER CITY COMMENTS	2/6/2018	JP
2	PER CITY COMMENTS	8/9/2019	JP
3	PER CITY COMMENTS	4/8/2020	JP
4	MINOR AMENDMENT	10/31/2022	JP
5	PER CITY COMMENTS	12/16/2022	

PHELPS ENGINEERING
3522 South Emerson St, Englewood, CO 80113
(303) 298-1644 info@phelpsengineering.net phelpsengineering.net

SCALE: SEE SHEET
DESIGNED BY: JP
DRAWN BY: JP
CHECKED BY: LP

FINAL DEVELOPMENT PLAN
COVER SHEET

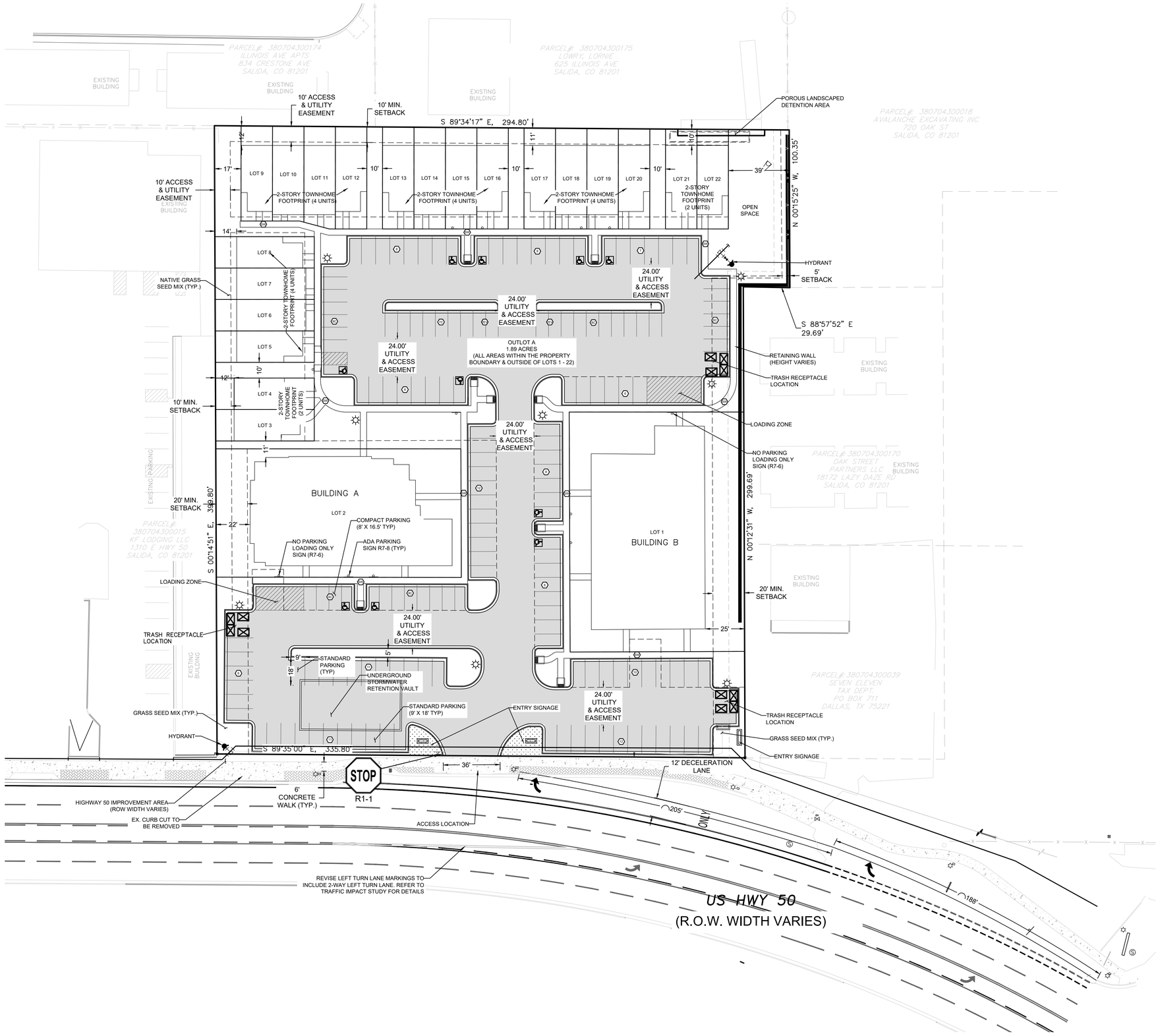
SALIDA CROSSINGS
CITY OF SALIDA, COLORADO

DATE
12/16/2022

PROJECT NO.
17202

1 of 2

Drawing name: C:\Users\JPucillo\OneDrive - Phelps Engineering Services\Company\Entitlement Engineering\17202 - Salida Commons\CAD\Sheets\cover sheet.dwg COVER SHEET Dec 16, 2022 2:36pm by: JPucillo



TABULAR DATA

SITE TOTAL AREA: 3.15 AC

PARKING REQUIRED - 161
W/ 25% RETAIL REDUCTION (MIXED USE) - 135
PARKING PROVIDED
STANDARD PARKING 9'X18' (10 ADA).....129 STALLS
COMPACT PARKING 8'X16'.....30 STALLS
SITE TOTAL.....159 STALLS

TOTAL RETAIL / OFFICE ~ 10,000 SF
TOTAL RESIDENTIAL UNITS = 92
29.21 DU/AC

0 15 30 60
1 inch = 30 ft. Horizontal

LEGEND:

- EXISTING CONTOURS (8600)
- PROPOSED CONTOURS (8600)
- PROPOSED STORM SEWER W/INLET AND FES
- PROPOSED WATER LINE W/FIRE HYDRANT
- FUTURE WATER LINE W/FIRE HYDRANT
- PROPOSED SANITARY SEWER W/MANHOLE
- FUTURE SANITARY SEWER W/MANHOLE
- DRAINAGE FLOWLINE
- PROPOSED BOUNDARY LINE
- PROPOSED TRACT
- PROPOSED EASEMENT LINE
- PROPOSED ROAD CENTER LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED EDGE OF PAVEMENT
- PROPOSED CURB & GUTTER
- EXISTING TRASH ENCLOSURE
- EXISTING LIGHT POLE
- EXISTING STORM SEWER MANHOLE
- EXISTING INLET
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING UTILITY POLE
- EXISTING UNDERGROUND WATER LINES (WAT)
- EXISTING UNDERGROUND GAS LINES (GAS)
- EXISTING UNDERGROUND SANITARY SEWER LINES (SAN)
- EXISTING OVERHEAD UTILITY LINES (OHP)
- EXISTING FENCE (X)

SITE KEY NOTES & ABBREVIATIONS:

- (SW) 4-FT WIDE SIDEWALK
- (#) PARKING COUNT (STANDARD)
- (#C) PARKING COUNT (COMPACT)

NOTES:
- STORM SEWER LAYOUT IS PRELIMINARY AND SUBJECT TO CHANGE BASED ON HYDROLOGIC CALCULATIONS

No.	REVISIONS	DATE	BY
1	PER CITY COMMENTS	2/6/2018	JP
2	PER CITY COMMENTS	8/9/2019	JP
3	PER CITY COMMENTS	4/8/2020	JP
4	MINOR AMENDMENT	10/31/2022	JP
5	PER CITY COMMENTS	12/16/2022	

PHELPS ENGINEERING
3522 South Emerson St, Englewood, CO 80113
(303) 256-1644 info@phelpsengineering.net phelpsengineering.net

SCALE: SEE SHEET
DESIGNED BY: JP
DRAWN BY: JP
CHECKED BY: LP

FINAL DEVELOPMENT PLAN
SITE PLAN

SALIDA CROSSINGS
CITY OF SALIDA, COLORADO

DATE
12/16/2022

PROJECT NO.
17202

2 of 2

Drawing name: C:\Users\JPucillo\OneDrive - Phelps Engineering Services\Company\Entitlement Engineering\17202 - Salida Commons\CAD\Sheets\site plan.dwg SITE PLAN Dec 16, 2022 2:36pm by: JPucillo

Exhibit B:
Conditions of Approval for Salida Crossings PD Modification (2022)

1. The developer shall provide an updated development plan and subdivision plat for review and approval by staff prior to recording.
2. The developer shall enter into a Subdivision/Development Improvements Agreement to address the improvements required for the project as well as other conditions of approval, prior to issuance of a building permit.
3. The applicant must meet the requirements of the Public Works Director and City engineering consultants, and all remaining engineering recommendations/requirements shall be incorporated prior to as part of the Subdivision/Development Improvements Agreement.
4. Private utility easements shall also be required per review and final approval of local utility providers and shown on the development plan and subdivision plat.
5. The Development Plan shall not be recorded until after the related major subdivision proposal is approved by City Council, substantially similar to what is shown by the PD modification development plan.
6. The applicant shall install a water line, consistent with Public Works standards, extending from the "alley" immediately west of the adjacent Gateway Inn (technically Caldwell Street) all the way to Oak Street/Hwy 291. The construction will be eligible for some cost reimbursement based upon a formula created by the Public Works director and specified in the SIA/DIA.
7. The applicant may locate a portion of the required water line on the subject property, leaving a minimum of 5-foot clearance on either side of the line and shall dedicate a minimum 10-foot public utility easement (PUE) for access to said utilities on the plat.
8. A plat note shall be added that states that "Developer shall remit all fees-in-lieu, as determined by the Public Works Director, for work done along Highway 50, prior to issuance of any certificate of occupancy for the project, as stated in the original PD approval."
9. A plat note shall be added that states that "The southwest and northern parking areas shall have one-way circulations (in a counter-clockwise direction) and shall be provided with appropriate signage, aisle markings, and a landscape island/curbing that will prevent wrong-way traffic, while still providing ample turning radii for fire apparatus and other large vehicles."
10. A plat note shall be added that states that "Developer shall construct a landscaping strip (which could include a stormwater-detaining bio-swale) for the approximately 1-10 feet of ROW between the back of the existing sidewalk and the subject property, to be reviewed and approved by staff, prior to issuance of any certificate of occupancy for the project. Such landscape strip shall include a minimum of six (6) trees and various shrubbery to be planted and effectively maintained by the developer and HOA. All required trees shall be replaced upon mortality, unless specifically authorized by staff."
11. A plat note shall be added that states that "Developer shall construct an additional landscaping strip between the to-be-constructed curb beside the deceleration lane and the outside of the sidewalk. No trees are required in such strip, but there shall be some live cover in the form of shrubs or grasses to be maintained by developer/HOA."
12. A plat note shall be added that states that "Fees-in-lieu for Open Space and for Fair Contributions for Public School Sites shall be paid at the time of building permit submittal of any residential units."

13. A plat note shall be added that states “No short-term vacation rental licenses shall be permitted in the development.”
14. A plat note shall be added that states that “Developer shall provide a flexible recreational playscape or similar amenities to encourage play and outdoor activity for people of all ages in one or more of the open space/landscape areas on the site. The facility shall be constructed prior to CO of either mixed-use building, and access to said area(s) shall be provided via sidewalks that will connect the mixed-use buildings and the townhomes. Security fencing is also recommended for said amenities.”
15. A plat note shall be added that states that “The applicant shall provide, at time of building permits, with elevations showing distinct variation between the facades of each four-plex building. Such variation may be provided via differentiated roof styles and/or patio and door and shall be approved by staff. The duplexes, given their physical separation from each other, may maintain the same architectural style, but be differentiated from each adjacent four-plex. The developer shall also include architectural elements on windows and doors of the mixed-use buildings, to break up the façade elevations.”
16. A plat note shall be added that states that “The ground floor space of the two commercial buildings shall include a maximum of 10,000 SF of commercial space, respectively.”
17. A plat note shall be added that states that “All required access permits from CDOT must be received and reviewed by staff prior to issuance of building permits.”
18. A plat note shall be added that states “The developer shall provide ample bike parking (minimum one space per unit, in an area with good visibility to/from the development) for each of the mixed-use buildings.”
19. In regards to the 24 proposed deed-restricted units, the following plat notes shall be added:
    a. A minimum of two of the townhome units shall be permanently deed-restricted to be sold at prices no greater than what is affordable to households earning 160% of area median income (AMI).
    b. A minimum of 22 of the condominium units shall be permanently deed-restricted to be sold at prices no greater than what is affordable to households earning 100% AMI (8 units); 120% AMI (8 units); and 140% AMI (6 units). Owner of the mixed-use buildings shall disperse the deed-restricted units evenly between buildings and such units shall be dispersed between floors.
    c. If the deed-restricted units are to be rentals, then the provisions of the current Inclusionary Housing policies will control for all units (rents for each of the units would be no more than what is affordable to households earning up to 80% AMI or up to 100% AMI, with at least fifty percent of the units at up to 80% AMI).
    d. HOA fees for deed-restricted units shall not be greater than ordinary fees for utilities, trash services, and the like, and owners of such units shall not be responsible for any special assessments. HOA document language regarding such fees shall be approved by City Attorney.
    e. The deed restrictions shall address income and employment qualifications, proposed lottery or other equitable systems for the initial sale of the units, and be approved by the City Council. The enforcement of the deed restrictions will be by the Chaffee Housing Authority at the time of the first sale (or rental) of a deed-restricted unit; otherwise, it shall be the onus of the City of Salida to designate an appropriate entity.
    f. Both required deed-restricted townhome units shall be constructed and receive CO prior to the 6th townhome unit receiving CO.
    g. The first mixed-use building (which shall include a minimum of 11 deed-restricted units) shall receive, at minimum, preliminary mechanical inspection approvals (framing walls constructed, etc. prior to drywall) prior to CO for the remaining six (6) townhomes.

GENERAL DEVELOPMENT APPLICATION

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

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

- ☐ Annexation
- ☐ Pre-Annexation Agreement
- ☐ 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)_____
- ☐ Other:_____

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

A. Applicant Information

Name of Applicant: Salida Crossings (Bernard Weber)

Mailing Address: 2605 Fairhill LN Flower TX 75022

Telephone Number: 970-390-6902 FAX: _____

Email Address: bwconcept30inc@gmail.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: Salida Crossings

Street Address: 1520 HWY 50 Salida CO

Legal Description: Lot__SW ¼ section 4_____ Block Subdivision_Township 49 North Range_____ (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 BERNARD WEBER Date 10.27.22

Signature of property owner_____ Date_____

November 5, 2022

Mr. Bill Almquist
Community Development Director City of Salida
448 E. First Street, Suite 112
Salida, CO 81201

RE: **Salida Crossings**

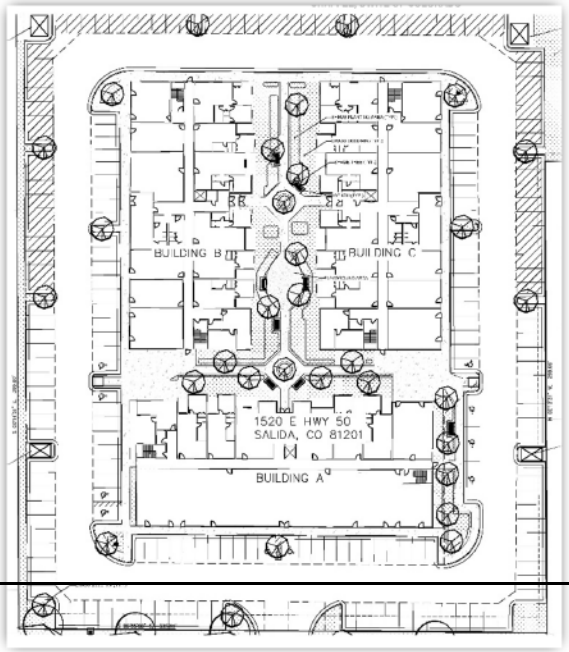
Dear Mr. Almquist,

Background and Zoning Information

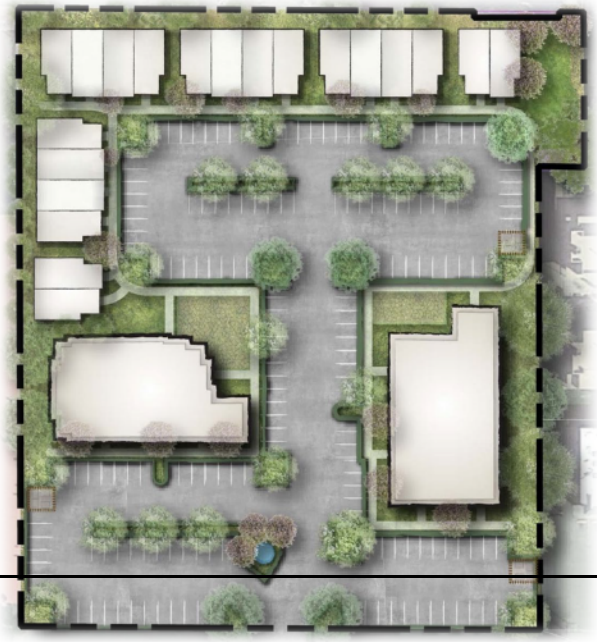
The 3.15 acre property is located in the City of Salida, CO. This property contained an automotive sales center and accompanying garage and infrastructure. The site has since been demolished and currently sits as an unpaved, dirt lot. Adjacent to the subject property are a 9-unit apartment building and single-family home to the north; 7-Eleven and apartment structures to the east; and a motel to the west. The site's entire frontage is on Highway 50.

Proposed Site Plan Comparison

Old Site Plan – 2017



New Site Plan - 2022



The site was zoned C-1 and went through a PD in 2020 allowing for uses as shown in the table below. Since this PD, the site has changed ownership and the new owners seek to revise the approved PD. The existing allowed uses per C-1 zoning and the approved PD are shown in the first two columns in the table. Proposed new uses and amendments to the approved PD are shown in the table in the last two columns. The third column (Rev. PD*) outlines the minimums requested, the fourth column (Rev. PD**) shows what is being provided within the current proposed Site Plan. In addition to the uses shown on the accompanying table, the revised Site Plan provides common gathering areas as well as a dog park area for residents' use.

Site Data Table

	C-1	PD	Rev. PD*	Rev. PD**
Residential Density (units/lot sf)	2,800	1,125	1,493	1,493
Number of Units	49	122	92	92
Lot Coverage - Buildings	60%	38%	30%	25%
Lot Coverage - Paving	60%	48%	40%	39%
Coverage Cumulative	90%	86%	70%	63%
Minimum Landscape Area	10%	14%	14%	25%
Building Side Setback - Mixed-use(ft)	5	65-75	20	10
Building Side Setback - Townhomes(ft)	5	65-75	20	10
Primary Building Front Setback(ft)	10	75	80	80
Primary Building Rear Setback Mixed-use(ft)	5	50	20	20
Primary Building Rear Setback Townhomes (ft)	5	50	10	10
Accessory Building Side Setback (ft)	3	5	0	0
Accessory Building Rear Setback (ft)	5	5	10	10
Maximum Height Primary Building (ft/in)	35	37/8 - 48/1	35	34/10
Maximum Height Accessory Building (ft)	25	15	25	23/8
Property Size (sq ft)		137,370	137,370	137,370
Min. Lot Frontage (ft)		335'-7"	335'-7"	0' ***

* Minimum requirements
** Provided by current Site Plan
***Off private drive

The current Site Plan revises the approved PD in the following ways.

- Lot unit density reduction
- Building height reduction
- Setbacks on buildings increased
- Diversified structures to better accommodate the needs of the citizens of Salida, which includes 1 to 3 bedroom condos and 3 bedroom townhomes, of which a set amount will be deed restricted.
- Increased affordable housing ratio compared to the original Site Plan
- Increased landscaped area

Conclusions

This new, revised Site Plan will provide a more neighborhood-friendly development, reducing blocked mountain vistas with lowered building heights which are strategically placed to limit sun-blockage on neighboring properties, as well as retaining views of a historic mural adjacent to the subject property. Increased affordable housing allows current residents of Salida the ability to take advantage of this new development, and the reduced unit density will not negatively impact traffic in the area. The new development will also make use of low-impact porous landscape detention areas which will decrease storm runoff from the site, allowing for a more sustainable and lower maintenance option for stormwater treatment by using the intrinsic quality of plants to perform this operation.

A newly-drafted Traffic Impact Study shows that all turning movements/intersection approaches at the proposed site access intersection with US Highway 50A, and the intersection of US Highway 50A/Oak Street are projected to operate at Level of Service (LOS) C or better during peak periods through the 2042 horizon year. LOS C or better is defined as acceptable by current CDOT design standards.



This newly revised Site Plan makes the best and most efficient use of the vacant land while taking into consideration socioeconomic equity, environmental accountability and maintaining the integrity of the development standards of the City of Salida.

Best regards,

Bernie Weber
Project Development Manager
Salida Crossings

☐ 12. A plan for locations and specifications of street lights, signs and traffic control devices. YES e.f PL

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 Plan is consistent with stated goals in the following ways:
Improved standards for structures, landscaping, and
signage will improve the overall attractiveness and livability of Salida.
2. New development will be focused within or adjacent to the city to preserve the rural, scenic character of the surrounding area's open spaces and agricultural lands.
3. Highway 50 will be an attractive commercial corridor that safely and efficiently accommodates pedestrians, bicycles, and automobiles.
4. Community gateways along major roadway corridors
will create a positive and unique identity.

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.

Highway 50 Corridor Overlay (50 CO).
Building Setbacks. To create a consistent image throughout the corridor, new construction should be developed in a manner that complements the historic pattern of buildings being located close to the highway
Architectural Standards:
1. Materials. With new construction, including an addition, two (2) or more materials must be used for exterior materials excluding roofing 2. Façade treatment. Long, blank walls must be avoided. 3. Fenestration. A minimum of twenty percent (20%) of the front façade of a building which houses a principal use on the parcel shall be glass. 4. Building Height. Additional height may be considered through the Planned Development process if it results in achieving one (1) or more goals of the Comprehensive Plan regarding infill development,

b. Site Development Standards. The parking, landscaping, sign and improvements standards.

Sidewalks shall be provided within the Highway 50 Corridor Overlay (50 CO). Sidewalks fronting Highway 50 shall be detached sidewalks with a width of six (6) feet. The parkway located between the curb or travel lane and the sidewalk shall be four (4) feet wide. Landscaping Standards. The minimum landscape area applicable to any property in the Highway 50 Corridor Overlay (50 CO) shall be that required in the underlying zone district. At a minimum, this landscaping shall be located along the road frontages identified herein and shall also be located within and around the parking areas, as described in Section 16-8-90 below.(i)Highway frontage buffer. There shall be an average of one (1) tree planted per thirty (30) feet of the property's highway frontage adjacent to the highway.

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 Salida Crossings property is located in the City of Salida, CO. This property currently contains an old service garage and office building and is zoned C-1 Commercial with a PD overlay. Adjacent to the subject property: a 9-unit apartment building and single-family home to the north, 7-11 convenience store and apartments to the east, a mix of residential apartments, a motel, single-family residence and office building to the south, and a motel to the west.

Salida Crossings is an attainable, mixed-use Planned Development on 3.15 ac consisting of retail space, office space, and affordable housing in the City of Salida that is compatible with and enhances the character of neighboring uses by providing an ability to work and live in the same complex or walk and/or commute by bicycle to the downtown area – less than a mile away.

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.

Once built, the project will be operated under the direction of an HOA and the impacts on the surrounding properties will be minimized with respect to noise, odors, vibrations, glare or similar conditions. In addition, the project will follow permitted principal or accessory uses as allowed within the C-1 zoning with a PD overlay.
It is expected that during the construction phases of the project, normal construction work hours and days will be established and will follow all City guidelines and rules as outlined in the City of Salida Code of Ordinances.

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.

Existing drainage conditions exhibit characteristics such that adjacent properties to the north and east may experience some flooding resulting from undetained or mitigated runoff from the subject property. Post-development conditions will alleviate a large majority of this condition by re-routing runoff that originates on the subject property to a proposed underground stormwater detention vault which will release stormwater to the existing City drainage system at or below existing runoff rates. A small portion of the drainage that leaves the site in the existing conditions on the north end will be re-directed to an existing drainage swale.

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 drainage system is designed and will be constructed so that only historic runoff at a maximum, not including historic irrigation, shall be released from the site. Drainage flows in excess of this amount will be detained in an on-site underground detention vault per Sec. 16-8-60 (d).
Further, the site is designed such that height of buildings is minimized to the extent reasonable to preserve scenic sight lines including natural and man-made per Sec. 16-2-30
In addition, the Salida Crossings property will enhance positive impact on the nearby wetlands, wildlife habitat and scenic characteristics while mitigating any adverse impacts on the environment through the selection of native or adapted plant material and locally sourced landscape materials.

FINAL DEVELOPMENT PLAN
SALIDA CROSSINGS
A PORTION OF THE SW 1/ 4 OF NW 1/ 4 OF SW 1/ 4 SECTION 4, TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE NEW MEXICO P.M. COUNTY OF CHAFFEE, STATE OF COLORADO

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL PERSONS BY THESE PRESENTS THAT SALIDA CROSSINGS 134, LLC, IS THE FEE OWNER OF THE FOLLOWING DESCRIBED PROPERTY:

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (SWV4NW1/4 SW1/4) OF SECTION 4, TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, CHAFFEE COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY BOUNDARY OF U.S. HIGHWAY NO. 50, WHENCE THE SOUTHEAST CORNER (BRASS CAP) OF SAID SECTION 4 BEARS SOUTH 72°19.0' EAST 4848.6 FEET, AND WHENCE THE HIGHWAY RIGHT-OF-WAY MARKER (BRASS CAP) OF STATION 2301+12 OF THE CENTERLINE SURVEY OF SAID HIGHWAY BEARS SOUTH 89'35' EAST 127.0 FEET, SAID COMMENCING POINT BEING MARKED BY A POINT IN THE EASTERLY SIDE OF 24 INCH C.M.P. CULVERT AND BEING WITNESSED BY A 5/8 INCH STEEL REINFORCING BAR 2 FEET LAND DRIVEN INTO THE GROUND AND HAVING A ONE INCH ALUMINUM CAP WHICH IS NORTH 89°35' WEST 3.0 FEET FROM SAID COMMENCING POINT ALSO BEING THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;
THENCE NORTH 0'14.6' WEST 300.0 FEET TO A REINFORCING BAR AS DESCRIBED ABOVE;
THENCE SOUTH 89°35' EAST 28.6 FEET;
THENCE NORTH 0'14.6' WEST 100.0 FEET;
THENCE NORTH 89'35' WEST 365.4 FEET TO THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED IN BOOK 251 AT PAGE 423 OF THE RECORDS OF CHAFFEE COUNTY, COLORADO; THENCE SOUTH 0'20' EAST 400 FEET ALONG THE EAST BOUNDARIES OF THE TRACTS DESCRIBED IN BOOK 251 AT PAGE 423 AND IN BOOK 260 AT PAGE 184 OF THE RECORDS OF CHAFFEE COUNTY, COLORADO;
THENCE SOUTH 89°35' EAST 336 FEET ALONG THE NORTHERLY RIGHT-OF-WAY BOUNDARY OF U.S. HIGHWAY NO. 50 TO THE POINT OF BEGINNING.

EXECUTED THIS____DAY OF _____, 20____

_____
BY:

COUNTY OF CHAFFEE)
) SS.
STATE OF COLORADO)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ , 20_____, BY BERNARD WEBER AS BV INVESTMENTS, LLC, MANAGING MEMBER, WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES _____

CERTIFICATION OF TITLE

I _____, A LICENSED INSURANCE AGENT IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE PROPERTY HEREBY DEDICATED AND AS SHOWN AND DESCRIBED ON THIS FINAL DEVELOPMENT PLAN AND FOUND THE TITLE VESTED IN SALIDA CROSSINGS 134, LLC, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES EXCEPT AS LISTED BELOW:

_____

_____

_____

DATED THIS _____ DAY OF _____, 20____

_____
TITLE AGENT

CITY COUNCIL APPROVAL

THIS DEVELOPMENT PLAN IS APPROVED FOR FILING ON THIS _____DAY OF _____, 20____

_____ _____
MAYOR

CLERK AND RECORDER'S CERTIFICATE

THIS FINAL DEVELOPMENT PLAN WAS FILED IN THE OFFICE OF THE CLERK AND RECORDER OF CHAFFEE COUNTY, COLORADO AT _____, __M ON THIS _____DAY OF _____, 20___ UNDER RECEPTION NUMBER_____

_____
CHAFFEE COUNTY CLERK AND RECORDER

LAND SURVEYOR'S CERTIFICATE

I _____ A REGISTERED LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS LAND SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION AND THAT THE PLAT REPRESENTS THE RESULTS OF SAID SURVEY AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

_____, DATE_____

COLORADO P.L.S._____



VICINITY MAP
SCALE: 1" = 100'

Proposed Land Use	
Property Size (Sq. Ft.)	**137,370**
Building A	
Building Size (Sq. Ft.)	14,853
No. of Dwellings	36
3-Bedroom Units	4
2-Bedroom Units	17
1-Bedroom Units	15
Commercial Size (Sq. Ft.)	5,896
Building Height	34'-9"
Building B	
Building Size (Sq. Ft.)	13,374
No. of Dwellings	36
3-Bedroom Units	4
2-Bedroom Units	17
1-Bedroom Units	15
Office/Retail (Sq. Ft.)	4,104
Building Height	34'-9"
Townhomes	
Building Size (Sq. Ft.)	1,500 ea.
No. of Dwellings	20
3-Bedroom Units	20
Office/Retail (Sq. Ft.)	n/a
Building Height	23'-7"
Parking Requirements	
Retail Parking (10,000 SF/300 SF per space)	33 spaces
1.5 spaces per building per mixed-use units	108 spaces
1 spaces per townhome	20 spaces
Subtotal Spaces Required	161 spaces
25% Reduction for retail	-26 spaces
Total Spaces Required	135 spaces
Total Spaces Provided	159 spaces
Total Covered Spaces Provided	n/a

Site Data Table

	C-1	Orig. PD	Rev. PD*
Residential Density (units/lot sf)	2,800	1,125	1,493
Number of Units	49	122	92
Lot Coverage - Buildings	60%	38%	30%
Lot Coverage - Paving	60%	48%	40%
Coverage Cumulative	90%	86%	70%
Minimum Landscape Area	10%	14%	14%
Building Side Setback - Mixed-use[MU] (ft)	5	65-75	20
Building Side Setback - Townhomes [TH](ft)	5	65-75	10
Primary Building Front Setback (MU) (ft)	10	75	80
Primary Building Front Setback (TH) (ft)	10	75	7
Primary Building Rear Setback (MU) (ft)	5	50	20
Primary Building Rear Setback (TH) (ft)	5	50	10
Accessory Building Side Setback (ft)	3	5	3
Accessory Building Rear Setback (ft)	5	5	10
Maximum Height Primary Building (ft/in)	35	37/8 - 48/1	35
Maximum Height Accessory Building (ft)	25	15	25
Min. Lot Frontage (ft)		335'-7"	0

* Minimum requirements

ORDINANCE 2022-25		
EXHIBIT B: DEVELOPMENT PLAN		
EXHIBIT	SHEET TITLE	PAGE
1	COVER SHEET	1 OF 2
2	SITE PLAN	2 OF 2

TRIP GENERATION RATES

Analysis Period	Weekday		
	In	Out	Total
AM Peak Hour	65	66	131
PM Peak Hour	73	64	136
24-Hours	847	847	1,694

CONTACTS:

OWNER:

BV INVESTMENTS
401 WHITEWING LANE
MURPHY, TX 75094
CONTACT: BERNIE WEBER

DEVELOPER:

LOUCIOS ENTERPRISES, LLC
2605 FAIRHILL LANE
FLOWER, TX 75022

SURVEYOR:

RUBINO SURVEYING
3312 AIRPORT ROAD
BOULDER, CO 80301
PHONE: (303) 464-9515
CONTACT: BOB RUBINO

CIVIL ENGINEER

PHELPS ENGINEERING SERVICES
3522 SOUTH EMERSON STREET
ENGLEWOOD, CO 80113
PHONE: (303) 298-1644
CONTACT: LONNY PHELPS

SUBMITTAL DATES

1ST - DECEMBER 18, 2017
2nd - FEBRUARY 5, 2018
3rd - DECEMBER 16, 2022

1. Developer shall remit all fees-in-lieu, as determined by the Public Works Director, for work done along Highway 50, prior to issuance of any certificate of occupancy for the project, as stated in the original PD approval.
2. The southwest and northern parking areas shall have one-way circulations (in a counter-clockwise direction) and shall be provided with appropriate signage, aisle markings, and a landscape island/curbing that will prevent wrong-way traffic, while still providing ample turning radii for fire apparatus and other large vehicles.
3. Developer shall construct a landscaping strip (which could include a stormwater-detaining bio-swale) for the approximately 1-10 feet of ROW between the back of the existing sidewalk and the subject property, to be reviewed and approved by staff, prior to issuance of any certificate of occupancy for the project. Such landscape strip shall include a minimum of six (6) trees and various shrubbery to be planted and effectively maintained by the developer and HOA. All required trees shall be replaced upon mortality, unless specifically authorized by staff.
4. Developer shall construct an additional landscaping strip between the to-be-constructed curb beside the deceleration lane and the outside of the sidewalk. No trees are required in such strip, but there shall be some live cover in the form of shrubs or grasses to be maintained by developer/HOA.
5. Fees-in-lieu for Open Space and for Fair Contributions for Public School Sites shall be paid at the time of building permit submittal of any residential units.
6. No short-term vacation rental licenses shall be permitted in the development.
7. Developer shall provide a flexible recreational playscape or similar amenities to encourage play and outdoor activity for people of all ages in one or more of the open space/landscape areas on the site. The facility shall be constructed prior to CO of either mixed-use building, and access to said area(s) shall be provided via sidewalks that will connect the mixed-use buildings and the townhomes. Security fencing is also recommended for said amenities.
8. The applicant shall provide, at time of building permits, with elevations showing distinct variation between the facades of each four-plex building. Such variation may be provided via differentiated roof styles and/or patio and door and shall be approved by staff. The duplexes, given their physical separation from each other, may maintain the same architectural style, but be differentiated from each adjacent four-plex. The developer shall also include architectural elements on windows and doors of the mixed-use buildings, to break up the façade elevations.
9. The ground floor space of the two commercial buildings shall include a maximum total of 10,000 SF of commercial space, respectively.
10. All required access permits from CDOT must be received and reviewed by staff prior to issuance of building permits.
11. The developer shall provide ample bike parking (minimum one space per unit, in an area with good visibility to/from the development) for each of the mixed-use buildings.
12. A minimum of two of the townhome units shall be permanently deed-restricted to be sold at prices no greater than what is affordable to households earning 160% of area median income (AMI).
13. A minimum of 22 of the condominium units shall be permanently deed-restricted to be sold at prices no greater than what is affordable to households earning 100% AMI (8 units); 120% AMI (8 units); and 140% AMI (6 units). Owner of the mixed-use buildings shall disperse the deed-restricted units evenly between buildings and such units shall be dispersed between floors.
14. If the deed-restricted units are to be rentals, then the provisions of the current Inclusionary Housing policies will control for all units (rents for each of the units would be no more than what is affordable to households earning up to 80% AMI or up to 100% AMI, with at least fifty percent of the units at up to 80% AMI).
15. HOA fees for deed-restricted units shall not be greater than ordinary fees for utilities, trash services, and the like, and owners of such units shall not be responsible for any special assessments. HOA document language regarding such fees shall be approved by City Attorney.
16. The deed restrictions shall address income and employment qualifications, proposed lottery or other equitable systems for the initial sale of the units, and be approved by the City Council. The enforcement of the deed restrictions will be by the Chaffee Housing Authority at the time of the first sale (or rental) of a deed-restricted unit; otherwise, it shall be the onus of the City of Salida to designate an appropriate entity.
17. Both required deed-restricted townhome units shall be constructed and receive CO prior to the 6th townhome unit receiving CO.
18. The first mixed-use building (which shall include a minimum of 11 deed-restricted units) shall receive, at minimum, preliminary mechanical inspection approvals (framing walls constructed, etc. prior to drywall) prior to CO for the remaining six (6) townhomes.

NO.	REVISIONS	DATE	BY
1	PER CITY COMMENTS	2/6/2018	JP
2	PER CITY COMMENTS	8/9/2019	JP
3	PER CITY COMMENTS	4/8/2020	JP
4	MINOR AMENDMENT	10/31/2022	JP
5	PER CITY COMMENTS	12/16/2022	

PHELPS ENGINEERING
3522 South Emerson St, Englewood, CO 80113
(303) 298-1644 info@phelpsengineering.net phelpsengineering.net

SCALE: SEE SHEET
DESIGNED BY: JP
DRAWN BY: JP
CHECKED BY: LP

FINAL DEVELOPMENT PLAN
COVER SHEET

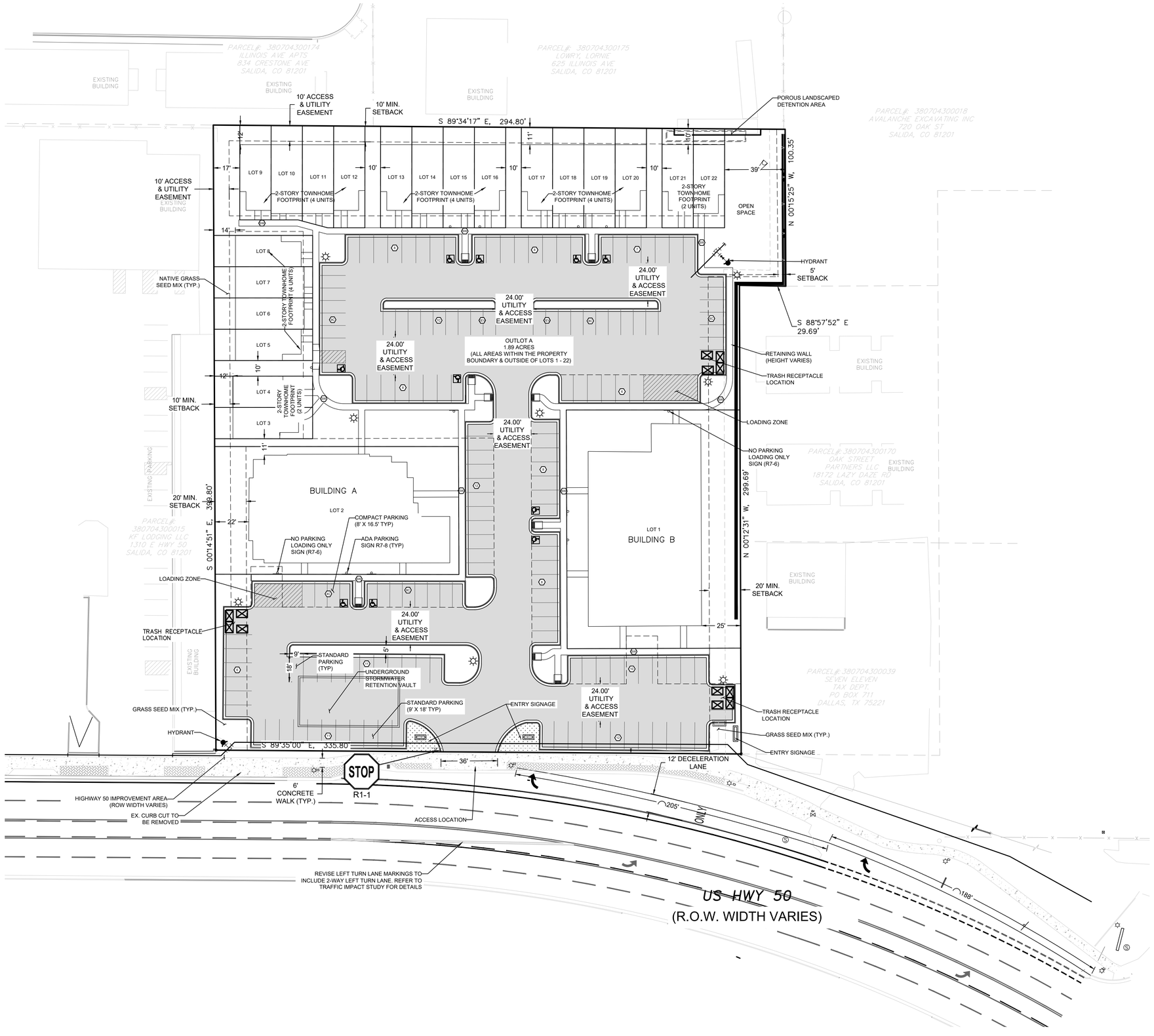
SALIDA CROSSINGS
CITY OF SALIDA, COLORADO

DATE
12/16/2022

PROJECT NO.
17202

1 of 2

Drawing name: C:\Users\JPucillo\OneDrive - Phelps Engineering Services\Company\Entitlement Engineering\17202 - Salida Commons\CAD\Sheets\cover sheet.dwg COVER SHEET Dec 16, 2022 2:36pm by: JPucillo



TABULAR DATA

SITE TOTAL AREA: 3.15 AC

PARKING REQUIRED - 161
W/ 25% RETAIL REDUCTION (MIXED USE) - 135
PARKING PROVIDED
STANDARD PARKING 9'X18' (10 ADA).....129 STALLS
COMPACT PARKING 8'X16'.....30 STALLS
SITE TOTAL.....159 STALLS

TOTAL RETAIL / OFFICE ~ 10,000 SF
TOTAL RESIDENTIAL UNITS = 92
29.21 DU/AC

0 15 30 60
1 inch = 30 ft. Horizontal

LEGEND:

- EXISTING CONTOURS (8600)
- PROPOSED CONTOURS (8600)
- PROPOSED STORM SEWER W/INLET AND FES
- PROPOSED WATER LINE W/FIRE HYDRANT
- FUTURE WATER LINE W/FIRE HYDRANT
- PROPOSED SANITARY SEWER W/MANHOLE
- FUTURE SANITARY SEWER W/MANHOLE
- DRAINAGE FLOWLINE
- PROPOSED BOUNDARY LINE
- PROPOSED TRACT
- PROPOSED EASEMENT LINE
- PROPOSED ROAD CENTER LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED EDGE OF PAVEMENT
- PROPOSED CURB & GUTTER
- EXISTING TRASH ENCLOSURE
- EXISTING LIGHT POLE
- EXISTING STORM SEWER MANHOLE
- EXISTING INLET
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING UTILITY POLE
- EXISTING UNDERGROUND WATER LINES (WAT)
- EXISTING UNDERGROUND GAS LINES (GAS)
- EXISTING UNDERGROUND SANITARY SEWER LINES (SAN)
- EXISTING OVERHEAD UTILITY LINES (OHP)
- EXISTING FENCE (X)

SITE KEY NOTES & ABBREVIATIONS:

- (SW) 4-FT WIDE SIDEWALK
- (#) PARKING COUNT (STANDARD)
- (#C) PARKING COUNT (COMPACT)

NOTES:
- STORM SEWER LAYOUT IS PRELIMINARY AND SUBJECT TO CHANGE BASED ON HYDROLOGIC CALCULATIONS

No.	REVISIONS	DATE	BY
1	PER CITY COMMENTS	2/6/2018	JP
2	PER CITY COMMENTS	8/9/2019	JP
3	PER CITY COMMENTS	4/8/2020	JP
4	MINOR AMENDMENT	10/31/2022	JP
5	PER CITY COMMENTS	12/16/2022	

PHELPS ENGINEERING
3522 South Emerson St, Englewood, CO 80113
(303) 256-1644 info@phelpsengineering.net phelpsengineering.net

SCALE: SEE SHEET
DESIGNED BY: JP
DRAWN BY: JP
CHECKED BY: LP

FINAL DEVELOPMENT PLAN
SITE PLAN

SALIDA CROSSINGS
CITY OF SALIDA, COLORADO

DATE
12/16/2022

PROJECT NO.
17202

2 of 2

Drawing name: C:\Users\JPucillo\OneDrive - Phelps Engineering Services\Company\Entitlement Engineering\17202 - Salida Commons\CAD\Sheets\site plan.dwg SITE PLAN Dec 16, 2022 2:36pm by: JPucillo

CONSTRUCTION DOCUMENTS
SALIDA CROSSINGS
A PORTION OF THE SW 1/ 4 OF NW 1/ 4 OF SW 1/ 4 SECTION 4, TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE NEW MEXICO P.M. COUNTY OF CHAFFEE, STATE OF COLORADO

GENERAL NOTES

MAINTENANCE:

A. THE DEVELOPER, HIS SUCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN, INCLUDING THOSE AREAS FOUND IN THE RIGHT-OF-WAY.

B. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASE PLANT MATERIAL. REPLACEMENT FOR DEAD OR DISEASED PLANT MATERIAL SHALL BE OF THE SAME TYPE OF PLANT MATERIAL AS SET FORTH IN THE APPROVED SITE PLAN; FOR EXAMPLE, A TREE MUST REPLACE THE TREE, A SHRUB MUST REPLACE A SHRUB, ETC. REPLACEMENT SHALL OCCUR IN THE NEXT PLANTING SEASON, BUT IN ANY EVENT, SUCH REPLACEMENT TIME SHALL NOT EXCEED ONE YEAR.

PLANTING:

A. FINAL PLANT SELECTION AND LAYOUT WILL BE BASED ON SOUND HORTICULTURAL PRACTICES RELATING TO MICROCLIMATE, SOIL, AND WATER REGIMES. ALL TREES WILL BE STAKED SO AS TO REMAIN UPRIGHT AND PALM FOLLOWING INSTALLATION. PLANT SIZE AND QUALITY AT TIME OF PLANTING WILL BE PER THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-1990).

B. ALL PLANTS DEPICTED ON THE LANDSCAPE PLAN SHALL BE OF A VARIETY WHICH IS COMPATIBLE WITH LOCAL CLIMATE AND THE SOILS, DRAINAGE AND WATER CONDITIONS OF THE SITE.

IRRIGATION:
ALL LANDSCAPING WILL BE AUTOMATICALLY IRRIGATED. CONTAINER PLANTINGS WILL BE DRIP IRRIGATED BASED ON THE SPECIFIC HORTICULTURAL REQUIREMENTS OF EACH SPECIES A REDUCED PRESSURE TYPE BACKFLOW PREVENTER WILL BE PROVIDED ON THE IRRIGATION SYSTEM THAT'S REQUIRED PER CODE.

COST ESTIMATE

COST ESTIMATE - MATERIALS AND INSTALLATION

PLANTS	Quantity	Unit Cost	Total
DECIDUOUS	17	$ 250	$ 4,250
EVERGREEN	8	$ 450	$ 3,600
SMALL DECIDUOUS	56	$ 250	$ 14,000
SHRUBS	1,131	$ 60	$ 67,860
NATIVE PLANT MIX	6844	$ 5	$ 34,218
TOTAL			$ 123,928

IRRIGATION	Quantity	Unit Cost	Total
SLEEVING - LF	300	$ 20	$ 6,000
MAINLINE - LF	1,046	$ 75	$ 78,450
VALVES	6	$ 250	$ 1,500
DRIPLINES - LF	5,000	$ 5	$ 25,000
TIMER	2	$ 5,000	$ 10,000
TOTAL			$ 120,950

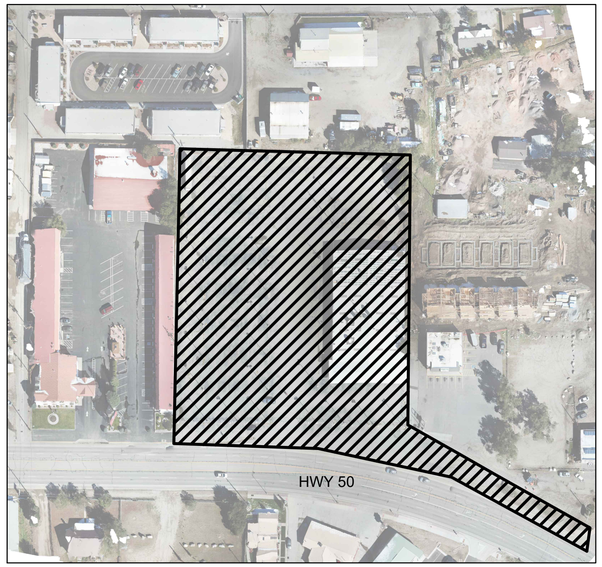
HARDSCAPE	Quantity (SF & CY)	Cost	Total
Unilock Boulevard B Interlocking pavers	2,300	50	$ 115,000
Crusher Fines	23.66	105	$ 2,484
TOTAL			$ 117,484

PROJECT ESTIMATED COSTS	**$ 362,363**

LANDSCAPE CALCULATIONS

	Acres	SF	Notes	*Reference - Salida Code of Ordinances - Version 10/11/22*
Total Gross Area of Site	3.14	137,214		
Required Landscape (10%)	0.314	13,721		Code Sec. 16-8-90.A1 - If a property does not utilize the zero-foot setback allowance, the minimum landscape area shall be ten percent (10%) and shall be located in both the front and side yard, where applicable.
Provided Landscape (13%)	0.403	17,555		

	REQUIRED	*PROVIDED*		
TREES	**59**	**66**	Commercial (C-1) - 1 per 300 s.f., 17,555 SF LANDSCAPE/300 = 59 TREES REQ'D	Code Sec. 16-8-90.C5-6
Deciduous - Min. 1.5" Cal.		58		Deciduous trees. Deciduous trees shall be a minimum of one and one-half (1½) inches in caliper
Evergreen - Min. 6' Ht.		8		Coniferous trees. Coniferous trees shall be a minimum of six (6) feet in height.
PARKING LOT TREES	**11**	**15**	169 SPOTS, 1 TREE PER 15 SPOTS, 169/15 X 1 = 11 TREES	Code Sec. 16-8-90.D1-3
Total TREES	**70**	**81**		
Total SHRUB AREA	**10,533 SF**	**11,086 SF**		Code Sec. 16-8-90.C3 - Minimum of sixty percent (60%) of the required landscape area shall be five ground cover.
PARKING LOT SHRUBS	56	382	169 SPOTS, 5 SHRUBS PER 15 SPOTS, 169/15 X 5 = 56 SHRUBS	
TOTAL SHRUB COUNT		1,136		Shrubs shall be a minimum two-gallon container.



VICINITY MAP
SCALE: 1" = 100'

Site Data Table	Proposed
Residential Density (units/acre)	28.6
Residential Density (units/lot sf)	1,492
Apartment Units	72
Townhome Units	20
Total Units	92
Total Office/Retail Space	10,274
Lot Coverage - Buildings	24%
Lot Coverage - Paving	39%
Coverage Cumulative	63%
Minimum Landscape Area	10%
Primary Building Side Setback min (ft)	3
Primary Building Front Setback min (ft)	5
Primary Building Rear Setback min (ft)	5
Accessory Building Side Setback (ft)	10
Accessory Building Rear Setback (ft)	10
Maximum Height Primary Building (ft/in)	34/9
Maximum Height Accessory Building (ft)	23/7
Property Size (sq. ft)	137,254
Min. Lot Frontage (ft)	335-7"

SITE TOTAL AREA: 3.15 AC

PARKING REQUIRED – 185
W/ 25% MIXED-USE REDUCTION – 139
PARKING PROVIDED
STANDARD PARKING 9'X18' (10 ADA).....113 STALLS
COMPACT PARKING 8'X16'.....46 STALLS
SITE TOTAL.....159 STALLS

TOTAL RETAIL / OFFICE ~ 10,274 SF
TOTAL UNITS = 100
31.75 DU/AC

Sheet List Table	
Sheet Number	Sheet Title
L-1	LANDSCAPE COVER SHEET
L-2	LANDSCAPE PLAN
L-3	LANDSCAPE DETAILS
I-1	IRRIGATION PLAN
I-2	IRRIGATION DETAILS
	SEE CIVIL DRAWINGS FOR EROSION CONTROL PLAN

CONTACTS:

OWNER:
CONCEPT30, INC.
71 GLENMOOR DRIVE
ENGLEWOOD, CO 80113
CONTACT: BERNIE WEBER

SURVEYOR:
RUBINO SURVEYING
3312 AIRPORT ROAD
BOULDER, CO 80301
PHONE: (303) 464-9515
CONTACT: BOB RUBINO

LANDSCAPE ARCHITECT
PHELPS ENGINEERING SERVICES
3522 SOUTH EMERSON STREET
ENGLEWOOD, CO 80113
PHONE: (303) 298-1644
CONTACT: CLAYTON TRAPP

CIVIL ENGINEER
PHELPS ENGINEERING SERVICES
3522 SOUTH EMERSON STREET
ENGLEWOOD, CO 80113
PHONE: (303) 298-1644
CONTACT: LONNY PHELPS

SUBMITTAL DATES
1ST - 10/27/2022

No.	REVISIONS	DATE	BY

PHELPS ENGINEERING
3522 South Emerson St, Englewood, CO 80113
(303)298-1644 mike@phelpsengineering.net phelpsengineering.net

SCALE: SEE SHEET
DESIGNED BY:KM
DRAWN BY:KM
CHECKED BY:CT

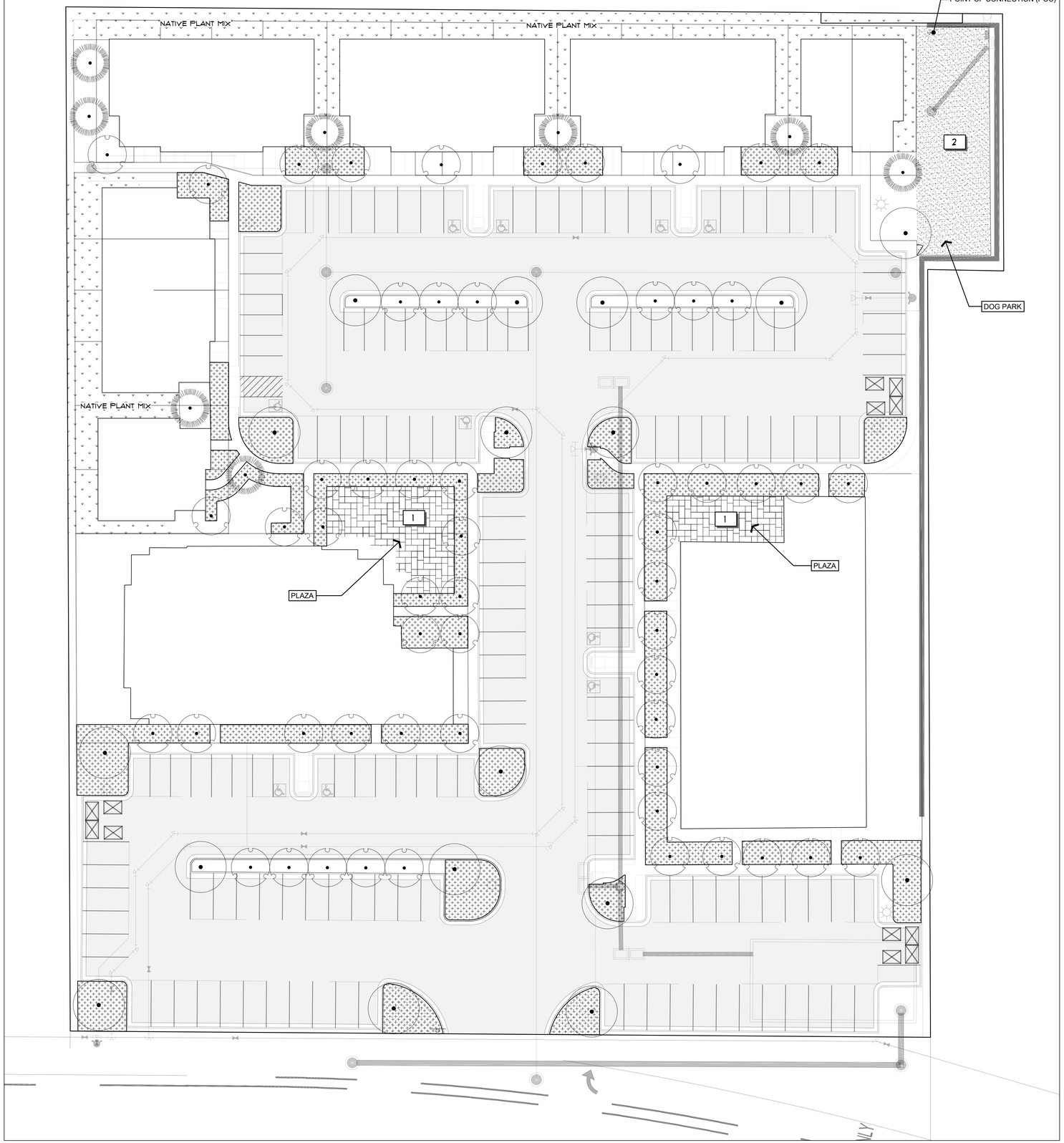
CONSTRUCTION DOCUMENTS
LANDSCAPE PLAN
COVER SHEET

SALIDA CROSSINGS
1520 E. RAINBOW BLVD.
CITY OF SALIDA, COLORADO

DATE
10/27/2022

PROJECT NO.
17202

Drawing name: C:\Users\Kelly – Work\OneDrive – Phelps Engineering Services\Company\Entitlement Engineering\17202 – Salida Commons\CAD\Landscape\cleaned xrefs\1-2 – Cover Sheet_recover.dwg COVER SHEET Oct 25, 2022 10:05pm by: Kelly – Work



LANDSCAPE CALCULATIONS

	Acres	SF	Notes	*Reference - Salida Code of Ordinances - Version 10/11/22*
Total Gross Area of Site	3.14	137,214		
Required Landscape (10%)	0.314	13,721		Code Sec. 16-8-90.A1 - If a property does not utilize the zero-foot setback allowance, the minimum landscape area shall be ten percent (10%) and shall be located in both the front and side yard, where applicable.
Provided Landscape (13%)	0.403	17,555		

	REQUIRED	*PROVIDED*		
TREES	**59**	**66**	Commercial (C-1) - 1 per 300 s.f., 17,555 SF LANDSCAPE/300 = 59 TREES REQ'D	Code Sec. 16-8-90.C5-6
Deciduous - Min. 1.5" Cal.		58		Deciduous trees. Deciduous trees shall be a minimum of one and one-half (1½) inches in caliper
Evergreen - Min. 6' Ht.		8		Coniferous trees. Coniferous trees shall be a minimum of six (6) feet in height.
PARKING LOT TREES	**11**	**15**	169 SPOTS, 1 TREE PER 15 SPOTS, 169/15 X 1 = 11 TREES	Code Sec. 16-8-90.D1-3
Total TREES	**70**	**81**		
Total SHRUB AREA	**10,533 SF**	**11,086 SF**		Code Sec. 16-8-90.C3 - Minimum of sixty percent (60%) of the required landscape area shall be live ground cover.
PARKING LOT SHRUBS	56	382	169 SPOTS, 5 SHRUBS PER 15 SPOTS, 169/15 X 5 = 56 SHRUBS	
TOTAL SHRUB COUNT		1,136		Shrubs shall be a minimum two-gallon container.

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	DETAIL
	11	DECIDUOUS GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	SKYLINE HONEY LOCUST	1.5" CAL	B&B	1/L-3
	8	EVERGREEN JUNIPERUS SCOPULORUM	ROCKY MOUNTAIN JUNIPER	6' HT.	B&B	2/L-3
	56	SMALL DECIDUOUS SYRINGA RETICULATA	JAPANESE TREE LILAC	1.5" CAL	B&B	1/L-3

SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	DETAIL
	11,018 SF	SHRUB AREA					3/L-3
	446	AMORPHA CANESCENS	LEADPLANT	2 GAL	POT	3'0" @ 36" O.C.	
	78	ARCTOSTAPHYLOS UVA-URSI 'MASSACHUSETTS'	MASSACHUSETTS KINNIKINNICK	2 GAL	POT	1'0" @ 36" O.C.	
	446	CARYOPTERIS X CLANDONENSIS	BLUEBEARD	2 GAL	POT	3'0" @ 36" O.C.	
	48	RHUS TRILOBATA	SKUNKBUSH SUMAC	2 GAL	POT	10' @ "O" O.C.	

NATIVE SEED MIX (NM)

BOTANIC	COMMON	PURE LIVE SEED RATE (LBS/ACRE)	PLANTING RATE PLS (LBS/ACRE)	
Agropyron cristatum	Crested Wheatgrass	10	25%	2.5
Bouteloua gracilis	Blue Grama Grass	8	20%	1.6
Elymus lanceolatus	Northern Wheatgrass	17	20%	3.4
Panicum virgatum	Switch Grass	3	20%	0.6
Spondbolus cryptandrus	Sand Dropseed	1	15%	0.15
		TOTALS:	100%	8.25
		DRILL SEEDED RATE:	8.25	PLS/ACRE
		MECHANICAL BROADCAST RATE:	16.5	PLS/ACRE
		HAND BROADCAST RATE:	49.5	PLS/ACRE

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
1	UNILOCK BOULEVARD B INTERLOCKING PAVERS WITH A SMOOTH FINISH.	2,300 SF	5/L-3

SYMBOL	DESCRIPTION	QTY	DETAIL
2	CRUSHER FINES - MOUNTAIN GRANITE BREEZE	23.66 CY	4/L-3

0 20 40 60 feet

SCALE: 1" = 20'

PHELPS ENGINEERING
3522 South Emerson St. Englewood, CO 80113
(303) 256-1644 ph@phelpsengineering.net phelpsengineering.net

No.	REVISIONS	DATE	BY

SCALE: SEE SHEET
DESIGNED BY:KM
DRAWN BY:KM
CHECKED BY:CT

CONSTRUCTION DOCUMENTS
LANDSCAPE PLAN

SALIDA CROSSINGS
1520 E. RAINBOW BLVD.
CITY OF SALIDA, COLORADO

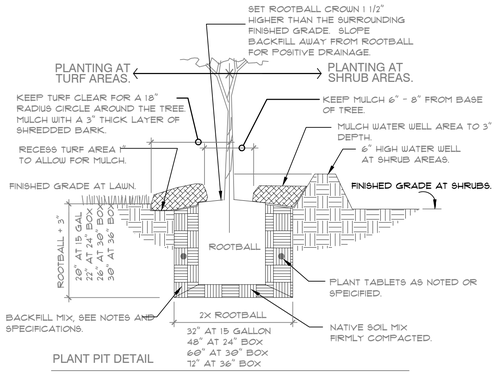
DATE
10/27/2022

PROJECT NO.
17202

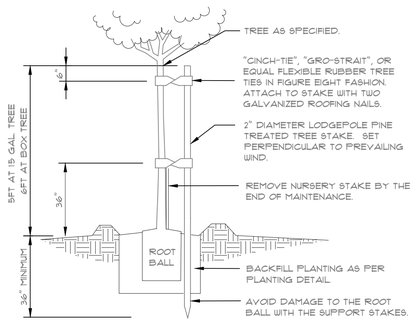
L-2
2 of 3

COLORADO 811
KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

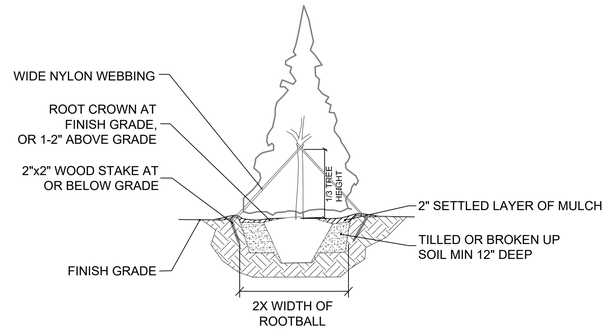
Drawing name: C:\Users\Kelly — Work\OneDrive — Phelps Engineering, Services\Company\Entitlement Engineering\17202 — Salida Commons\CAD\Landscape\17202-Salida-Landscape Plan.dwg L-2 LANDSCAPE PLAN Oct 25, 2022 10:31pm by: Kelly — Work



PLANT PIT DETAIL



STAKING DETAIL



1 TREE SINGLE STAKE PLANTING

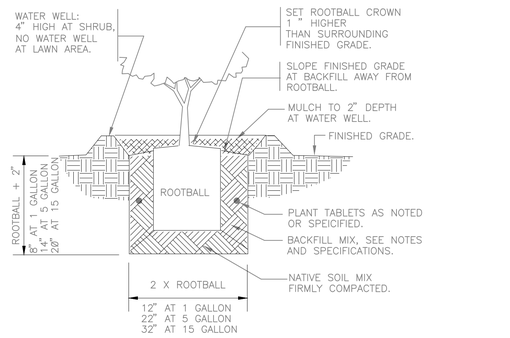
1" = 1'-0"

FX-PL-FX-TREE-01

2 EVERGREEN TREE PLANTING

1/4" = 1'-0"

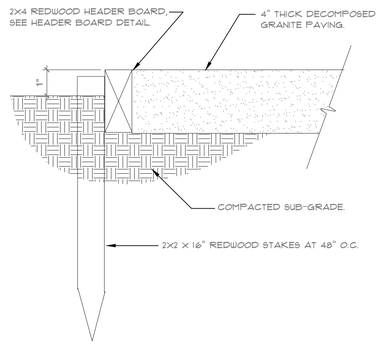
32 9343.25-01



3 SHRUB PLANTING

1" = 1'-0"

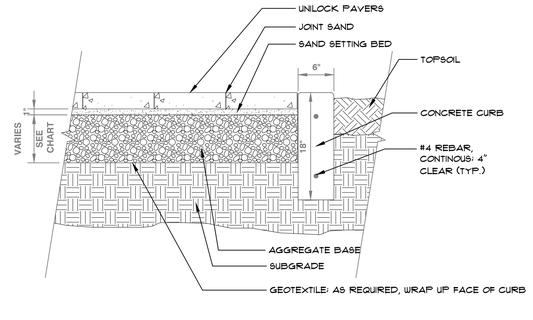
FX-PL-FX-SHRB-01



4 EDGE AT DECOMPOSED GRANITE PAVING

3" = 1'-0"

FX-SI-FX-PAV-01



COMMERCIAL USE	MINIMUM BASE THICKNESS
SIDEWALK	6" (150 MM)
PLAZA	8" (200 MM)
OTHER	CONTACT UNILOCK

NOTES:
THIS CROSS SECTION IS INTENDED FOR PRELIMINARY DESIGN PROPOSES ONLY. CONFIRM SITE CONDITIONS AND CONSULT WITH A QUALIFIED DESIGN PROFESSIONAL OR INSTILLER PRIOR TO INSTALLATION.

5 COMMERCIAL APPLICATION PAVER DETAIL

1" = 1'-0"

FX-SI-UNLK-INTE-01

PHELPS ENGINEERING
3522 South Emerson St. Englewood, CO 80113
(303) 256-1644 mail@phelpsengineering.net phelpsengineering.net

BY	DATE	REVISIONS	No.

SCALE: SEE SHEET
DESIGNED BY:KM
DRAWN BY:KM
CHECKED BY:CT

CONSTRUCTION DOCUMENTS
LANDSCAPE PLAN
DETAILS

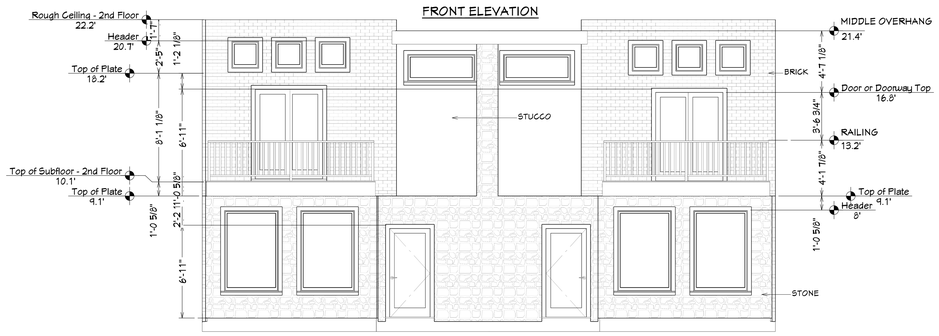
SALIDA CROSSINGS
1520 E. RAINBOW BLVD.
CITY OF SALIDA, COLORADO

DATE
10/27/2022

PROJECT NO.
17202

L-3
3 of 3

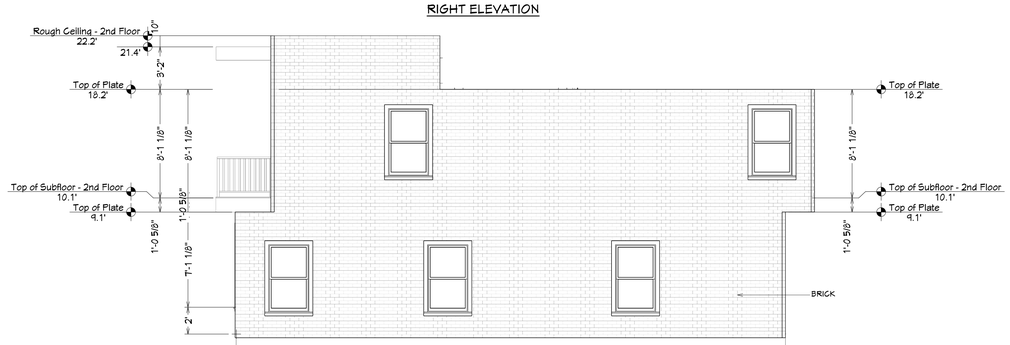
Drawing name: C:\Users\Kelly - Work\OneDrive - Phelps Engineering Services\Company\Entitlement Engineering\17202 - Salida Commons\CAD\Landscape\17202-Salida-Landscape Plan.dwg L-3 DETAILS Oct 25, 2022 10:32pm by: Kelly - Work



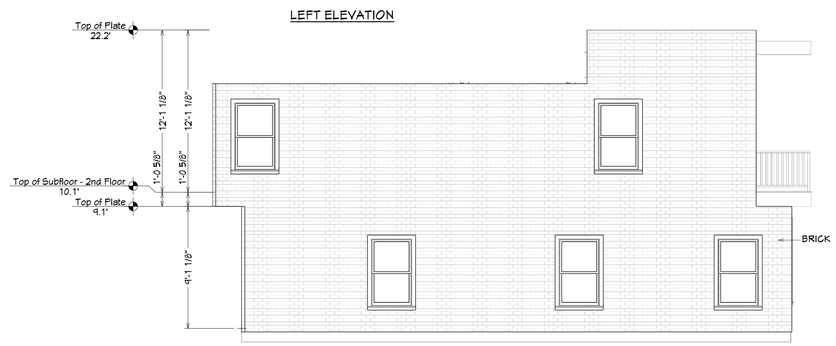
Elevation 1



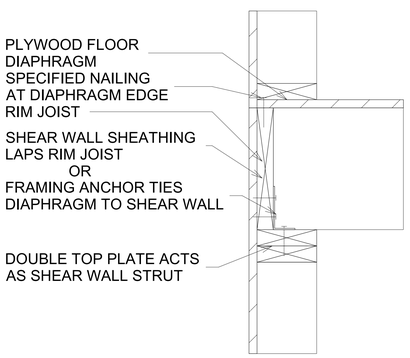
Elevation 3

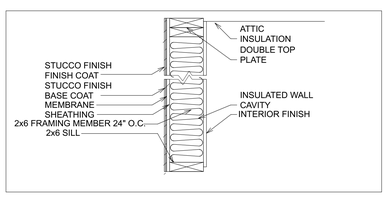


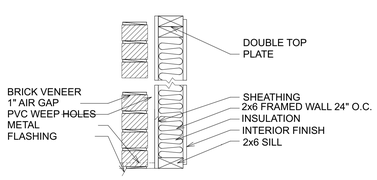
Elevation 2



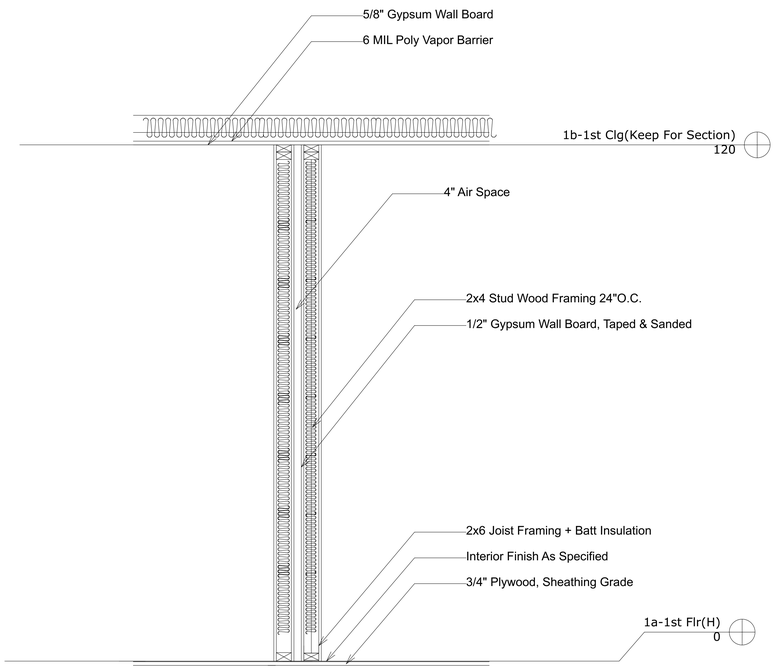
Elevation 4







Shear Wall: Floor Diaphragm



FIRE WALL DETAIL

COPYRIGHT NOTICE:
THESE PLANS ARE PROTECTED UNDER FEDERAL COPYRIGHT LAWS BY DRAFTING DREAMZ, LLC AND LICENSED FOR USE ONLY ON THE SPECIFIC PROJECT FOR WHICH THEY ARE PREPARED. ANY UNAUTHORIZED USE OF THESE PLANS IS A VIOLATION OF COPYRIGHT LAWS. CLIENTS RIGHTS ARE LIMITED TO ONE-TIME USE OF THE PLANS FOR CONSTRUCTION OF THE PROJECT. ANY UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THE PLANS IS A VIOLATION OF THE ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT.
COPYRIGHT © ALL RIGHTS RESERVED
DRAFTING DREAMZ, LLC

36 X 48
PAPER SIZE

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

PROJECT:

CUSTOMER:

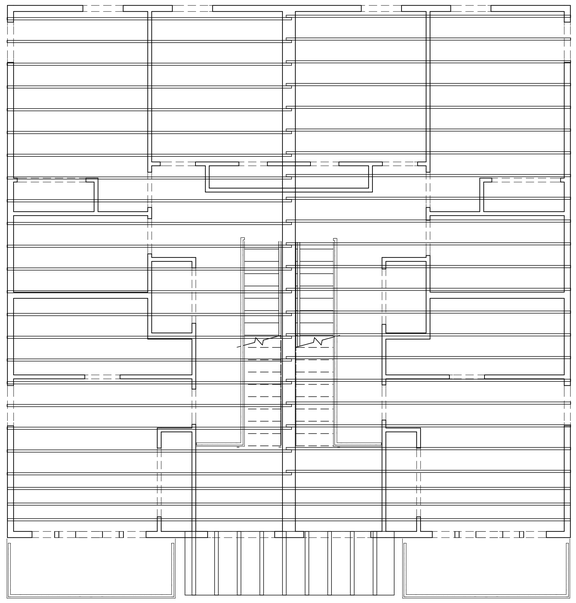
DRAWINGS PROVIDED BY:
DRAFTING DREAMZ
5050 QUORUM DR, STE 700
DALLAS, TX 75254
DRAFTINGDREAMZ.COM

DATE:
10/25/22

SCALE:
1/4" = 1'

SHEET:
A-2

DRAFTING Dreamz



Working Plan View

COPYRIGHT NOTICE:
THESE PLANS ARE PROTECTED UNDER FEDERAL COPYRIGHT LAWS BY DRAFTING DREAMZ LLC AND AUTHORIZED FOR CONSTRUCTION PURPOSES ONLY. ANY OTHER USE IS A VIOLATION OF COPYRIGHT LAWS. CLIENTS RIGHTS ARE LIMITED TO ONE-TIME USE ON THE CONSTRUCTION OF THIS PROJECT AS SHOWN.
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THE PLANS IS A VIOLATION OF THE ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT.
COPYRIGHT © ALL RIGHTS RESERVED
DRAFTING DREAMZ, LLC

36 X 48
PAPER SIZE

REVISION TABLE		
NUMBER	DATE	REVISED BY	DESCRIPTION

PROJECT:

CUSTOMER:

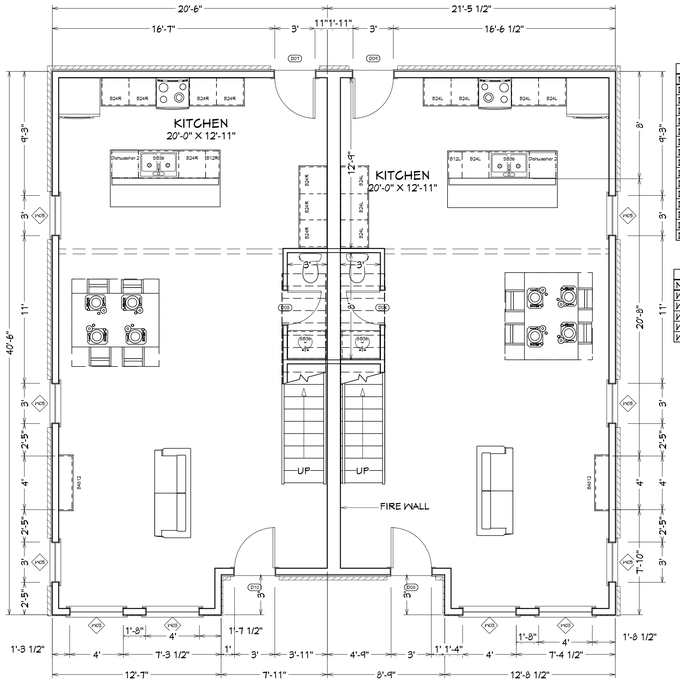
DRAWINGS PROVIDED BY:
DRAFTING DREAMZ
5050 QUORUM DR, STE 700
DALLAS, TX 75254
DRAFTINGDREAMZ.COM

DATE:
10/25/22

SCALE:
1/4" = 1'

SHEET:

DRAFTING Dreamz



LIVING AREA
1649 SQ FT

DOOR SCHEDULE							
NUMBER	LABEL	QTY	FLOOR	SIZE	R/O	DESCRIPTION	HEADER
D01	2068	1	2	2068 L IN	26"X82 1/2"	HINGED-DOOR P04	2X6X24" (2)
D02	2068	1	2	2068 R IN	26"X82 1/2"	HINGED-DOOR P04	2X6X24" (2)
D03	2668	1	1	2668 L IN	32"X82 1/2"	HINGED-DOOR P04	2X6X32" (2)
D04	2668	1	1	2668 R IN	32"X82 1/2"	HINGED-DOOR P04	2X6X32" (2)
D05	2668	5	2	2668 L IN	32"X82 1/2"	HINGED-DOOR P04	2X6X35" (2)
D06	2668	5	2	2668 R IN	32"X82 1/2"	HINGED-DOOR P04	2X6X35" (2)
D07	3068	1	1	3068 L EX	38"X83"	EXT. HINGED-DOOR E21	2X6X41" (2)
D08	3068	1	1	3068 L EX	38"X83"	EXT. HINGED-GLASS PANEL	2X6X41" (2)
D09	3068	1	1	3068 R EX	38"X83"	EXT. HINGED-DOOR E21	2X6X41" (2)
D10	3068	1	1	3068 R EX	38"X83"	EXT. HINGED-GLASS PANEL	2X6X41" (2)
D11	4068	2	2	4068 L/R	50"X82 1/2"	4 DR. BIFOLD-LOUVERED	2X6X53" (2)
D12	5068	1	2	5068 L EX	62"X83"	EXT. SLIDER-GLASS PANEL	2X8X65" (2)
D13	5068	2	2	5068 L IN	62"X82 1/2"	SLIDER-DOOR P04	2X8X65" (2)
D14	5068	1	2	5068 R EX	62"X83"	EXT. SLIDER-GLASS PANEL	2X8X65" (2)
D15	5068	2	2	5068 R IN	62"X82 1/2"	SLIDER-DOOR P04	2X8X65" (2)

WINDOW SCHEDULE							
NUMBER	LABEL	QTY	FLOOR	SIZE	R/O	DESCRIPTION	HEADER
W01	2020FX	6	2	2020FX	25"X25"	FIXED GLASS	2X6X20" (2)
W02	3050DH	8	2	3050DH	37"X61"	DOUBLE HUNG	2X6X40" (2)
W03	4060FX	4	1	4060FX	49"X73"	FIXED GLASS	2X6X52" (2)
W04	5020FX	2	2	5020FX	61"X25"	FIXED GLASS	2X6X64" (2)
W05	3050DH	6	1	3050DH	37"X61"	DOUBLE HUNG	2X6X40" (2)

DOOR LABEL/ SIZE: 3068 IS A DOOR THAT IS 3 FT 0 INCHES WIDE BY 6 FEET 8 INCHES TALL. TO FURTHER CLARIFY, THE 3068 LABEL IS TO BE READ AS FEET AND INCHES (WIDTH) AND FEET AND INCHES (HEIGHT). THE DOOR LABEL IS THE ACTUAL SIZE OF THE DOOR ITSELF, NOT THE ROUGH OPENING SIZE WITH THE DOOR MANUFACTURER CHOSEN AT SITE.
WINDOW LABEL/ SIZE: 3050 IS A WINDOW THAT IS 3 FT 0 INCHES WIDE BY 5 FEET 0 INCHES TALL. TO FURTHER CLARIFY, THE 3050 LABEL IS TO BE READ AS FEET AND INCHES (WIDTH) AND FEET AND INCHES (HEIGHT) THE WINDOW LABEL IS THE ACTUAL SIZE OF THE WINDOW ITSELF, NOT THE ROUGH OPENING SIZE. VERIFY THE ROUGH OPENING SIZE WITH THE WINDOW MANUFACTURER CHOSEN AT SITE.

GENERAL NOTES:

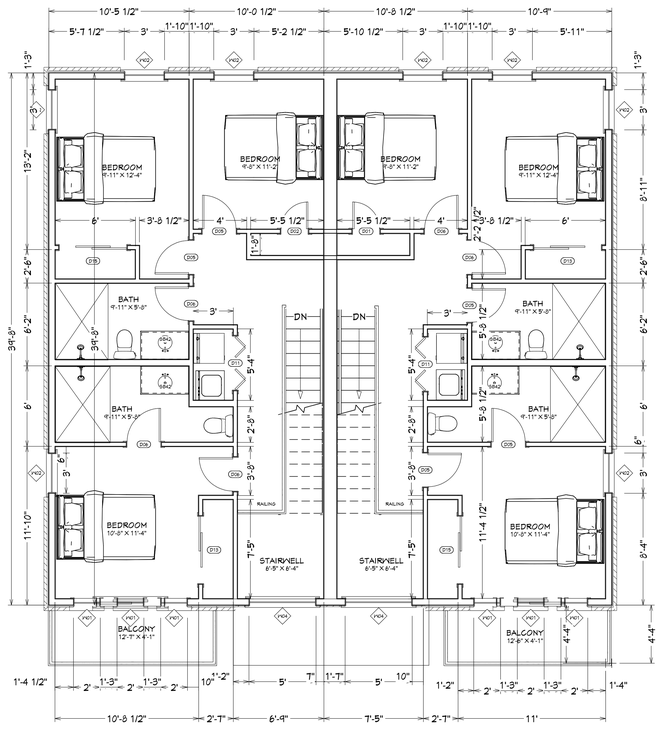
THE BUILDER SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES.

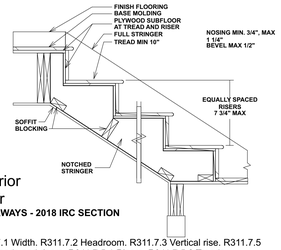
WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).

PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

BUILDING PERFORMANCE:

HEAT LOSS CALCULATIONS SHALL COMPLY WITH THE REQUIREMENTS OF REGIONAL AND LOCAL CODES. SEE CALCULATIONS. PORCHES, DECKS, FOUNDATION, FIREPLACE ENCLOSURES, AND GARAGE AREAS NOT INCLUDED IN LIVING AREA. ALL EXHAUST FANS TO BE VENTED DIRECTLY TO THE EXTERIOR. ALL PENETRATIONS OF THE BUILDING ENVELOPE SHALL BE SEALED WITH CAULK OR FOAM.

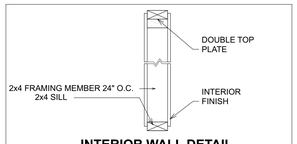




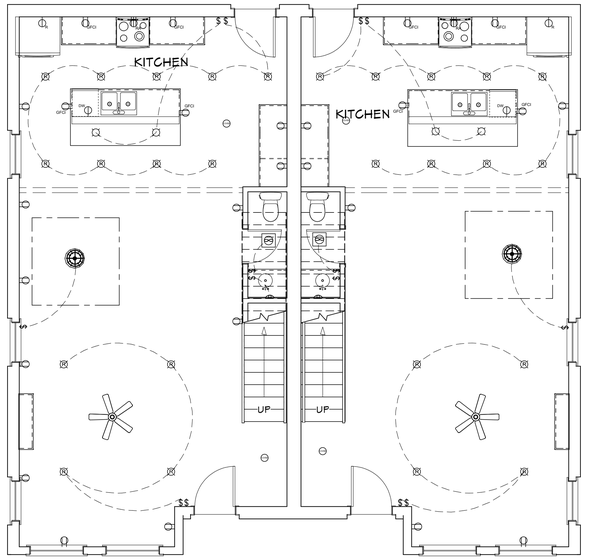
Interior Stair

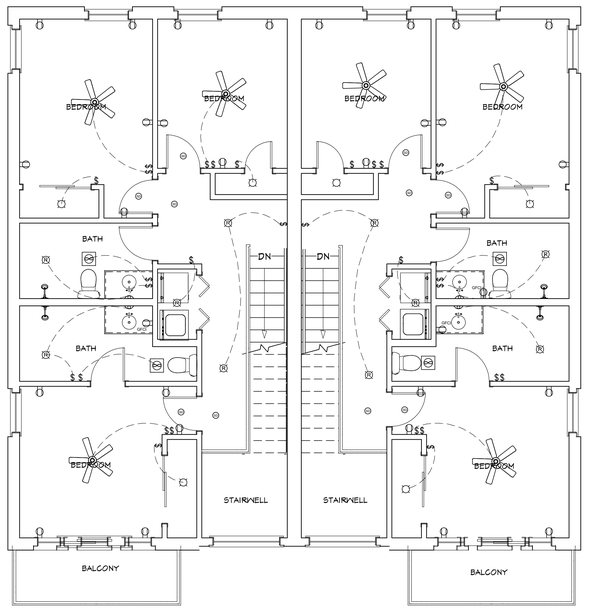
STAIRWAYS - 2018 IRC SECTION 311.7

R311.7.1 Width. R311.7.2 Headroom. R311.7.3 Vertical rise. R311.7.5 Stair treads and risers. R311.7.5.1 Risers. R311.7.5.2 Treads. R311.7.5.3 Nosings. R311.7.6 Landings for stairways. R311.7.7 Stairway walking surface. R311.7.8 Handrails. R311.7.8.1 Height. R311.7.8.2 Continuity. R311.7.8.3 Grip-size. R311.7.11 Alternating tread devices. R311.7.12 Ships ladders.



INTERIOR WALL DETAIL





ELECTRICAL, DATA, & AUDIO NOTES:
HOME OWNER SHALL DO A WALK-THRU WITH RELEVANT INSTALLERS TO VERIFY THE EXACT LOCATION FOR OUTLETS, LIGHTS, SWITCHES, CABLE, DATA, PHONE, AUDIO, ETC.

ELECTRICAL NOTES:
1. ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. ORG.F.I.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.
2. PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.
3. CIRCUITS SHALL BE VERIFIED WITH HOME OWNER PRIOR TO WIRE INSTALLATION.
4. FINAL SWITCHES FOR TIMERS AND DIMMERS SHALL BE VERIFIED WITH HOME OWNER.
5. FIXTURES TO BE SELECTED BY HOME OWNER.

AUDIO:
1. LOCATE SPEAKERS AND AUDIO CONTROLS AS INDICATED IN THE PLAN; RUN CIRCUIT OF SPEAKER WIRING TO AUDIO HOME PANEL SPECIFIED BY FLOOR;
2. AUDIO SPEAKERS TO BE APPROVED BY HOME OWNER;
3. LOCATE JACKS AS INDICATED IN THE PLAN; INSTALL DATA / CABLE PANEL SIMILAR TO "ON Q". SYSTEM TO BE APPROVED BY HOME OWNER.

DATA / CABLE:
LOCATE SECURITY PANELS AS INDICATED IN THE PLAN; SYSTEM TO BE APPROVED BY HOME OWNER.

ELECTRICAL - DATA - AUDIO LEGEND	
SYMBOL	DESCRIPTION
	Ceiling Fan
	Ventilation Fans: Ceiling Mounted, Wall Mounted
	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage
	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce
	Chandelier Light Fixture
	Fluorescent Light Fixture
	240V Receptacle
WP GFCI	110V Receptacles: Duplex, Weather Proof, GFCI
3 4	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
DIMMER T	Switches: Dimmer, Timer
A/V Control	Audio Video: Control Panel, Switch
WP	Speakers: Ceiling Mounted, Wall Mounted
CAT5 CAT5 TV	Wall Jacks: CAT5, CAT5 + TV, TV/Cable
	Telephone Jack
	Intercom
	Thermostat
	Door Chime, Door Bell Button
CO	Smoke Detectors: Ceiling Mounted, Wall Mounted House Powered w/ Battery Backup Interconnected
SP	Electrical Breaker Panel

IMPORTANT DISCLAIMER
THE ENCLOSED INFORMATION IS INTENDED TO ASSIST AND INFORM YOU THROUGH THE CONSTRUCTION OF YOUR HOME. YOUR CONSTRUCTION PLANS HAVE BEEN DRAWN TO PRESCRIBE TO INDUSTRY STANDARDS. THESE PROFESSIONAL STANDARDS DETERMINE HOW CONSTRUCTION PLANS ARE DRAWN AND WHAT INFORMATION THEY INCLUDE. CONSTRUCTION PLANS ARE INTENDED AS A TECHNICAL GUIDE TO PROFESSIONAL CONTRACTORS AND ARE NOT INTENDED TO BE A SET OF STEP-BY-STEP INSTRUCTIONS. THEREFORE, IF YOU ARE PLANNING TO BUILD YOUR HOME WITHOUT THE SERVICE OF A PROFESSIONAL BUILDER, WE SUGGEST THAT YOU BECOME THOROUGHLY FAMILIAR WITH READING CONSTRUCTION PLANS OR CONSIDER CONSULTING A CONSTRUCTION SPECIALIST. GREAT CARE AND EFFORT GOES INTO THE DESIGN AND CREATION OF THE CONSTRUCTION PLANS; HOWEVER, BECAUSE OF THE IMPOSSIBILITY OF PROVIDING ANY PERSONAL AND/OR "ON-SITE" CONSULTATION, SUPERVISION AND CONTROL OVER THE ACTUAL CONSTRUCTION, AND BECAUSE OF THE GREAT VARIANCES IN LOCAL BUILDING CODE REQUIREMENTS AND OTHER GEOGRAPHIC LOCATION AND WEATHER CONDITIONS, DRAFTING DREAMZ, LLC. NOR THE AGENTS OR EMPLOYEES ASSUMES NO RESPONSIBILITY FOR ANY DAMAGES INCLUDING BUT NOT LIMITED TO, ANY DEFICIENCIES, OMISSIONS, OR ERRORS IN THE DESIGN. IN ANY CASE, ANY DISCREPANCIES, ERRORS, AND/OR OMISSIONS IN THE DIMENSIONS, AND/OR DRAWINGS CONTAINED IN THE CONSTRUCTION PLANS SHALL BE BROUGHT TO THE ATTENTION OF HOUSE PLAN ZONE, LLC. PRIOR TO COMMENCEMENT OF CONSTRUCTION. PROCEEDING WITH CONSTRUCTION CONSTITUTES THE ACCEPTANCE OF THE CONSTRUCTION DOCUMENTS 'AS IS' AND ANY DISCREPANCIES, ERRORS, AND/OR OMISSIONS BECOME THE SOLE RESPONSIBILITY OF THE PURCHASER. IF ANY ERRORS ARE DISCOVERED PRIOR TO CONSTRUCTION OF HOUSE DRAFTING DREAMZ, LLC. WILL BE GIVEN FULL OPPORTUNITY TO CORRECT ANY ERRORS AND/OR OMISSIONS TO THE CONSTRUCTION PLANS. IN ANY OR ALL CIRCUMSTANCES, THE MAXIMUM FINANCIAL LIABILITY TO DRAFTING DREAMZ, LLC. CAN NOT EXCEED THE TOTAL PLAN PURCHASE.
PROFESSIONAL SEAL/ ADDITIONAL DRAWINGS
THOUGH EVERY EFFORT WAS MADE TO MAKE THE CONSTRUCTION DOCUMENTS FOLLOW THE I.R.C. NATIONAL CODE METHODOLOGIES, A FEW STATES AND CITIES HAVE PASSED BI-LAWS REGARDING CONSTRUCTION PLANS THAT WOULD BE SUBMITTED TO YOUR LOCAL MUNICIPALITY AND USED FOR THE CONSTRUCTION OF YOUR HOME. THESE BI-LAWS REQUIRE THE CONSTRUCTION PLANS TO BE REVIEWED AND/OR PREPARED, INSPECTED, AND SEALED (OR STAMPED) BY A LICENSED ARCHITECT/ ENGINEER IN YOUR STATE. IT IS ADVISED THAT YOU CONTACT YOUR MUNICIPALITY'S BUILDING DEPARTMENT FOR INSTRUCTIONS TO COMPLY WITH THEIR CONSTRUCTION PLANS REVIEW PROCESS. FURTHERMORE, ADDITIONAL ITEMS SUCH AS STRUCTURAL, HVAC, PLUMBING, SITE, ENERGY EFFICIENCY DOCUMENTATION, ETC. MAY BE REQUIRED AND THESE SHALL BE PROVIDED BY A LOCAL PROFESSIONAL THAT IS FAMILIAR WITH THE REQUIREMENTS AND THESE SHALL BE PROVIDED AT THE OWNERS EXPENSE.
OTHER IMPORTANT INFORMATION
FOUNDATIONS - ALL FOUNDATION PLANS MUST BE REVIEWED AND/OR STAMPED BY AN ENGINEER OF YOUR LOCAL STATE IF CITY REQUIRES. SQUARE FOOTAGES - BONUS ROOMS (WHERE APPLICABLE) ARE NOT INCLUDED IN THE HEATED AREA OF THE DESIGN UNLESS SPECIFICALLY NOTED. GARAGE PLANS ARE EXCLUDED. SQUARE FOOTAGES SHOWN ARE CALCULATED TO THE OUTSIDE OF THE STUD WALL AND DO NOT INCLUDE THE EXTERIOR MATERIALS SUCH AS BRICK, STONE, OR SIDING.
DIMENSIONS - OUR PLANS ARE DIMENSIONED TO THE OUTSIDE OF THE STUD WALL ONLY AND NOT TO THE OUTSIDE OF THE BRICK LEDGE (WHERE APPLICABLE).
COPYRIGHTS
REPRODUCTION OF THESE CONSTRUCTION PLANS, EITHER IN WHOLE OR IN PART, INCLUDING ANY FORM COPYING AND/OR PREPARATION OF A DERIVATIVE WORKS THEREOF, FOR ANY REASON IS STRICTLY PROHIBITED. THE PURCHASE OF A SET OF CONSTRUCTION PLANS IN NO WAY TRANSFERS ANY COPYRIGHT OR OTHER OWNERSHIP INTEREST IN IT TO THE PURCHASER EXCEPT FOR A LIMITED LICENSING RELEASE TO USE THE SAID PLAN SET FOR CONSTRUCTING ONE AND ONLY ONE DWELLING UNIT. THE PURCHASE OF ADDITIONAL SETS OF THE SAID PLANS AT A REDUCED PRICE FROM THE ORIGINAL SET OR AS PART OF A MULTIPLE SET PACKAGE DOES NOT CONVEY TO THE PURCHASER A LICENCE TO CONSTRUCT MORE THAN ONE DWELLING. SIMILARLY, THE PURCHASE OF REPRODUCIBLE CONSTRUCTION PLANS (A.K.A. SEPIAS, MYLARS, OR VELLUMS) CARRIES THE SAME COPYRIGHT PROTECTION AS MENTIONED ABOVE. IT IS GENERALLY ALLOWED TO MAKE A MAXIMUM OF 10 COPIES FOR THE CONSTRUCTION OF A SINGLE DWELLING ONLY. TO USE ANY PLAN MORE THAN ONCE, AND TO AVOID ANY COPYRIGHT/ LICENSE INFRINGMENT, IT IS NECESSARY TO CONTACT THE ORIGINAL DESIGNER TO RECEIVE A LICENSE FOR ANY EXTENDED USAGE. WHEREAS A PURCHASER OF REPRODUCIBLE'S IS GRANTED A LICENSE TO MAKE COPIES, IT SHOULD BE NOTED THAT AS COPYRIGHTED MATERIALS, MAKING PHOTOCOPIES FROM CONSTRUCTION PLANS IS ILLEGAL. COPYRIGHT AND LICENSEE OF CONSTRUCTION PLANS EXISTS TO PROTECT ALL PARTIES. IT RESPECTS AND SUPPORTS THE INTELLECTUAL PROPERTY OF THE ORIGINAL ARCHITECT AND/OR DESIGNER, THEREBY KEEPING IT POSSIBLE TO OFFER PRE-DRAWN PLANS AT AFFORDABLE PRICES. COPYRIGHT LAW FOR PRE-DRAWN CONSTRUCTION PLANS IS NOW BEING VIGOROUSLY ENFORCED. COPYRIGHT INFRINGEMENT COULD LEAD TO FINES OF UP TO $100,000 PER VIOLATION.
GENERAL SITE NOTES
1. CONTRACTOR TO VERIFY LOCATIONS OF SITE UTILITIES, REQUIREMENTS, AND CONNECTIONS FEES. OWNER, CONTRACTOR AND SUB-CONTACTORS TO PAY ALL OF THEIR RELATED CONSTRUCTION PERMIT FEES AS AGREED UPON BETWEEN THE OWNER AND CONTRACTOR.
2. BEFORE EXCAVATION, THE CONTRACTOR SHALL EXAMINE ALL DRAWINGS, MAPS, AND BUILDING SITE TO DETERMINE THE ROUTES OF ALL UNDERGROUND UTILITIES.
BEFORE DIGGING COMMENCES IT IS ADVISED THAT THE OWNER AND OR CONTRACTOR CALL THEIR STATES UTILITY LOCATOR FACILITATOR.
3. IT IS RECOMMENDED THAT THE SITES SOIL BE TESTED FOR COMPRESSION RATING TO DETERMINE FOUNDATION AND FOOTING DESIGN. CONCRETE FOUNDATIONS AND FOOTING DESIGN SHALL BE IN ACCORDANCE TO CHAPTER 4 OF THE I.R.C. CODE. FOUNDATION DESIGN TO BE VERIFIED BY A LOCAL PROFESSIONAL OR ENGINEER. CONSULT A LOCAL CIVIL ENGINEER FOR SITE PLANS AND SURVEYS OF EXISTING PROPERTY. A LANDSCAPE ARCHITECT SHOULD BE CONSULTED FOR MORE EXTENSIVE LANDSCAPE DESIGNS.

COPYRIGHT NOTICE:
THESE PLANS ARE PROTECTED UNDER FEDERAL COPYRIGHT LAWS BY DRAFTING DREAMZ, LLC. REPRODUCTION OF THESE PLANS IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT IS A VIOLATION OF COPYRIGHT LAWS. CLIENTS RIGHTS ARE LIMITED TO ONE-TIME USE AND DO NOT INCLUDE RESALE OR TRANSFER OF THESE PLANS.
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THE PLANS IS A VIOLATION OF THE ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT.
COPYRIGHT © ALL RIGHTS RESERVED
DRAFTING DREAMZ, LLC

36 X 48
PAPER SIZE

NUMBER	DATE	REVISION TABLE REVISED BY	DESCRIPTION

PROJECT:

CUSTOMER:

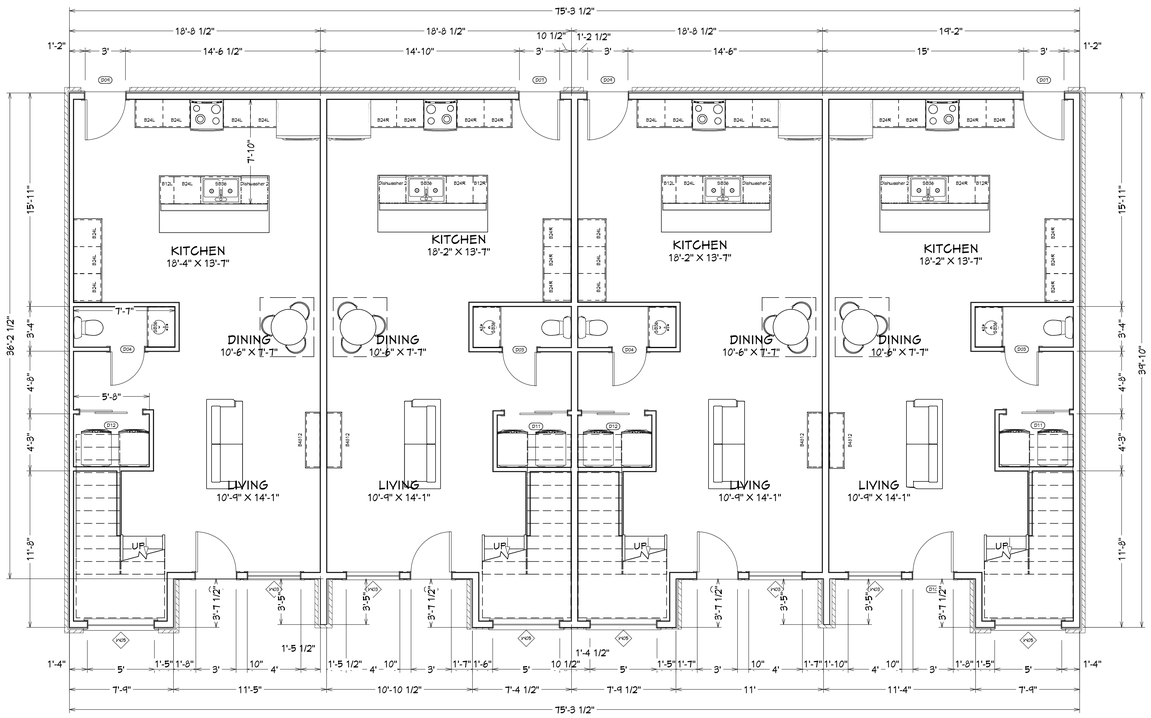
DRAWINGS PROVIDED BY:
DRAFTING DREAMZ
5050 QUORUM DR., STE 700
DALLAS, TX 75254
DRAFTINGDREAMZ.COM

DATE:
10/25/22

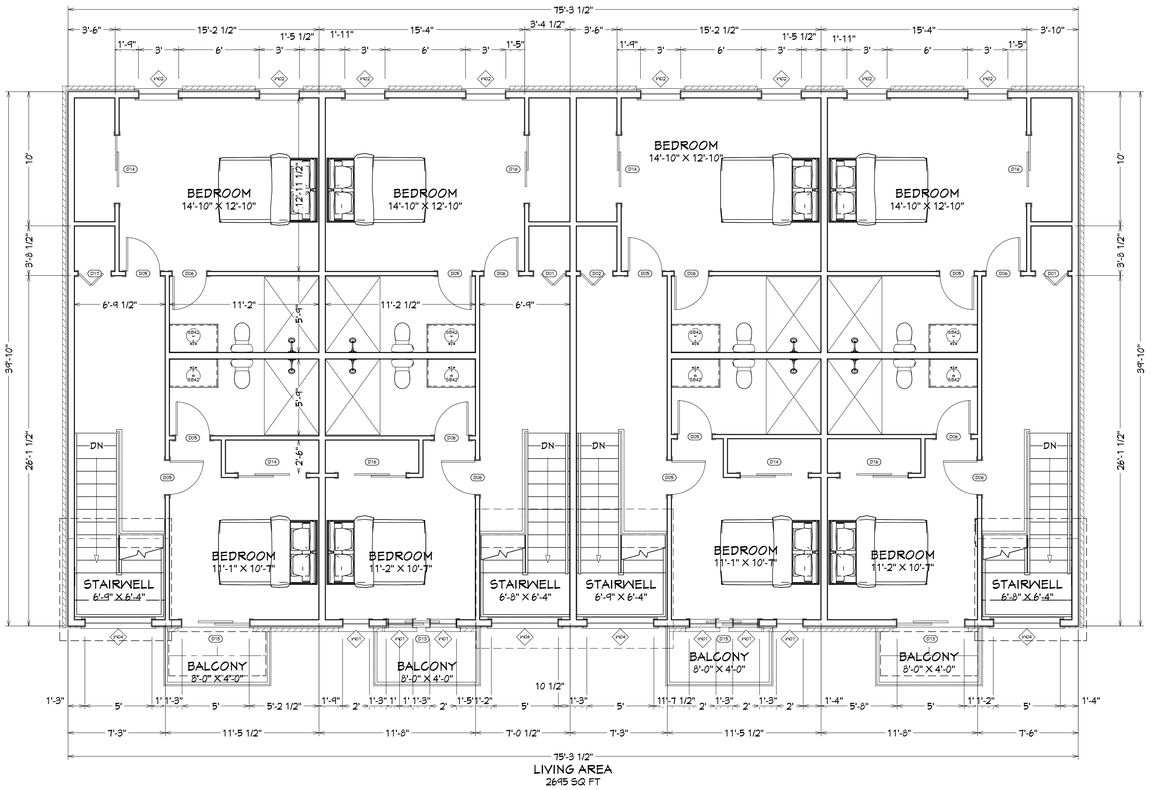
SCALE:
1/4" = 1'

SHEET:
A-1

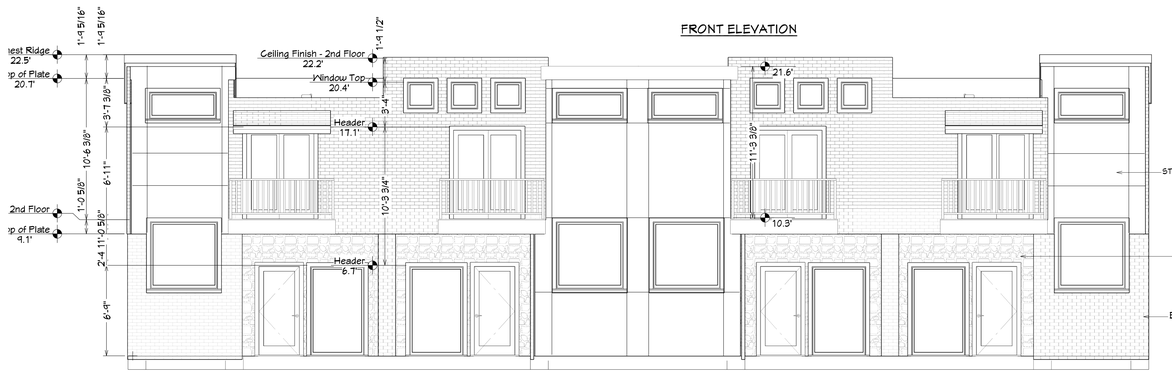
DRAFTING Dreamz



LIVING AREA
2837 SQ FT



LIVING AREA
2695 SQ FT



Elevation 1

DOOR SCHEDULE

NUMBER	LABEL	QTY	FLOOR	SIZE	R/O	DESCRIPTION	HEADER
D01	2468	2	2	2468 L	30"X82 1/2"	2 DR. BIFOLD-LOUVERED	2X6X33" (2)
D02	2468	1	2	2468 R	30"X82 1/2"	2 DR. BIFOLD-LOUVERED	2X6X33" (2)
D03	2668	2	1	2668 L IN	32"X82 1/2"	HINGED-DOOR P04	2X6X35" (2)
D04	2668	2	1	2668 R IN	32"X82 1/2"	HINGED-DOOR P04	2X6X35" (2)
D05	2668	8	2	2668 L IN	32"X82 1/2"	HINGED-DOOR P04	2X6X35" (2)
D06	2668	8	2	2668 R IN	32"X82 1/2"	HINGED-DOOR P04	2X6X35" (2)
D07	3068	2	1	3068 L EX	38"X83"	EXT. HINGED-DOOR E21	2X6X41" (2)
D08	3068	2	1	3068 L EX	38"X83"	EXT. HINGED-GLASS PANEL	2X6X41" (2)
D09	3068	2	1	3068 R EX	38"X83"	EXT. HINGED-DOOR E21	2X6X41" (2)
D10	3068	2	1	3068 R EX	38"X83"	EXT. HINGED-GLASS PANEL	2X6X41" (2)
D11	4868	2	1	4868 L IN	51 9/16"X82 1/2"	SLIDER-DOOR P04	2X6X60 9/16" (2)
D12	4868	2	1	4868 R IN	51 9/16"X82 1/2"	SLIDER-DOOR P04	2X6X60 9/16" (2)
D13	5068	2	2	5068 L EX	62"X83"	EXT. SLIDER-GLASS PANEL	2X6X65" (2)
D14	5068	4	2	5068 L IN	62"X82 1/2"	SLIDER-DOOR P04	2X6X65" (2)
D15	5068	2	2	5068 R EX	62"X83"	EXT. SLIDER-GLASS PANEL	2X6X65" (2)
D16	5068	4	2	5068 R IN	62"X82 1/2"	SLIDER-DOOR P04	2X6X65" (2)
D17	2568	1	2	2568 R	30 9/16"X82 1/2"	2 DR. BIFOLD-LOUVERED	2X6X33 9/16" (2)

WINDOW SCHEDULE

NUMBER	LABEL	QTY	FLOOR	SIZE	R/O	DESCRIPTION	HEADER
W01	2020FX	6	2	2020FX	25"X25"	FIXED GLASS	2X6X28" (2)
W02	3050DH	8	2	3050DH	37"X61"	DOUBLE HUNG	2X6X40" (2)
W03	4068FX	4	1	4068FX	49"X81"	FIXED GLASS	2X6X52" (2)
W04	5020FX	4	2	5020FX	61"X25"	FIXED GLASS	2X6X64" (2)
W05	5050FX	4	1	5050FX	61"X61"	FIXED GLASS	2X6X64" (2)

DOOR LABEL/ SIZE: 3068 IS A DOOR THAT IS 3 FT 0 INCHES WIDE BY 6 FEET 8 INCHES TALL. TO FURTHER CLARIFY, THE 3068 LABEL IS TO BE READ AS FEET AND INCHES (WIDTH) AND FEET AND INCHES (HEIGHT). THE DOOR LABEL IS THE ACTUAL SIZE OF THE DOOR ITSELF, NOT THE ROUGH OPENING SIZE. VERIFY THE ROUGH OPENING SIZE WITH THE DOOR MANUFACTURER CHOSEN AT SITE.
WINDOW LABEL/ SIZE: 3050 IS A WINDOW THAT IS 3 FT 0 INCHES WIDE BY 5 FEET 0 INCHES TALL. TO FURTHER CLARIFY, THE 3050 LABEL IS TO BE READ AS FEET AND INCHES (WIDTH) AND FEET AND INCHES (HEIGHT). THE WINDOW LABEL IS THE ACTUAL SIZE OF THE WINDOW ITSELF, NOT THE ROUGH OPENING SIZE. VERIFY THE ROUGH OPENING SIZE WITH THE WINDOW MANUFACTURER CHOSEN AT SITE.

GENERAL NOTES:

THE BUILDER SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).

PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

BUILDING PERFORMANCE:

HEAT LOSS CALCULATIONS SHALL COMPLY WITH THE REQUIREMENTS OF REGIONAL AND LOCAL CODES. SEE CALCULATIONS. PORCHES, DECKS, FOUNDATION, FIREPLACE ENCLOSURES, AND GARAGE AREAS NOT INCLUDED IN LIVING AREA. ALL EXHAUST FANS TO BE VENTED DIRECTLY TO THE EXTERIOR. ALL PENETRATIONS OF THE BUILDING ENVELOPE SHALL BE SEALED WITH CAULK OR FOAM.

IMPORTANT DISCLAIMER
THE ENCLOSED INFORMATION IS INTENDED TO ASSIST AND INFORM YOU THROUGH THE CONSTRUCTION OF THIS TOWNHOME. YOUR CONSTRUCTION PLANS HAVE BEEN DRAWN TO PRESCRIBE TO INDUSTRY STANDARDS. THESE PROFESSIONAL STANDARDS DETERMINE HOW CONSTRUCTION PLANS ARE DRAWN AND WHAT INFORMATION THEY INCLUDE. CONSTRUCTION PLANS ARE INTENDED AS A TECHNICAL GUIDE TO PROFESSIONAL CONTRACTORS AND ARE NOT INTENDED TO BE A SET OF STEP-BY-STEP INSTRUCTIONS. THEREFORE, IF YOU ARE PLANNING TO BUILD YOUR TOWN HOME WITHOUT THE SERVICE OF A PROFESSIONAL BUILDER, WE SUGGEST THAT YOU BECOME THOROUGHLY FAMILIAR WITH READING CONSTRUCTION PLANS OR CONSIDER CONSULTING A CONSTRUCTION SPECIALIST. GREAT CARE AND EFFORT GOES INTO THE DESIGN AND CREATION OF THE CONSTRUCTION PLANS; HOWEVER, BECAUSE OF THE IMPOSSIBILITY OF PROVIDING ANY PERSONAL AND/OR "ON-SITE" CONSULTATION, SUPERVISION AND CONTROL OVER THE ACTUAL CONSTRUCTION, AND BECAUSE OF THE GREAT VARIANCES IN LOCAL BUILDING CODE REQUIREMENTS AND OTHER GEOGRAPHIC LOCATION AND WEATHER CONDITIONS, DRAFTING DREAMZ, LLC. NOR THE AGENTS OR EMPLOYEES ASSUMES NO RESPONSIBILITY FOR ANY DAMAGES INCLUDING BUT NOT LIMITED TO, ANY DEFICIENCIES, OMISSIONS, OR ERRORS IN THE DESIGN. IN ANY CASE, ANY DISCREPANCIES, ERRORS, AND/OR OMISSIONS IN THE DIMENSIONS, AND/OR DRAWINGS CONTAINED IN THE CONSTRUCTION PLANS SHALL BE BROUGHT TO THE ATTENTION OF HOUSE PLAN ZONE, LLC. PRIOR TO COMMENCEMENT OF CONSTRUCTION. PROCEEDING WITH CONSTRUCTION CONSTITUTES THE ACCEPTANCE OF THE CONSTRUCTION DOCUMENTS 'AS IS' AND ANY DISCREPANCIES, ERRORS, AND/OR OMISSIONS BECOME THE SOLE RESPONSIBILITY OF THE PURCHASER. IF ANY ERRORS ARE DISCOVERED PRIOR TO CONSTRUCTION OF HOUSE DRAFTING DREAMZ, LLC. WILL BE GIVEN FULL OPPORTUNITY TO CORRECT ANY ERRORS AND/OR OMISSIONS TO THE CONSTRUCTION PLANS. IN ANY OR ALL CIRCUMSTANCES, THE MAXIMUM FINANCIAL LIABILITY TO DRAFTING DREAMZ, LLC. CAN NOT EXCEED THE TOTAL PLAN PURCHASE.
PROFESSIONAL SEAL/ ADDITIONAL DRAWINGS
THOUGH EVERY EFFORT WAS MADE TO MAKE THE CONSTRUCTION DOCUMENTS FOLLOW THE I.R.C. NATIONAL CODE METHODOLOGIES, A FEW STATES AND CITIES HAVE PASSED BI-LAWS REGARDING CONSTRUCTION PLANS THAT WOULD BE SUBMITTED TO YOUR LOCAL MUNICIPALITY AND USED FOR THE CONSTRUCTION OF YOUR HOME. THESE BI-LAWS REQUIRE THE CONSTRUCTION PLANS TO BE REVIEWED AND/OR PREPARED, INSPECTED, AND SEALED (OR STAMPED) BY A LICENSED ARCHITECT/ ENGINEER IN YOUR STATE. IT IS ADVISED THAT YOU CONTACT YOUR MUNICIPALITY'S BUILDING DEPARTMENT FOR INSTRUCTIONS TO COMPLY WITH THEIR CONSTRUCTION PLANS REVIEW PROCESS. FURTHERMORE, ADDITIONAL ITEMS SUCH AS STRUCTURAL, HVAC, PLUMBING, SITE, ENERGY EFFICIENCY DOCUMENTATION, ETC. MAY BE REQUIRED AND THESE SHALL BE PROVIDED BY A LOCAL PROFESSIONAL THAT IS FAMILIAR WITH THE REQUIREMENTS AND THESE SHALL BE PROVIDED AT THE OWNERS EXPENSE.
OTHER IMPORTANT INFORMATION
FOUNDATIONS - ALL FOUNDATION PLANS MUST BE REVIEWED AND/OR STAMPED BY AN ENGINEER OF YOUR LOCAL STATE IF CITY REQUIRES.
SQUARE FOOTAGES - BONUS ROOMS (WHERE APPLICABLE) ARE NOT INCLUDED IN THE HEATED AREA OF THE DESIGN UNLESS SPECIFICALLY NOTED. GARAGE PLANS ARE EXCLUDED. SQUARE FOOTAGES SHOWN ARE CALCULATED TO THE OUTSIDE OF THE STUD WALL AND DO NOT INCLUDE THE EXTERIOR MATERIALS SUCH AS BRICK, STONE, OR SIDING.
DIMENSIONS - OUR PLANS ARE DIMENSIONED TO THE OUTSIDE OF THE STUD WALL ONLY AND NOT TO THE OUTSIDE OF THE BRICK LEDGE (WHERE APPLICABLE).
COPYRIGHTS
REPRODUCTION OF THESE CONSTRUCTION PLANS, EITHER IN WHOLE OR IN PART, INCLUDING ANY FORM COPYING AND/OR PREPARATION OF A DERIVATIVE WORKS THEREOF, FOR ANY REASON IS STRICTLY PROHIBITED. THE PURCHASE OF A SET OF CONSTRUCTION PLANS IN NO WAY TRANSFERS ANY COPYRIGHT OR OTHER OWNERSHIP INTEREST IN IT TO THE PURCHASER EXCEPT FOR A LIMITED LICENSING RELEASE TO USE THE SAID PLAN SET FOR CONSTRUCTING ONE AND ONLY ONE DWELLING UNIT. THE PURCHASE OF ADDITIONAL SETS OF THE SAID PLANS AT A REDUCED PRICE FROM THE ORIGINAL SET OR AS PART OF A MULTIPLE SET PACKAGE DOES NOT CONVEY TO THE PURCHASER A LICENCE TO CONSTRUCT MORE THAN ONE DWELLING. SIMILARLY, THE PURCHASE OF REPRODUCIBLE CONSTRUCTION PLANS (A.K.A. SEPIAS, MYLARS, OR VELLUMS) CARRIES THE SAME COPYRIGHT PROTECTION AS MENTIONED ABOVE. IT IS GENERALLY ALLOWED TO MAKE A MAXIMUM OF 10 COPIES FOR THE CONSTRUCTION OF A SINGLE DWELLING ONLY. TO USE ANY PLAN MORE THAN ONCE, AND TO AVOID ANY COPYRIGHT/ LICENSE INFRINGMENT, IT IS NECESSARY TO CONTACT THE ORIGINAL DESIGNER TO RECEIVE A LICENSE FOR ANY EXTENDED USAGE. WHEREAS A PURCHASER OF REPRODUCIBLE'S IS GRANTED A LICENSE TO MAKE COPIES, IT SHOULD BE NOTED THAT AS COPYRIGHTED MATERIALS, MAKING PHOTOCOPIES FROM CONSTRUCTION PLANS IS ILLEGAL. COPYRIGHT AND LICENSEE OF CONSTRUCTION PLANS EXISTS TO PROTECT ALL PARTIES. IT RESPECTS AND SUPPORTS THE INTELLECTUAL PROPERTY OF THE ORIGINAL ARCHITECT AND/OR DESIGNER, THEREBY KEEPING IT POSSIBLE TO OFFER PRE-DRAWN PLANS AT AFFORDABLE PRICES. COPYRIGHT LAW FOR PRE-DRAWN CONSTRUCTION PLANS IS NOW BEING VIGOROUSLY ENFORCED. COPYRIGHT INFRINGEMENT COULD LEAD TO FINES OF UP TO $100,000 PER VIOLATION.
GENERAL SITE NOTES
1. CONTRACTOR TO VERIFY LOCATIONS OF SITE UTILITIES, REQUIREMENTS, AND CONNECTIONS FEES. OWNER, CONTRACTOR AND SUB-CONTACTORS TO PAY ALL OF THEIR RELATED CONSTRUCTION PERMIT FEES AS AGREED UPON BETWEEN THE OWNER AND CONTRACTOR.
2. BEFORE EXCAVATION, THE CONTRACTOR SHALL EXAMINE ALL DRAWINGS, MAPS, AND BUILDING SITE TO DETERMINE THE ROUTES OF ALL UNDERGROUND UTILITIES.
BEFORE DIGGING COMMENCES IT IS ADVISED THAT THE OWNER AND OR CONTRACTOR CALL THEIR STATES UTILITY LOCATOR FACILITATOR.
3. IT IS RECOMMENDED THAT THE SITES SOIL BE TESTED FOR COMPRESSION RATING TO DETERMINE FOUNDATION AND FOOTING DESIGN. CONCRETE FOUNDATIONS AND FOOTING DESIGN SHALL BE IN ACCORDANCE TO CHAPTER 4 OF THE I.R.C. CODE. FOUNDATION DESIGN TO BE VERFIED BY A LOCAL PROFESSIONAL OR ENGINEER. CONSULT A LOCAL CIVIL ENGINEER FOR SITE PLANS AND SURVEYS OF EXISTING PROPERTY. A LANDSCAPE ARCHITECT SHOULD BE CONSULTED FOR MORE EXTENSIVE LANDSCAPE DESIGNS.

36 X 48
PAPER SIZE

NUMBER	DATE	REVISION TABLE REVISED BY	DESCRIPTION

TOWN HOME
PRELIMINARY DESIGN

CUSTOMER:
CONCEPT 30 INC
1520 HWY 50
SALIDA, CO 80221

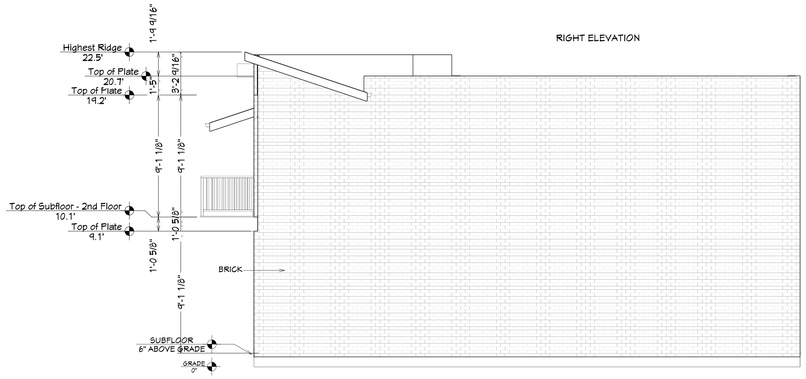
DRAWINGS PROVIDED BY:
5050 QUITMAN ST STE 700
DENVER, CO 80212
(469) 931-6812
DRAFTINGDREAMZ.COM

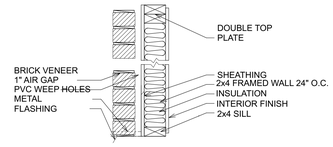
DATE:
10/14/22

SCALE:
1/4" = 1'

SHEET:
A-1

RIGHT ELEVATION





REAR ELEVATION



36 X 48
PAPER SIZE

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

TOWN HOME
PRELIMINARY DESIGN

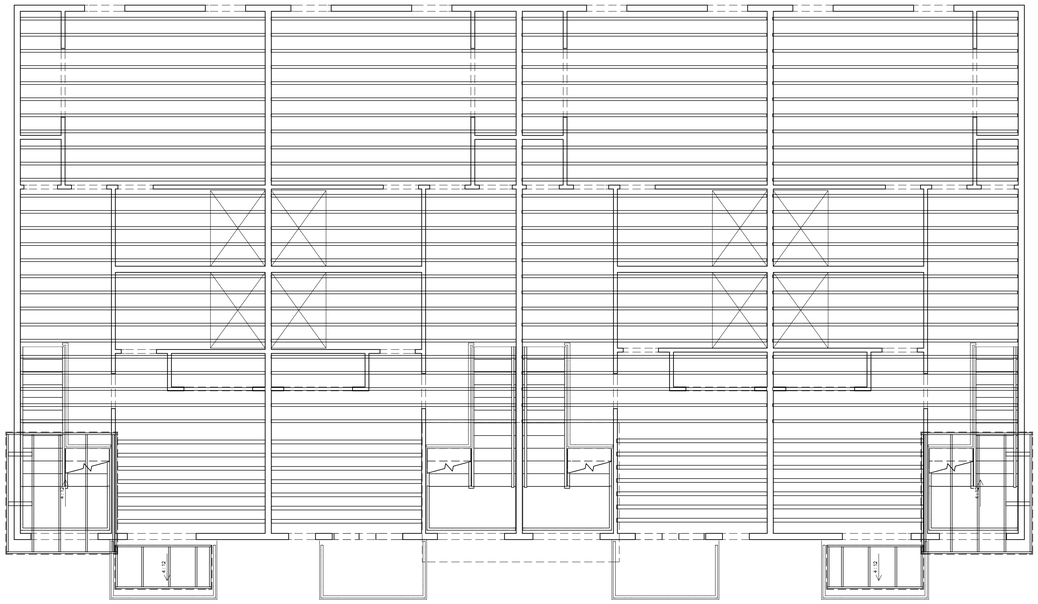
CUSTOMER:
CONCEPT 30 INC
1520 HWY 50
SALIDA, CO 80221

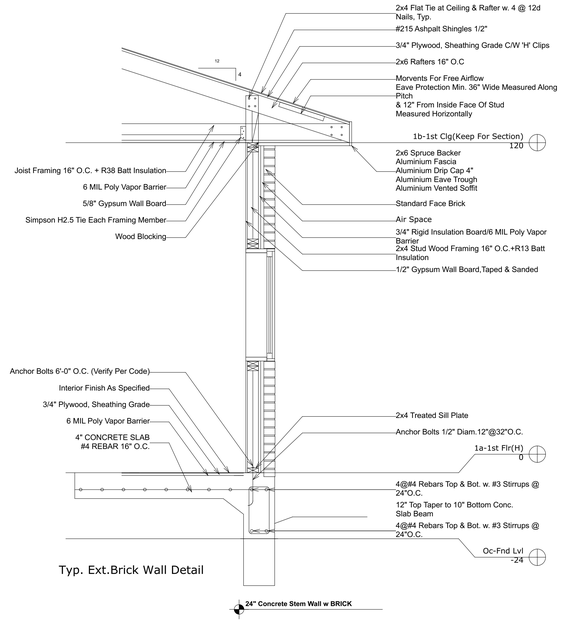
DRAWINGS PROVIDED BY:
DRAFTING DREAMZ
5050 QUORUM DR. STE 700
DALLAS, TX 75254
(469) 321-6811
DRAFTINGDREAMZ.COM

DATE:
10/14/22

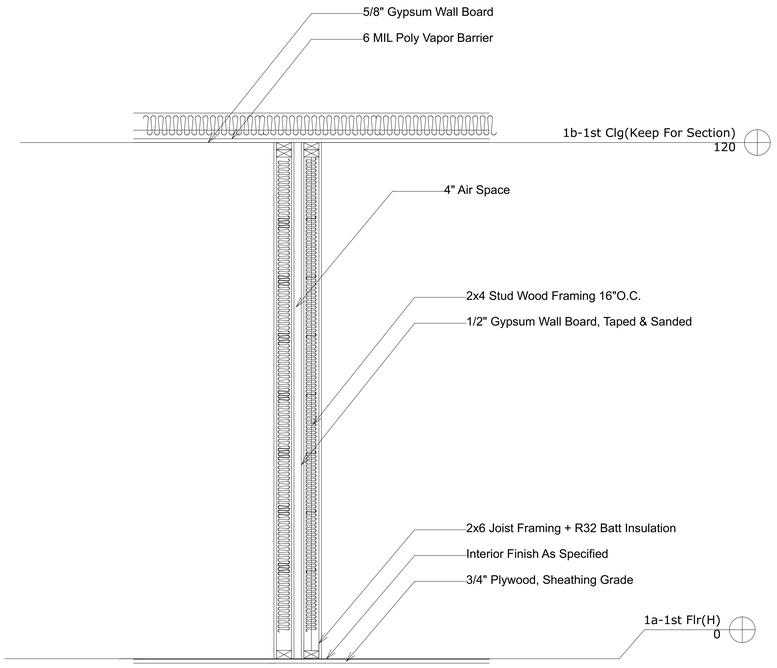
SCALE:
1/4" = 1'

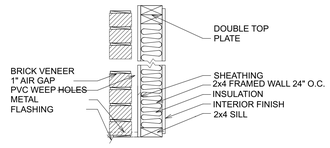
SHEET:
A-4

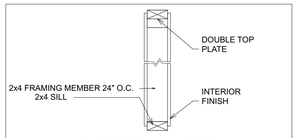




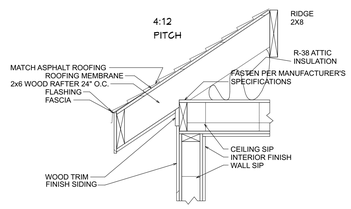
Typ. Ext.Brick Wall Detail



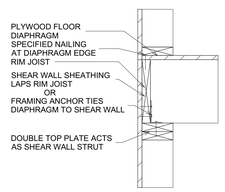




INTERIOR WALL DETAIL



Roof Eave Detail with Panel Ceiling



Shear Wall: Floor Diaphragm

36 X 48
PAPER SIZE

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

TOWN HOME
PRELIMINARY DESIGN

CUSTOMER:
CONCEPT 30 INC
1520 HWY 50
SALIDA, CO 80221

DRAWINGS PROVIDED BY:
DRAFTING DREAMZ
5050 QUORUM DR. STE 700
DALLAS, TX. 75254
(469) 931-4811
DRAFTINGDREAMZ.COM

DATE:
10/14/22

SCALE:
1/4" = 1'

SHEET:
A-3

FINAL PLAT
SALIDA CROSSINGS
A PORTION OF THE SW 1/ 4 OF NW 1/ 4 OF SW 1/ 4 SECTION 4, TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE NEW MEXICO P.M. COUNTY OF CHAFFEE, STATE OF COLORADO

CERTIFICATE OF TITLE INSURANCE:

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING ALL OF THE OWNER(S), MORTGAGEE(S) AND LIEN HOLDER(S) OF CERTAIN LAND IN THE CITY OF SALIDA, CHAFFEE COUNTY, COLORADO, DESCRIBED AS FOLLOWS: BEGINNING _____, CONTAINING _____ ACRES, MORE OR LESS; _____ HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS OR TRACTS, AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF _____, AND DO HEREBY DEDICATE TO THE CITY OF SALIDA AS PUBLIC ROADS, THE STREETS AND ROADS AS SHOWN ON SAID PLAT, THESE BEING _____. THE UNDERSIGNED HEREBY FURTHER DEDICATE TO THE PUBLIC ALL UTILITY EASEMENTS ON THE PROPERTY AS DESCRIBED AND AS SHOWN HEREON. THE UNDERSIGNED HEREBY FURTHER DEDICATE TO THE PUBLIC UTILITIES THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES AND APPURTENANCES TO PROVIDE SUCH UTILITY SERVICES WITHIN THIS SUBDIVISION OR PROPERTY CONTIGUOUS THERETO, UNDER, ALONG AND ACROSS PUBLIC ROADS AS SHOWN ON THIS PLAT AND ALSO UNDER, ALONG AND ACROSS UTILITY EASEMENTS AS SHOWN HEREON. THE LANDS COMPRISING THIS SUBDIVISION ARE SUBJECT TO CERTAIN COVENANTS WHICH ARE RECORDED IN BOOK _____ AT PAGE _____ OF THE RECORDS OF CHAFFEE COUNTY, COLORADO.

EXECUTED THIS _____ DAY OF _____, 20__.

OWNER(S): MORTGAGEE(S)/LIENHOLDER(S):

_____ _____

COUNTY OF CHAFFEE)
) SS.
STATE OF COLORADO)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____ 20__, BY _____. WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES _____.

_____
NOTARY PUBLIC

CERTIFICATE OF STREET AND UTILITY MAINTENANCE:

PUBLIC NOTICE IS HEREBY GIVEN THAT NEITHER THE DEDICATED PUBLIC ROADS NOR THE PUBLIC UTILITIES SHOWN ON THIS PLAT WILL BE MAINTAINED BY THE CITY OF SALIDA UNTIL AND UNLESS THE SUBDIVIDER CONSTRUCTS THE STREETS, ROADS AND UTILITIES IN ACCORDANCE WITH THE SUBDIVISION AGREEMENT, IF ANY, AND THE SUBDIVISION REGULATIONS IN EFFECT AT THE DATE OF THE RECORDING OF THIS PLAT, AND APPROVAL OF THE CITY HAS BEEN ISSUED TO THAT EFFECT. WHEN THE CITY APPROVES A STREET OR UTILITY FOR MAINTENANCE, THE STREET OR UTILITY SHALL BECOME PUBLIC IN ALL SENSES OF THE WORD AND THE SUBDIVIDER HAS NO FURTHER OBLIGATIONS IN REGARDS TO THAT PARTICULAR STREET OR UTILITY.

SURVEYOR'S CERTIFICATE:

I, _____, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY SUPERVISION, THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY.

_____ _____
REGISTERED LAND SURVEYOR

TITLE CERTIFICATE:

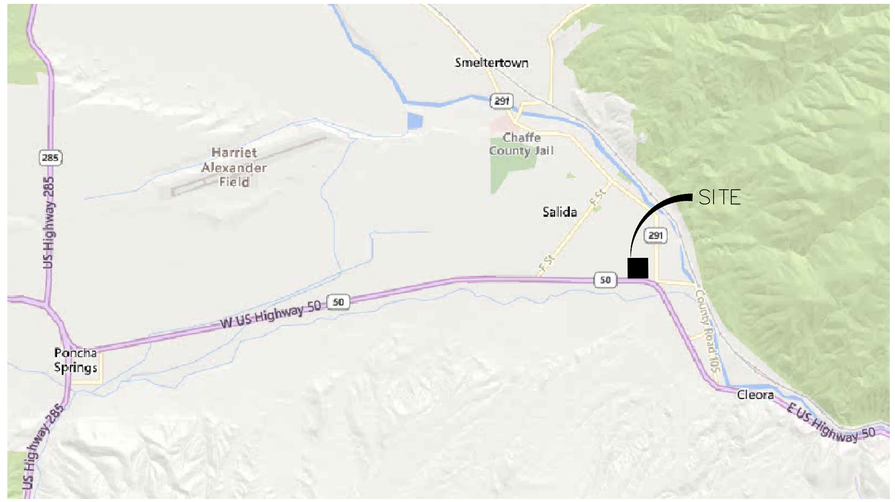
I, _____, AN (ATTORNEY AT LAW DULY LICENSED TO PRACTICE BEFORE THE COURTS OF RECORD OR A LICENSED TITLE INSURANCE AGENT REPRESENTING _____) IN THE STATE OF COLORADO, CERTIFY THAT I HAVE EXAMINED TITLE TO THE PROPERTY DESCRIBED HEREIN AND THAT IN MY OPINION TITLE TO THE ABOVE DESCRIBED REAL PROPERTY IS HELD BY _____.

SIGNED THIS ____ DAY OF _____, 20__.

_____ _____
ATTORNEY AT LAW

LEGAL DESCRIPTION:

COMMENCING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY BOUNDARY OF U.S. HIGHWAY NO. 50, WHENCE THE SOUTHEAST CORNER (BRASS CAP) OF SAID SECTION 4 BEARS SOUTH 72°19.0' EAST 4848.6 FEET, AND WHENCE THE HIGHWAY RIGHT-OF-WAY CORNER (BRASS CAP) OF STATION 2301+12 OF THE CENTERLINE SURVEY OF SAID HIGHWAY BEARS SOUTH 89° 35' EAST 127.0FEET, SAID COMMENCING POINT BEING MARKED BE A POINT IN THE EASTERLY SIDE OF 24 INCH CMP CULVERT AND BEING WITNESSED BY A 5/8 INCH STEEL REINFORCING BAR 2 FEET LAND DRIVEN INTO THE GROUND AND HAVING A ONE INCH ALUMINUM CAP WHICH IS NORTH 89°35' WEST 3.0 FEET FROM SAID COMMENCING POINT ALSO BEING THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;
THENCE NORTH 0°14.6' WEST 300.0 FEET TO A REINFORCING BAR AS DESCRIBED ABOVE;
THENCE SOUTH 89°35' EAST 28.8 FEET;
THENCE NORTH 0°14.6' WEST 100.0 FEET;
THENCE NORTH 89°35' WEST 365.4 FEET TO THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED IN BOOK 251 AT PAGE 423 OF THE RECORDS OF GHAFFEE COUNTY, COLORADO;
THENCE SOUTH 0°20' EAST 400 FEET ALONG THE EAST BOUNDARIES OF THE TRACTS DESCRIBED IN BOOK 251 AT PAGE 423 AND IN BOOK 260 AT PAGE 184 OF THE RECORDS OF CHAFFEE COUNTY, COLORADO;
THENCE SOUTH 89°35' EAST 336 FEET ALONG THE NORTHERLY RIGHT-OF-WAY BOUNDARY OF U.S. HIGHWAY NO. 50 TO THE POINT OF BEGINNING.



PROJECT CONTACTS:

OWNER: BV INVESTMENTS 401 WHITEWIGN MURPHY, TX 75094	CIVIL ENGINEER: PHELPS ENGINEERING SERVICES, INC. LONNY PHELPS, P.E. 3522 SOUTH EMMERSON STREET ENGLEWOOD, CO 80113 PHONE: (303) 298-1644
DEVELOPER: LOUCIOS ENTERPRISES LLC 2605 FAIRHILL LANE FLOWER, TX 75022	SURVEYOR: RUBINO SURVEYING ROBERT J. RUBINO, PLS 14142 3312 AIRPORT ROAD BOULDER, CO 80301 (303) 464-9515

TITLE EXCEPTIONS ACCORDING TO FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 17-05749 EFFECTIVE NOVEMBER 1, 2017:

7. SUBJECT TO ANY VESTED AND ACCRUED WATER RIGHTS FOR MINING, AGRICULTURAL, MANUFACTURING OR OTHER PURPOSES, AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS AS MAY BE RECOGNIZED AND ACKNOWLEDGED BY THE LOCAL CUSTOMS, LAWS AND DECISIONS OF COURT AND ALSO SUBJECT TO THE RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM, SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED, AS PROVIDED BY LAW, IN U.S. PATENT ISSUED JANUARY 20, 1882 AND RECORDED MARCH 4, 1882 IN BOOK 23 AT PAGE 139. (NOT PLOTTABLE)

8. EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO IN INSTRUMENT RECORDED MARCH 14, 1979 IN BOOK 423 AT PAGE 713. (PLOTTED AND SHOWN HEREON)

9. EXHIBIT B DEED RESTRICTIONS AS SET FORTH IN DOCUMENT RECORDED SEPTEMBER 5, 2017 AS RECEPTION NO. 437005. (NOT PLOTTABLE)

10. NOTE: THE FOLLOWING NOTICES PURSUANT TO CRS 9-1.5-103 CONCERNING UNDERGROUND FACILITIES HAVE BEEN FILED WITH THE CLERK AND RECORDER. THESE STATEMENTS ARE GENERAL AND DO NOT NECESSARILY GIVE NOTICE OF UNDERGROUND FACILITIES WITHIN THE SUBJECT PROPERTY:
A) MOUNTAIN BELL TELEPHONE COMPANY - FILED OCTOBER 2, 1981, RECEPTION NO. 211211;
B) PUBLIC SERVICE COMPANY OF COLORADO - FILED NOVEMBER 2, 1981, RECEPTION NO. 211929;
C) WESTERN SLOPE GAS COMPANY - DECEMBER 11, 1981, RECEPTION NO. 212569 AND FILED MAY 24, 1985, RECEPTION NO. 234357; (COMPANY NAME AMENDED TO "WESTERN GAS SUPPLY COMPANY" BY CERTIFICATES RECORDED JUNE 27, 1988 IN BOOK 497 AT PAGE 103); MERGED WITH PUBLIC SERVICE COMPANY OF COLORADO PER INSTRUMENT RECORDED JANUARY 25, 1993 IN BOOK 531 AT PAGE 694. (NOT PLOTTABLE - NO SPECIFIC LOCATION GIVEN)
D) GREELEY GAS COMPANY - FILED NOVEMBER 18, 1981, AT RECEPTION NO. 212196.
(NOT PLOTTABLE - NO SPECIFIC LOCATION GIVEN)
E) LETTER FROM UTILITY NOTIFICATION CENTER OF COLORADO DISCLOSING LOCAL FACILITIES ACCESS THROUGH "ONE CALL SYSTEM" RECORDED SEPTEMBER 14, 1988 IN BOOK 498 AT PAGE 950. (NOT PLOTTABLE)

11. TERMS AND CONDITIONS SET FORTH IN DECLARATION OF UTILITY EASEMENT RECORDED OCTOBER 24, 2017 AS RECEPTION NO. 438348. (PLOTTED AND SHOWN HEREON)

12. TERMS AND CONDITIONS SET FORTH IN DECLARATION OF UTILITY EASEMENT RECORDED OCTOBER 24, 2017 AS RECEPTION NO. 438348. (PLOTTED AND SHOWN HEREON)

13. THE EFFECT, IF ANY, OF THE FOLLOWING MATTERS AS SHOWN ON THAT CERTAIN A.L.T.A./N.S.P.S. LAND TITLE SURVEY PREPARED BY ROBERT RUBINO, PLS 14142, DRAWING NO. 171191.DWG DATED OCTOBER 10, 2017
A) ANY LOSS OR CLAIM RESULTING FROM FAILURE OF EXISTING FENCING TO PRECISELY FOLLOW SUBJECT BOUNDARY LINES.
B) POSSIBLE ENCROACHMENT OF "WOOD WALL" ALONG THE WESTERLY BOUNDARY OF SUBJECT PROPERTY.
C) UTILITY POLES AND OVERHEAD UTILITY LINES AND POSSIBLE UNRECORDED EASEMENTS THEREFOR.
D) ENCROACHMENT OF "BOX CAR" ONTO SUBJECT PROPERTY
NOTE: UPON RECORDATION OF "ENCROACHMENT EASEMENT AGREEMENTS" AS SET FORTH AS A REQUIREMENT IN SCHEDULE B-I HEREIN, THIS EXCEPTION SHALL BE DELTED. (SEE SURVEY)

14. TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS SET FORTH IN ENCROACHMENT AGREEMENTS RECORDED _____, AS RECEPTION NO. _____, AND _____ AS RECEPTION NO. _____, AND _____ AS RECEPTION NO. _____ (NOT ADDRESSED)

GENERAL NOTES:

1. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATE SHOWN HEREON.

2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY RUBINO SURVEYING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD, RIGHT OF WAY OR TITLE OF RECORD. RUBINO SURVEYING RELIED UPON FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 17-05491.

3. THIS SURVEY IS VALID ONLY IF PRINT HAS SEAL AND SIGNATURE OF SURVEYOR.

CITY ADMINISTRATOR APPROVAL:

THIS PLAT IS APPROVED BY THE SALIDA CITY ADMINISTRATOR THIS __ DAY OF 20___.

_____ _____
CITY ADMINISTRATOR

PLANNING COMMISSION APPROVAL:

PLANNING COMMISSION APPROVAL.
THIS PLAT IS APPROVED BY THE CITY OF SALIDA PLANNING COMMISSION THIS ____ DAY OF _____, 20__.

_____ _____
CHAIRMAN

THIS PLAT IS APPROVED FOR FILING AND THE CITY HEREBY ACCEPTS THE DEDICATION OF THE STREETS AND ROADS SHOWN HEREON SUBJECT TO THE PROVISIONS IN "STREET MAINTENANCE" SET FORTH ABOVE, AND FURTHER ACCEPTS THE DEDICATION OF THE EASEMENTS SHOWN HEREON.
SIGNED THIS _____ DAY OF _____, 20__.
CITY OF SALIDA

BY:_____
MAYOR

PLANNING COMMISSION APPROVAL:

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF CHAFFEE COUNTY AT _____ ___. M. ON THE _____ DAY OF _____, 20__, RECEPTION NO. _____.
COUNTY CLERK AND RECORDER
BY:_____
DEPUTY
(ORD. NO. 2018-21 , § 2, 1-11-2019)

No.	REVISIONS	DATE	BY

PHELPS ENGINEERING

SCALE: SEE SHEET
DESIGNED BY: JJP
DRAWN BY: ZJD
CHECKED BY: RR

FINAL PLAT

SALIDA CROSSINGS
CITY OF SALIDA
CHAFFEE COUNTY, CO

DATE
10/27/2022

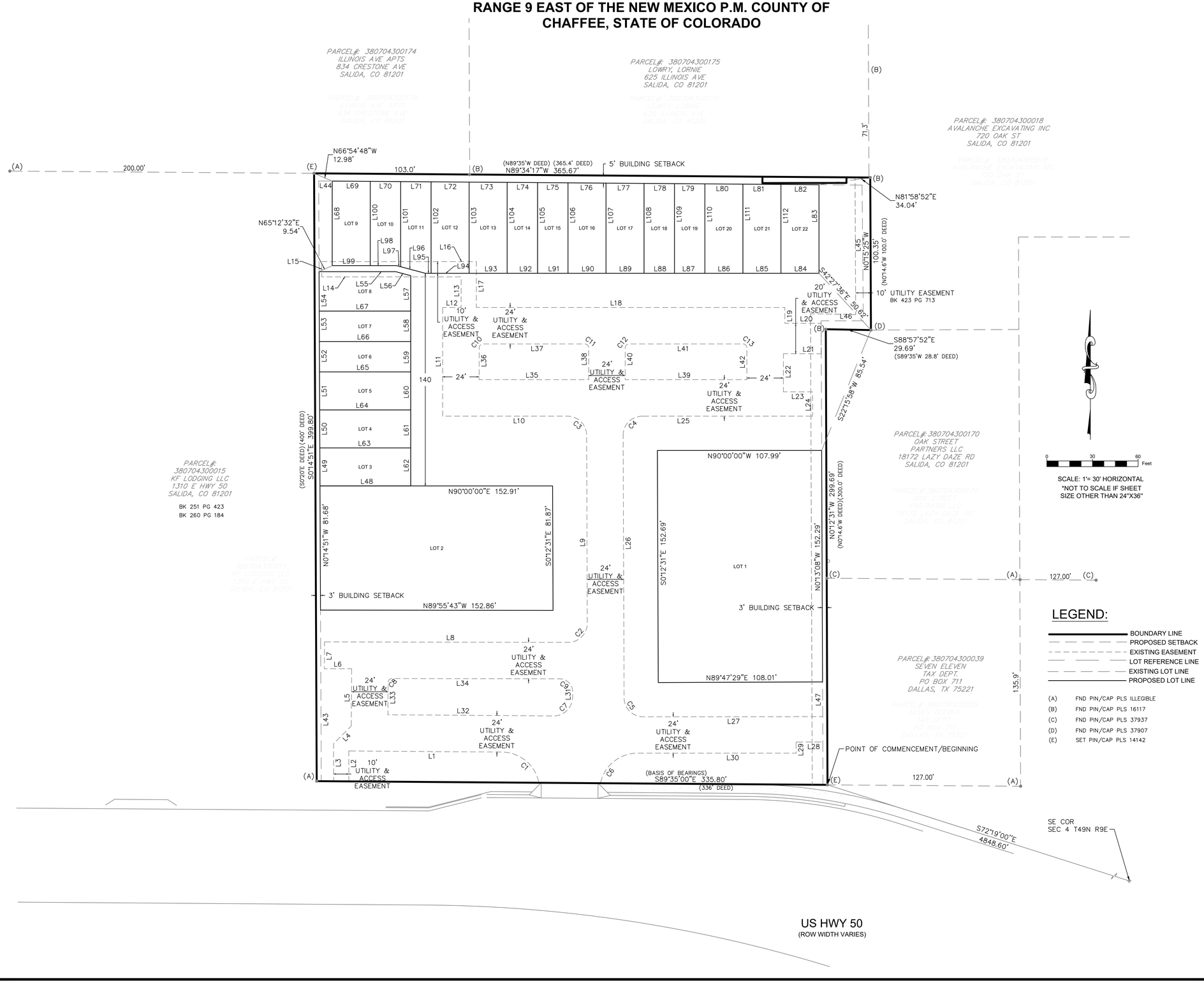
PROJECT NO.
17202

Drawing name: C:\Users\Zach\OneDrive - Phelps Engineering Services\Company\Entitlement Engineering\17202 - Salida Commons\CAD\Sheets\PRELIM PLAT\17202 - COVER PLAT.dwg COVER SHEET Oct 27, 2022 11:38am by: Zach

FINAL PLAT

SALIDA CROSSINGS MINOR SUBDIVISION

A PORTION OF THE SW 1/ 4 OF NW 1/ 4 OF SW 1/ 4 SECTION 4, TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE NEW MEXICO P.M. COUNTY OF CHAFFEE, STATE OF COLORADO



LEGEND:

- BOUNDARY LINE
- PROPOSED SETBACK
- EXISTING EASEMENT
- LOT REFERENCE LINE
- EXISTING LOT LINE
- PROPOSED LOT LINE

(A) FND PIN/CAP PLS ILLEGIBLE
(B) FND PIN/CAP PLS 16117
(C) FND PIN/CAP PLS 37937
(D) FND PIN/CAP PLS 37907
(E) SET PIN/CAP PLS 14142

No.	REVISIONS	DATE	BY

PHELPS ENGINEERING

SCALE: SEE SHEET
DESIGNED BY: JJP
DRAWN BY: ZJD
CHECKED BY: RR

FINAL PLAT

SALIDA CROSSINGS
CITY OF SALIDA
CHAFFEE COUNTY, CO

DATE
10/27/2022

PROJECT NO.
17202

Drawing name: C:\Users\Zach\OneDrive - Phelps Engineering Services\Company\Entitlement Engineering\17202 - Salida Commons\CAD\Sheets\PRELIM PLAT\17202 - PLAT.dwg PLAT MAP Oct 27, 2022 11:38am by: Zach

FINAL PLAT
SITE INFORMATION

LINE TABLE		
LINE	LENGTH	BEARING
L1	100.65	N89°34'55.02"W
L2	19.97	S0°04'44.10"E
L3	24.75	S0°04'44.10"E
L4	16.48	S44°55'54.43"W
L5	37.68	N0°25'04.98"E
L6	18.00	N90°00'00.00"E
L7	17.62	S0°25'04.98"W
L8	160.24	S89°53'41.87"E
L9	123.75	N0°12'31.17"W
L10	82.14	N90°00'00.00"W
L11	71.50	N0°00'00.00"E
L12	12.14	N90°00'00.00"E
L13	20.19	N0°03'43.70"E
L14	91.64	N90°00'00.00"W
L15	10.00	N0°00'00.00"E
L16	101.64	N90°00'00.00"E
L17	30.19	S0°00'22.10"E
L18	202.83	N90°00'00.00"E
L19	10.40	S0°00'01.46"E
L20	23.84	N89°57'57.40"E

LINE TABLE		
LINE	LENGTH	BEARING
L21	24.92	S89°59'12.58"E
L22	25.10	S0°00'00.00"E
L23	19.16	N90°00'00.00"W
L24	16.00	N0°00'00.00"E
L25	112.02	N90°00'00.00"W
L26	172.72	N0°12'31.17"W
L27	118.02	S89°56'29.68"W
L28	16.50	S89°47'28.83"W
L29	7.28	N0°00'00.00"E
L30	104.20	N90°00'00.00"E
L31	3.46	N0°25'04.98"E
L32	108.86	S89°34'55.02"E
L33	21.30	S0°25'04.98"W
L34	110.33	N89°55'42.55"W
L35	72.00	N90°00'00.00"W
L36	21.00	N0°00'00.00"E
L37	67.00	N90°00'00.00"E
L38	21.00	S0°00'00.00"E
L39	80.00	N90°00'00.00"W
L40	21.00	N0°00'00.00"E

LINE TABLE		
LINE	LENGTH	BEARING
L41	75.00	N90°00'00.00"E
L42	21.00	S0°00'00.00"E
L43	394.80	S0°14'50.62"E
L44	357.26	S89°34'17.46"E
L45	89.27	S0°31'19.50"E
L46	27.71	N90°00'00.00"W
L47	305.26	S0°13'08.18"E
L48	59.65	N90°00'00.00"W
L49	25.00	N0°14'50.62"W
L50	25.01	N0°14'50.62"W
L51	25.00	N0°14'50.62"W
L52	20.00	N0°14'50.62"W
L53	20.00	N0°14'50.62"W
L54	25.91	N0°14'50.62"W
L55	50.47	N90°00'00.00"E
L56	10.14	S75°00'00.00"E
L57	23.29	S0°00'00.00"E
L58	20.00	S0°00'00.00"E
L59	20.00	S0°00'00.00"E
L60	25.00	S0°00'00.00"E

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	25.00'	34.24'	N50°20'42"W	31.63'	78°28'25"	20.42'
C2	12.50'	19.70'	N44°55'53"E	17.72'	90°16'49"	12.56'
C3	12.50'	19.59'	N45°06'16"W	17.65'	89°47'29"	12.45'
C4	12.50'	19.68'	S44°53'44"W	17.71'	90°12'31"	12.55'
C5	12.50'	19.63'	N45°12'31"W	17.68'	90°00'00"	12.50'
C6	25.00'	34.02'	N51°01'02"E	31.45'	77°57'57"	20.23'
C7	12.50'	19.63'	N45°25'05"E	17.68'	90°00'00"	12.50'
C8	2.50'	3.91'	S45°14'41"W	3.52'	89°39'12"	2.48'
C9	8.50'	13.40'	N44°45'19"W	12.06'	90°20'48"	8.55'
C10	2.50'	3.93'	N45°00'00"E	3.54'	90°00'00"	2.50'
C11	2.50'	3.93'	S45°00'00"E	3.54'	90°00'00"	2.50'
C12	2.50'	3.93'	N45°00'00"E	3.54'	90°00'00"	2.50'
C13	2.50'	3.93'	S45°00'00"E	3.54'	90°00'00"	2.50'

Parcel Name	Square Feet	Acres
LOT 1	16468.783	0.378
LOT 2	12502.44	0.287
LOT 3	1492.664	0.034
LOT 4	1495.845	0.034
LOT 5	1498.062	0.034
LOT 6	1200.389	0.028
LOT 7	1202.123	0.028
LOT 8	1547.14	0.036
LOT 9	1387.721	0.032
LOT 10	1107.763	0.025
LOT 11	1169.754	0.027
LOT 12	1501.907	0.034
LOT 13	1497.233	0.034
LOT 14	1194.417	0.027
LOT 15	1191.433	0.027
LOT 16	1485.08	0.034
LOT 17	1480.406	0.034
LOT 18	1180.959	0.027
LOT 19	1177.968	0.027
LOT 20	1468.253	0.034
LOT 21	1463.579	0.034
LOT 22	1459.473	0.034

LINE TABLE		
LINE	LENGTH	BEARING
L61	25.01	S0°00'00.00"E
L62	25.00	S0°00'00.00"E
L63	59.76	N90°00'00.00"E
L64	59.87	N90°00'00.00"E
L65	59.98	N90°00'00.00"E
L66	60.06	S89°59'59.39"E
L67	60.15	N90°00'00.00"E
L68	55.60	S0°00'00.00"E
L69	25.00	N89°34'17.46"W
L70	20.00	N89°34'17.46"W
L71	20.00	N89°34'17.46"W
L72	25.00	N89°34'17.46"W
L73	25.00	N89°34'17.46"W
L74	20.00	N89°34'17.46"W
L75	20.00	N89°34'17.46"W
L76	25.00	N89°34'17.46"W
L77	25.00	N89°34'17.46"W
L78	20.00	N89°34'17.46"W
L79	20.00	N89°34'17.46"W
L80	25.00	N89°34'17.46"W

LINE TABLE		
LINE	LENGTH	BEARING
L81	25.00	N89°34'17.46"W
L82	25.02	N89°34'17.46"W
L83	58.26	S0°00'57.62"W
L84	25.00	S89°59'40.53"W
L85	25.00	N90°00'00.00"W
L86	25.00	N90°00'00.00"W
L87	20.00	N90°00'00.00"W
L88	20.00	N90°00'00.00"W
L89	25.00	N90°00'00.00"W
L90	25.00	N90°00'00.00"W
L91	20.00	N90°00'00.00"W
L92	20.00	N90°00'00.00"W
L93	25.00	N90°00'00.00"W
L94	25.00	N90°00'00.00"W
L95	3.80	N90°00'00.00"E
L96	16.77	S75°00'00.00"E
L97	2.76	S75°00'00.00"E
L98	17.33	N90°00'00.00"E
L99	25.00	N90°00'00.00"E
L100	55.42	S0°00'01.23"W

LINE TABLE		
LINE	LENGTH	BEARING
L101	55.98	S0°00'00.61"W
L102	60.17	S0°00'00.00"E
L103	59.98	S0°00'00.00"E
L104	59.80	S0°00'00.00"E
L105	59.65	S0°00'00.61"W
L106	59.50	S0°00'00.00"E
L107	59.31	S0°00'00.00"E
L108	59.12	S0°00'00.00"E
L109	58.97	S0°00'00.00"E
L110	58.82	S0°00'00.00"E
L111	58.64	S0°00'00.00"E
L112	58.45	S0°00'00.00"E

No.	REVISIONS	DATE	BY

PHELPS ENGINEERING

SCALE: SEE SHEET
DESIGNED BY: JJP
DRAWN BY: ZJD
CHECKED BY: RR

FINAL PLAT

SALIDA CROSSINGS
CITY OF SALIDA
CHAFFEE COUNTY, CO

DATE
10/27/2022

PROJECT NO.
17202

3 of 3

Drawing name: C:\Users\Zach\OneDrive - Phelps Engineering Services\Company\Entitlement Engineering\17202 - Salida Commons\CAD\Sheets\PRELIM PLAT\17202 - PLAT.dwg SITE INFORMATION Oct 27, 2022 11:38am by: Zach

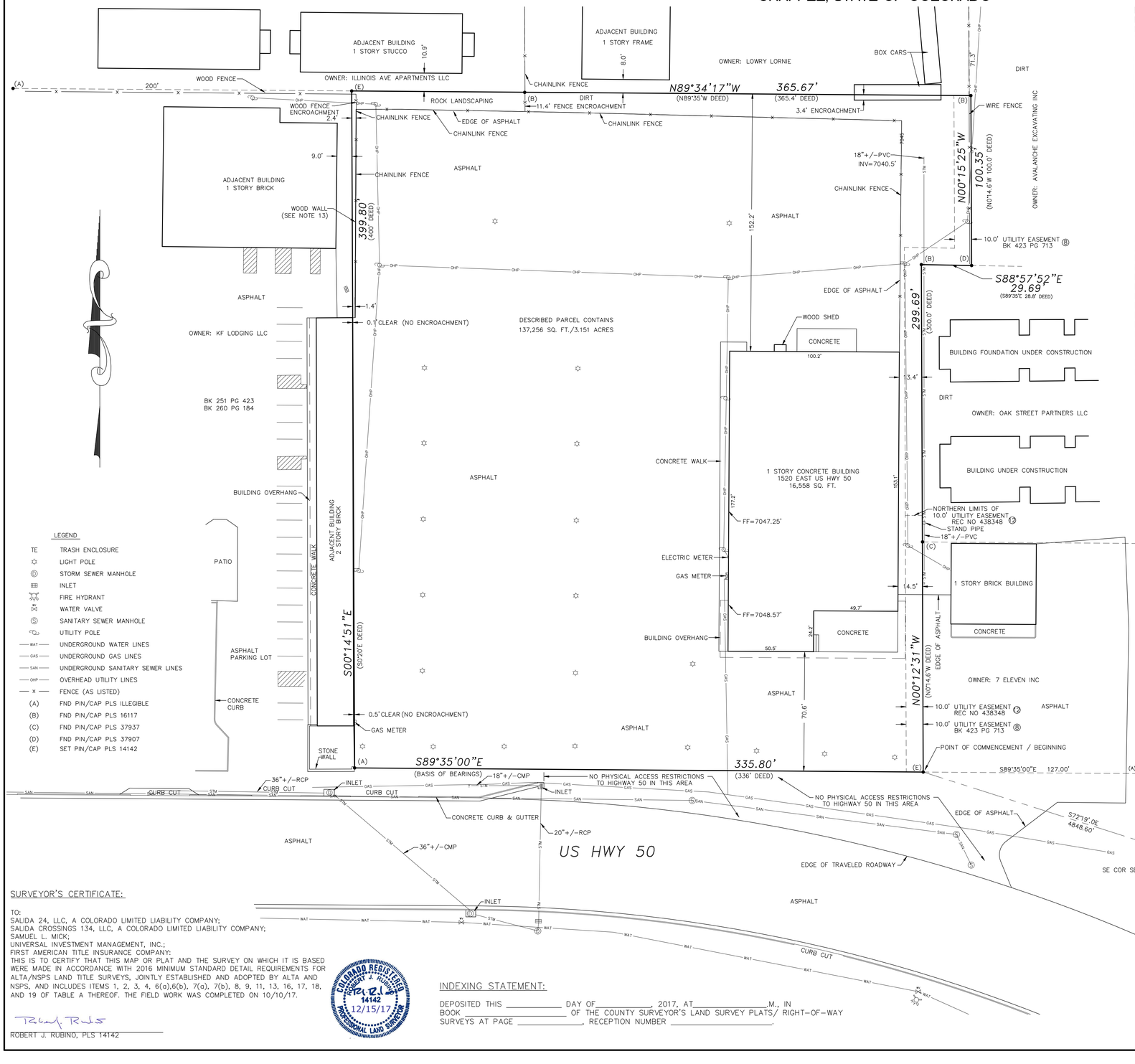
A.L.T.A./N.S.P.S. LAND TITLE SURVEY

A PORTION OF THE SW 1/4 OF SECTION 4, TOWNSHIP 49 NORTH, RANGE 8 EAST OF THE N.M.P.M. COUNTY OF CHAFFEE, STATE OF COLORADO

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.



LEGEND

TE	TRASH ENCLOSURE
☼	LIGHT POLE
Ⓓ	STORM SEWER MANHOLE
▥	INLET
⋇	FIRE HYDRANT
⋈	WATER VALVE
Ⓢ	SANITARY SEWER MANHOLE
⌀	UTILITY POLE
WAT	UNDERGROUND WATER LINES
GAS	UNDERGROUND GAS LINES
SAN	UNDERGROUND SANITARY SEWER LINES
OHP	OVERHEAD UTILITY LINES
x	FENCE (AS LISTED)
(A)	FND PIN/CAP PLS ILLEGIBLE
(B)	FND PIN/CAP PLS 16117
(C)	FND PIN/CAP PLS 37937
(D)	FND PIN/CAP PLS 37907
(E)	SET PIN/CAP PLS 14142

SURVEYOR'S CERTIFICATE:

TO:
SALIDA 24, LLC, A COLORADO LIMITED LIABILITY COMPANY;
SALIDA CROSSINGS 134, LLC, A COLORADO LIMITED LIABILITY COMPANY;
SAMUEL L. MICK;
UNIVERSAL INVESTMENT MANAGEMENT, INC.;
FIRST AMERICAN TITLE INSURANCE COMPANY:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a),6(b), 7(a), 7(b), 8, 9, 11, 13, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 10/10/17.

ROBERT J. RUBINO, PLS 14142

COLORADO REGISTERED ROBERT J. RUBINO 14142 12/15/17 PROFESSIONAL LAND SURVEYOR

INDEXING STATEMENT:

DEPOSITED THIS _____ DAY OF _____, 2017, AT _____.M., IN BOOK _____ OF THE COUNTY SURVEYOR'S LAND SURVEY PLATS/ RIGHT-OF-WAY SURVEYS AT PAGE _____, RECEPTION NUMBER _____.

TITLE COMMITMENT LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4 NW1/4 SW1/4) OF SECTION 4, TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, CHAFFEE COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY BOUNDARY OF U.S. HIGHWAY NO. 50, WHENCE THE SOUTHEAST CORNER (BRASS CAP) OF SAID SECTION 4 BEARS SOUTH 72°19.0' EAST 4848.6 FEET, AND WHENCE THE HIGHWAY RIGHT-OF-WAY MARKER (BRASS CAP) OF STATION 2301+12 OF THE CENTERLINE SURVEY OF SAID HIGHWAY BEARS SOUTH 89°35' EAST 127.0 FEET, SAID COMMENCING POINT BEING MARKED BY A POINT IN THE EASTERLY SIDE OF 24 INCH C.M.P. CULVERT AND BEING WITNESSED BY A 5/8 INCH STEEL REINFORCING BAR 2 FEET LAND DRIVEN INTO THE GROUND AND HAVING A ONE INCH ALUMINUM CAP WHICH IS NORTH 89°35' WEST 3.0 FEET FROM SAID COMMENCING POINT ALSO BEING THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;
THENCE NORTH 0°14.6' WEST 300.0 FEET TO A REINFORCING BAR AS DESCRIBED ABOVE;
THENCE SOUTH 89°35' EAST 28.8 FEET;
THENCE NORTH 0°14.6' WEST 100.0 FEET;
THENCE NORTH 89°35' WEST 365.4 FEET TO THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED IN BOOK 251 AT PAGE 423 OF THE RECORDS OF CHAFFEE COUNTY, COLORADO;
THENCE SOUTH 0°20' EAST 400 FEET ALONG THE EAST BOUNDARIES OF THE TRACTS DESCRIBED IN BOOK 251 AT PAGE 423 AND IN BOOK 260 AT PAGE 184 OF THE RECORDS OF CHAFFEE COUNTY, COLORADO;
THENCE SOUTH 89°35' EAST 336 FEET ALONG THE NORTHERLY RIGHT-OF-WAY BOUNDARY OF U.S. HIGHWAY NO. 50 TO THE POINT OF BEGINNING.

SURVEYED LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, COUNTY OF CHAFFEE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 50, WHENCE THE SOUTHEAST CORNER OF SAID SECTION 4 BEARS SOUTH 72°19' EAST, A DISTANCE OF 4848.6 FEET, AND WHENCE THE HIGHWAY RIGHT-OF-WAY MARKER OF STATION 2301+12 OF THE CENTERLINE OF SAID HIGHWAY BEARS SOUTH 89°35'00" EAST (WHICH IS THE BASIS OF BEARINGS FOR ALL BEARINGS STATED HEREIN), A DISTANCE OF 127.00 FEET;
THENCE NORTH 00°12'31" WEST, A DISTANCE OF 299.69 FEET;
THENCE SOUTH 88°57'52" EAST, A DISTANCE OF 29.69 FEET;
THENCE NORTH 00°15'25" WEST, A DISTANCE OF 100.35 FEET;
THENCE NORTH 89°34'17" WEST, A DISTANCE OF 365.67 FEET TO THE NORTHEAST CORNER OF THE TRACT DESCRIBED IN BOOK 251 AT PAGE 423 OF THE RECORDS OF CHAFFEE COUNTY;
THENCE SOUTH 00°14' 51" EAST ALONG THE EAST BOUNDARIES OF THE TRACTS DESCRIBED IN BOOK 251 AT PAGE 423 AND IN BOOK 260 AT PAGE 184 OF THE RECORDS OF CHAFFEE COUNTY, A DISTANCE OF 399.80 FEET TO NORTHERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 50;
THENCE SOUTH 89°35'00" EAST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 335.80 FEET TO THE POINT OF BEGINNING.

(NOTE: THE ABOVE DESCRIBED "SURVEYED LEGAL DESCRIPTION" DESCRIBES THE SAME PROPERTY AS DESCRIBED IN THE TITLE COMMITMENT REFERENCED HEREON)

GENERAL NOTES:

1. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATE SHOWN HEREON.

2. THIS A.L.T.A./N.S.P.S. LAND TITLE SURVEY, AND THE INFORMATION HEREON, MAY NOT BE USED FOR ANY ADDITIONAL OR EXTENDED PURPOSES BEYOND THAT FOR WHICH IT WAS INTENDED AND MAY NOT BE USED BY ANY PARTIES OTHER THAN THOSE TO WHICH IT IS CERTIFIED.

3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY RUBINO SURVEYING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD, RIGHT OF WAY OR TITLE OF RECORD. RUBINO SURVEYING RELIED UPON FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 17-05749, EFFECTIVE DECEMBER 6, 2017.

4. THE BEARINGS ARE BASED ON THE SOUTH LINE OF SUBJECT PROPERTY ASSUMED TO BEAR S89°35'00"E BETWEEN MONUMENTS FOUND AND DESCRIBED HEREON.

5. THIS SURVEY IS VALID ONLY IF PRINT HAS SEAL AND SIGNATURE OF SURVEYOR.

6. NO ZONING REPORT WAS SUPPLIED TO THE SURVEYOR. PER THE ZONING VERIFICATION LETTER FROM THE CITY OF SALIDA DATED 12/4/17, THE SUBJECT PROPERTY IS ZONED C-1 (COMMERCIAL) AND IS LOCATED WITHIN THE HIGHWAY 50 CORRIDOR OVERLAY DISTRICT.

7. PER FEMA'S FIRM MAP NO. 080269 0455B DATED MARCH 4, 1987, THE SUBJECT PROPERTY NOT LOCATED IN A FLOOD HAZARD AREA. THE SUBJECT PROPERTY IS IN ZONE X.

8. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.

9. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.

10. THERE WERE NO WETLAND MARKERS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.

11. THERE WERE NO PAINTED PARKING SPACES LOCATED ON SUBJECT PROPERTY AT THE TIME OF SURVEY.

12. ALL VISIBLE UTILITIES ARE PLOTTED AND SHOWN HEREON.

13. THE WOOD WALL ABUTS THE CHAINLINK FENCE ON THE WEST SIDE OF THE FENCE.

THIS PROPERTY IS SUBJECT TO THE FOLLOWING EXCEPTIONS ACCORDING TO FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 17-05749 EFFECTIVE NOVEMBER 1, 2017:

7. SUBJECT TO ANY VESTED AND ACCRUED WATER RIGHTS FOR MINING, AGRICULTURAL, MANUFACTURING OR OTHER PURPOSES, AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS AS MAY BE RECOGNIZED AND ACKNOWLEDGED BY THE LOCAL CUSTOMS, LAWS AND DECISIONS OF COURT AND ALSO SUBJECT TO THE RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM, SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED, AS PROVIDED BY LAW, IN U.S. PATENT ISSUED JANUARY 20, 1882 AND RECORDED MARCH 4, 1882 IN BOOK 23 AT PAGE 139. (NOT PLOTTABLE)

8. EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO IN INSTRUMENT RECORDED MARCH 14, 1979 IN BOOK 423 AT PAGE 713. (PLOTTED AND SHOWN HEREON)

9. EXHIBIT B DEED RESTRICTIONS AS SET FORTH IN DOCUMENT RECORDED SEPTEMBER 5, 2017 AS RECEPTION NO. 437005. (NOT PLOTTABLE)

10. NOTE: THE FOLLOWING NOTICES PURSUANT TO CRS 9-1.5-103 CONCERNING UNDERGROUND FACILITIES HAVE BEEN FILED WITH THE CLERK AND RECORDER. THESE STATEMENTS ARE GENERAL AND DO NOT NECESSARILY GIVE NOTICE OF UNDERGROUND FACILITIES WITHIN THE SUBJECT PROPERTY:
A) MOUNTAIN BELL TELEPHONE COMPANY - FILED OCTOBER 2, 1981, RECEPTION NO. 211211; (NOT PLOTTABLE - NO SPECIFIC LOCATION GIVEN)
B) PUBLIC SERVICE COMPANY OF COLORADO - FILED NOVEMBER 2, 1981, RECEPTION NO. 211929; (NOT PLOTTABLE - NO SPECIFIC LOCATION GIVEN)
C) WESTERN SLOPE GAS COMPANY - DECEMBER 11, 1981, RECEPTION NO. 212569 AND FILED MAY 24, 1985, RECEPTION NO. 234357; (COMPANY NAME AMENDED TO "WESTERN GAS SUPPLY COMPANY" BY CERTIFICATES RECORDED JUNE 27, 1988 IN BOOK 497 AT PAGE 103); MERGED WITH PUBLIC SERVICE COMPANY OF COLORADO PER INSTRUMENT RECORDED JANUARY 25, 1993 IN BOOK 531 AT PAGE 694. (NOT PLOTTABLE - NO SPECIFIC LOCATION GIVEN)
D) GREELEY GAS COMPANY - FILED NOVEMBER 18, 1981, AT RECEPTION NO. 212196. (NOT PLOTTABLE - NO SPECIFIC LOCATION GIVEN)
E) LETTER FROM UTILITY NOTIFICATION CENTER OF COLORADO DISCLOSING LOCAL FACILITIES ACCESS THROUGH "ONE CALL SYSTEM" RECORDED SEPTEMBER 14, 1988 IN BOOK 498 AT PAGE 950. (NOT PLOTTABLE)

11. DELETED BY TITLE COMPANY

12. TERMS AND CONDITIONS SET FORTH IN DECLARATION OF UTILITY EASEMENT RECORDED OCTOBER 24, 2017 AS RECEPTION NO. 438348. (PLOTTED AND SHOWN HEREON)

13. THE EFFECT, IF ANY, OF THE FOLLOWING MATTERS AS SHOWN ON THAT CERTAIN A.L.T.A./N.S.P.S. LAND TITLE SURVEY PREPARED BY ROBERT RUBINO, PLS 14142, DRAWING NO. 17191.DWG DATED OCTOBER 10, 2017:
A. ANY LOSS OR CLAIM RESULTING FROM FAILURE OF EXISTING FENCING TO PRECISELY FOLLOW SUBJECT BOUNDARY LINES.
B. POSSIBLE ENCROACHMENT OF "WOOD WALL" ALONG THE WESTERLY BOUNDARY OF SUBJECT PROPERTY.
C. UTILITY POLES AND OVERHEAD UTILITY LINES AND POSSIBLE UNRECORDED EASEMENTS THEREFOR.
D. ENCROACHMENT OF "BOX CAR" ONTO SUBJECT PROPERTY
NOTE: UPON RECORDATION OF "ENCROACHMENT EASEMENT AGREEMENTS" AS SET FORTH AS A REQUIREMENT IN SCHEDULE B-I HEREIN, THIS EXCEPTION SHALL BE DELETED. (SEE SURVEY)

14. TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS SET FORTH IN ENCROACHMENT AGREEMENTS RECORDED _____, AS RECEPTION NO. _____, AND _____ AS RECEPTION NO. _____, AND _____ AS RECEPTION NO. _____ (NOT ADDRESSED)

REVISED 11/20/17, 12/05/17, 12/13/17, 12/15/17	
DRAWING NO: 17191.DWG	SHEET 1 OF 1
DATE OF SURVEY: 10/10/17	DATE OF DRAWING: 11/15/17
DRAWN BY: BR	PROJECT NO: 17191

Phase III Drainage Report
For:

Salida Crossings
Salida, Colorado

Property Owner:

BV Investments
401 Whitewign
Murphy, Texas 75094
Contact: Bernie Weber - Concept 30 Inc.
970-390-6902

Developer:

Loucios Enterprises, LLC
2605 Fairhill Lane
Flower, Texas 75022

Engineer:

Phelps Engineering Services, Inc.
3522 South Emerson Street
Englewood, Colorado 80113
Contact: Lonny Phelps, PE
303-298-1644

Submittal Date:
October 27, 2022

Revisions:

Phelps Project Number: 17202

Table of Contents

I. GENERAL LOCATION AND DESCRIPTION 1
II. DRAINAGE DESIGN CRITERIA 1
III. DRAINAGE BASINS 2
IV. DRAINAGE FACILITY DESIGN 4
V. CONCLUSIONS 5
VI. REFERENCES 5

APPENDIX

CERTIFICATION STATEMENTS

I hereby affirm that this report and plan for the Phase III drainage design of the development, Salida Crossings, was prepared by me (or under my direct supervision) in accordance with the provisions of the *City of Salida Design Criteria Manual for Water, Sewer, Stormwater, and Streets* for the owners thereof. I understand that the City of Salida does not and will not assume liability for drainage facilities designed by others.

_____

Registered Professional Engineer
State of Colorado No. 31346
(Affix Seal)

I. GENERAL LOCATION AND DESCRIPTION

This phase III drainage report presents the final drainage concepts for the development of the Salida Crossings project. The purpose of this study is to introduce the proposed layout, the final drainage scheme and the criteria that will be utilized in the designs of the drainage system for the project site.

The subject property is located within Section 4, Township 49 North, Range 9 East of the New Mexico Principal Meridan, City of Salida, Chaffee County, Colorado. The site is located adjacent to Colorado State Highway 50 (SH 50) at the southeast corner of the City of Salida.

The project site is located on a lot that was previously a car dealership. The project is bounded by a hotel to the west, various commercial buildings and lots to the north and east, and State Highway 50 to the south. The project site is approximately 3.15-acres. The original site was comprised of an approximately 1,800 square foot building, and paved asphalt surface covering the majority of the remainder of the site. Since the inception of this project, the building, the majority of the above ground features (light poles) and the asphalt covered surface has been removed to bare ground.

The northern three-quarters of the site generally slopes from the southwest to the northeast corner of the site. The majority of the runoff in this area sheet flows east into the adjacent property and a small area sheet flows into an existing drainage swale that flows north off-site into the adjacent property. The remaining quarter of the site sheet flows south into SH 50 and ultimately discharges to the Arkansas River (see the Existing Conditions Drainage Map in Appendix B).

The site is located on Flood Insurance Rate Map (FIRM) Panel 08015C0613D, dated December 7, 2017. The site is located within Flood Zone X, areas determined to be outside the 0.2% annual chance floodplain (see the Firmette Map in Appendix A).

The entire area has been mapped by the NRCS. The project site is nearly entirely composed of Dominson gravelly sandy loam with a small area at the northern property boundary that is composed of Manhattan sandy loam. The NRCS has classified both of these soil units as Hydrologic Soils Group A (see the Hydrologic Soil Group exhibit in Appendix A).

Type A soils are described as Soils “having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.”

This phase III drainage report is for the development of the 3.15-acre site with two mixed-use buildings (Lots 1 & 2) that include 92 apartments with retail space on the first floor of each building, and 20 townhomes. In addition to the buildings, requisite roadways, sidewalks, open space, parking, landscaping, storm drainage facilities, and utilities will be constructed. This project is not expected to be built in phases.

II. DRAINAGE DESIGN CRITERIA

The project site’s drainage analysis will be completed in accordance with the City of Salida Department of Public Works *City of Salida Design Criteria Manual for Water, Sewer,*

Stormwater, and Streets and the Mile High Flood District's (MHFD) *Urban Storm Drainage Criteria Manual, Volumes I, II and III*.

The Rational method was used to determine the flows from the sub-basins that are routed through the site. The 5-year storm frequency was used for the minor design storm event and the 100-year storm frequency was used for the major design storm event when evaluating the flowrates generated by each of the sub-basins. Rainfall intensities were determined by the use of the city's equation for rainfall intensity (Equation 1 in sec. 8.5.1) and the 1-hour rainfall depths in inches for the 5-year and 100-year storm frequencies (Table 3 in sec. 8.5.2.1, calculation tables and forms included in Appendix A).

Mile High Flood district's MHFD-Detention, v4.04 spreadsheet was utilized to determine the required storage volumes for water quality, EURV and 100-year detention volumes to be used in the design of the proposed underground detention vault (see spreadsheet in Appendix B).

Mile High Flood District's MHFD-Inlet, v5.01 spreadsheet was utilized to determine the size and type of inlets to be used for capturing storm runoff in the roadways (see spreadsheets in Appendix B). Bentley's FlowMaster V8i was utilized for the initial sizing of the storm pipes. AutoCAD's Hydraflow Storm Sewers Extension v2021 will be used to finalize the size of the storm drain system piping and generate the HGL's of the system for the minor and major storm events.

III. DRAINAGE BASINS

As mentioned previously, the northern three-quarters of the existing site slopes from the southwest to the northeast corner of the site. The majority of the runoff in this area sheet flows east into the adjacent property and a small area sheet flows into an existing drainage swale that flows north into the adjacent property. The remaining quarter of the site sheet flows south into US Highway 50 and ultimately discharges to the Arkansas River.

The existing site consists of 5 sub-basins (X1 through X5). Sub-basin X1 is a small area that drained north into the adjacent property. Sub-basin X2 is a small area in the northeast corner of the site that drains into an existing drainage swale that directs flows from an existing storm sewer and continues north off-site into the adjacent property. The existing storm sewer is located adjacent to and just outside of the eastern property boundary of the site. Phelps Engineering has yet to determine where this storm pipe commences and what runoff flows are captured by the pipe. Sub-basin X3 is composed of the majority of the site and runoff flows sheet flow toward the northeast corner of the site to sheet flow off the site into the adjacent property between the previously existing building and Sub-basin X2. Between sub-basins X2 and X3, 3.45 cfs and 8.62 cfs flow off-site into the adjacent properties for the minor and major storm events, respectively. Sub-basin X4 consists of a portion of the roof of the previously existing building and the small area adjacent to the eastern property boundary that sheet flows into the adjacent property (0.50 cfs and 1.36 cfs respectively). Sub-basin X5 consists of the remainder of the site that sheet flows into US 50 (1.99 cfs and 4.81 cfs respectively, see the Existing Conditions Drainage Map in Appendix B). It should be noted that none of the runoff from these existing sub-basins passed through any formal water quality treatment/detention facility before flowing into the adjacent properties. Table 1 below is a summary of the hydrologic calculations for each of the existing conditions sub-basins.

Table 1. Summary of Existing Conditions Hydrologic Calculations

Basin	Drainage Area [ac]	Imperviousness	Soil Type	C_5	C_{100}	T_c [min]	I_5 [in/hr]	I_{100} [in/hr]	Q_5 [cfs]	Q_{100} [cfs]
X1	0.02	13.1%	A	0.06	0.21	5.76	3.24	7.53	0.005	0.04
X2	0.10	46.8%	A	0.33	0.48	15.52	2.07	4.82	0.07	0.24
X3	2.08	93.2%	A	0.79	0.84	11.07	2.47	5.75	4.04	10.01
X4	0.25	74.3%	A	0.59	0.69	5.00	3.39	7.88	0.50	1.36
X5	0.70	98.5%	A	0.84	0.88	5.00	3.39	7.88	1.99	4.81
Site Total	**3.15**	**90.8%**								

The proposed project site slopes from the northwest to the southeast and consists of 11 sub-basins (Basins A through I, OS1 and OS2) as shown on the Proposed Conditions Drainage Map in Appendix B.

Sub-basins A and B consist of portions of the townhomes, landscape areas, drive lane and parking areas for the site. The runoff will be collected in the roadway and directed to a set of CDOT Type 13 inlets at Design Point 1 (DP1) located within the road centerline. The captured flows will be piped to the inlets at DP2 and ultimately piped into the proposed underground detention vault W1 located in the southeast corner of the site.

Sub-basin F consists of portions of the roof for the building in Lot 1 and the open space behind the building. The runoff will be collected in a shallow swale that will direct the flows south to an area drain at DP4. The captured flows will be piped to the inlets at DP2.

Sub-basins C and D consist of portions of the roof for the buildings in Lots 1 and 2, landscaped areas, drive lane and parking areas for the site. The runoff will be collected in the roadway and directed to a set of CDOT Type 13 inlets at DP2 located within the road centerline. The captured flows will be piped into the proposed underground detention vault W1 located in the southeast corner of the site.

Sub-basin I consists of portions of the roof for the building in Lot 2 and the open space behind the building. The runoff will be collected in a shallow swale that will direct the flows south to an area drain at DP5. The captured flows will be piped into the proposed underground detention vault W1 located in the southeast corner of the site.

Sub-basin E consists of portions of the roof for the building in Lot 2, landscaped areas, drive lane and parking areas for the site. The runoff will be collected in the roadway and directed to a set of Denver Type 16 combination inlets at DP3 located in the corner of the parking lot by the trash enclosure. The captured flows will be piped into the proposed underground detention vault W1 located just east of the inlets.

Sub-basin G consists of portions of the townhomes and the open space behind the buildings. The runoff will be collected in a shallow swale that will direct the flows to one of three area drains located in low points behind Lots 8, 12 and 20. The captured flows will be piped to the existing drainage swale in the northeast corner of the project site at DP7.

Sub-basin H consists of portions of the townhome in Lot 22 and adjacent open space. The runoff for this area is to be directed to a manhole with a proposed slotted grate cover. The proposed manhole is to connect into the existing storm pipe that runs just inside the adjacent property on the east side of the project site boundary. The captured flows from sub-basin H will combine with the flows in the existing storm pipe and be piped northeast to discharge into the

existing drainage swale at DP7. The combined flows (0.40 cfs and 1.39 cfs respectively) will be directed north off-site in the existing drainage swale.

Sub-basin OS1 consists of the landscape areas behind the parking area curb in the southwest corner of the site. The runoff will sheet flow off-site into US Highway 50. Sub-basin OS2 consists of the landscape areas behind the parking area curb in the southeast corner of the site adjacent to US Highway 50 and the open space area behind parking lot curb and a retaining wall that runs the majority of the length of the eastern property boundary. The area adjacent to the eastern property boundary sheet flows off-site into the adjacent property. The area adjacent to US Highway 50 sheet flows off-site into the highway. The runoff flows that sheet flow off-site into Highway 50 are reduced to such a degree that they are virtually negligible compared to the exiting condition flows of 1.99 cfs and 4.81 cfs respectively from sub-basin X5. Therefore, there will be no issues with the existing system having capacity for these off-site flows from the proposed project site. See the Proposed Conditions Drainage Map in Appendix B.

Table 2 below is a summary of the hydrologic calculations for each of the proposed conditions sub-basins.

Table 2. Summary of Proposed Conditions Hydrologic Calculations

Basin	Drainage Area [ac]	Imperviousness	Soil Type	C_5	C_{100}	T_c [min]	I_5 [in/hr]	I_{100} [in/hr]	Q_5 [cfs]	Q_{100} [cfs]
A	0.50	79.7%	A	0.64	0.73	7.23	3.0	6.9	0.96	2.54
B	0.43	86.4%	A	0.71	0.78	5.00	3.4	7.9	1.03	2.64
C	0.88	78.8%	A	0.63	0.72	7.35	3.0	6.9	1.66	4.40
D	0.32	68.3%	A	0.53	0.64	10.35	2.6	5.9	0.43	1.21
E	0.22	85.5%	A	0.70	0.78	5.00	3.4	7.9	0.53	1.37
F	0.10	48.2%	A	0.34	0.49	5.00	3.4	7.9	0.12	0.39
G	0.40	49.5%	A	0.35	0.50	6.38	3.1	7.3	0.43	1.43
H	0.08	15.4%	A	0.08	0.23	8.66	2.8	6.4	0.02	0.12
I	0.14	35.3%	A	0.23	0.39	5.00	3.4	7.9	0.11	0.42
OS1	0.02	2.0%	A	0.01	0.13	5.00	3.4	7.9	0.0004	0.02
OS2	0.06	2.0%	A	0.01	0.13	5.00	3.4	7.9	0.001	0.06
Site Total	**3.15**	**69.2%**								

No offsite flows enter this project site. Runoff flows from all of the sub-basins except for sub-basins G, H, OS1 and OS2 will be directed to a proposed underground detention vault where the release rates will be significantly reduced for both the minor and major storm events.

IV. DRAINAGE FACILITY DESIGN

Since there were no existing water quality or detention facilities for the existing conditions storm drainage, the proposed project site will direct the majority of the runoff to a proposed underground water quality/detention vault in the southeast corner of the project site. Per the proposed storm drainage system, runoff from 2.59-acres of the 3.15-acre project site or 82% of the project site will be directed to the proposed underground detention vault. The storage volumes and release rates will follow MHFD's established methodology for the design of an Extended Detention Basin (EDB). The initial sizing of the underground detention vault will require a storage volume of 0.289 ac-ft or 12, 590 cu-ft at a minimum (see MHFD-Detention spreadsheet in Appendix B). The discharge from the detention facility is proposed to connect into the existing storm drainage system within US Highway 50. With further design of the detention facility, the release rates from the facility will be at or below the flow rates determined

for the existing conditions sub-basin X5 of 1.99 cfs and 4.81 cfs for the minor and major storm events respectively. Should the proposed inlets upstream from the underground detention vault become completely clogged, the emergency overflow is located at the southeast corner of the site and will release runoff into US Highway 50.

Additional water quality can be provided for with the use of landscaped areas and naturally vegetated areas to accommodate sheet flowing runoff and the proposed naturally vegetated drainage swales. Water quality will also be provided for in the proposed underground detention vault.

The storm sewer system comprised of inlets, area drains and storm drainpipe will be sized to intercept and transport the minor storm event without surcharging the system. The major storm will be captured in a comparable manner with any excess to the 100-year storm allowed to flow over the roadway system.

The NRCS has indicated that the existing soils on the site may be low to moderately susceptibility to sheet and rill erosion by water. However, the soils may be moderately susceptible to wind erosion (see the K-Factor, Whole Soil and Wind Erodibility exhibits in Appendix A). Since the beginning of the project, the existing building, asphalt and concrete pads have been removed and the ground is currently covered with native grasses and weeds, the ground will be susceptible to both wind and water erosion during grading activities. To minimize these effects, appropriate best management practices will be employed during construction. These include vehicle-tracking control, watering of the site, silt fences, straw logs, rock check dams, temporary vegetation and disking of the soil perpendicular to the prevailing wind direction.

V. CONCLUSIONS

This drainage report has been prepared in accordance with the City of Salida Department of Public Works, *City of Salida Design Criteria Manual for Water, Sewer, Stormwater, and Streets* and the Mile High Flood District's *Urban Storm Drainage Criteria Manual, Volumes I, II and* III regulations concerning storm drainage, detention and water quality. This report and the accompanying attachments in the Appendices, demonstrate that sufficient preliminary analysis and design has been performed to ensure that storm runoff due to the development of this project will be safely conveyed and released without detriment to the downstream facilities. As this project moves forward, the designs of the storm drainage system will follow the recommendations indicated in this report.

VI. REFERENCES

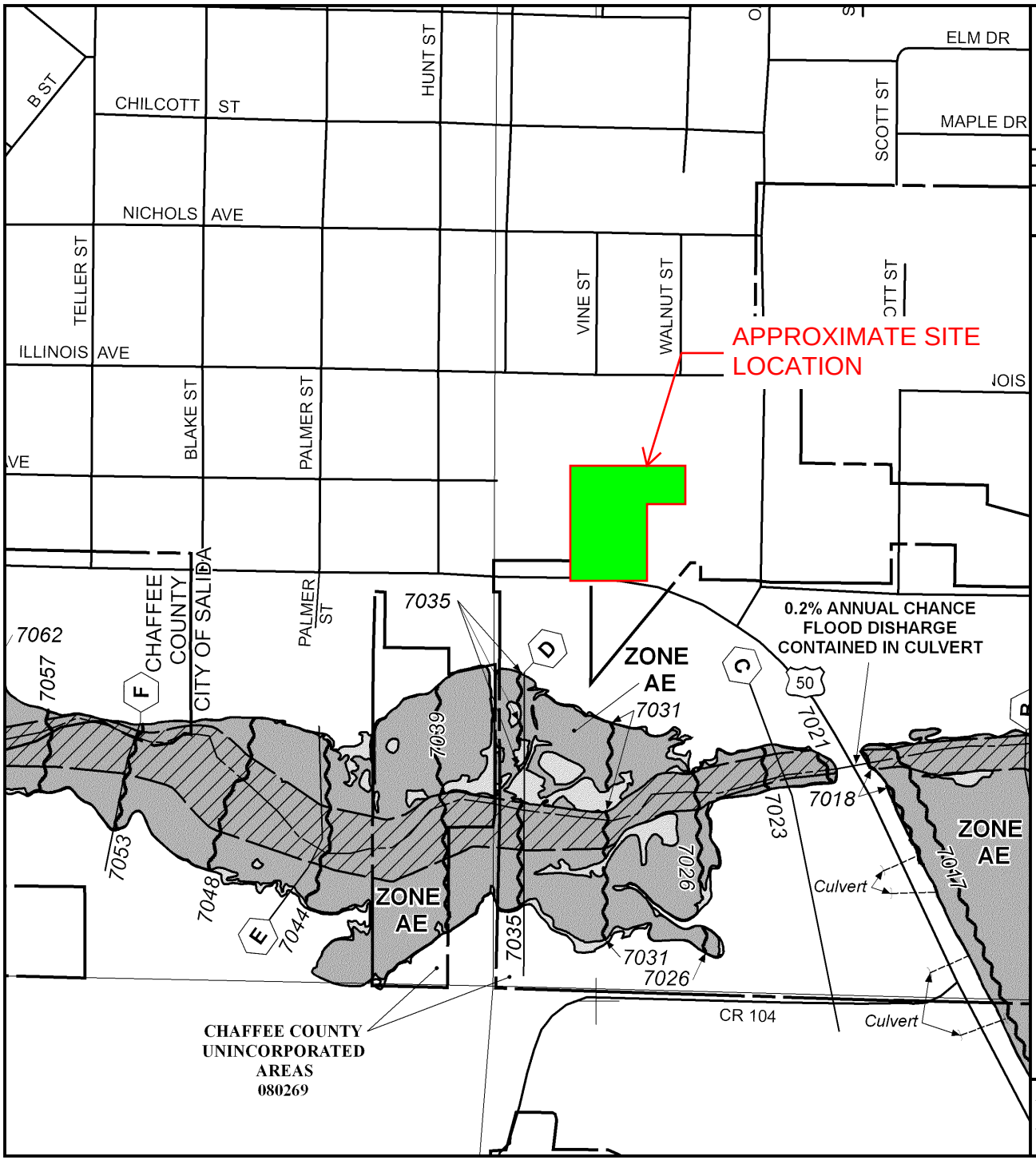
City of Salida Department of Public Works, *City of Salida Design Criteria Manual for Water, Sewer, Stormwater, and Streets*, Chaffee County, January 1, 2017

Mile High Flood District, *Urban Storm Drainage Criteria Manual*, *Volumes 1-3*, Latest Editions.

U.S. Department of Agriculture. (n.d.). Web Soil Survey. Retrieved December 12, 2017, from http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx

Appendix

A. HYDROLOGIC COMPUTATIONS



MAP SCALE 1" = 500'

0 500 1000 FEET

NFIP

PANEL 0613D

NATIONAL FLOOD INSURANCE PROGRAM

FIRM

FLOOD INSURANCE RATE MAP

CHAFFEE COUNTY, COLORADO AND INCORPORATED AREAS

PANEL 613 OF 725

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS

COMMUNITY	NUMBER	PANEL	SUFFIX
CHAFFEE COUNTY	080269	0613	D
SALIDA, CITY OF	080031	0613	D

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
08015C0613D

EFFECTIVE DATE
DECEMBER 7, 2017

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

Hydrologic Soil Group—Chaffee-Lake Area, Colorado, Parts of Chaffee and Lake Counties



Map Scale: 1:805 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 10 20 40 60

Feet: 0 35 70 140 210

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 13N WGS84

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Rating Polygons

A

A/D

B

B/D

C

C/D

D

Not rated or not available

Soil Rating Lines

A

A/D

B

B/D

C

C/D

D

Not rated or not available

Soil Rating Points

A

A/D

B

B/D

C

C/D

D

Not rated or not available

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Chaffee-Lake Area, Colorado, Parts of Chaffee and Lake Counties
Survey Area Data: Version 10, Oct 12, 2017

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 25, 2011—Sep 26, 2016

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
DoD	Dominson gravelly sandy loam, 1 to 9 percent slopes	A	3.2	99.8%
MaB	Manhattan sandy loam, 1 to 3 percent slopes	A	0.0	0.2%
Totals for Area of Interest			**3.2**	**100.0%**

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

K Factor, Whole Soil—Chaffee-Lake Area, Colorado, Parts of Chaffee and Lake Counties



Map Scale: 1:805 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 10 20 40 60

Feet: 0 35 70 140 210

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 13N WGS84

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Rating Polygons

.02
.05
.10
.15
.17
.20
.24
.28
.32
.37
.43
.49
.55
.64
Not rated or not available

Soil Rating Lines

.02
.05
.10
.15
.17
.20
.24
.28
.32
.37
.43
.49
.55
.64
Not rated or not available

Soil Rating Points

.02
.05
.10
.15
.17
.20
.24
.28
.32
.37
.43
.49
.55
.64
Not rated or not available

Water Features

Streams and Canals

Transportation

Rails
Interstate Highways
US Routes
Major Roads
Local Roads

Background

Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Chaffee-Lake Area, Colorado, Parts of Chaffee and Lake Counties
Survey Area Data: Version 10, Oct 12, 2017

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 25, 2011—Sep 26, 2016

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

K Factor, Whole Soil

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
DoD	Dominson gravelly sandy loam, 1 to 9 percent slopes	.05	3.2	99.8%
MaB	Manhattan sandy loam, 1 to 3 percent slopes	.20	0.0	0.2%
Totals for Area of Interest			**3.2**	**100.0%**

Description

Erosion factor K indicates the susceptibility of a soil to sheet and rill erosion by water. Factor K is one of six factors used in the Universal Soil Loss Equation (USLE) and the Revised Universal Soil Loss Equation (RUSLE) to predict the average annual rate of soil loss by sheet and rill erosion in tons per acre per year. The estimates are based primarily on percentage of silt, sand, and organic matter and on soil structure and saturated hydraulic conductivity (Ksat). Values of K range from 0.02 to 0.69. Other factors being equal, the higher the value, the more susceptible the soil is to sheet and rill erosion by water.

"Erosion factor Kw (whole soil)" indicates the erodibility of the whole soil. The estimates are modified by the presence of rock fragments.

Rating Options

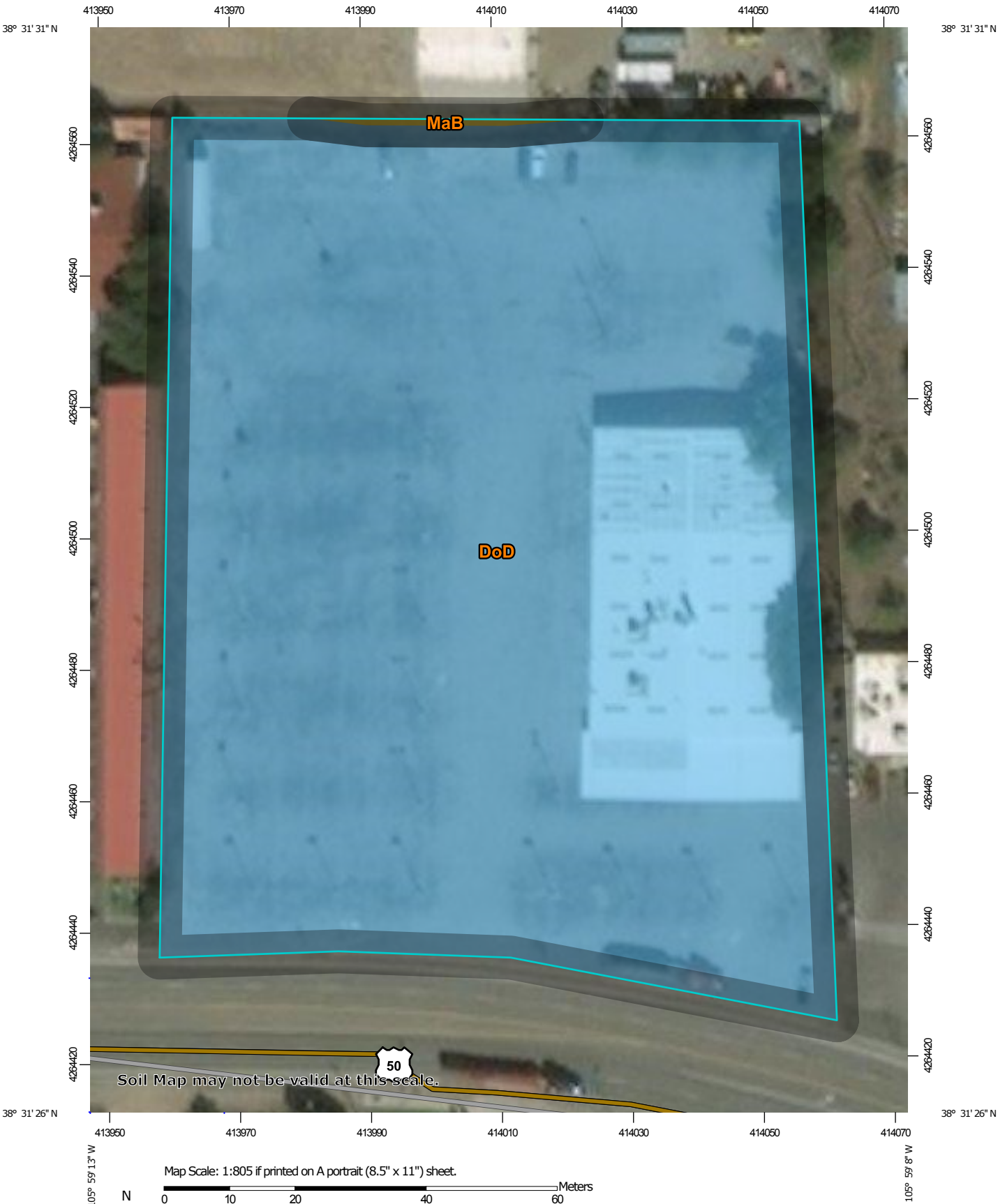
Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Layer Options (Horizon Aggregation Method): Surface Layer (Not applicable)

Wind Erodibility Group—Chaffee-Lake Area, Colorado, Parts of Chaffee and Lake Counties



Map Scale: 1:805 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 10 20 40 60

Feet: 0 35 70 140 210

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 13N WGS84

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Rating Polygons

1
2
3
4
4L
5
6
7
8
Not rated or not available

Soil Rating Lines

1
2
3
4
4L
5
6
7
8
Not rated or not available

Soil Rating Points

1
2
3
4
4L
5
6
7
8
Not rated or not available

Water Features

Streams and Canals

Transportation

Rails
Interstate Highways
US Routes
Major Roads
Local Roads

Background

Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Chaffee-Lake Area, Colorado, Parts of Chaffee and Lake Counties
Survey Area Data: Version 10, Oct 12, 2017

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 25, 2011—Sep 26, 2016

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Wind Erodibility Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
DoD	Dominson gravelly sandy loam, 1 to 9 percent slopes	6	3.2	99.8%
MaB	Manhattan sandy loam, 1 to 3 percent slopes	3	0.0	0.2%
Totals for Area of Interest			**3.2**	**100.0%**

Description

A wind erodibility group (WEG) consists of soils that have similar properties affecting their susceptibility to wind erosion in cultivated areas. The soils assigned to group 1 are the most susceptible to wind erosion, and those assigned to group 8 are the least susceptible.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Lower

The data in Table 1 was used to derive the intensity equation (Equation 1) that can be used to calculate intensities for durations not listed in the table. This equation can be used in conjunction with the Rational Method, which is described in 8.6.

Equation 1 – Rainfall Intensity Equation for Salida, Colorado

$$I = \frac{49 * P_1}{(10 + T_d)^{0.927}}$$

Where,

I= Rainfall intensity (inch/hour).
P_1 = 1-hour rainfall depth (inches).
T_d = Storm duration or time of concentration (minutes).

8.5.2 DESIGN RAINFALL DISTRIBUTION

8.5.2.1 2-HOUR DESIGN STORM

For drainage areas larger than 90 acres, or for sizing stormwater infrastructure where a hydrograph is required, a temporal distribution must be assigned to a precipitation event for calculation of runoff. Characteristics of a temporal distribution include storm duration and distribution of rainfall. The UDFCD-USDCM recommends using a two-hour design storm for watersheds less than 15 square-miles. The UDFCD 2-hour design storm depth ratios are provided in Table 2. Design storm depth ratios are percentages of the total one-hour design rainfall depth at a given time increment.

Table 2 - Two-Hour Design Storm Distribution of 1-Hour Point Rainfall Depth (UDFCD-USDCM)

Time (minutes)	Percent of 1-Hour Precipitation Depth (%)				
	2-Yr	**5-Yr**	**10-Yr**	**25-Yr & 50-Yr**	**100-Yr & 500-Yr**
5	2	2	2	1.3	1
10	4	3.7	3.7	3.5	3
15	8.4	8.7	8.2	5	4.6
20	16	15.3	15	8	8
25	25	25	25	15	14
30	14	13	12	25	25
35	6.3	5.8	5.6	12	14
40	5	4.4	4.3	8	8
45	3	3.6	3.8	5	6.2
50	3	3.6	3.2	5	5
55	3	3	3.2	3.2	4
60	3	3	3.2	3.2	4
65	3	3	3.2	3.2	4
70	2	3	3.2	2.4	2
75	2	2.5	3.2	2.4	2
80	2	2.2	2.5	1.8	1.2
85	2	2.2	1.9	1.8	1.2
90	2	2.2	1.9	1.4	1.2
95	2	2.2	1.9	1.4	1.2
100	2	1.5	1.9	1.4	1.2
105	2	1.5	1.9	1.4	1.2

110	2	1.5	1.9	1.4	1.2
115	1	1.5	1.7	1.4	1.2
120	1	1.3	1.3	1.4	1.2

The one-hour point rainfall depths for the City were obtained from NOAA 14 at Station 05-7370 and are provided in Table 2.

Table 3 - Rainfall Depths -- NOAA 14 for Station 05-7370, Salida, Colorado

Storm Frequency	1-hour Rainfall (inches)
2-Year	0.596
5-Year	0.851
10-Year	1.08
25-Year	1.41
50-Year	1.69
100-Year	1.98

According to the UDFCD-USDCM, Depth reduction factors (DRFs) are typically applied to cumulative watershed models over two square-miles for the two-hour design storm for the 2-, 5-, and 10-year storms. For the 25-, 50-, and 100-year storms, NOAA 14 recommends applying DRFs to cumulative watershed models over 15 square-miles. Depth reduction factors for the 2-, 5-, and 10-year design rainfall events are provided in Table 4. Since there are no areas within the City that are larger than 15 square-miles, the DRFs for the 25-, 50-, and 100-year storms were not provided.

Table 4 - Depth Reduction Factors for 2-. 5-, & 10-Year Rainfall Events

Time (minutes)	Correction Factor by Watershed Area in Square Miles								
	2	**5**	**10**	**15**	**20**	**30**	**40**	**50**	**75**
5	1	1	1	1	1	1	1	1	1
10	1	1	1	1	1	1	1	1	1
15	1	0.97	0.94	0.91	0.9	0.85	0.75	0.65	0.56
20	1	0.86	0.75	0.68	0.61	0.55	0.48	0.42	0.35
25	1	0.86	0.75	0.68	0.61	0.55	0.48	0.42	0.35
30	1	0.86	0.75	0.68	0.61	0.55	0.48	0.42	0.42
35	1	0.97	0.94	0.91	0.9	0.9	0.9	0.9	0.89
40	1	0.97	0.94	0.91	0.9	0.9	0.9	0.9	0.89
45	1	1	1	1.02	1.02	1.01	1.01	1.01	1
50	1	1	1	1.02	1.02	1.01	1.01	1.01	1
55	1	1	1	1.02	1.02	1.01	1.01	1.01	1
60	1	1	1	1.02	1.02	1.01	1.01	1.01	1
65	1	1	1	1.02	1.02	1.01	1.01	1.01	1
70	1	1	1	1.02	1.02	1.01	1.01	1.01	1
75	1	1	1	1.02	1.02	1.01	1.01	1.01	1
80	1	1	1	1.02	1.02	1.01	1.01	1.01	1
85	1	1	1	1.02	1.02	1.01	1.01	1.01	1
90	1	1	1	1.02	1.02	1.01	1.01	1.01	1
95	1	1	1	1.02	1.02	1.01	1.01	1.01	1
100	1	1	1	1.02	1.02	1.01	1.01	1.01	1

HYDROLOGIC SUMMARY

Project Name: Salida Crossings
Project No. 17202
Calculated By: FGF
Checked By: JJP/LEP
Date: 10/26/2022

Basin	Drainage Area [ac]	Imperviousness	Soil Type	C_5	C_{100}	T_c [min]	I_5 [in/hr]	I_{100} [in/hr]	Q_5 [cfs]	Q_{100} [cfs]
X1	0.02	13.1%	A	0.06	0.21	5.76	3.24	7.53	0.005	0.04
X2	0.10	46.8%	A	0.33	0.48	15.52	2.07	4.82	0.07	0.24
X3	2.08	93.2%	A	0.79	0.84	11.07	2.47	5.75	4.04	10.01
X4	0.25	74.3%	A	0.59	0.69	5.00	3.39	7.88	0.50	1.36
X5	0.70	98.5%	A	0.84	0.88	5.00	3.39	7.88	1.99	4.81
A	0.50	79.7%	A	0.64	0.73	7.23	3.0	6.9	0.96	2.54
B	0.43	86.4%	A	0.71	0.78	5.00	3.4	7.9	1.03	2.64
C	0.88	78.8%	A	0.63	0.72	7.35	3.0	6.9	1.66	4.40
D	0.32	68.3%	A	0.53	0.64	10.35	2.6	5.9	0.43	1.21
E	0.22	85.5%	A	0.70	0.78	5.00	3.4	7.9	0.53	1.37
F	0.10	48.2%	A	0.34	0.49	5.00	3.4	7.9	0.12	0.39
G	0.40	49.5%	A	0.35	0.50	6.38	3.1	7.3	0.43	1.43
H	0.08	15.4%	A	0.08	0.23	8.66	2.8	6.4	0.02	0.12
I	0.14	35.3%	A	0.23	0.39	5.00	3.4	7.9	0.11	0.42
OS1	0.02	2.0%	A	0.01	0.13	5.00	3.4	7.9	0.0004	0.02
OS2	0.06	2.0%	A	0.01	0.13	5.00	3.4	7.9	0.001	0.06
Site Total	**3.15**	**69.2%**								

Per MHFD Table 6-4 (Runoff coefficient equations based on NRCS soil group and storm return period) for Type A Soils:
C_5=0.86i^1.276 C_{100}= 0.78i + 0.110 i=% Impervious as a decimal
I=(49*P1)/(10+Tc)^0.927 Salida criterial manual Sec 8.5.1 Eqn. 1

SITE IMPERVIOUSNESS

Project Name: Salida Crossings
Project No. 17202
Calculated By: FGF
Checked By: JJP/LEP
Date: 10/26/2022

	Basin ID	Area [sf]	Area [ac]	Imp. [%]	Area Imperviousness	Basin Imperviousness
A	Roofs	4,477.00	0.10	90%	0.09	
0.50	Walks & Drives	1,817.00	0.04	90%	0.04	**79.68%**
ac	Lawns	3,877	0.09	2%	0.00	
	Paved	11,623.00	0.27	100%	0.27	
B	Roofs	1,883.00	0.04	90%	0.04	
0.43	Walks & Drives	1,486.00	0.03	90%	0.03	**86.42%**
ac	Lawns	2,239.00	0.05	2%	0.00	
	Paved	13,027.00	0.30	100%	0.30	
C	Roofs	5,934.00	0.14	90%	0.12	
0.88	Walks & Drives	1,718.00	0.04	90%	0.04	**78.83%**
ac	Lawns	7,511.00	0.17	2%	0.00	
	Paved	23,223.00	0.53	100%	0.53	
D	Roofs	4,321.00	0.10	90%	0.09	
0.32	Walks & Drives	1,223.00	0.03	90%	0.03	**68.26%**
ac	Lawns	3,908.00	0.09	2%	0.00	
	Paved	4,361.00	0.10	100%	0.10	
E	Roofs	2,017.00	0.05	90%	0.04	
0.22	Walks & Drives	476.00	0.01	90%	0.01	**85.47%**
ac	Lawns	1,194.00	0.03	2%	0.00	
	Paved	6,079.00	0.14	100%	0.14	
F	Roofs	2,334.00	0.05	90%	0.05	
0.10	Walks & Drives		0.00	90%	0.00	**48.16%**
ac	Lawns	2,116.00	0.05	2%	0.00	
	Paved		0.00	100%	0.00	
G	Roofs	9,322.00	0.21	90%	0.19	
0.40	Walks & Drives		0.00	90%	0.00	**49.45%**
ac	Lawns	7,966.00	0.18	2%	0.00	
	Paved		0.00	100%	0.00	
H	Roofs	445.00	0.01	90%	0.01	
0.08	Walks & Drives	90.00	0.00	90%	0.00	**15.39%**
ac	Lawns	2,980.00	0.07	2%	0.00	
	Paved		0.00	100%	0.00	
I	Roofs	2,291.00	0.05	90%	0.05	
0.14	Walks & Drives		0.00	90%	0.00	**35.32%**
ac	Lawns	3,759.00	0.09	2%	0.00	
	Paved		0.00	100%	0.00	
OS1	Roofs		0.00	90%	0.00	
0.02	Walks & Drives		0.00	90%	0.00	**2.00%**
ac	Lawns	876.00	0.02	2%	0.00	
	Paved		0.00	100%	0.00	
OS2	Roofs		0.00	90%	0.00	
0.06	Walks & Drives		0.00	90%	0.00	**2.00%**
ac	Lawns	2,684.00	0.06	2%	0.00	
	Paved		0.00	100%	0.00	
Total Site 3.15 ac						**69.2%**

Roofs=	90%
Walks & Drives=	90%
Lawns=	2%
Paved=	100%

Note: The % Impervious values are from the MHFD Table 6-3. "Recommended Percentage Impervious Values"

SITE IMPERVIOUSNESS EXISTING CONDITION

Project Name: Salida Crossings
Project No. 17202
Calculated By: FGF
Checked By: JJP/LEP
Date: 10/26/2022

	Basin ID	Area [sf]	Area [ac]	Imp. [%]	Area Imperviousness	Basin Imperviousness
X1	Roofs		0.000	90%	0.000	
0.02	Walks & Drives		0.000	90%	0.000	**13.1%**
ac	Lawns	849	0.019	2%	0.000	
	Paved	108	0.002	100%	0.002	
X2	Roofs		0.000	90%	0.000	
0.10	Walks & Drives		0.000	90%	0.000	**46.8%**
ac	Lawns	2,442	0.056	2%	0.001	
	Paved	2,057	0.047	100%	0.047	
X3	Roofs	6,869	0.16	90%	0.142	
2.08	Walks & Drives		0.00	90%	0.000	**93.2%**
ac	Lawns	5,552	0.13	2%	0.003	
	Paved	78,163	1.79	100%	1.794	
X4	Roofs	6,826	0.16	90%	0.141	
0.25	Walks & Drives		0.00	90%	0.000	**74.3%**
ac	Open Space	2,167	0.05	2%	0.001	
	Paved	1,921	0.04	100%	0.044	
X5	Roofs	4,680	0.11	90%	0.10	
0.70	Walks & Drives		0.00	90%	0.00	**98.5%**
ac	Lawns		0.00	2%	0.00	
	Paved	25,622	0.59	100%	0.59	
Total Site 3.15 ac						**90.8%**

Roofs=	90%
Walks & Drives=	90%
Lawns=	2%
Paved=	100%

Note: The % Impervious values are from the MHFD Table 6-3. "Recommended Percentage Impervious Values"

STANDARD FORM SF-2
TIME OF CONCENTRATION

Subdivision
Location City of Salida, CO

Project Name: Salida Crossings
Project No. 17202
Calculated By: FGF
Checked By: JJP/LEP
Date: 10/26/2022

SUB-BASIN DATA				INITIAL/OVERLAND (T_i)			TRAVEL TIME (T_t)					Tc CHECK (URBANIZED BASINS)				FINAL
BASIN ID	D.A. (AC)	C_5	I (%)	L (FT)	S (%)	T_i (MIN)	L (FT)	S (%)	K	VEL. (FPS)	T_t (MIN)	COMP. T_c (MIN)	TOTAL LENGTH(FT)	SLOPE (FT/FT)	MIN. T_c (MIN)	T_c (MIN)
X1	0.02	0.06	13.1%	20	3.1%	5.76		0.0%	20.0	0.0	0.00	5.76	20	3.1%	23.95	5.76
X2	0.10	0.33	46.8%	70	0.4%	15.29	60	8.0%	15.0	4.2	0.24	15.52	130	3.9%	18.74	15.52
X3	2.08	0.79	93.2%	295	0.9%	9.95	91	0.6%	20.0	1.6	0.98	11.07	429	1.8%	12.56	11.07
							43	10.4%	15.0	4.8	0.15					
X4	0.25	0.59	74.3%	24	2.6%	3.31	16	13.8%	15.0	5.6	0.05	5.00	40	7.1%	13.50	5.00
X5	0.70	0.84	98.5%	113	1.2%	4.58					0.00	5.00	113.0	1.2%	10.00	5.00
A	0.50	0.64	79.7%	63	1.6%	5.65	151	0.6%	20.0	1.6	1.58	7.23	214.0	0.9%	14.31	7.23
B	0.43	0.71	86.4%	16	1.6%	2.41	172	0.8%	20.0	1.8	1.62	5.00	188.0	0.8%	12.92	5.00
C	0.88	0.63	78.8%	51	1.4%	5.40	210	0.8%	20.0	1.8	1.95	7.35	261.0	0.9%	14.87	7.35
D	0.32	0.53	68.3%	58	0.8%	8.43	210	0.8%	20.0	1.8	1.93	10.35	268.0	0.8%	17.05	10.35
E	0.22	0.70	85.5%	18	10.2%	1.41	113	1.3%	20.0	2.2	0.84	5.00	131.0	2.5%	12.13	5.00
F	0.10	0.34	48.2%	20	5.5%	3.50	81	0.5%	15.0	1.1	1.27	5.00	101.0	1.5%	18.69	5.00
G	0.40	0.35	49.5%	36	3.8%	5.21	135	1.7%	15.0	1.9	1.17	6.38	171.0	2.1%	18.83	6.38
H	0.08	0.08	15.4%	43	2.7%	8.66				0.0	0.00	8.66	43.0	2.7%	23.77	8.66
I	0.14	0.23	35.3%	14	10.7%	2.69	125	1.8%	15.0	2.0	1.02	5.00	139.0	2.7%	21.00	5.00
OS1	0.02	0.01	2.0%	3	2.7%	2.48	92	1.0%	15.0	1.5	1.03	5.00	95.0	1.0%	27.33	5.00
OS2	0.06	0.01	2.0%	3	21.3%	1.25				0.0	0.00	5.00	3.0	21.3%	25.67	5.00

$T_i = (0.395*(1.1 - C_5)*(L)^{0.5})/(S^{0.33})$	S in ft/ft	MHFD Eqn. 6-3
VEL.=K*S^0.5	S in ft/ft	K value is per MHFD Table 6-2 "NRCS Conveyance Factors, K"
T_t=L/60V		MHFD Eqn. 6-4
COMP. Tc=Ti+Tt or 5 minutes whichever is greater		MHFD Eqn. 6-2 and Ch 6 Sec. 2.4.4 "Minimum Time of Concentration"
MIN. Tc= (26-17I)+(L/(60*(14I+9)*(S)^0.5))	S in ft/ft	MHFD Eqn. 6-5
Final Tc is the smaller of COMP. Tc and MIN. Tc		

STANDARD FORM SF-3

STORM DRAINAGE SYSTEM DESIGN

(RATIONAL METHOD PROCEDURE)

Subdivision
Location City of Salida, CO
Design Storm 5-year

Project Name: Salida Crossings
Project No. 17202
Calculated By: FGF
Checked By: JJP/LEP
Date: 10/26/2022

		DIRECT RUNOFF							TOTAL RUNOFF				STREET		PIPE			TRAVEL TIME			
STREET	Design Point	Area Design.	Area (Ac)	Runoff Coeff.	Tc (min)	C*A (Ac)	I (in/hr)	Q (cfs)	Tc (min)	ΣC*A (Ac)	I (in/hr)	Q (cfs)	Slope (%)	Street Flow (cfs)	Design Flow (cfs)	Slope (%)	Pipe Size (inches)	Length (ft)	Velocity (fps)	Tt (min)	REMARKS
Existing Conditions																					
	1	X1	0.02	0.06	5.76	0.00	3.24	0.005													Sheet flows offsite to north
	2	X2	0.10	0.33	15.52	0.03	2.07	0.07													Flows offsite to north in ex. Swale
	3	X3	2.08	0.79	11.07	1.64	2.47	4.04													Sheet flows offsite to east
						Add Basins X2 & X3			15.52	1.67	2.07	3.45									Total offsite flow in NE corner of Site
	4	X4	0.25	0.59	5.00	0.15	3.39	0.50													Sheet flows offsite to east
US Hwy 50	5	X5	0.70	0.84	5.00	0.59	3.39	1.99													Sheet flows offsite into US Hwy 50
Proposed Conditions																					
	1	A	0.50	0.64	7.2	0.32	3.0	0.96													
	1	B	0.43	0.71	5.0	0.31	3.4	1.03													
	1					Total flows at DP1			7.23	0.63	2.98	1.87			1.87	0.5	15		3.5		Triple CDOT Type 13 Inlet, flows piped to Inlet at DP2
	2	C	0.88	0.63	7.4	0.56	3.0	1.66													
	2	D	0.32	0.53	10.4	0.17	2.6	0.43													
	2					Total flows at DP2			10.35	0.73	2.55	1.86									Triple CDOT Type 13 Inlet
	4	F	0.10	0.34	5.0	0.03	3.4	0.12							0.12	0.5	6		2.1		10" Nyloplast Inline area drain, flows piped to vault W1
	2				Add piped flows from DP's 1 & 4				10.35	1.39	2.55	3.55			3.55	0.5	18		4.1		Flows piped into underground detention vault W1
	3	E	0.22	0.70	5.0	0.16	3.4	0.53							0.53	0.5	15		2.5		Double Denver Type 16 Combination Inlet, piped into underground detention vault W1
	5	I	0.14	0.23	5.0	0.03	3.4	0.11							0.11	0.5	6		2.1		10" Nyloplast Inline area drain, flows piped to vault W1
	6				Total flows into vault W1				10.35	1.58	2.55	4.03									Total flows into underground detention vault W1
	7	G	0.40	0.35	6.4	0.14	3.1	0.43							0.43	0.5	10		2.9		10" Nyloplast Inline area drains, flows piped to ex. Drainage Swale in NE corner of site
	7	H	0.08	0.08	8.7	0.01	2.8	0.02													Combined with flows in ex. Storm pipe & piped north to ex. Swale
	7					Total Site flows at DP7			8.66	0.15	2.77	0.40									Combined site flows piped to ex. Drainage Swale in NE corner
	8	OS1	0.02	0.01	5.0	0.00	3.4	0.0004													Sheet flows offsite into US Hwy 50
	9	OS2	0.06	0.01	5.0	0.00	3.4	0.001													Sheet flows offsite to east

STANDARD FORM SF-3

STORM DRAINAGE SYSTEM DESIGN

(RATIONAL METHOD PROCEDURE)

Subdivision
Location City of Salida, CO
Design Storm 100-year

Project Name: Salida Crossings
Project No. 17202
Calculated By: FGF
Checked By: JJP/LEP
Date: 10/26/2022

		DIRECT RUNOFF							TOTAL RUNOFF				STREET		PIPE			TRAVEL TIME			
STREET	Design Point	Area Design.	Area (Ac)	Runoff Coeff.	Tc (min)	C*A (Ac)	I (in/hr)	Q (cfs)	Tc (min)	ΣC*A (Ac)	I (in/hr)	Q (cfs)	Slope (%)	Street Flow (cfs)	Design Flow (cfs)	Slope (%)	Pipe Size (inches)	Length (ft)	Velocity (fps)	Tt (min)	REMARKS
Existing Conditions																					
	1	X1	0.02	0.21	5.76	0.00	7.53	0.04													Sheet flows offsite to north
	2	X2	0.10	0.48	15.52	0.05	4.82	0.24													Flows offsite to north in ex. Swale
	3	X3	2.08	0.84	11.07	1.74	5.75	10.01													Sheet flows offsite to east
						Add Basins X2 & X3			15.52	1.79	4.82	8.62									Total offsite flow in NE corner of Site
	4	X4	0.25	0.69	5.00	0.17	7.88	1.36													Sheet flows offsite to east
US Hwy 50	5	X5	0.70	0.88	5.00	0.61	7.88	4.81													Sheet flows offsite into US Hwy 50
Proposed Conditions																					
	1	A	0.50	0.73	7.2	0.37	6.9	2.54													
	1	B	0.43	0.78	5.0	0.34	7.9	2.64													
	1					Total flows at DP1			7.23	0.70	6.93	4.86		0.23	4.63	0.5	15		4.2		Triple CDOT Type 13 Inlet, flows piped to Inlet at DP2, CO to DP2
	2	C	0.88	0.72	7.4	0.64	6.9	4.40													
	2	D	0.32	0.64	10.4	0.20	5.9	1.21													
	2		Add CO from DP1 to total flows at DP2						10.35	0.88	5.94	5.20									Triple CDOT Type 13 Inlet
	4	F	0.10	0.49	5.0	0.05	7.9	0.39							0.39	0.5	6		2.9		10" Nyloplast Inline area drain, flows piped to vault W1
	2			Add piped flows from DP's 1 & 4					10.35	1.59	5.94	9.46			9.46	0.5	18		4.9		Flows piped into underground detention vault W1
	3	E	0.22	0.78	5.0	0.17	7.9	1.37							1.37	0.5	15		3.3		Double Denver Type 16 Combination Inlet, piped intounderground detention vault W1
	5	I	0.14	0.39	5.0	0.05	7.9	0.42							0.42	0.5	6		2.9		10" Nyloplast Inline area drain, flows piped to vault W1
	6					Total flows into vault W1			10.35	1.82	5.94	10.82									Total flows into underground detention vault W1
	7	G	0.40	0.50	6.4	0.20	7.3	1.43							1.43	0.5	10		4.0		10" Nyloplast Inline area drains, flows piped to ex. Drainage Swale in NE corner of site
	7	H	0.08	0.23	8.7	0.02	6.4	0.12													Combined with flows in ex. Storm pipe & piped north to ex. Swale
	7					Total Site flows at DP7			8.66	0.22	6.44	1.39									Combined site flows piped to ex. Drainage Swale in NE corner
	8	OS1	0.02	0.13	5.0	0.00	7.9	0.02													Sheet flows offsite into US Hwy 50
	9	OS2	0.06	0.13	5.0	0.01	7.9	0.06													Sheet flows offsite to east

RUNOFF SUMMARY TABLE

Project Name: Salida Crossings
Project No. 17202
Calculated By: FGF
Checked By: JJP/LEP
Date: 10/26/2022

					Accumulated Flows		
Design Point	**Basins**	**Area (ac)**	**Q_5 (cfs)**	**Q_{100} (cfs)**	**Q_5 (cfs)**	**Q_{100} (cfs)**	**Contributing Basins**
1	A	0.50	0.96	2.54			
1	B	0.43	1.03	2.64			
1 Pipe Flows		0.93			1.87	4.86	A, B
2	C	0.88	1.66	4.40			
2	D	0.32	0.43	1.21			
4	F	0.10	0.12	0.39			
2 Pipe Flows		2.23			3.55	9.46	A, B, C, D, F
3	E	0.22	0.53	1.37			
5	I	0.14	0.11	0.42			
6 Detention Vault		2.59			4.03	10.82	A, B, C, D, E, F, I
7	G	0.40	0.43	1.43			
7	H	0.08	0.02	0.12			
7 Swale Flows		0.48			0.40	1.39	G, H
8	OS1	0.02	0.0004	0.02			
9	OS2	0.06	0.001	0.06			

RUNOFF SUMMARY TABLE EXISTING CONDITIONS

Drainage Analysis Point	Local Contribution						
	Basin ID	Area [ac]	Imp. [%]	C_5	C_{100}	Q_5 [cfs]	Q_{100} [cfs]
1	X1	0.02	13.1%	0.06	0.21	0.005	0.04
2	X2	0.10	46.8%	0.33	0.48	0.07	0.24
3	X3	2.08	93.2%	0.79	0.84	4.04	10.01
4	X4	0.25	74.3%	0.59	0.69	0.50	1.36
5	X5	0.70	98.5%	0.84	0.88	1.99	4.81

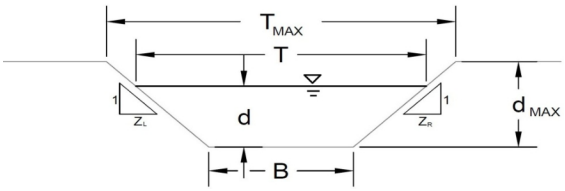
B. HYDRAULIC COMPUTATIONS

MHFD-Inlet, Version 5.01 (April 2021)

AREA INLET IN A SWALE

Salida Crossings

Inlet at DP1



This worksheet uses the NRCS vegetal retardance method to determine Manning's n.

For more information see Section 7.2.3 of the USDCM.

Analysis of Trapezoidal Grass-Lined Channel Using SCS Method

NRCS Vegetal Retardance (A, B, C, D, or E)	A, B, C, D, or E =		
Manning's n (Leave cell D16 blank to manually enter an n value)	n =	0.016	
Channel Invert Slope	S_O =	0.0050	ft/ft
Bottom Width	B =	0.00	ft
Left Side Slope	Z1 =	21.00	ft/ft
Right Side Sloe	Z2 =	21.00	ft/ft

Check one of the following soil types:

Soil Type:	Max. Velocity (V_{MAX})	Max Froude No. (F_{MAX})
Non-Cohesive	5.0 fps	0.60
Cohesive	7.0 fps	0.80
Paved	N/A	N/A

Choose One:
- Non-Cohesive
- Cohesive
- Paved

		Minor Storm	Major Storm	
Maximum Allowable Top Width of Channel for Minor & Major Storm	T_{MAX} =	**14.00**	**24.00**	**ft**
Maximum Allowable Water Depth in Channel for Minor & Major Storm	d_{MAX} =	**0.50**	**1.00**	**ft**

Allowable Channel Capacity Based On Channel Geometry

		Minor Storm	Major Storm	
MINOR STORM Allowable Capacity is based on Top Width Criterion	Q_{allow} =	**4.65**	**19.57**	**cfs**
MAJOR STORM Allowable Capacity is based on Top Width Criterion	d_{allow} =	**0.33**	**0.57**	**ft**

Water Depth in Channel Based On Design Peak Flow

Design Peak Flow	Q_o =	**1.87**	**4.86**	**cfs**
Water Depth	d =	**0.24**	**0.34**	**ft**

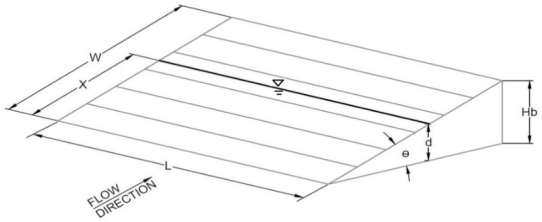
Minor storm max. allowable capacity GOOD - greater than the design flow given on sheet 'Inlet Management'

Major storm max. allowable capacity GOOD - greater than the design flow given on sheet 'Inlet Management'

Inlet Design Information (Input)

Type of Inlet: User-Defined — Inlet Type = User-Defined

Angle of Inclined Grate (must be <= 30 degrees)	θ =	0.00 degrees
Width of Grate	W =	6.54 ft
Length of Grate	L =	1.88 ft
Open Area Ratio	A_{RATIO} =	0.70
Height of Inclined Grate	H_B =	0.00 ft
Clogging Factor	C_f =	0.50
Grate Discharge Coefficient	C_d =	N/A
Orifice Coefficient	C_o =	0.64
Weir Coefficient	C_w =	2.05



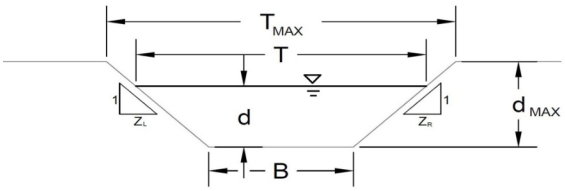
		MINOR	MAJOR	
Water Depth at Inlet (for depressed inlets, 1 foot is added for depression)	d =	0.24	0.34	
Total Inlet Interception Capacity (assumes clogged condition)	Q_a =	**2.71**	**4.63**	**cfs**
Bypassed Flow	Q_b =	**0.00**	**0.23**	**cfs**
Capture Percentage = Qa/Qo	C% =	**100**	**95**	**%**

MHFD-Inlet, Version 5.01 (April 2021)

AREA INLET IN A SWALE

Salida Crossings

Inlet at DP2



This worksheet uses the NRCS vegetal retardance method to determine Manning's n.

For more information see Section 7.2.3 of the USDCM.

Analysis of Trapezoidal Grass-Lined Channel Using SCS Method

NRCS Vegetal Retardance (A, B, C, D, or E)	A, B, C, D, or E =		
Manning's n (Leave cell D16 blank to manually enter an n value)	n =	0.016	
Channel Invert Slope	S_O =	0.0050	ft/ft
Bottom Width	B =	0.00	ft
Left Side Slope	Z1 =	21.00	ft/ft
Right Side Sloe	Z2 =	21.00	ft/ft

Check one of the following soil types:

Soil Type:	Max. Velocity (V_{MAX})	Max Froude No. (F_{MAX})
Non-Cohesive	5.0 fps	0.60
Cohesive	7.0 fps	0.80
Paved	N/A	N/A

Choose One:
- ☐ Non-Cohesive
- ☐ Cohesive
- ☑ Paved

		Minor Storm	Major Storm	
Maximum Allowable Top Width of Channel for Minor & Major Storm	T_{MAX} =	**14.00**	**24.00**	**ft**
Maximum Allowable Water Depth in Channel for Minor & Major Storm	d_{MAX} =	**0.50**	**1.00**	**ft**

Allowable Channel Capacity Based On Channel Geometry

		Minor Storm	Major Storm	
MINOR STORM Allowable Capacity is based on Top Width Criterion	Q_{allow} =	**4.65**	**19.57**	**cfs**
MAJOR STORM Allowable Capacity is based on Top Width Criterion	d_{allow} =	**0.33**	**0.57**	**ft**

Water Depth in Channel Based On Design Peak Flow

Design Peak Flow	Q_o =	**1.86**	**5.20**	**cfs**
Water Depth	d =	**0.24**	**0.35**	**ft**

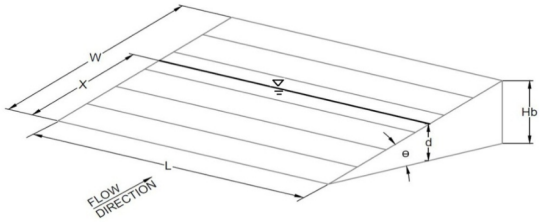
Minor storm max. allowable capacity GOOD - greater than the design flow given on sheet 'Inlet Management'

Major storm max. allowable capacity GOOD - greater than the design flow given on sheet 'Inlet Management'

Inlet Design Information (Input)

Type of Inlet: User-Defined — Inlet Type = User-Defined

Angle of Inclined Grate (must be <= 30 degrees)	θ =	0.00	degrees
Width of Grate	W =	9.81	ft
Length of Grate	L =	1.88	ft
Open Area Ratio	A_{RATIO} =	0.70	
Height of Inclined Grate	H_B =	0.00	ft
Clogging Factor	C_f =	0.50	
Grate Discharge Coefficient	C_d =	N/A	
Orifice Coefficient	C_o =	0.64	
Weir Coefficient	C_w =	2.05	



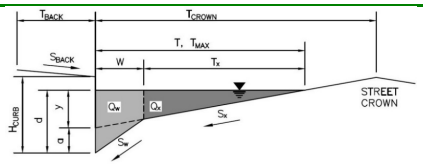
		MINOR	MAJOR	
Water Depth at Inlet (for depressed inlets, 1 foot is added for depression)	d =	0.24	0.35	
Total Inlet Interception Capacity (assumes clogged condition)	Q_a =	**3.66**	**6.53**	**cfs**
Bypassed Flow	Q_b =	**0.00**	**0.00**	**cfs**
Capture Percentage = Qa/Qo	C% =	**100**	**100**	**%**

MHFD-Inlet, Version 5.01 (April 2021)

ALLOWABLE CAPACITY FOR ONE-HALF OF STREET (Minor & Major Storm)

(Based on Regulated Criteria for Maximum Allowable Flow Depth and Spread)

Project: Salida Crossings
Inlet ID: Inlet at DP3



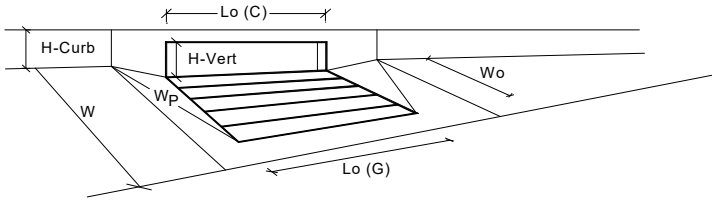
Gutter Geometry:			
Maximum Allowable Width for Spread Behind Curb	T_{BACK} =	10.0	ft
Side Slope Behind Curb (leave blank for no conveyance credit behind curb)	S_{BACK} =	0.020	ft/ft
Manning's Roughness Behind Curb (typically between 0.012 and 0.020)	n_{BACK} =	0.020	
Height of Curb at Gutter Flow Line	H_{CURB} =	6.00	inches
Distance from Curb Face to Street Crown	T_{CROWN} =	24.0	ft
Gutter Width	W =	2.00	ft
Street Transverse Slope	S_X =	0.006	ft/ft
Gutter Cross Slope (typically 2 inches over 24 inches or 0.083 ft/ft)	S_W =	0.083	ft/ft
Street Longitudinal Slope - Enter 0 for sump condition	S_O =	0.000	ft/ft
Manning's Roughness for Street Section (typically between 0.012 and 0.020)	n_{STREET} =	0.016	

		Minor Storm	Major Storm	
Max. Allowable Spread for Minor & Major Storm	T_{MAX} =	12.0	24.0	ft
Max. Allowable Depth at Gutter Flowline for Minor & Major Storm	d_{MAX} =	6.0	8.4	inches
Check boxes are not applicable in SUMP conditions		☐	☐	

		Minor Storm	Major Storm	
MINOR STORM Allowable Capacity is based on Depth Criterion				
MAJOR STORM Allowable Capacity is based on Depth Criterion	**Q_{allow} =**	**SUMP**	**SUMP**	**cfs**

INLET IN A SUMP OR SAG LOCATION

MHFD-Inlet, Version 5.01 (April 2021)



Design Information (Input)		MINOR	MAJOR	
Type of Inlet	Type =	Denver No. 16 Combination		
Local Depression (additional to continuous gutter depression 'a' from above)	a_{local} =	2.00	2.00	inches
Number of Unit Inlets (Grate or Curb Opening)	No =	2	2	
Water Depth at Flowline (outside of local depression)	Ponding Depth =	2.7	3.6	inches
Grate Information		MINOR	MAJOR	☐ Override Depths
Length of a Unit Grate	L_o (G) =	3.00	3.00	feet
Width of a Unit Grate	W_o =	1.73	1.73	feet
Area Opening Ratio for a Grate (typical values 0.15-0.90)	A_{ratio} =	0.31	0.31	
Clogging Factor for a Single Grate (typical value 0.50 - 0.70)	C_f (G) =	0.50	0.50	
Grate Weir Coefficient (typical value 2.15 - 3.60)	C_w (G) =	3.60	3.60	
Grate Orifice Coefficient (typical value 0.60 - 0.80)	C_o (G) =	0.60	0.60	
Curb Opening Information		MINOR	MAJOR	
Length of a Unit Curb Opening	L_o (C) =	3.00	3.00	feet
Height of Vertical Curb Opening in Inches	H_{vert} =	6.50	6.50	inches
Height of Curb Orifice Throat in Inches	H_{throat} =	5.25	5.25	inches
Angle of Throat (see USDCM Figure ST-5)	Theta =	0.00	0.00	degrees
Side Width for Depression Pan (typically the gutter width of 2 feet)	W_p =	2.00	2.00	feet
Clogging Factor for a Single Curb Opening (typical value 0.10)	C_f (C) =	0.10	0.10	
Curb Opening Weir Coefficient (typical value 2.3-3.7)	C_w (C) =	3.70	3.70	
Curb Opening Orifice Coefficient (typical value 0.60 - 0.70)	C_o (C) =	0.66	0.66	

Low Head Performance Reduction (Calculated)		MINOR	MAJOR	
Depth for Grate Midwidth	d_{Grate} =	0.249	0.321	ft
Depth for Curb Opening Weir Equation	d_{Curb} =	0.06	0.13	ft
Combination Inlet Performance Reduction Factor for Long Inlets	$RF_{Combination}$ =	0.32	0.42	
Curb Opening Performance Reduction Factor for Long Inlets	RF_{Curb} =	0.83	0.93	
Grated Inlet Performance Reduction Factor for Long Inlets	RF_{Grate} =	0.32	0.42	

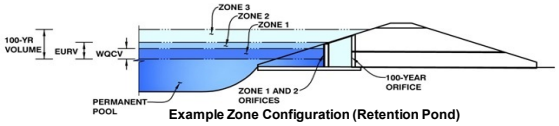
		MINOR	MAJOR	
Total Inlet Interception Capacity (assumes clogged condition)	**Q_a =**	**0.66**	**1.46**	**cfs**
Inlet Capacity IS GOOD for Minor and Major Storms(>Q PEAK)	$Q_{PEAK\ REQUIRED}$ =	0.53	1.37	cfs

DETENTION BASIN STAGE-STORAGE TABLE BUILDER

MHFD-Detention, Version 4.04 (February 2021)

Project: Salida Crossing

Basin ID: Underground Detention Vault W1



Example Zone Configuration (Retention Pond)

Watershed Information

Selected BMP Type =	EDB	
Watershed Area =	2.59	acres
Watershed Length =	500	ft
Watershed Length to Centroid =	200	ft
Watershed Slope =	0.005	ft/ft
Watershed Imperviousness =	75.99%	percent
Percentage Hydrologic Soil Group A =	100.0%	percent
Percentage Hydrologic Soil Group B =	0.0%	percent
Percentage Hydrologic Soil Groups C/D =	0.0%	percent
Target WQCV Drain Time =	40.0	hours
Location for 1-hr Rainfall Depths =	User Input	

After providing required inputs above including 1-hour rainfall depths, click 'Run CUHP' to generate runoff hydrographs using the embedded Colorado Urban Hydrograph Procedure.

		Optional User Overrides	
Water Quality Capture Volume (WQCV) =	0.066	acre-feet	acre-feet
Excess Urban Runoff Volume (EURV) =	0.255	acre-feet	acre-feet
2-yr Runoff Volume (P1 = 0.6 in.) =	0.082	acre-feet	0.60 inches
5-yr Runoff Volume (P1 = 0.85 in.) =	0.123	acre-feet	0.85 inches
10-yr Runoff Volume (P1 = 1.08 in.) =	0.160	acre-feet	1.08 inches
25-yr Runoff Volume (P1 = 1.41 in.) =	0.217	acre-feet	1.41 inches
50-yr Runoff Volume (P1 = 1.69 in.) =	0.267	acre-feet	1.69 inches
100-yr Runoff Volume (P1 = 1.98 in.) =	0.325	acre-feet	1.98 inches
500-yr Runoff Volume (P1 = 2.77 in.) =	0.489	acre-feet	2.77 inches
Approximate 2-yr Detention Volume =	0.084	acre-feet	
Approximate 5-yr Detention Volume =	0.123	acre-feet	
Approximate 10-yr Detention Volume =	0.161	acre-feet	
Approximate 25-yr Detention Volume =	0.219	acre-feet	
Approximate 50-yr Detention Volume =	0.255	acre-feet	
Approximate 100-yr Detention Volume =	0.289	acre-feet	

Define Zones and Basin Geometry

Zone 1 Volume (WQCV) =	0.066	acre-feet
Zone 2 Volume (EURV - Zone 1) =	0.189	acre-feet
Zone 3 Volume (100-year - Zones 1 & 2) =	0.034	acre-feet
Total Detention Basin Volume =	0.289	acre-feet
Initial Surcharge Volume (ISV) =	9	ft^3
Initial Surcharge Depth (ISD) =	0.33	ft
Total Available Detention Depth (H_{total}) =	11.30	ft
Depth of Trickle Channel (H_{TC}) =	0.50	ft
Slope of Trickle Channel (S_{TC}) =	0.004	ft/ft
Slopes of Main Basin Sides (S_{main}) =	0	H:V
Basin Length-to-Width Ratio ($R_{L/W}$) =	2	

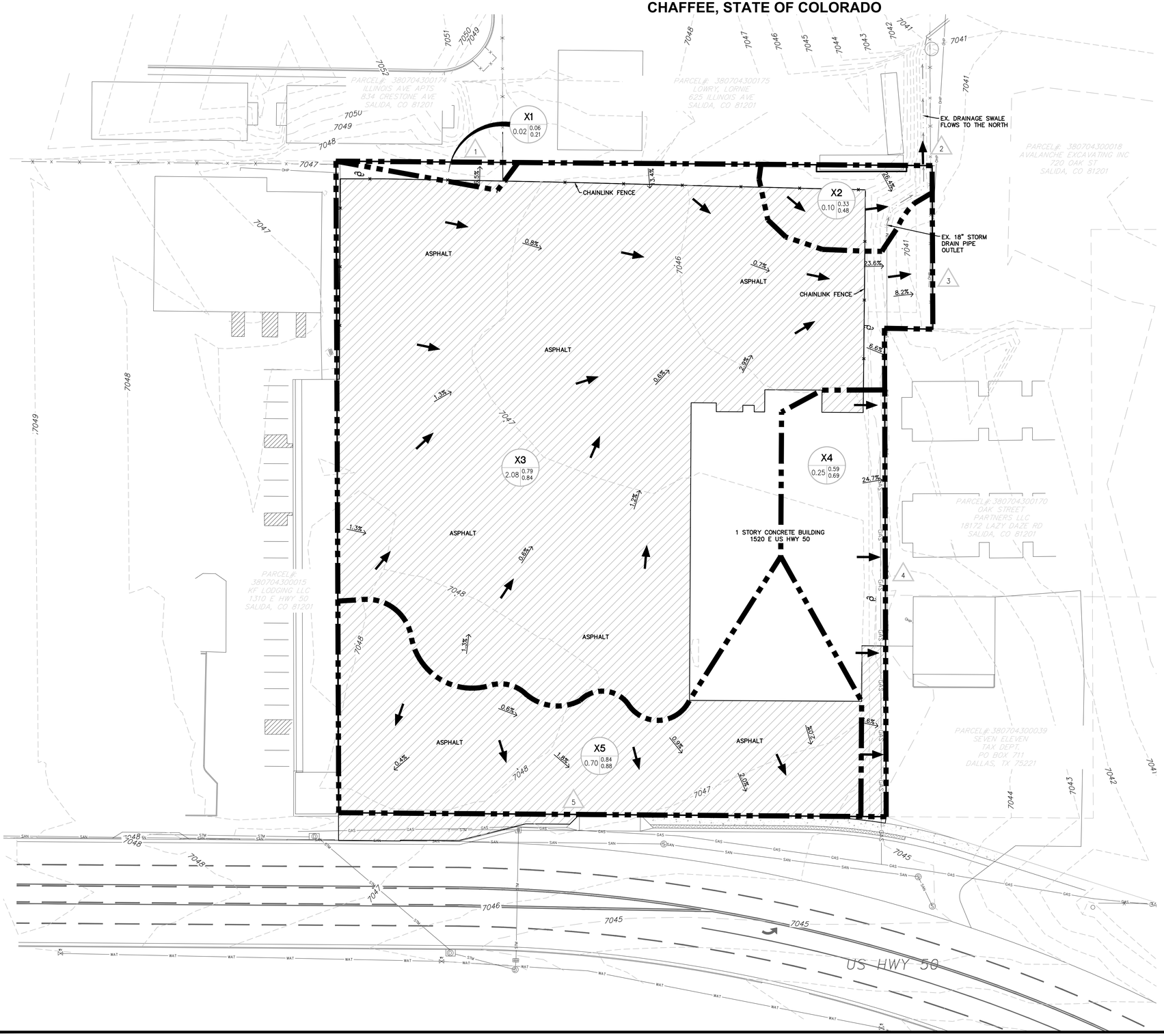
Vertical Walls

Initial Surcharge Area (A_{ISV}) =	26	ft^2
Surcharge Volume Length (L_{ISV}) =	5.1	ft
Surcharge Volume Width (W_{ISV}) =	5.1	ft
Depth of Basin Floor (H_{FLOOR}) =	0.17	ft
Length of Basin Floor (L_{FLOOR}) =	47.6	ft
Width of Basin Floor (W_{FLOOR}) =	26.4	ft
Area of Basin Floor (A_{FLOOR}) =	1,255	ft^2
Volume of Basin Floor (V_{FLOOR}) =	83	ft^3
Depth of Main Basin (H_{MAIN}) =	10.30	ft
Length of Main Basin (L_{MAIN}) =	47.6	ft
Width of Main Basin (W_{MAIN}) =	26.4	ft
Area of Main Basin (A_{MAIN}) =	1,255	ft^2
Volume of Main Basin (V_{MAIN}) =	12,922	ft^3
Calculated Total Basin Volume (V_{total}) =	**0.299**	acre-feet

Depth Increment = 0.50 ft

Stage - Storage Description	Stage (ft)	Optional Override Stage (ft)	Length (ft)	Width (ft)	Area (ft^2)	Optional Override Area (ft^2)	Area (acre)	Volume (ft^3)	Volume (ac-ft)
Top of Micropool	0.00		5.1	5.1	26		0.001		
ISV	0.33		5.1	5.1	26		0.001	9	0.000
	0.50		5.1	5.1	26		0.001	13	0.000
Floor	1.00		47.6	26.4	1,255		0.029	105	0.002
	1.50		47.6	26.4	1,255		0.029	732	0.017
	2.00		47.6	26.4	1,255		0.029	1,359	0.031
	2.50		47.6	26.4	1,255		0.029	1,987	0.046
	3.00		47.6	26.4	1,255		0.029	2,614	0.060
Zone 1 (WQCV)	3.21		47.6	26.4	1,255		0.029	2,878	0.066
	3.50		47.6	26.4	1,255		0.029	3,241	0.074
	4.00		47.6	26.4	1,255		0.029	3,869	0.089
	4.50		47.6	26.4	1,255		0.029	4,496	0.103
	5.00		47.6	26.4	1,255		0.029	5,123	0.118
	5.50		47.6	26.4	1,255		0.029	5,751	0.132
	6.00		47.6	26.4	1,255		0.029	6,378	0.146
	6.50		47.6	26.4	1,255		0.029	7,005	0.161
	7.00		47.6	26.4	1,255		0.029	7,633	0.175
	7.50		47.6	26.4	1,255		0.029	8,260	0.190
	8.00		47.6	26.4	1,255		0.029	8,887	0.204
	8.50		47.6	26.4	1,255		0.029	9,514	0.218
	9.00		47.6	26.4	1,255		0.029	10,142	0.233
	9.50		47.6	26.4	1,255		0.029	10,769	0.247
Zone 2 (EURV)	9.78		47.6	26.4	1,255		0.029	11,120	0.255
	10.00		47.6	26.4	1,255		0.029	11,396	0.262
	10.50		47.6	26.4	1,255		0.029	12,024	0.276
Zone 3 (100-year)	10.95		47.6	26.4	1,255		0.029	12,588	0.289
	11.00		47.6	26.4	1,255		0.029	12,651	0.290
	11.50		47.6	26.4	1,255		0.029	13,278	0.305
	12.00		47.6	26.4	1,255		0.029	13,906	0.319
	12.50		47.6	26.4	1,255		0.029	14,533	0.334
	13.00		47.6	26.4	1,255		0.029	15,160	0.348
	13.50		47.6	26.4	1,255		0.029	15,787	0.362
	14.00		47.6	26.4	1,255		0.029	16,415	0.377
	14.50		47.6	26.4	1,255		0.029	17,042	0.391
	15.00		47.6	26.4	1,255		0.029	17,669	0.406
	15.50		47.6	26.4	1,255		0.029	18,297	0.420
	16.00		47.6	26.4	1,255		0.029	18,924	0.434
	16.50		47.6	26.4	1,255		0.029	19,551	0.449
	17.00		47.6	26.4	1,255		0.029	20,179	0.463
	17.50		47.6	26.4	1,255		0.029	20,806	0.478
	18.00		47.6	26.4	1,255		0.029	21,433	0.492
	18.50		47.6	26.4	1,255		0.029	22,060	0.506
	19.00		47.6	26.4	1,255		0.029	22,688	0.521
	19.50		47.6	26.4	1,255		0.029	23,315	0.535
	20.00		47.6	26.4	1,255		0.029	23,942	0.550
	20.50		47.6	26.4	1,255		0.029	24,570	0.564
	21.00		47.6	26.4	1,255		0.029	25,197	0.578
	21.50		47.6	26.4	1,255		0.029	25,824	0.593
	22.00		47.6	26.4	1,255		0.029	26,452	0.607
	22.50		47.6	26.4	1,255		0.029	27,079	0.622
	23.00		47.6	26.4	1,255		0.029	27,706	0.636
	23.50		47.6	26.4	1,255		0.029	28,333	0.650
	24.00		47.6	26.4	1,255		0.029	28,961	0.665
	24.50		47.6	26.4	1,255		0.029	29,588	0.679
	25.00		47.6	26.4	1,255		0.029	30,215	0.694
	25.50		47.6	26.4	1,255		0.029	30,843	0.708
	26.00		47.6	26.4	1,255		0.029	31,470	0.722
	26.50		47.6	26.4	1,255		0.029	32,097	0.737
	27.00		47.6	26.4	1,255		0.029	32,725	0.751
	27.50		47.6	26.4	1,255		0.029	33,352	0.766
	28.00		47.6	26.4	1,255		0.029	33,979	0.780
	28.50		47.6	26.4	1,255		0.029	34,606	0.794
	29.00		47.6	26.4	1,255		0.029	35,234	0.809
	29.50		47.6	26.4	1,255		0.029	35,861	0.823
	30.00		47.6	26.4	1,255		0.029	36,488	0.838

DEVELOPMENT PLAN
SALIDA CROSSINGS
A PORTION OF THE SW 1/ 4 OF NW 1/ 4 OF SW 1/ 4 SECTION 4, TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE NEW MEXICO P.M. COUNTY OF CHAFFEE, STATE OF COLORADO



1 inch = 30 ft. Horizontal

LEGEND:

- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR
- PR. MAJOR CONTOUR
- PR. MINOR CONTOUR
- EX. ASPHALT
- EX. BASIN BOUNDARY
- ID / AC / C5 C100 — EX. BASIN IDENTIFICATION
- # — EX. DRAINAGE POINT
- EX. FLOW DIRECTION

RUNOFF SUMMARY TABLE EXISTING CONDITIONS

Drainage Analysis Point	Local Contribution						
	Basin ID	Area [ac]	Imp. [%]	C_5	C_{100}	Q_5 [cfs]	Q_{100} [cfs]
1	X1	0.02	13.1%	0.06	0.21	0.005	0.04
2	X2	0.10	46.8%	0.33	0.48	0.06	0.22
3	X3	2.08	93.2%	0.79	0.84	3.80	9.40
4	X4	0.25	74.3%	0.59	0.69	0.50	1.36
5	X5	0.70	98.5%	0.84	0.88	1.99	4.81

No.	REVISIONS	DATE	BY

PHELPS ENGINEERING
3522 South Emerson St, Englewood, CO 80113
(303) 208-1644 info@phelpsengineering.net phelpsengineering.net

SCALE: SEE SHEET
DESIGNED BY: FGF
DRAWN BY: ZJD
CHECKED BY: FGF

EXISTING CONDITIONS DRAINAGE MAP

SALIDA CROSSINGS
CITY OF SALIDA, COLORADO

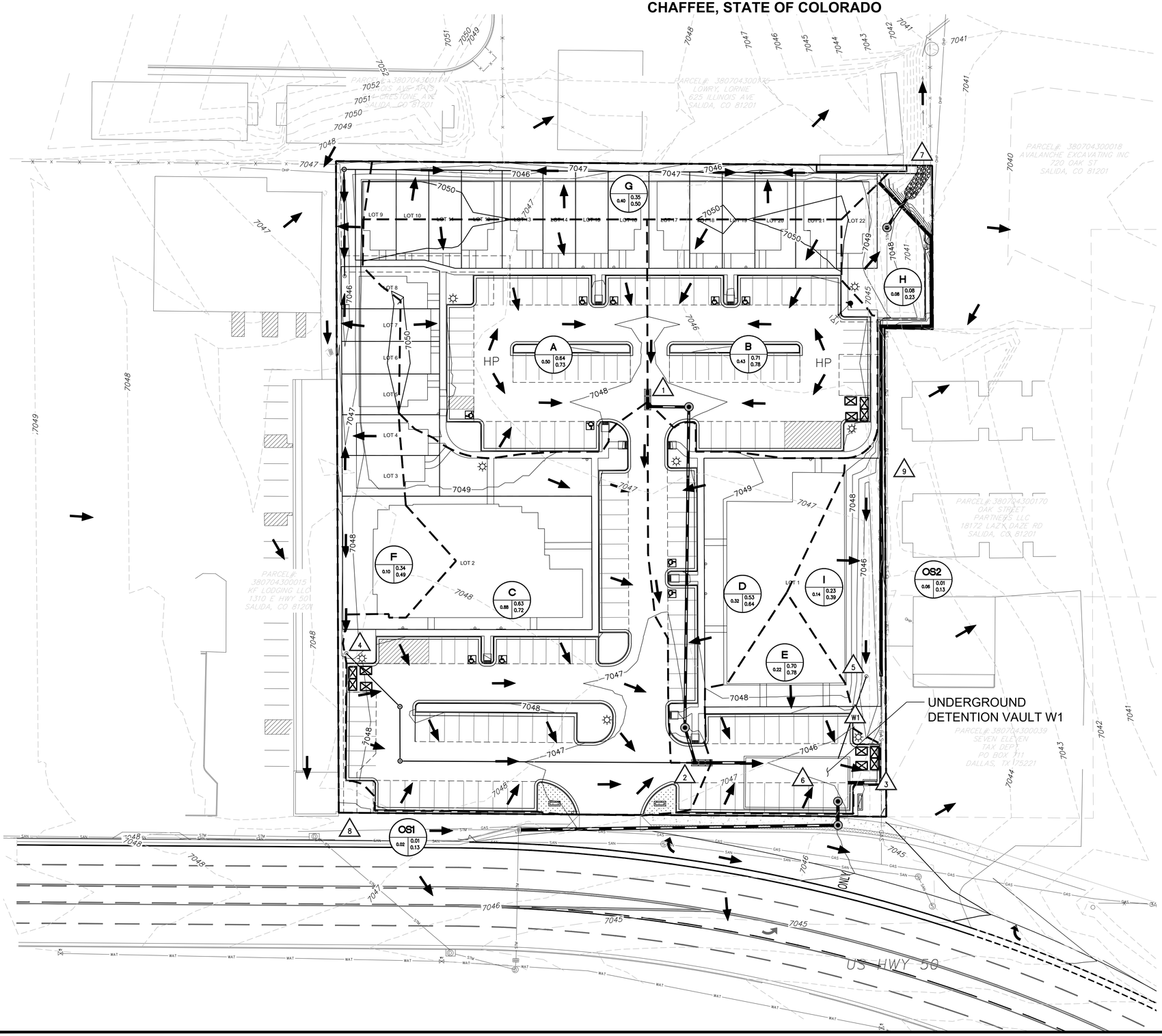
DATE 10/27/2022
PROJECT NO. 17202

1 of 1

COLORADO 811 KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

Drawing name: C:\Users\FFEERO\Phelps Engineering Services\Company OneDrive - Company\Entitlement Engineering\17202 - Salida Commons\Eng. Reports\Drainage\2022.10.27 - Drainage Plan--Ex Conditions.dwg EX DRAIN MAP Oct 27, 2022 12:37pm by: FFeero

DEVELOPMENT PLAN
SALIDA CROSSINGS
A PORTION OF THE SW 1/ 4 OF NW 1/ 4 OF SW 1/ 4 SECTION 4, TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE NEW MEXICO P.M. COUNTY OF CHAFFEE, STATE OF COLORADO



0 30 60 Feet
1 inch = 30 ft. Horizontal

LEGEND:

- 8660 — EX. MAJOR CONTOUR
- 8661 — EX. MINOR CONTOUR
- 8660 — PR. MAJOR CONTOUR
- 8661 — PR. MINOR CONTOUR
- BASIN BOUNDARY
- ID (AC / C5 / C100) — BASIN IDENTIFICATION
- # — DRAINAGE POINT
- FLOW DIRECTION

RUNOFF SUMMARY TABLE

Design Point	Basins	Area (ac)	Q_5 (cfs)	Q_{100} (cfs)	Accumulated Flows Q_5 (cfs)	Accumulated Flows Q_{100} (cfs)	Contributing Basins
1	A	0.50	0.96	2.54			
1	B	0.43	1.03	2.64			
1 Pipe Flows		0.93			1.87	4.86	A, B
2	C	0.88	1.66	4.40			
2	D	0.32	0.43	1.21			
4	F	0.10	0.12	0.39			
2 Pipe Flows		2.23			3.55	9.46	A, B, C, D, F
3	E	0.22	0.53	1.37			
5	I	0.14	0.11	0.42			
6 Detention Vault		2.59			4.03	10.82	A, B, C, D, E, F, I
7	G	0.40	0.43	1.43			
7	H	0.08	0.02	0.12			
7 Swale Flows		0.48			0.40	1.39	G, H
8	OS1	0.02	0.0004	0.02			
9	OS2	0.06	0.001	0.06			

COLORADO 811 — KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

No.	REVISIONS	DATE	BY

PHELPS ENGINEERING
3522 South Emerson St, Englewood, CO 80113
(303) 238-1644 info@phelpsengineering.net phelpsengineering.net

SCALE: SEE SHEET
DESIGNED BY: FGF
DRAWN BY: ZJD
CHECKED BY: FGF

PROPOSED CONDITIONS DRAINAGE MAP

SALIDA CROSSINGS
CITY OF SALIDA, COLORADO

DATE 10/27/2022
PROJECT NO. 17202

1 of 1

Drawing name: C:\Users\FFEERO\Phelps Engineering Services\Company OneDrive - Company\Entitlement Engineering\17202 - Salida Commons\Eng. Reports\Drainage\2022.10.27 Drainage Plan---Pr. Conditions.dwg DRAINAGE PLAN Oct 27, 2022 1:03pm by: FFeero

Storm Water Management Plan

For

Salida Crossings

A portion of the SW ¼ of NW ¼ of SW ¼ of Section 4, Township 49 North,
Range 9 East of the New Mexico P.M., City of Salida,
County of Chaffee, State of Colorado

Owner:
BV Investments
401 Whitewing Lane
Murphy, TX 75094

Developer:
Loucios Enterprises, LLC
2605 Fairhill Lane
Flower, TX 75022

Contact: Bernie Weber

Engineer:



Phelps Engineering Services, Inc.
3522 South Emerson Street
Englewood, Colorado 80113
Contact: Lonny Phelps

Submitted for Review to
City of Salida, Colorado

Submittal Date
October 27, 2022

Table of Contents

1.0 Site Description 1
1.1 Introduction 1
1.2 Project Description 1
1.3 Proposed Sequence of Activities 2
1.4 Existing Soil and Surface Conditions 2
1.5 Wetlands and Receiving Waters 3
1.6 Storm Water Management Plan Administrator 3
1.7 Potential Pollutants 3
2.0 Pollution Controls 3
2.1 Controls Overview 3
2.2 Erosion and Sediment Controls 3
2.2.1 Structural Practices 4
2.2.2 Non-Structural Practices 6
2.2.3 Other Controls 7
2.3 Materials Management 8
2.3.1 Potential Pollution Sources 8
2.3.2 Pollution Prevention Measures 9
2.4 Spill Management 10
2.5 Non-Storm Water Components of Discharge 11
3.0 Inspection and Maintenance 12
3.1 Inspection and Maintenance Overview 12
3.2 Minimum Monitoring and Requirements 12
3.3 Reporting Requirements/ Inspection Reports 13
4.0 Final Stabilization/ Conclusion 13
5.0 References 14

Appendix

Appendix A: CDPHE General Permit for Discharges from Construction Activity
Appendix B: CDPHE Construction Dewatering Permit
Appendix C: Reporting Chemical Spills and Releases in Colorado
Appendix D: Sample Inspection Form
Appendix E: Soil Survey Information
Appendix F: Erosion Control Construction Plans and Details
Appendix G: Landscaping Plans

1.0 Site Description

1.1 Introduction

The following Storm Water Management Plan (SWMP) has been prepared for use during the construction of the Salida Crossings project located in the Southwest Quarter of the Northwest Quarter of the Southwest Quarter of Section 4, Township 49 North, Range 9 East, in The City of Salida, Colorado The site is located adjacent to Colorado State Highway 50 (SH 50) at the southeast corner of the City of Salida. A vicinity map illustrating the project location is provided in Figure 1. This plan describes recommended procedures and methods to assist the Contractor in complying with the Colorado Water Quality Control Act and the Federal Water Pollution Control Act. A copy of the CDPHE General Permit for discharge is included (see **Appendix A**). The intent of this plan is to provide the contractor with information regarding the records, logs, permits, applications etc. that are required to be available at the project site. It is critical that the contractor understands that this Storm Water Management Plan is a living document that must be updated and maintained throughout the construction process.



VICINITY MAP

Figure 1. Vicinity Map (Not to Scale)

1.2 Project Description

Beginning in the first quarter of 2023, construction of the Salida Crossings project is expected begin. The 3-acre ± site will be disturbed by removing existing structures and pavement, grading, excavation, roadway & building construction, and other development activities. The construction of the project will occur in 3 phases beginning with overlot grading, roadway improvements, utility installations and development of individual mixed-use buildings (Buildings 1 & 2). The completed

project will include 92 apartment units and townhomes as well as retail space within 2 buildings. A site plan of the proposed project is included at the end of this report. This site plan and the various erosion control plans are important documents that the contractor will need to use and refer to throughout the construction of the project and is discussed in later sections.

1.3 Proposed Sequence of Activities

The contractor will be responsible for implementing and maintaining the erosion and sediment control measures described in this document and the accompanying construction drawings and specifications. The contractor may designate certain tasks as he sees fit, but the ultimate responsibility for ensuring the implementation of these controls and their proper function remains with the contractor. The order of major activities will be as follows:

1. Site Preparation: Confirm project disturbance limitations with those indicated on the site map for the SWMP, mobilize office trailers, and install initial sediment and erosion control features shown on the Erosion Control Plan and approved by the SWMP Administrator.
2. Schedule internal pre-construction inspection of BMPs to insure proper installation and functionality.
3. Site Construction Preparation: Site demo and over-lot grading.
4. Utility Construction: installation of utilities and backfill of trenches
5. Site Concrete Construction: installation of curb, gutter and sidewalk
6. Site Paving: completion of asphalt paving with the exception of the top lift.
7. Installation of permanent BMP's: detention and water quality pond, outlet structure, etc.
8. Permanent and temporary seeding: permanent seeding of common areas.
9. Individual Building Foundation and Structure: excavation for footings, slabs, forming and pouring foundation walls.
10. Building Structure: installation of structural frame on foundation system, erection of wood frame structure, enclosures.
11. Building Interior: rough-in, interior finishes.
12. Finish grading of individual lots.
13. Final stabilization: landscaping of individual lots.
14. Remove all temporary BMPs upon establishment of sufficient vegetative cover.

If at any time construction ceases for a period expected to exceed 90 days, temporary seeding of all disturbed areas shall be installed until construction recommences. In the event that the project is suspended, the permit may need to be inactivated or reassigned to the next administrator.

1.4 Existing Soil and Surface Conditions

Generally, the site is flat with slopes of 1-3% or less to the southeast. There is currently very little existing vegetation which consists predominantly of prairie grass. The site is predominately covered by paved asphalt and existing structures. The estimated 5-year runoff coefficient (C) for the existing site conditions is 0.90.

According to the USDA Web Soil Survey, the site surface consists primarily of Dominson gravelly sandy loam that is classified as Hydrologic Soils Group A. These types of soil have a very high infiltration rate and a low runoff potential. The erosion factor, K, indicates the susceptibility of a soil to sheet and rill erosion by water. Values of K range from 0.05 to 0.20, where the higher the value is, the more susceptible the soil is to sheet and rill erosion by water. According to the results

of the survey, the site's potential for erosion is low with a K value of 0.05 for 99.8% of the site. The web soil survey data is included in **Appendix E**.

1.5 Wetlands and Receiving Waters

There are no known jurisdictional wetlands on the project site.

Consistent with existing conditions, runoff from the project site ultimately drains to the Arkansas River.

1.6 Storm Water Management Plan Administrator

Lonny Phelps, Phelps Engineering Services will be the designated SWMP Administrator for the Project. It will be his responsibility to insure the SWMP's adequacy at all times to effectively manage potential storm water pollutants throughout the course of construction.

1.7 Potential Pollutants

During construction of new facilities, there is a potential for storm water to be contaminated with pollutants. Examples of potential pollutants are soil sediments, slurry from saw cutting concrete and asphalt, equipment fueling, washing of exposed aggregate or masonry and concrete mix trucks, asphalt sealing, street and house painting, construction waste and other related activities.

2.0 Pollution Controls

2.1 Controls Overview

During construction, several control measures shall be implemented under the direction of the SWMP Administrator to prevent discharge of contaminated water. Specifications and details for specific control measures from the City of Salida are included in accompanying construction drawings for this project (see **Appendix F**). In addition to those structural measures, other controls include non-structural practices, materials management, spill prevention & management, and other miscellaneous controls as described in the following sections.

2.2 Erosion and Sediment Controls

The objective of erosion control is to limit the amount of erosion occurring on disturbed areas until stabilized. The objective of sediment control is to capture soil that has eroded before it leaves the construction site. Despite the use of both erosion and sediment control measures, it is recognized that some sediment could remain in runoff, especially during very large storm events. The contractor shall utilize the best management practices (BMP's) described in the following sections to minimize the above potential to the maximum extent practicable.

During all phases of construction, the contractor should plan ahead of possible rainfall events and work to limit erosion from occurring where potential exists. Where potential does exist provide adequate conveyance to direct runoff to BMP's that trap sediment. The erosion and sediment BMP's anticipated for use on the site include both structural and non-structural practices.

2.2.1 Structural Practices

Structural BMPs are structures that limit erosion and sediment transport. Such practices include wattle check dams, silt fence, inlet and outlet protection, sediment traps/sediment basins, and grading techniques. The structural BMP's that will be utilized on the subject site are described in more detail as follows:

Wattles

- Can be used for outlet, inlet, slope, swale or channel protection and additional upstream/downstream protection for specific area protection.
- Used to slow the velocity of concentrated flow in an area, reduce erosion and to catch sediment by capturing contaminated runoff.
- Wattles shall be installed to protect any existing storm pipe outlets, and as additional protection around any existing inlets downstream of the site prior to commencement of any land disturbing activities. Wattles shall be installed as needed throughout the grading and construction phases of the project.
- Most effective when used with other erosion prevention BMPs.
- Should not be used for basins exceeding 2-5 acres.
- Should be used in series with the base elevation of the upstream set at the same elevation or lower than the downstream set.

Silt Fence

- A temporary vertical barrier attached to and supported by posts entrenched in the ground.
- Utilized to intercept sediment from disturbed areas during construction.
- Silt Fence shall be installed on the downstream side of the property prior to commencement of any land disturbing activity. Silt fence shall be installed as needed throughout the grading and construction phases of the project.
- For use in areas of shallow flow, not concentrated runoff.
- Typically used at the toe of fills and in transitions between cuts and fills and along streams.
- Usually used as a perimeter control.
- Shall be inspected periodically and after each rain or snowmelt event.
- Not effective as a windbreak.

Inlet Protection

- A barrier across or around a storm drain inlet.
- Utilized to filter sediment-laden runoff and prevent it from entering storm drain systems.
- Inlet Protection shall be placed around any existing inlets that are downstream of the site prior to commencement of any construction activities. Inlet protection shall be immediately placed around any proposed inlet once its construction is completed.
- Not to be utilized as a primary sediment trapping device, but as a secondary control.
- Do not use where ponded water will create dangerous driving conditions.
- Blocking of the inlet shall not be watertight.

Outlet protection

- A structurally lined apron (generally riprap, concrete, or both) placed at the outlet of pipes or channel sections.
- Used to dissipate energy and prevent erosion by reducing velocity.
- Outlet Protection shall be constructed immediately after construction of the conveyance element is complete.
- Utilized as a permanent feature.

Sediment Basins

- A temporary ponding area with controlled outlet and a hard lined spillway.
- Utilized to detain sediment laden storm water runoff from disturbed areas greater than 5 acres to allow sediment particles to settle out.
- Sediment Basins should be installed prior to any other land disturbing activities upstream of the basin.
- May be designed to be upgraded to a permanent structure after construction is completed.
- Best used with other erosion prevention practices to limit sediment load in pond.
- Use only for treatment of onsite runoff.
- Never construct a sediment basin on a flowing stream or in wetlands.
- During construction, accumulated sediment shall be removed when the wet storage is reduced by half and must be properly disposed.
- If utilized in location of permanent water quality/detention facility, the full capacity of the permanent pond shall be re-established following stabilization.

Sediment Traps

- A small temporary ponding area formed by excavating below grade and/or by constructing an earthen embankment with a hard lined spillway.
- Utilized to detain sediment laden storm water runoff from small disturbed areas to allow sediment particles to settle out.
- Sediment Traps should be installed prior to any other land disturbing activities upstream of the trap.
- Use only if the contributing area to the trap is 5 acres or less, otherwise a sediment basin should be considered.
- Use only for treatment of onsite runoff.
- Never construct a sediment trap on a flowing stream or in wetlands.
- Traps should not be located closer than 20 feet from a proposed building foundation or highway edge of road.
- Traps should be located at points of discharge from disturbed areas.
- Best used with other erosion prevention practices to limit sediment load in pond.
- During construction, accumulated sediment shall be removed when the wet storage is reduced by half and must be properly disposed.

Grading Techniques

- Soil surface roughening, terracing and rounding at tops of cuts, transitions and roadway ditches to facilitate vegetation and minimize erosion.
- Surface Roughening of the soil is to be an ongoing sequence during the grading phase as the grading is concluded within each area, specifically on slopes and in any drainage swales.
- Disk surface to create ridges at least 6 inches deep following the land contour.
- Used to temporarily stabilize disturbed areas immediately after grading.

- After rainstorm events, rills that formed should be repaired immediately.

2.2.2 Non-Structural Practices

Non-structural BMPs are both temporary and permanent stabilization practices. Such practices may include temporary seeding, permanent seeding, mulching, geotextiles, sod stabilization, maintaining existing vegetation. The non-structural BMPs that will be used on the site include the following:

Temporary and Permanent Seeding

- Soil preparation, disking, and soil amendment may be necessary for proper seed bed establishment.
- Seeded areas should be inspected regularly. Areas that fail to establish shall be re-seeded promptly.
- Any area exposed for more than 30 days after construction has ceased in those areas shall be seeded or mulched.
- Permanent landscape cover shall be installed according to the landscape plan.

Mulching

- Application of plant residues to the soil surface. Typical mulching materials include certified weed free hay or straw, certified under the Colorado Department of Agriculture Weed Free Forage Certification Program.
- Utilized in combination with tackifier during high winds, on steep slopes, or due to seasonal constraints.
- Used to cover permanent and temporarily seeded areas.
- Inspect frequently and reapply in areas where mulching has loosened or removed.

Maintain Existing Vegetation

- Preserve wherever possible to prevent erosion and buffer movement of sediment.
- Establish buffers.
- Inspect frequently and apply BMPs when beginning to show signs of erosion.

Geotextiles

- A special liner that prevents erosion of the seedbed while vegetation is being established and aids in establishment by preserving moisture available to the seed.
- The blankets need to cover the necessary area of graded slopes and channels.
- The blanket will be installed according to the manufacturer's instructions and specifications. The number of staples or fasteners is critical while vegetation is still germinating.
- The erosion control blankets will be installed once graded slopes or swales designated to be vegetated have reached final grade or on areas where erosion is occurring during construction.
- The erosion control blanket will be inspected weekly and immediately after storm events to determine if cracks, tears, or breaches have been formed in the fabric. If so the blanket will be repaired or replaced immediately.
- Good contact with the soil will be maintained and erosion will not occur under the blanket. Any areas where he blanket is not in close contact with the ground will be repaired or replaced.
- Utilized as both temporary and permanent feature depending on grade.

2.2.3 Other Controls

Vehicle Tracking Control/ Construction Entrance

- A temporary stabilized layer of aggregate underlined with geotextile or gravel located where traffic enters or exits the construction site.
- Vehicle Tracking Control shall be installed prior to commencement of any construction and inspected daily.
- Does not work well alone in muddy conditions – use tire washing when mud is present. Implementation of tire washing should include provisions for collecting wash water and directing it to a treatment pond.
- Whenever possible locate the construction entrance as far from the disturbed area as possible to allow maximum travel time for sediment removal from tires.
- Public and Private roadways shall be kept clear of accumulated sediment.
- Cleaning sediment shall not be accomplished by flushing with water. Sediment should be shoveled or swept from the street and placed away from storm water improvements.

Concrete Washout

- Designed to receive wash water from washing of tools and concrete mixer chutes, liquid concrete waste from dump trucks, mobile batch mixers, and pump trucks.
- Concrete Washout shall be installed prior to the commencement of the infrastructure construction phase which will be requiring concrete and inspected daily when in use. This BMP is to be maintained throughout the vertical construction phase.
- Because pH is a pollutant of concern for washout activities, when unlined pits are used for concrete washout, the soil must have adequate buffering capacity to result in protection of state groundwater standards; otherwise, a liner/containment must be used.
- The use of the washout site should be temporary (less than 1 year).
- The washout site should not be located in an area where shallow groundwater may be present, such as near natural drainages, springs, or wetlands
- Depending on type of washout, a Vehicle Tracking Control may be required to access the washout.
- Adequate signage must be provided and in good repair identifying the location of the washout area.
- Remove concrete waste in the washout area, as needed to maintain BMP function (typically when filled to about two-thirds of its capacity).
- Collect concrete waste and deliver offsite to a designated disposal location.
- Upon termination of use of the washout site, accumulated solid waste, including concrete waste and any contaminated soils, must be removed from the site to prevent on-site disposal of solid waste. If the wash water is allowed to evaporate and the concrete hardens, it may be recycled.

Stabilized Staging Area

- A stabilized staging area is a clearly designated area where construction equipment and vehicles, stockpiles, waste bins, and other construction-related materials are stored. The contractor office trailer may also be located in this area.
- Stabilized Staging area shall be installed prior to the commencement of any construction activities. The initial size of the staging area can be established just for the grading phase then increased as needed for the infrastructure and vertical construction activities phases of the project.

- The layout of the staging area may vary depending on the type of construction activity and appropriate space should be provided to contain storage, provide for loading/unloading operations, construction office and parking if necessary and should be provided with:
  - A stabilized surface, either paved or covered, with 3-inch diameter aggregate or larger,
  - Perimeter controls such as silt fence, sediment control logs, or other measures,
  - Construction fencing to prevent unauthorized access to construction materials,
  - Provisions for Good Housekeeping practices related to materials storage and disposal,
  - A stabilized construction entrance/exit, as described in the Vehicle Tracking Control BMP details, to accommodate traffic associated with material delivery and waste disposal vehicles.
- Over-sizing the stabilized staging area may result in disturbance of existing vegetation in excess of that required for the project.

Control Practices for Wind Erosion

- Dust from the site will be controlled using a mobile pressure-type distributor truck to apply portable water to disturbed areas. The mobile unit will apply water as necessary to prevent runoff and ponding.
- Dust control will be implemented as needed once site grading has been initiated and during windy conditions while site grading is occurring.
- Spraying of portable water will be performed whenever the dryness of the soil warrants it.
- At least one mobile unit will be available at all time to distribute portable water to control dust on the project area.
- During high winds limit traffic speeds to 12 mph or less on areas without gravel or pavement.
- Gravel can be placed on construction roads, entrances, and construction staging areas. Stone/gravel provides an effective protective cover over the soil.
- In areas where wind erosion is expected soil-binding tackifiers can be applied with high success.

2.3 Materials Management

2.3.1 Potential Pollution Sources

Abnormal or especially hazardous materials are not expected to be utilized during the construction of the project, but like most construction projects, some materials or substances used have the potential to be hazardous when leaked into the storm water runoff. The following materials are expected to be present onsite during construction:

Concrete/Additives/Wastes	Cleaning Solvents/Detergents
Petroleum based products	Paints/Solvents
Pesticides	Acids
Fertilizers	Construction Wastes
Sanitary wastes	Soil Stabilization additives

Activities on the site that may impact storm water include the following:

- Equipment storage/Washing/Fueling
- Storage of Fertilizers/Chemicals/Paint/Fuel
- Waste storage/disposal
- Concrete truck washout and tool washing
- Sanitary facility use and disposal

As construction progresses, specific areas shall be designated for the above mentioned activities and materials management operations. The contractor is responsible for marking the location of these facilities on the site map and reporting on the condition, effectiveness and corrections or changes made and why.

2.3.2 Pollution Prevention Measures

Pollution prevention measures shall be utilized to prevent construction materials with the potential for polluting storm water from coming in contact with runoff. Measures include good housekeeping, proper disposal & storage, spill prevention, and secondary containment. BMPs for most common construction materials and wastes with the greatest potential for adversely affecting water quality are as follows:

BMPs for Construction Waste:

- Select a designated waste collection area onsite.
- Locate containers in level areas away from storm water conveyance structures.
- Provide covers for containers that contain very hazardous or soluble chemicals.
- Avoid putting paint/solvent containers in open dumpsters or allow them to dry completely before disposing.
- If a container does spill, provide clean up immediately.
- Make sure waste is disposed of at authorized disposal areas.

BMPs for Hazardous Waste Disposal

- Check with local waste management authorities with regard to requirements for disposing of hazardous materials.
- Use entire product before disposing.
- Dispose of containers with lids on and tightly sealed.
- Provide a separate dumpster for large amounts of chemical or hazardous material and maintain more stringent controls on that dumpster.
- Do not remove the product label from containers, it contains important disposal information.

BMPs for Residual Concrete Disposal

- Emptying or washing of excess concrete may be allowed on site. Excess concrete and wash water should be placed in a designated wash out area that avoids contact with storm water.
- Wash out areas should be clearly marked with signs and marked on the site map.
- The hardened residue from the wash out area can be disposed of like other non-hazardous construction waste.

BMPs for Sanitary/Septic Wastes

- If self-contained, temporary sanitary facilities are used, the waste disposal company should service the facilities based on the number of workers anticipated to avoid over use.
- All facilities should be anchored to the ground to prevent overturning due to wind or accident.
- Locate portable toilets away from curbs, swales or other locations where concentrated runoff may occur.
- Provide secondary containment barriers around the facility. Straw Wattles are NOT appropriate containment barriers!
- Do not dump any hazardous materials into the sanitary waste disposal systems.

BMPs for Pesticides/Fertilizers

- Store pesticides/fertilizers in a dry covered area and elevate above the ground.
- Provide secondary containment barriers around areas where a lot of material is stored. Straw Wattles are NOT appropriate containment barriers!
- Strictly follow recommended application rates and application methods.
- Apply fertilizer more frequently and at lower rates.
- Reduce exposure of nutrients to storm events by working fertilizer deep into soil.

BMPs for Petroleum Products

- Fueling operations shall only occur in a designated area.
- Store petroleum products in covered areas and away from areas where concentrated runoff occurs.
- Provide secondary containment barriers around areas where a lot of material is stored. Straw Wattles are NOT appropriate containment barriers!
- Schedule preventative maintenance for onsite equipment and fix any gas/oil leaks on a regular basis.
- Follow procedures for proper handling of asphalt and sealers.
- Secure fueling equipment and install valves to prevent vandalism/theft.

2.4 Spill Management

Construction site supervisors in conjunction with the SWMP Administrator should create and adopt a spill control plan that includes measures and procedures to stop the source of the spill, contain the spill, clean up, and dispose of contaminated materials. Key personnel should be identified and trained to be responsible for spill prevention and control. The following measures would be appropriate for a spill prevention response plan:

Store and handle materials to prevent spills

- Tightly seal containers.
- Make sure all containers are neatly labeled.
- Stack containers carefully for stability to avoid spills.
- Limit the height of stacks of stored materials.
- Store materials on covered pallets or in trailers with adequate ventilation.
- Eliminate storm water contact if there is a spill.
- Have cleanup procedures clearly posted.
- Have cleanup materials readily available and posted.
- Immediately contain any liquid.
- Stop the source of the spill.

- Cover spill with absorbent material and dispose of properly.

Additionally, records of spills, leaks, or overflows that result in the discharge of pollutants must be documented and maintained.

When any spill occurs:

1) Notify the controlling operator of the site immediately following a hazardous spill.
2) Document the spill and its clean-up procedures whether reporting is required or not.
3) At a minimum document the following:
   - Nature of spill,
   - Quantity of spill,
   - Date/time spill occurred,
   - Agency notification if necessary,
   - Clean-up procedures used,
   - Daily monitoring (7 days) after clean-up,
   - Photographs,
   - Interview(s) with any witnesses of the event.

Some spills will need to be reported to the Division of Water Quality immediately including the following:
   - Over 25 gallons of petroleum,
   - 5 CCs of mercury,
   - A release of any chemical, oil, petroleum product which entered waters of the State of Colorado (which include surface water, groundwater, dry gullies or storm sewers leading to surface water),
   - Any spill or release of raw sewage.

If any of the above criteria is met or exceeded, the Colorado Department of Public Health and Environment, City of Salida, Public Works Stormwater (719-539-6257), downstream users and other agencies (MS4s) will be notified. The CDPHE will be notified by telephone immediately. In addition, written notification describing the spill and the cleanup procedures used will be sent to the agencies 5 days following the spill. If a spill does not meet the above criteria, reporting is not mandatory.

See Appendix C for CDPHE's requirements. The Divisions 24-hour environmental emergency spill reporting line is 1-877-518-5608.

2.5 Non-Storm Water Components of Discharge

Non-storm water discharges must be avoided or reduced to the maximum extent possible. This SWMP plan will include construction dewatering due to the proximity of the Farmers Irrigation Ditch along the western property line and the likelihood of encountering ground water at a shallow (10') depth. Pumping or draining groundwater, even groundwater that has infiltrated an excavation will require a separate permit from the State. Storm water that mixes with groundwater is also subject to the controls in the general permit for Construction Dewatering. A copy of the permit will be included in Appendix B.

Groundwater and groundwater mixed with stormwater will not be discharged directly onto the ground, into the ditch or into the storm drainage system. This water is to be pumped into a settling

basin, a device to treat water by settling out sediment that was picked up by the pumping operation from dewatering activities. These basins will be:

- Used to remove sediments from dewatering activities.
- Used as a temporary feature.
- A structure consisting of an excavated basin surrounded by a perimeter control such as straw wattles, erosion bales or an earthen berm. The excavated area should be at least 3 feet deep. The excavated portion will serve for wet storage, and the remainder will provide dry storage.
- Sized for the amount of water expected to be pumped during a 3-hour period of time. When water reaches the outlet crest, pumping must stop until the water drains down and additional capacity is made available.

No materials shall be discharged in quantities that may impact storm water runoff. Possible discharge sources that need to be contained include:

- Locations where water tanks are being filled. Seal all leaks and avoid over filling. Any leaks should be directed to a water quality pond or protected to prevent erosion.
- Contain excess water during fire hydrant blow off, water system cleaning or other instances where potable water is discharged onto the surface. Convey any discharge to a water quality pond and avoid causing erosion by avoiding steep slopes, disturbed areas, etc.
- Monitor irrigation systems and fix leaks promptly. Avoid over irrigating areas where vegetation is not yet established.

3.0 Inspection and Maintenance

3.1 Inspection and Maintenance Overview

A site inspection of all erosion control facilities shall be conducted at least once every two weeks and immediately following any significant storm event, including but not limited to rain or snowmelt, which results in water and/or sediment being transported across the site. The inspection must determine if there is any evidence of, or the potential for, pollutants entering the storm drainage system. BMPs should be inspected to see if they meet the design and operation criteria in the SWMP and that they are adequately controlling potential pollutants. Any defects shall be corrected as soon as possible. Where spill kits have been used, or storage areas moved, supplies shall be restocked and re-protected. The site shall be inspected by the SWMP Administrator and monitored per the procedures outlined below:

3.2 Minimum Monitoring and Requirements

- Inspections of the site shall be conducted by the SWMP Administrator every two weeks and after significant storm events.
- Inspections are required at least every 30 days and after measurable storm events for sites that are no longer under construction, but do not have 70% established ground cover.

The SWMP Administrator shall certify that the site is in compliance with the permit by:

- Ensuring areas where significant runoff is occurring are identified on the site map.

- Storm water outfall shall be observed to determine whether or not measurable quantities of sediment or other pollutants have been or are being transported offsite.
- BMPs shall be addressed to determine if they are functioning properly or if they are in need of repair or maintenance. If the report describes deficiencies in pollution control structures or procedures, such deficiencies shall be corrected immediately.
- A brief description of measures taken to correct deficiencies shall be recorded.
- Determine if additional controls will be required.
- When an inspection does not identify any incidents of non-compliance, the report shall contain a certification that the site is in compliance with the SWMP and this permit.
- The date and inspector identity shall also be recorded. This record shall be signed and made available to the city, State and Federal inspectors upon request.

Based on the results of the inspection, the description of potential pollutant sources, and the control measures used should be updated on the SWMP and Site Map as soon as possible. Typically corrective action shall commence immediately when a deficiency is observed. SWMP and Map updates shall be completed within 72 hours. Another inspection should follow up and include the date, corrective action taken, and initials of who certified the work.

3.3 Reporting Requirements/ Inspection Reports

The Contractor is responsible for reporting of all BMP inspections and maintaining records of reports and maps throughout the project. The record shall be retained onsite and/or readily available until the inactivation notice has been filed. All inspection reports shall be submitted to the owner when the permit becomes inactive. A recommended/example inspection form is included in **Appendix D**. At a minimum, the inspection reports shall contain the following:

- Dates,
- Name(s) of inspectors,
- Purpose of inspection e.g. spill event, leakage of materials, storm event, bi- weekly inspection, etc.,
- When a bi-weekly report, an assessment of the entire property as related to
- SWMP issues,
- An estimated area of currently disturbed area,
- Evaluation of all active BMPs,
- Actions needed to assure continued compliance with SWMP guidelines,
- Document all areas of potential pollution sources and how they are protected,
- Documentation of any needed changes,
- Training events,
- Uncontrolled releases of mud or muddy water or measureable amounts of sediment,
- An estimated amount of precipitation. An onsite rain gauge is suggested.

4.0 Final Stabilization/ Conclusion

Permanent stabilization will be achieved by establishing vegetative or permanent surface cover on all disturbed areas. The vegetative cover will be specified on the landscape plan (see

Appendix G). Vegetative cover is considered complete when 70 percent of the pre-disturbance plant density is restored. In cases where the site was already disturbed, a plowed farm field for example, the pre-disturbance density will be the naturally occurring cover on non-plowed areas.

The General Contractor shall remove all temporary erosion and sediment control BMPs after stabilization is achieved or after temporary BMPs are no longer needed. Trapped sediment will be removed by the General Contractor. Disturbed soil areas resulting from removal of BMPs, the General Contractor will stabilize as soon as possible with either permanent surface cover per the construction plans or establishing vegetative cover per the landscape plans. This SWMP was designed based on the construction plans for the subdivision infrastructure only. Additions to this SWMP may be necessary to address BMPs for construction of residential housing or block construction. However the storm water permit may be maintained for other phases of the project.

Again this plan is a living document that will need to be updated and maintained throughout the construction process. The SWMP document will be modified accordingly as construction progresses and the site becomes more developed to include roads and the construction of buildings. It is the responsibility of the Owner/Operator to provide authorization to the necessary parties for coverage under the General Permit. Permit coverage will need to be updated to reflect the correct area of disturbance, transfer of responsibility, or completed stabilization of all of the phases as they begin and/or reach completion. The owner/operator is responsible for maintaining all BMPs and records until the inactivation notice or notice of reassignment is filed with the State.

5.0 References

1. CDOT Erosion Control and Storm water Quality Guide, Colorado Department of Transportation, 2002

2. Urban Storm Drainage Criteria Manual, Mile High Flood District (Rev. November 2017)

Appendix A:

CDPHE General Permit for Discharges from Construction Activity

COLORADO
Department of Public Health & Environment

Dedicated to protecting and improving the health and environment of the people of Colorado

ASSIGNED PERMIT NUMBER

Item 4.

Date Received _____/_____/_____
MM DD YYYY

Revised: 10-2017

STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES APPLICATION

COLORADO DISCHARGE PERMIT SYSTEM (CDPS)

PHOTO COPIES, FAXED COPIES, PDF COPIES OR EMAILS WILL NOT BE ACCEPTED.

For Applications submitted on paper - Please print or type. Original signatures are required.
All items must be completed accurately and in their entirety for the application to be deemed complete. Incomplete applications will not be processed until all information is received which will ultimately delay the issuance of a permit. If more space is required to answer any question, please attach additional sheets to the application form. Applications or signature pages for the application may be submitted by mail or hand delivered to:

Colorado Department of Public Health and Environment, 4300 Cherry Creek Drive South, WQCD-P-B2, Denver, CO 80246-1530

For Applications submitted electronically
Please note that you can ONLY complete the feedback form by downloading it to a PC or Mac/Apple computer and opening the Application with Adobe Reader or a similar PDF reader. The form will NOT work with web browsers, Google preview, Mac preview software or on mobile devices using iOS or Android operating systems.

If application is submitted electronically, processing of the application will begin at that time and not be delayed for receipt of the signed document.

Any additional information that you would like the Division to consider in developing the permit should be provided with the application. Examples include effluent data and/or modeling and planned pollutant removal strategies.

Beginning July 1, 2016, invoices will be based on acres disturbed.
DO NOT PAY THE FEES NOW - Invoices will be sent after the receipt of the application.

Disturbed Acreage for this application (see page 4)

- ☐ Less than 1 acre ($83 initial fee, $165 annual fee)
- ☐ 1-30 acres ($175 initial fee, $350 annual fee)
- ☐ Greater than 30 acres ($270 initial fee, $540 annual fee)

PERMIT INFORMATION

Reason for Application: ☐ NEW CERT ☐ RENEW CERT EXISTING CERT# _____

Applicant is: ☐ Property Owner ☐ Contractor/Operator

A. CONTACT INFORMATION - *indicates required

*** PERMITTED ORGANIZATION FORMAL NAME:** _____

1) * PERMIT OPERATOR - the party that has operational control over day to day activities - may be the same as owner.

Responsible Person (Title): _____

Currently Held By (Person): FirstName: _____ LastName: _____

Telephone: _____ Email Address: _____

Organization: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Per Regulation 61 : All reports required by permits, and other information requested by the Division shall be signed by the permittee or by a duly authorized representative of that person. A person is a duly authorized representative only if:

(i) The authorization is made in writing by the permittee

(ii) The authorization specifies either an individual or a position having responsibility for the overall operation of the regulated facility or activity such as the position of plant manager, operator of a well or a well field, superintendent, position of equivalent responsibility, or an individual or position having overall responsibility for environmental matters for the company. (A duly authorized representative may thus be either a named individual or any individual occupying a named position); and

(iii) The written authorization is submitted to the Division

2) OWNER - party has ownership or long term lease of property - may be the same as the operator.

☐ Same as 1) Permit Operator

Responsible Person (Title): _____

Currently Held By (Person): FirstName: _____ LastName: _____

Telephone: _____ Email Address: _____

Organization: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Per Regulation 61 : All reports required by permits, and other information requested by the Division shall be signed by the permittee or by a duly authorized representative of that person. A person is a duly authorized representative only if:

i. The authorization is made in writing by the permittee.
ii. The authorization specifies either an individual or a position having responsibility for the overall operation of the regulated facility or activity such as the position of plant manager, operator of a well or a well field, superintendent, position of equivalent responsibility, or an individual or position having overall responsibility for environmental matters for the company. (A duly authorized representative may thus be either a **named individual** or any individual occupying a **named position);** and
iii. The written authorization is submitted to the Division.

3) *SITE CONTACT local contact for questions relating to the facility & discharge authorized by this permit for the facility

☐ Same as 1) Permit Operator

Responsible Person (Title): _____

Currently Held By (Person): FirstName: _____ LastName: _____

Telephone: _____ Email Address: _____

Organization: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

4) *BILLING CONTACT if different than the permittee.

☐ Same as 1) Permit Operator

Responsible Person (Title): _____

Currently Held By (Person): FirstName: _____ LastName: _____

Telephone: _____ Email Address: _____

Organization: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

5) OTHER CONTACT TYPES (check below) Add pages if necessary:

Responsible Person (Title): _____

Currently Held By (Person): FirstName: _____ LastName: _____

Telephone: _____ Email Address: _____

Organization: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

☐ Environmental Contact ☐ Consultant ☐ Stormwater MS4 Responsible Person

☐ Inspection Facility Contact ☐ Compliance Contact ☐ Stormwater Authorized Representative

B) PERMITTED PROJECT/FACILITY INFORMATION

Project/Facility Name _____

Street Address or Cross Streets _____

(e.g., Park St and 5 Ave; CR 21 and Hwy 10; 44 Ave and Clear Creek) ; A street name without an address, intersection, mile marker, or other identifying information describing the location of the project is not adequate. For **linear projects**, the route of the project should be described as best as possible using the starting point for the address and latitude and longitude – more clearly defined in the required map)

City: _____ County: _____ Zip Code: _____

Facility Latitude/Longitude - List the latitude and longitude of the excavation(s) resulting in the discharge(s). If the exact soil disturbing location(s) are not known, list the latitude and longitude of the center point of the construction project. If using the center point, be sure to specify that it is the center point of construction activity. The preferred method is GPS and Decimal Degrees.

Latitude _____ . _____ Longitude _____ . _____ (e.g., 39.70312°, 104.93348°)
Decimal Degrees (to 5 decimal places) Decimal Degrees (to 5 decimal places)

This information may be obtained from a variety of sources, including:

- **Surveyors or engineers** for the project should have, or be able to calculate, this information.
- **U.S. Geological Survey topographical map(s)**, available at area map stores.
- Using a **Global Positioning System (GPS) unit** to obtain a direct reading.
- **Google** - enter address in search engine, select the map, right click on location, and select "what's here".

***Note**: the latitude/longitude required above is not the directional degrees, minutes, and seconds provided on a site legal description to define property boundaries.*

C) MAP (Attachment) If no map is submitted, the application cannot be submitted.

Map: Attach a map that indicates the site location and that CLEARLY shows the boundaries of the area that will be disturbed. A vicinity map is not adequate for this purpose.

D) LEGAL DESCRIPTION - only for Subdivisions

Legal description: If subdivided, provide the legal description below, or indicate that it is not applicable (**do not** supply Township/Range/Section or metes and bounds description of site)

Subdivision(s): _____ Lot(s): _____ Block(s) _____

OR ☐ Not applicable (site has not been subdivided)

E) AREA OF CONSTRUCTION SITE - SEE PAGE 1 - WILL DETERMINE FEE

Provide both the total area of the construction site, and the area that will undergo disturbance, in acres.

Total area of project disturbance site (acres): _____

Note: aside from clearing, grading and excavation activities, disturbed areas also include areas receiving overburden (e.g., stockpiles), demolition areas, and areas with heavy equipment/vehicle traffic and storage that disturb existing vegetative cover.

☐ Part of Larger Common Plan of Development or Sale, (i.e., total, including all phases, filings, lots, and infrastructure not covered by this application)

F) NATURE OF CONSTRUCTION ACTIVITY

Check the appropriate box(es) or provide a brief description that indicates the general nature of the construction activities. (The full description of activities must be included in the Stormwater Management Plan.)

☐ Commercial Development

☐ Residential Development

☐ Highway and Transportation Development

☐ Pipeline and Utilities (including natural gas, electricity, water, and communications)

☐ Oil and Gas Exploration and Well Pad Development

☐ Non-structural and other development (i.e. parks, trails, stream realignment, bank stabilization, demolition, etc.)

G) ANTICIPATED CONSTRUCTION SCHEDULE

Construction Start Date: _____ Final Stabilization Date: _____

- *Construction Start Date* - This is the day you expect to begin ground disturbing activities, including grubbing, stockpiling, excavating, demolition, and grading activities.
- *Final Stabilization Date* - in terms of permit coverage, this is when the site is finally stabilized. This means that all ground surface disturbing activities at the site have been completed, and all disturbed areas have been either built on, paved, or a uniform vegetative cover has been established with an individual plant density of at least 70 percent of pre-disturbance levels. **Permit coverage must be maintained until the site is finally stabilized. Even if you are only doing one part of the project, the estimated final stabilization date must be for the <u>overall</u> project**. If permit coverage is still required once your part is completed, the permit certification may be transferred or reassigned to a new responsible entity(s).

H) RECEIVING WATERS (If discharge is to a ditch or storm sewer, include the name of the ultimate receiving waters)

Immediate Receiving Water(s): _____

Ultimate Receiving Water(s): _____

Identify the receiving water of the stormwater from your site. Receiving waters are any waters of the State of Colorado. This includes all water courses, even if they are usually dry. If stormwater from the construction site enters a ditch or storm sewer system, identify that system and indicate the ultimate receiving water for the ditch or storm sewer. **Note:** a stormwater discharge permit does <u>not</u> allow a discharge into a ditch or storm sewer system without the approval of the owner/ operator of that system.

I) SIGNATURE PAGE

1. **You may print and sign this document and mail the hard copy to the State along with required documents (address on page one).**

2. **Electronic Submission Signature**
   You may choose to submit your application electronically, along with required attachments. To do so, click the SUBMIT button below which will direct you, via e-mail , to sign the document electronically using the DocuSign Electronic Signature process. Once complete, you will receive via e-mail, an electronically stamped Adobe pdf of this application. Print the signature page from the electronically stamped pdf, sign it and mail it to the WQCD Permits Section to complete the application process (address is on page one of the application).
   - **The Division encourages use of the electronic submission of the application and electronic signature. This method meets signature requirements as required by the State of Colorado.**
   - **The ink signed copy of the electronically stamped pdf signature page is also required to meet Federal EPA Requirements.**
   - **Processing of the application will begin with the receipt of the valid electronic signature.**

☐ **STORMWATER MANAGEMENT PLAN CERTIFICATION**

By checking this box "I certify under penalty of law that a complete Stormwater Management Plan, as described in the stormwater management plan guidance, has been pre-pared for my activity. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the Stormwater Management Plan is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for falsely certifying the completion of said SWMP, including the possibility of fine and imprisonment for knowing violations."

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is to the best of my knowledge and belief, true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."
"I understand that submittal of this application is for coverage under the State of Colorado General Permit for Stormwater Discharges Associated with Construction Activity **for the entirety of the construction site/project described and applied for, until such time as the application is amended or the certification is transferred, inactivated, or expired**." [Reg 61.4(1)(h)]

For Docusign
Electronic Signature _____ Ink Signature _____ Date: _____

Signature of Legally Responsible Person or Authorized Agent (submission must include original signature)

_____ _____
Name (printed) Title

Signature: The applicant must be either the owner and operator of the construction site. Refer to Part B of the instructions for additional information.
The application must be signed by the applicant to be considered complete. In all cases, it shall be signed as follows:
(Regulation 61.4 (1ei)
a) In the case of corporations, by the responsible corporate officer is responsible for the overall operation of the facility from which the discharge described in the form originates
b) In the case of a partnership, by a general partner.
c) In the case of a sole proprietorship, by the proprietor.
d) In the case of a municipal, state, or other public facility, by either a principal executive officer, ranking elected official, (a principal executive officer has responsibility for the overall operation of the facility from which the discharge originates).

3rd Party Preparer: If this form was prepared by an authorized agent on behalf of the Permittee, please complete the field below.

_____ _____
Preparer Name (printed) Email Address

DO NOT INCLUDE A COPY OF THE STORMWATER MANAGEMENT PLAN
DO NOT INCLUDE PAYMENT—AN INVOICE WILL BE SENT AFTER THE CERTIFICATION IS ISSUED.

	Attach Map
	Attach File
	Attach File
	Attach File
	Attach File

Submit

Appendix B:

CDPHE Construction Dewatering Permit

For Agency Use Only:
Permit Number Assigned
COG07 - _____
COG315 -_____
COG316 -_____

Item 4.

Application for COLORADO DISCHARGE PERMIT SYSTEM (CDPS) General Permits:

- **Construction Dewatering** (COG070000)
- **Remediation Activities Discharging To Surface Water** (COG315000), or
- **Remediation Activities Discharging To Groundwater** (COG316000)

Please print or type. Original signatures are required. Photo, faxed, pdf or email copies will not be accepted.

This combined permit application is designed to streamline the application process for the three types of discharge permits listed in Part A below, and includes an *Application Guidance Document* to help applicants complete the application and select the right permit coverage for their activity. Please note that **one** application is intended to cover **one** project and **one** type of permit. Where multiple projects or types of permits are required, please submit an appropriate number of permit applications.

The application must be submitted to the Water Quality Control Division at least 30 days (for Construction Dewatering) or 45 days (for Remediation) prior to the anticipated date of discharge, and must be considered complete by the division before the review and approval process begins. The division will notify the applicant if additional information is needed to complete the application. If more space is required to answer any question, please attach additional sheets to the application form. Applications must be submitted by mail or hand delivered to:

Colorado Department of Public Health and Environment
Water Quality Control Division, WQCD-P-B2
4300 Cherry Creek Drive South
Denver, Colorado 80246-1530

IMPORTANT: *Please read the Application Guidance Document (Guidance) for this permit application prior to completing this application. The Guidance provides specific and important instructions required for completing this application correctly.*

A. PERMIT INFORMATION

Reason for Application: □ NEW CERT

□ RENEW CERT EXISTING CERT # _____

Applicant is: □ Property Owner □ Contractor/Operator

Application is for the following discharge permit (select ONE). See Guidance.

□ Construction Dewatering (COG070000)

□ Remediation Activities Discharging to Surface Water (COG315000)

□ Remediation Activities Discharging to Groundwater (COG316000)

Note: This application is designed for processing each of the three permit types listed above. The division may request additional characterization of the proposed discharge to ensure that the appropriate permit coverage is requested and the appropriate permit certification is issued. The division may deny or change the requested type of discharge permit after review of the submitted application and will notify the applicant of the changes. Coverage under the "Subterranean Dewatering or Well Development" General Permit COG6030000 is not available using this application form.

B. CONTACT INFORMATION

1. Permittee Information

Organization Formal Name: _____

Permittee Name: the person **authorized to sign and certify** the permit application. This person receives all permit correspondences and is **responsible** for ensuring compliance with the permit.

Responsible Position (Title): _____

Currently Held By (Person): _____

Telephone No: _____

Email address: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

This form must be signed by the permittee to be considered complete. **Per Regulation 61**, in all cases, it shall be signed as follows:

a) In the case of corporations, by a responsible corporate officer. For the purposes of this section, the responsible corporate officer is responsible for the overall operation of the facility from which the discharge described in the application originates.
b) In the case of a partnership, by a general partner.
c) In the case of a sole proprietorship, by the proprietor.
d) In the case of a municipal, state, or other public facility, by either a principal executive officer or ranking elected official.

2. DMR Cognizant Official (i.e. authorized agent) the person or position authorized to sign and certify reports required by permits including Discharge Monitoring Reports [DMR's], Annual Reports, Compliance Schedule submittals, and other information requested by the division. The division will transmit pre-printed DMR's to this person. If more than one, please add additional pages.

□ Same as 1) Permittee

Responsible Position (Title): _____

Currently Held By (Person): _____

Telephone No: _____

Email address: _____

Organization: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Per Regulation 61: All reports required by permits, and other information requested by the Division shall be signed by the permittee or by a duly authorized representative of that person. A person is a duly authorized representative only if:

a) The authorization is made in writing by the permittee
b) The authorization specifies either an individual or **a position having responsibility for the overall operation of the regulated facility or activity** such as the position of plant manager, operator of a well or a well field, superintendent, position of equivalent responsibility, or an individual or position having overall responsibility for environmental matters for the company. (A duly authorized representative may thus be either a named individual or any individual occupying a named position)
c) Submitted in writing to the Division

B. CONTACT INFORMATION (cont.)

3. Site/Local Contact (contact for questions relating to the facility & discharge authorized by this permit.)

□ Same as 1) Permittee

Responsible Position (Title): _____

Currently Held By (Person): _____

Telephone No: _____

Email address: _____

Organization: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

4. Operator in Responsible Charge Required for Groundwater Remediation COG315000 or COG316000

□ Same as 1) Permittee □ Same as 3) Site/ Local Contact

**Note: Where the division determines that coverage under the construction dewatering permit is appropriate, an ORC is not required.*

Operator Number _____ Legal Name: _____

Telephone No: _____Email address: _____

Company: _____

5. Billing Contact □ Same as 1) Permittee

Responsible Position (Title): _____

Currently Held By (Person): _____

Telephone No: _____

Email address: _____

Organization: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

6. Other Contact Types (check below) Add pages if necessary:

Responsible Position (Title): _____

Currently Held By (Person): _____

Telephone No: _____

Email address: _____

Organization: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

□ Environmental Contact
□ Facility Inspection Contact
□ Consultant
□ Compliance Contact
□ Property Owner
□ Other _____

4300 Cherry Creek Drive S., Denver, CO 80246-1530 P 303-692-2000 www.colorado.gov/cdphe/wqcd
John W. Hickenlooper, Governor | Larry Wolk, MD, MSPH, Executive Director and Chief Medical Officer

C. PERMITTED FACILITY INFORMATION

Facility or Project Name _____

Street Address (or cross streets) _____

City_____ Colorado, Zip Code _____

County _____

Type of Facility Ownership

□ City Government □ Corporation □ Private □ Municipal or Water District

□ State Government □ Mixed Ownership _____

Facility or Project Latitude/Longitude — List the latitude and longitude of the excavation resulting in the discharge(s). If the exact excavation location(s) are not known, list the latitude and longitude of the center point of the construction project. If using the center point, be sure to specify that it is the center point of construction activity.

Latitude _____. _____ Longitude _____. _____
Provide coordinates in decimal degrees to 6 decimal places (e.g., 39.703345°,-104.933567°)

Horizontal Collection Method: □ GPS Unspecified □ Interpolation Map – Map Scale Number_____
Reference Point: □ Project/Facility Entrance □ Project/Facility Center/Centroid

Horizontal Reference Datum: _____

Standard Industrial Classification (SIC) Code(s) for this FACILITY (include up to 4, in order of importance)

1_____ 2_____3_____4_____

Receiving Water_____

D. PROJECT DESCRIPTION

D.1. Description of Activity:

a) Provide a brief overview of the project and dewatering activity (e.g., highway, bridge and tunnel construction, storm drain expansion, etc.).

b) Is the dewatering and discharge in-stream? (The dewatering operation is considered in-stream where the dewatering activity is conducted within approximately the ordinary high water mark of the stream and/or on the bank of the stream and the discharge is back to the same water body.)

□ Yes * □ No

**If yes, you must provide a description of how your project meets this definition in the box below. If no description is provided, the work will not be considered in-stream. Please note that in-stream work activities may also require a separate Clean Water Act Section 404 Permit and Colorado 401 Certification.*

4300 Cherry Creek Drive S., Denver, CO 80246-1530 P 303-692-2000 www.colorado.gov/cdphe/wqcd
John W. Hickenlooper, Governor | Larry Wolk, MD, MSPH, Executive Director and Chief Medical Officer

c) Will the project involve a temporary stream diversion (e.g. diversion channel, pump-around, piped diversion, coffer dam) to reroute water around the construction area?

□ Yes * □ No

**By checking yes, the applicant understands that temporary water diversions are not covered under the permit certification and may require coverage under a Clean Water Act Section 404 Permit. Only dewatering discharge outfalls associated with construction-related activities may be covered under the permit certification.*

d) Will dewatering be conducted in areas that involve work on (e.g. replacing, repairing, making connections to, etc...) existing sanitary sewer lines, conveyances, or vessels, or in proximity to septic disposal systems?

□ Yes □ No

If yes, is there the potential that sewage or septage could be in the effluent to be discharged?

□ Yes □ No *

**If no, you must provide a description of the control measures that will be implemented to prevent sewage or septage from entering the discharge (use the box below). The division may add effluent limits for E. coli and/or Total Coliform if the applicant does not demonstrate that adequate measures will be in place.*

D.2 Description of Discharge:

a) Is the discharge to a ditch or storm sewer system? □ Yes* □ No

**If yes, the applicant must contact the owner of the ditch or storm sewer system prior to discharging to address any local ordinances and to determine if additional requirements will be imposed by the owner.*

b) Is the discharge to an impoundment? □ Yes* □ No

c) Discharge Frequency and Duration:

- Estimated discharge start date: _____
- Estimated discharge duration: Years _____ Months _____ Days _____
- Upon completion of construction phase dewatering, will there be long-term subterranean dewatering at the site (e.g. foundation, footer, toe drains, etc...)? □ Yes* □ No

  **If yes, note that construction phase dewatering and long-term subterranean dewatering cannot be covered under the same permit certification.*

d) Provide a brief description of the Best Management Practices (BMPs) to be used in the box below.

D.3 Discharge Outfalls (Limit 20 outfalls):

- Total number of **defined** outfalls requested: _____
- Total number of **undefined** outfalls requested:_____ (construction dewatering only)
- Complete Table 2a (for discharges to surface water) and/or 2b (for discharges to land with percolation to groundwater) to identify your defined and undefined outfall locations. Attach additional pages as necessary.

Table 2a - Requested Outfalls for Discharges to Surface Water (Discharges that may reach surface water through direct discharge or through a conveyance such as a ditch or a storm sewer system)				
OUTFALL NUMBER[1]	**NAME OF RECEIVING STREAM(S)** (e.g., Cherry Creek, Boulder Creek, Arkansas River)	**ESTIMATED MAXIMUM FLOW RATE[2] (gpm)**	**DESCRIPTION OF DISCHARGE LOCATION[3]** (e.g., Discharge enters storm sewer located at the corner of Speer and 8th Ave. with flow to Cherry Creek)	**LATITUDE/LONGITUDE OF EACH DISCHARGE OUTFALL**
Defined Discharges to Surface Water				
001-A				
002-A				
003-A				
004-A				
Undefined Discharges to Surface Water *(Available for construction dewatering only) (Provide **estimated** lat/long only for undefined outfalls)*				
001-AU				
002-AU				
003-AU				
004-AU				

1 Identify up to 20 defined or undefined outfalls (undefined for construction dewatering only). Use additional pages as necessary.
2 For construction dewatering the maximum flow limit will be equal to twice the estimated maximum flow rate provided in the permit application. For groundwater remediation the 30-day average flow limit will be based on the design capacity of the treatment as provided in the permit application.
3 The discharge location is the point where effluent sampling will occur. This location must be at a point after treatment and before the effluent joins or is diluted by any other waste stream, body of water, or substance. If the discharge is to a ditch or storm sewer system, include the name of the ultimate receiving waters where the ditch or storm sewer discharges.

4300 Cherry Creek Drive S., Denver, CO 80246-1530 P 303-692-2000 www.colorado.gov/cdphe/wqcd
John W. Hickenlooper, Governor | Larry Wolk, MD, MSPH, Executive Director and Chief Medical Officer

Table 2b – Requested Outfalls for Discharges to Land with the Potential to Percolate to Groundwater (These discharges do not have the potential to reach surface water either directly or through a conveyance.)[4]			
OUTFALL NUMBER[1]	**ESTIMATED MAXIMUM FLOW RATE[2] (gpm)**	**DESCRIPTION OF DISCHARGE LOCATION[3]** (e.g., Discharge to a field south of project site and East of I-25)	**LATITUDE/LONGITUDE OF EACH DISCHARGE OUTFALL**
Defined Discharges to Land with Potential Percolation to Groundwater			
G001-A			
G002-A			
G003-A			
G004-A			
Undefined Discharges to Land with Potential Percolation to Groundwater *(Available for construction dewatering only) (Provide **estimated** lat/long only for undefined outfalls)*			
G001-AU			
G002-AU			
G003-AU			
G004-AU			

1 Identify up to 20 defined or undefined outfalls (undefined for construction dewatering only). Use additional pages as necessary.

2 For construction dewatering the maximum flow limit will be equal to twice the estimated maximum rate flow rate provided in the permit application. For groundwater remediation the 30-day average flow limit will be based on the design capacity of the treatment as provided in the permit application.

3 The discharge location is the point where effluent sampling will occur. This location must be at a point after treatment and before the effluent joins or is diluted by any other waste stream, body of water, or substance.

4 For discharges of uncontaminated groundwater to land, please review and consider the applicability of the division's *Low Risk Discharge Guidance: Discharges of Uncontaminated Groundwater to Land* before submitting a permit application to the division. This policy is available for download at https://www.colorado.gov/pacific/cdphe/clean-water-construction-compliance-assistance-and-guidance.

4300 Cherry Creek Drive S., Denver, CO 80246-1530 P 303-692-2000 www.colorado.gov/cdphe/wqcd
John W. Hickenlooper, Governor | Larry Wolk, MD, MSPH, Executive Director and Chief Medical Officer

E. ADDITIONAL INFORMATION

E.1 Nearby Sources of Potential Groundwater Contamination:

a) Has the proposed dewatering area been reviewed for possible groundwater contamination, such as plumes from leaking underground storage tanks (LUSTs), hazardous waste sites, or additional sources other than what is normally encountered at excavation and construction sites? *Applicants are expected to exercise due diligence in evaluating their project sites prior to applying for a discharge permit.*

□ Yes □ No

b) Is an open LUST located within **one-half mile** of the site?

□ Yes* □ No

**If yes, BTEX analytical data for a source water sample representative of the proposed discharge at the site must be included with the permit application. Failure to include this data may result in delays in processing the permit application until such data is submitted to the Division. See Guidance.*

c) Is a Superfund site or National Priorities List (NLP) site located within **one mile** of the site?

□ Yes* □ No

**If yes, analytical data for all parameters shown in Table 1 of this application (or an alternate list of constituents approved by the division) for a source water sample representative of the proposed discharge must be included with the permit application. Failure to include this data may result in delays in processing the permit application until such data is submitted to the Division. See Guidance.*

d) Is any other (non-LUST, non-Superfund, non-NPL site) known source of contamination, such as a Voluntary Cleanup (VCUP), Environmental Covenant, open RCRA Corrective Action site, or brownfields site located within **one-half mile** of the site?

□ Yes* □ No

**If yes, analytical data for all parameters shown in Table 1 of this application (or an alternate list of constituents approved by the division) for a source water sample representative of the proposed discharge must be included with the permit application. Failure to include this data may result in delays in processing the permit application until such data is submitted to the Division. See Guidance.*

e) If known sources of contamination are located near the site, provide an overview of the source and nature of contamination including:

- The nature of the contamination of the groundwater, alluvial water, stormwater, and/or surface water (the source water) for which treatment and/or remedial activities will occur,
- The primary industrial activities which resulted in the source water contamination,
- The source of the contamination (pipes, leaking underground storage tank, up gradient sources, etc.) or state "unknown."

f) For contaminated discharges (remediation), provide a narrative description of the type(s) of treatment proposed for use at each identified outfall.

E.2 Chemical Additions

List any chemical additives or other materials to be used in the water or to treat water prior to discharge. Include the Material Safety Data Sheet (MSDS) for each chemical with the application.

CHEMICAL NAME	MANUFACTURER	PURPOSE	DOSAGE

E.3 Site Maps and Schematics

Are required maps and schematics attached? □ Yes
□ No-Application cannot be processed without required maps

✓ **Location Map(s) for Outfalls** – Application must include a location map(s) that shows the location of the project/facility, the limits of the construction activity, the approximate location of the requested discharge point(s)/outfalls, and the location of potential receiving water(s). If known, the map should also include the approximate location(s) where dewatering is to occur and the location of proposed BMP(s) to be used. A north arrow must be shown. **Maps must be on paper that can be folded to 8 ½ x 11 inches.**

E.4 Associated Permits

Does the applicant have a Stormwater Permit for Construction Activities? □ YES □ NO □ PENDING
If Yes, Stormwater Construction Permit Number: COR-_____

Does the applicant have a Clean Water Act Section 404 Permit? □ YES □ NO □ PENDING

4300 Cherry Creek Drive S., Denver, CO 80246-1530 P 303-692-2000 www.colorado.gov/cdphe/wqcd
John W. Hickenlooper, Governor | Larry Wolk, MD, MSPH, Executive Director and Chief Medical Officer

E.5 Water Rights

The State Engineers Office (SEO) has indicated that any discharge that does not return water directly to surface waters (i.e. land application, rapid infiltration basins, etc.) has the potential for material injury to a water right. As a result, the SEO needs to determine that material injury to a water right will not occur from such activities. To make this judgment, the SEO requests that a copy of all documentation demonstrating that the requirements of Colorado water law have been met, be submitted to their office for review. The submittal should be made as soon as possible to the following address:

Colorado Division of Water Resources ● 1313 Sherman Street, Room 818 ● Denver, Colorado 80203

Should there be any questions on the issue of water rights; the SEO can be contacted at (303) 866-3581. It is important to understand that any CDPS permit issued by the division does not constitute a water right. Issuance of a CDPS permit does not negate the need to also have the necessary water rights in place. It is also important to understand that even if the activity has an existing CDPS permit, there is no guarantee that the proper water rights are in place.

F. REQUIRED CERTIFICATION SIGNATURE [Reg 61.4(1)(h)]

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is to the best of my knowledge and belief, true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

Signature (Legally Responsible Party (Page 2 item 1) _____

Date _____

Name (printed) _____Title_____

This form must be signed by the permittee to be considered complete. **Per Regulation 61**, in all cases, it shall be signed as follows:

a) In the case of corporations, by a responsible corporate officer. For the purposes of this section, the responsible corporate officer is responsible for the overall operation of the facility from which the discharge described in the application originates.
b) In the case of a partnership, by a general partner.
c) In the case of a sole proprietorship, by the proprietor.
d) In the case of a municipal, state, or other public facility, by either a principal executive officer or ranking elected official.

4300 Cherry Creek Drive S., Denver, CO 80246-1530 P 303-692-2000 www.colorado.gov/cdphe/wqcd
John W. Hickenlooper, Governor | Larry Wolk, MD, MSPH, Executive Director and Chief Medical Officer

ATTACHMENT 1
Please Submit the Laboratory Data Package for any Required Analysis with the Permit Application
(See Important Table Notes)

Required Water Quality Data			
Metals	**PQL (ug/l) [1]**	**Metals**	**PQL (ug/l) [1]**
Aluminum-Trec	15	Lead-PD	0.5
Antimony-Trec	2	Manganese-PD	2
Arsenic-Trec	1	Manganese-Diss	2
Arsenic-PD	1	Molybdenum-Trec	0.5
Barium-Trec	1	Nickel-Trec	1
Beryllium-Trec	2	Nickel-PD	1
Cadmium-Trec	0.5	Selenium-Trec	1
Cadmium-PD	0.5	Selenium-PD	1
Chromium III-Trec	20	Silver-Trec	0.5
Chromium III-PD	20	Silver-PD	0.5
Chromium VI-Diss	20	Thallium-Trec	0.5
Chromium-Trec	20	Thallium-PD	0.5
Copper-Trec	2	Uranium-PD	1
Copper-PD	2	Uranium-Trec	1
Iron-Trec	20	Zinc-Trec	10
Iron-Diss	20	Zinc-PD	10
Lead-Trec	0.5		
Volatiles	**PQL (ug/l) [1]**	**Volatiles**	**PQL (ug/l) [1]**
acrolein	15	ethylbenzene	75
benzene	3	methyl bromide	5
bromoform	3	methyl chloride	4.5
carbon tetrachloride	3	1,1,2,2-tetrachloroethane	2
chlorobenzene	60	tetrachloroethylene	2.3
chlorodibromomethane	3	toluene	60
2-chloroethylvinyl ether	0.65 *	1,2-trans-dichloroethylene	0.5 *
chloroform	3	1,1,1-trichloroethane	5
1,2-dichlorethane	3	1,1,2-trichloroethane	2.0
1,1-dichlorethylene	5	trichloroethylene	2.3
1,2-dichlorpropane	2	vinyl chloride	3
1,3-dichlorpropylene	2 *	1,4-Dioxane	0.15 *
Semi-Volatile Organic Compounds	**PQL (ug/l) [1]**	**Semi-Volatile Organic Compounds**	**PQL (ug/l) [1]**
acenaphthene	20	1,2-diphenylhydrazine (as azobenzene)	5 *
acenaphthylene	30	fluorene	20
anthracene	20	fluoranthene	25
benzidine	170	hexachlorobenzene	16
benzo(a)anthracene	12	hexachlorobutadiene	9
benzo(a)pyrene	20	hexachlorcyclopentadiene	50
benzo(b)fluoranthene	35	hexachloroethane	16
benzo(ghi)perylene	20	indeno(1,2,3-cd)pyrene	20
benzo(k)fluoranthene	25	isophorone	25
bis(2-chloroethyl)ether *(or Dichloroethyl ether)*	15	naphthalene	20
bis(2-chloroisopropyl)ether *(or 2,2-dichloroisopropyl ether)*	60	nitrobenzene	19
bis(2-ethylhexyl)phthalate	25	N-nitrosodimethylamine	30

Semi-Volatile Organic Compounds	PQL (ug/l) [1]	Semi-Volatile Organic Compounds	PQL (ug/l) [1]
Butyl benzyl phthalate	25	N-nitrosodi-n-propylamine	30
2-chloronaphthalene	20	N-nitrosodiphenylamine	19
chrysene	18	pyrene	10
dibenzo(a,h)anthracene	20	1,2,4-trichlorobenzene	20
1,2-dichlorobenzene	2.5	2-chlorophenol	35
1,3-dichlorobenzene	2.5	2,4-dichlorophenol	30
1,4-dichlorobenzene	3.5	2,4,-dimethylphenol	30
3,3-dichlorobenzidine	18	4,6-dinitro-o-cresol	17
diethyl phthalate	20	2,4-dinitrophenol	100
dimethyl phthalate	20	4-nitrophenol	25
di-n-butyl phthalate	25	pentachorophenol	36
2,4-dinitrotoluene	17	phenol	15
2,6-dinitrotoluene	20	2,4,6-trichlorophenol	25
xylene	10 *	1,4-Dioxane	0.15 *

[1] PQLs are as listed in the division's *Practical Quantitation Limits Policy* (CW 6) unless noted otherwise.

* This is a recommended PQL based on EPA approved methods. The division's *Practical Quantitation Limits Policy (CW 6)* does not provide a 40 CFR 136 based PQL for this parameter.

Trec = Total Recoverable

PD = Potentially Dissolved

Diss = Dissolved

PQL = Practical Quantitation Limit

Important table notes:

1) Please refer to the permit application Guidance to determine whether analytical data is required with the permit application, and if so, what specific type of data is required.

2) Parameter names match the names as they appear in the general permit or, as italicized, as they appear in the division's *Practical Quantitation Limits Policy* (CW-6).

3) The division may require analytical data for additional parameters where the project site is located in close proximity to potential sources of contamination for parameters not included in this Attachment 1, including but not limited to pesticide, PCB, radionuclide contamination.

4) Applicants applying under the General Permit for Remediation Activities Discharging to Groundwater (COG316000) are encouraged to contact the division prior to sample collection to ensure that the correct metal speciation is included in the sample analysis.

5) For the permit application, all sampling should be performed according to specified methods in 40 CFR 136, methods approved by EPA pursuant to 40 CFR 136, or methods approved by the division, in the absence of a method specified in or approved pursuant to 40 CFR 136. In addition, the PQLs listed in Attachment 1 should be met unless otherwise approved by the division.

Appendix C:

Reporting Chemical Spills and Releases in Colorado

REPORTING ENVIRONMENTAL RELEASES IN COLORADO



Hazardous Materials and Waste Management Division
(303) 692-3300

January 2009

Purpose of this Guidance

This guidance is intended to provide an overview of various reporting requirements for a variety of releases to the environment. Please check all of the possible requirements for reporting. This guidance does not cover all potential release scenarios. This guidance is not intended to modify or replace statutes or regulations, which undergo periodic revisions. In the event of a conflict between this guidance and statutes or regulations, the statutes and regulations govern.

Some reporting requirements are complex and overlapping, and this guidance does not go into details of all situations. If a release situation is not described in this guidance, or if clarification is desired, please obtain an official interpretation from the governing agency enforcing the statute or regulation.

Table of Contents

Contact Information ii

Colorado Environmental Release Reporting 1

A. Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) 1

B. Emergency Planning and Community Right-to-Know Act (EPCRA) 3

Reportable Quantities Under CERCLA and EPCRA 4

Exceptions and Exclusions 5

C. Resource Conservation and Recovery Act (RCRA) 7

D. Radiation Control 9

E. Clean Water Act 9

F. Safe Drinking Water Act 10

G. Clean Air Act 10

H. Underground Storage Tanks (USTs) and Aboveground Storage Tanks (ASTs) 11

I. Hazardous Materials Transportation 12

J. Oil and Gas Exploration and Production 15

K. Polychlorinated Biphenyls 16

Abbreviations & Definitions 17

Contact Information

Release Reporting Numbers

National Response Center (NRC)	1 (800) 424-8802
24-hour reporting	
Colorado Environmental Release and Incident Reporting Line	1 (877) 518-5608
24-hour reporting	
Radiation Incident Reporting Line	(303) 877-9757
24-hour reporting	
Colorado State Patrol	(303) 239-4501
24-hour reporting	
US EPA Region 8 Emergency Response Spill Report Line	1 (800) 227-8914
24-hour reporting	
Division of Oil and Public Safety (Dept. of Labor and Employment)	(303) 318-8547
Fax	(303) 318-8546
Oil and Gas Conservation Commission (Dept. of Natural Resources)	(303) 894-2100
Division of Reclamation, Mining and Safety (Dept. of Natural Resources)	(303) 866-3567
Colorado Public Utilities Commission Gas Pipeline Safety Section (Dept. of Regulatory Agencies)	(303) 894-2851
Local Emergency Planning Committee (Dept. of Local Affairs)	(720) 852-6603
Business hours only - to obtain a list of LEPC contacts	

Colorado Department of Public Health and Environment

Mailing Address:
Colorado Department of Public Health and Environment
4300 Cherry Creek Drive South
Denver, CO 80246-1530

Office Hours:
Monday – Friday, except holidays 8:00 am – 5:00 pm

Environmental Divisions

Air Pollution Control Division	(303) 692-3100
Website	http://www.cdphe.state.co.us/ap/
Email	comments.apcd@state.co.us
Consumer Protection Division	(303) 692-3620
Website	http://www.cdphe.state.co.us/cp/
Email	comments.cpd@state.co.us
Hazardous Materials and Waste Management Division	(303) 692-3300
Website	http://www.cdphe.state.co.us/hm/
Email	comments.hmwmd@state.co.us
Water Quality Control Division	(303) 692-3500
Website	http://www.cdphe.state.co.us/wq/
Email	comments.wqcd@state.co.us

Colorado Environmental Release Reporting

When a release of a hazardous material or other substance occurs to the environment, there are a number of reporting and notification requirements that must be followed by the company or individual responsible for the release. Environmental releases must be reported to the appropriate authorities so that necessary response actions are taken in a timely fashion to ensure maximum protection of human health and the environment. However, taking appropriate and timely response actions do not relieve you of your responsibility to report a release. In addition, the responsible party is always liable for any damages that may result from a release, and is responsible for appropriate clean up actions whether or not the release is required to be reported.

> Additional reporting requirements may be found in permits, licenses, registrations, contingency and pollution prevention plans, fire codes, and local ordinances.

There is no penalty for over-reporting, but there are for failing to report a release. If you are unsure if a release needs to be reported, the Colorado Department of Public Health and Environment (the Department) recommends that releases be reported immediately even if the quantity of the release has not yet been determined. Your follow-up report will provide details that explain why the release was or was not reportable.

“Release” includes any spilling, leaking, pumping, pouring, emitting, emptying, discharging, injecting, escaping, leaching, dumping, or disposing into the environment, including abandonment or discarding of barrels, containers, and other closed receptacles containing any hazardous substance, pollutant, or contaminant.

"Environment" is generally defined as any surface water, ground water, drinking water supply, land surface, subsurface strata, or ambient air. Releases into containment devices and those completely contained within a building or other structure are not releases into the environment as long as the hazardous substance does not volatilize into the ambient air or otherwise have the potential to enter the environment (e.g., through the floor or cracks in the floor). Releases of a substance into a storm drain or sewer, or onto a parking lot or roadway, are considered to be releases to the environment.

> Most spills and releases are covered by more than one reporting requirement, and all requirements must be met.

Release reporting requirements are based on the type of material released and/or the situation under which the release occurred. Additional reporting requirements may be found in permits, licenses, registrations, contingency and pollution prevention plans, fire codes, and local ordinances. Please check all of the possible requirements for reporting. Most spills and releases are covered by more than one reporting requirement, and ALL requirements must be met. Enforcement action may be taken against those who fail to provide required notifications or reports.

A. Comprehensive Environmental Response, Compensation and Liability Act (CERCLA)

The Comprehensive Environmental Response, Compensation and Liability Act, commonly known as Superfund or CERCLA, provided broad Federal authority to respond directly to releases or threatened releases of hazardous substances that may endanger public health or the environment. This Act also enabled revision of the National Contingency Plan, which provides the guidelines and

procedures needed to respond to releases and threatened releases of hazardous substances, pollutants, or contaminants.

Under CERCLA, the US EPA was directed to establish reporting quantities for all hazardous substances. The term "hazardous substance" is defined in CERCLA Section 101(14). These are defined by reference to substances that are listed or designated under other environmental statutes. They include:

- all hazardous air pollutants (HAPs) listed under Section 112(b) of the Clean Air Act (CAA). Radio-nuclides are hazardous substances because EPA designated them generically as hazardous air pollutants under Section 112(b) of the Clean Air Act. Even though the source of their listing is the Clean Air Act, releases of radionuclides to all media, not just to air, are covered by CERCLA's reporting requirements.
- toxic pollutants that are subject to pretreatment standards under Section 307(a) of the Clean Water Act (CWA) and toxic pollutants that present an imminent danger to public health when discharged to waters of the United States as designated under Section 311(b)(2)(A) of the Clean Water Act. All Clean Water Act hazardous substances are CERCLA hazardous substances, but only some CERCLA hazardous substances are Clean Water Act hazardous substances.
- wastes that are regulated as listed and/or characteristic hazardous wastes under the Resource Conservation and Recovery Act (RCRA). This includes thousands of hazardous wastes that are not specifically listed but that exhibit one or more of the characteristics of ignitability, reactivity, corrosivity or toxicity. A material is considered to be a release of a CERCLA hazardous substance if the material was a waste prior to release, or if the substance is not cleaned up for reuse and thus must be disposed of as a RCRA hazardous waste after release.
- any element, compound, mixture solution or substance designated under Section 102 of CERCLA that may present substantial danger to public health or welfare or the environment.
- any imminently hazardous chemical substance or mixture that EPA has taken action against under Section 7 of the Toxic Substances Control Act (TSCA). Any hazardous chemical substance or mixture that EPA has taken action against under this Act would automatically become a hazardous substance. To date, EPA hasn't designated any hazardous substances under the Toxic Substances Control Act.

Report releases at or above the reportable quantity (RQ) within 24 hours:

- Hazardous air pollutants under Section 112(b) of Clean Air Act
- Toxic pollutants under Section 307(a) or under Section 311(b)(2)(A) of Clean Water Act
- RCRA hazardous wastes
- Elements, compounds or substances under Section 102 of CERCLA

The person in charge of a facility or vessel must immediately report a release to the National Response Center (NRC) as soon as they have knowledge of a release to the environment of a CERCLA hazardous substance at or above the reportable quantity assigned to that substance within a 24-hour period. If the release is a mixture or solution of hazardous substances, it must be reported if the reportable quantity for any hazardous constituents is met or exceeded. If the responsible party doesn't know the quantity of one or more of the hazardous constituents contained in a mixture or solution, they must report the release if the total amount of the mixture or solution released equals or exceeds the reportable quantity for the hazardous constituent with the lowest reportable quantity.

Reporting is also required if a non-CERCLA substance is released into the environment and rapidly degrades into a CERCLA hazardous substance in an amount that equals or exceeds the reportable quantity for the newly formed CERCLA hazardous substance.

These notification and reporting requirements are included in 40 CFR Part 302. A list of CERCLA hazardous substances is included in Table 302.4 of these regulations.

B. Emergency Planning and Community Right-to-Know Act (EPCRA)

The Superfund Amendments and Reauthorization Act of 1986 reauthorized the Comprehensive Response, Compensation and Liability Act to continue cleanup activities around the country. Several amendments, definitions, clarifications and technical requirements were added to the legislation, including additional enforcement authorities. Title III of the Superfund Amendments also authorized the Emergency Planning and Community Right-to-Know Act (EPCRA), which established the community's right to information about the chemicals that are stored, used at and/or released from local facilities. It also established a framework for developing emergency plans for responding to releases and reporting requirements for facilities.

A list of EPCRA threshold planning quantities (TPQ) is included in 40CFR Part 355 Appendices A & B.

Under this Act, owners or operators of facilities at which a hazardous substance or extremely hazardous substance is produced, used or stored must provide immediate notification to the National Response Center (NRC), the State Emergency Response Commission (SERC) and the affected Local Emergency Planning Committee (LEPC) when there is a release of a hazardous substance or extremely hazardous substance with the potential to affect off-site persons that equals or exceeds its reportable quantity within a 24-hour period. If the release is an EPCRA extremely hazardous substance, but not a CERCLA hazardous substance, then only the SERC and LEPC need to be notified. Note – there may be more than one SERC and/or LEPC potentially affected by a release. Don't wait until there is a release to contact the SERC and LEPC(s) to ensure that the correct contacts will be made in the event of a spill. For a list of LEPCs, contact the Colorado Department of Local Affairs.

The owner or operator of the facility must report a release as soon as they know about it. In addition to immediate telephone notification, the responsible party must also send a follow-up written report as soon as practicable after the release to both the State Emergency Response Commission (in this case, to the Colorado Department of Public Health and Environment) and the Local Emergency Planning Committee. This report must describe the release, associated response actions taken, and any known or anticipated health risks associated with the release.

A table of CERCLA reportable quantities (RQ) is included in 40CFR Section 302.4.

Although EPCRA requires notification only for releases that have the potential to affect persons beyond the facility boundary, EPA and the Colorado Department of Public Health and Environment strongly encourage facilities to report onsite releases if there is ANY potential for the release to migrate offsite. The burden of proof is on the facility to show that any release into the environment of a reportable quantity or more of a hazardous substance or extremely hazardous substance has NO POTENTIAL for offsite migration (e.g., via groundwater, the wind or getting tracked offsite by workers and vehicles).

The State Emergency Response Commission (SERC) in Colorado is called the Colorado Emergency Planning Commission (CEPC). It consists of representatives of the Colorado Department of Public Health and Environment – Hazardous Materials and Waste Management Division, the Colorado Department of Local Affairs – Colorado Division of Emergency Management and the Division of Local Government, the Colorado Department of Public Safety –

Fire Safety Division, and the Colorado State Patrol. The Commission also includes representatives of affected industries, local governments, public interest or community groups and the Local Emergency Planning Committee (LEPC) community. The Colorado Department of Public Health and Environment represents the Commission for reporting purposes.

Reportable Quantities Under CERCLA and EPCRA

All reportable quantities are listed in pounds (except radionuclides, which are in curies). Congress established a one pound reportable quantity for all hazardous substances and extremely hazardous substances until EPA could evaluate each substance and adjust the reportable quantity to a level more appropriate for the substance. During this assessment, each hazardous substance was evaluated for six primary criteria: aquatic toxicity, mammalian toxicity, ignitability, reactivity, chronic toxicity, and potential carcinogenicity. Reportable quantities for CERCLA hazardous substances are listed in 40 CFR Section 302.4.

EPCRA extremely hazardous substances that are also hazardous substances under CERCLA have the same reportable quantity that is applicable under CERCLA. If not also listed as a CERCLA hazardous substance, extremely hazardous substances have a reportable quantity equal to the EPCRA threshold planning quantity (TPQ) for that substance. The threshold planning quantity is the quantity designated for each chemical in 40 CFR Part 355 Appendices A and B that triggers notification by facilities to the State Emergency Response Commission that those facilities are subject to emergency planning requirements.

For convenience, reportable quantities for hazardous substances and extremely hazardous substances can also be found in the EPA List of Lists (EPA 550-B-01-003). Bear in mind that because this document is only updated periodically, it may not contain recently added substances.

All concurrent releases of the same substance from a single facility must be combined to determine if a reportable quantity has been met or exceeded. Releases of different substances from a single facility should not be combined for purposes of determining if the releases need to be reported. Rather, each substance should be evaluated separately to determine if one or more reportable quantities have been met or exceeded. For example, spilling a mixture containing half the reportable quantity of one hazardous substance and half the reportable quantity of another hazardous substance does not trigger the reporting requirement. Releases from separate facilities should be treated as separate releases and should not be combined to determine if a reportable quantity has been met or exceeded.

EPCRA extremely hazardous substances that are also CERCLA hazardous substances have the same RQ as under CERCLA.

EPCRA extremely hazardous substances that are not listed under CERCLA have an RQ equal to their TPQ under EPCRA.

Mixtures

Most hazardous substances and extremely hazardous substances are not used or stored in pure form, but are mixtures or solutions. If a mixture of hazardous substances or extremely hazardous substances is released and the concentration of all hazardous substances and extremely hazardous substances in the mixture is known, then you must calculate the amount of each hazardous substance and extremely hazardous substance that has been released. If there is more than one hazardous substance or extremely hazardous substance in a mixture, you must check the reportable quantity for each substance. The release must be reported if the reportable quantity for any

hazardous substance or extremely hazardous substance has been met or exceeded. If the concentrations of the hazardous substances or extremely hazardous substances in the mixture are not known, then the release must be reported when the total amount of the mixture released equals or exceeds the reportable quantity for the constituent with the lowest reportable quantity.

Radionuclides

Releases of radionuclides in a mixture are additive. These releases are subject to reporting:

- if each radionuclide in a released mixture or solution is known, then the ratio between the quantity released and the reportable quantity for the radionuclide must be determined for each radionuclide. If the sum of the ratios for the radionuclides in the mixture or solution released is equal to or greater than one, it must be reported.
- if all of the radionuclides in the mixture are known but the quantity released of one or more of the radionuclides is unknown, it must be reported if the total quantity released is equal to or greater than the lowest reportable quantity of any one radionuclide in the mixture.
- if one or more radionuclides in the mixture is unknown, it must be reported if the total quantity released is equal to or greater than either one curie or the lowest reportable quantity of any of the known radionuclides in the mixture (whichever is lower).

Exceptions and Exclusions

Petroleum Products

Under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), petroleum products are excluded from the definition of hazardous substance. "Petroleum product" includes crude oil, any fraction of crude oil that is not specifically listed as a hazardous substance, natural and synthetic gases, and mixtures of natural and synthetic gases. EPA interprets petroleum as including those amounts of hazardous substances, like benzene, that are indigenous to crude oil or its fractions or that are normally added during the refining process. *Hazardous substances added to the petroleum or increased in concentration solely as a result of contamination during use are not included in the petroleum exclusion.*

A release of a petroleum product containing a reportable quantity of an EPCRA extremely hazardous substance is reportable.

Unlike the petroleum exclusion under CERCLA, extremely hazardous substances that are naturally occurring in petroleum products or that are normally added during refining are subject to reporting under the Emergency Planning and Community Right-to-Know Act (EPCRA). Therefore, a release of a petroleum product containing a reportable quantity of one or more extremely hazardous substances is reportable to the Colorado Emergency Planning Commission (CERC) and the Local Emergency Planning Committee (LEPC) if a reportable quantity is met or exceeded.

The responsible party is always responsible for appropriate clean up actions whether or not the release is required to be reported.

Note: releases of oil and petroleum to water are also covered under the Clean Water Act (Section E of this document). Releases of petroleum from regulated storage tanks are covered under the Colorado storage tank regulations (Section H of this document).

Metals

Under normal handling and use, solid forms of most metals present few health hazards. Metal fines and metal dust may cause irritation of the eyes, skin, and respiratory system, and fine particles of certain metals, including antimony, arsenic, beryllium, cadmium, chromium, copper, lead, nickel, selenium, silver, thallium, or zinc, dispersed in the air can be an explosion and/or health hazard. EPA has determined that releases of these metals with particles larger than 100 micrometers would not normally require response action due to the unlikely inhalation of such large particles. However, notification of the release of a reportable quantity of antimony, arsenic, beryllium, cadmium, chromium, copper, lead, nickel, selenium, silver, thallium, or zinc is required if the mean diameter of the particles released is less than 100 micrometers (0.004 inches). An exception to this is a release of a metal classified as a radionuclide, which does not qualify for this exemption even if the particles meet the size criteria.

Naturally Occurring Radionuclides

Notification of the release of naturally occurring radionuclides from large land holdings, like parks or golf courses, is not required. EPA broadened this exemption to include land containing ore reserves even if the undisturbed ores contain elevated natural concentrations of radionuclides, and to land disturbance activities including farming, construction, and disturbance incidental to extraction activities at all mines except uranium, phosphate, tin, zircon, hafnium, vanadium, monazite, and rare earth mines. Land disturbance incidental to extraction activities includes land clearing, overburden removal and stockpiling, and excavating, handling, transporting and storing ores and other raw materials. Land disturbance incidental to extraction also includes replacing materials in mined-out areas as long as those materials have not been processed and don't contain elevated radionuclide concentrations. Notification of the release of naturally occurring radionuclides from sites where coal and coal ash (fly ash, bottom ash, boiler slag) are stored or disposed is also not required.

Federally Permitted Releases

Releases that are regulated under one or more of the following programs are exempt from CERCLA and EPCRA reporting requirements:

- permitted discharges under the National Pollutant Discharge Elimination System (NPDES);
- permitted dredge and fill discharges under Section 404 of the Clean Water Act;
- permitted and interim status hazardous waste units under the Resource Conservation and Recovery Act;
- permitted discharges under the Marine Protection, Research and Sanctuaries Act;
- permitted injection of fluids under the Underground Injection Control (UIC) program in accordance with the Safe Drinking Water Act;
- air emissions subject to permit or control regulations under the Clean Air Act;
- permitted or allowed injection of fluids to develop crude oil or natural gas supplies;
- discharges of contaminants to Publicly Owned Treatment Works (POTW) if in compliance with pretreatment requirements under the Clean Water Act;
- releases of certain nuclear materials if in compliance with a license, permit, regulation or order issued in accordance with the Atomic Energy Act.

Registered Pesticides

The normal application of a pesticide product registered under the Federal Insecticide, Fungicide and Rodenticide Act (FIFRA) is exempt from CERCLA and EPCRA reporting. This exemption includes the handling and storage of the product by an agricultural producer, but does not include

any spills of the pesticide. Pesticide spills are reportable if the amount spilled meets or exceeds the reportable quantity.

Continuous Releases

A continuous release is a release that occurs without interruption or abatement or that is routine, anticipated, intermittent, and incidental to normal operations or treatment processes. When a release of this type occurs, officials do not have to be notified each time. Instead, the facility can report it as a continuous release to the National Response Center, the Colorado Emergency Planning Commission and the Local Emergency Planning Committee(s) by telephone. This should be followed by a written report submitted to EPA Region 8, the Colorado Department of Public Health and Environment and the Local Emergency Planning Committee within 30 days of the initial telephone call. The written report should provide information about the source, composition, and normal range of the release. Periodic follow-up reports may also be required. Any release that exceeds the normal range (called a "statistically significant increase") must be reported immediately to the National Response Center, the Colorado Department of Public Health and Environment and the Local Emergency Planning Committee as if they were new release events. The normal range is determined by the amount of a hazardous substance released over any 24-hour period under normal operating conditions during the preceding year. Only releases that are both continuous and stable in quantity and rate can be included in the normal range.

Continuous release of an extremely hazardous substance that is not a CERCLA hazardous substance need only be reported to the Colorado Department of Public Health and Environment and the Local Emergency Planning Committee. A written report should also be sent to these two agencies within 30 days and any statistically significant increases in the release should be reported to both agencies. Periodic follow-up reports may also be required.

C. Resource Conservation and Recovery Act (RCRA)

All Resource Conservation and Recovery Act (RCRA) listed and characteristic hazardous wastes are designated as hazardous substances under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA). For more information on listed and characteristic hazardous wastes, please review the Hazardous Waste Identification Guidance Document from the Hazardous Materials and Waste Management Division (http://www.cdphe.state.co.us/hm/hwid.pfd).

The reportable quantity for F- and K-listed hazardous wastes is based on the hazardous waste code. If the composition and concentrations of all included constituents is not known, the reportable quantity would be as listed for the waste code in 40 CFR Section 302.4. If the waste is analyzed and the concentrations of ALL of its hazardous constituents are identified, then reportable quantities of the specific constituents can be used to determine when reporting is required. For example, if a release of an F005 listed hazardous waste occurred and the concentrations of the constituents making up the waste were unknown, the reportable quantity would be 100 pounds. If it were known that the F005 waste was comprised of 50% toluene (reportable quantity 1000 pounds) and 50% methyl ethyl ketone (reportable quantity 5000 pounds), then the release would be reported when 2000 pounds of the mixture were released. [Since the reportable quantity for toluene is less than that for methyl ethyl ketone, the amount of toluene released will determine when the release must be reported. Since the mixture is 50% toluene, it would take 2000 pounds of the mixture to meet the reportable quantity of 1000 pounds for toluene.]

P- and U-listed hazardous wastes are reported based on the reportable quantity for the hazardous substance that the waste is listed for. For example, the reportable quantity for hazardous waste code U122 (formaldehyde) is 100 pounds. For the purposes of release reporting, it doesn't matter if the formaldehyde is used or unused or is the "sole active ingredient" in order to be reportable. (Related note: Colorado's hazardous waste regulations (6 CCR 1007-3) do not include the footnote regarding sole active ingredients. In Colorado, chemicals may have more than one active ingredient and still meet the listing description.)

All RCRA listed and characteristic hazardous wastes are designated as hazardous substances under CERCLA.

Unlisted hazardous wastes exhibiting the characteristics of ignitability, corrosivity and/or reactivity have a reportable quantity of 100 pounds unless the concentrations of all the constituents in the waste are known. If the waste is analyzed and the concentrations of ALL its hazardous constituents are identified, the reportable quantities of the specific constituents should be used to determine when reporting is required. For example, a corrosive-only waste of unknown composition has a reportable quantity of 100 pounds. If the waste is analyzed to determine that it was a 50% solution of hydrochloric acid in water, then the reportable quantity of the solution would be 10,000 pounds. [The reportable quantity for hydrochloric acid is 5000 pounds. Therefore it would take 10,000 pounds of the 50% solution to meet the reportable quantity for hydrochloric acid.]

Unlisted hazardous wastes that exhibit toxicity have reportable quantities specific to the constituent on which the characteristic of toxicity is based. The reportable quantity applies to the waste itself, not just to the toxic contaminant. If an unlisted hazardous waste exhibits toxicity on the basis of more than one contaminant, the reportable quantity for the waste is the lowest of the reportable quantities for those contaminants. For example, if a waste exhibits toxicity characteristics for the heavy metals lead (D008) and selenium (D010), with reportable quantities of 10 and 100 pounds respectively, the reportable quantity would be 10 pounds of the waste, or the lower of the two reportable quantities. If a waste exhibits a toxicity characteristic and one or more other hazardous waste characteristics, the reportable quantity for that waste is the lowest of the applicable reportable quantities.

These notification and reporting requirements are included in 40 CFR Part 302.

Permitted and Interim Status Treatment, Storage and Disposal Facilities and Large Quantity Generators of Hazardous Waste

Large quantity generators of hazardous waste and hazardous waste treatment, storage and disposal facilities (TSDF) are required to have and implement a contingency plan that describes the actions facility personnel must take in response to fires, explosions, or any unplanned sudden or non-sudden release of hazardous waste or hazardous waste constituents to air, soil, surface water or groundwater at the facility. Whenever there is an imminent or actual emergency situation, appropriate State and local agencies with designated response roles as described in the contingency plan must be notified immediately. Appropriate local authorities and the National Response Center or government official designated as the regional on-scene coordinator must be notified immediately if the facility's emergency coordinator determines that the facility has had a release, fire, or explosion that could threaten human health or the environment outside the facility. A treatment, storage, and disposal facility's permit generally requires reporting to the Colorado Department of Public Health and Environment – Hazardous Materials and Waste Management Division of any release, fire or explosion, even if the amount of the release is less than an otherwise reportable quantity.

The Department and local authorities must be notified when the facility is back in compliance and ready to resume operations. In addition, the facility must send a written report to both the EPA Regional Administrator and the Colorado Department of Public Health and Environment within 15 days of any incident that requires implementation of the facility contingency plan.

In the case of a release of hazardous waste stored in tanks, the facility must notify the Hazardous Materials and Waste Management Division within 24 hours of a release to the environment of more than one pound. A leak or spill of hazardous waste that is less than or equal to one pound from a tank or tank system does not need to be reported if the release is immediately contained and cleaned up. Within 30 days of the release, a written report must be submitted to the Division.

These notification and reporting requirements are included in 6 CCR 1007-3 Sections 264.56 and 265.56 and Sections 264.196(d) and 265.196(d).

D. Radiation Control

The state of Colorado has specific reporting requirements for stolen, lost or missing licensed or registered sources of radiation. Each licensee or registrant must report to the Colorado Department of Public Health and Environment by telephone in the event of lost, stolen or missing licensed or registered radioactive materials, a lost, stolen, or missing radiation machine, releases of radioactive materials, contamination events, and fires or explosions involving radioactive materials. Incidents should be reported to the Radiation Incident Reporting Line. Based on the severity of the event, notification may be required immediately, within 24 hours or within 30 days. A follow-up written report must also be submitted to the Department within 30 days of initial notification. The licensee must also report any additional substantive information regarding a loss or theft incident within 30 days after learning of such information.

Releases of radionuclides are reportable under CERCLA.

These release and notification requirements are contained in 6 CCR 1007-1 Sections 4.51 - 4.53.

E. Clean Water Act

The Clean Water Act (CWA) requires the person in charge of a facility or vessel to make an immediate report to the National Response Center of discharges of harmful quantities of oil to navigable waters as soon as they have knowledge of the release. In this case, oil means oil of any kind or in any form including, but not limited to, petroleum, fuel oil, sludge, oil refuse, and oil mixed with wastes other than dredged spoil. Discharges of oil that violate applicable water quality standards and those that cause a film, sheen or discoloration of the surface of the water or adjoining shorelines, or cause a sludge or emulsion to be deposited beneath the surface of the water or on adjoining shorelines must be reported. In effect, this means that any discharge of oil to waters of the United States must be reported to the National Response Center. These release and notification requirements are contained in 40 CFR Part 110.

The Clean Water Act (CWA) also requires the person in charge of a facility or vessel to report to the National Response Center the discharge of a designated hazardous substance from the vessel or facility to waters of the United States in quantities that equal or exceed the reportable quantity as soon as they have knowledge of the release. Under the Act, the US EPA was directed to establish reporting quantities for all hazardous substances listed in Table 116.4 A and B (40 CFR Part 116), which were designated as hazardous substances in accordance with Section 311(b)(2)(A) of the

Clean Water Act. This designation includes any isomers and hydrates as well as any solutions and mixtures containing these substances. Each of these substances is included in the CERCLA list of hazardous substances (40 CFR Part 302 Table 302.4) and is assigned the reportable quantity listed in Table 302.4 for that substance. These release and notification requirements are contained in 40 CFR Parts 116 and 117.

Under the Clean Water Act, anyone that has a National Pollutant Discharge Elimination System (NPDES) permit must report to the National Response Center within 24 hours of becoming aware of any unanticipated bypasses or upsets that cause an exceedance of the effluent limits in their permit and any violation of their maximum daily discharge limits for any pollutant listed in the permit. A written report must be provided within five days. Other instances of noncompliance must be reported when monitoring reports are submitted.

The Clean Water Act also requires all industrial users of Publicly Owned Treatment Works (POTWs) to notify their treatment plant immediately if they have a discharge that could cause problems at the treatment plant.

These notification and reporting requirements are included in 40 CFR Parts 122 and 403.

State Requirements

A spill of any chemical, oil, petroleum product, sewage, etc., which may enter waters of the state of Colorado (which include surface water, ground water, and dry gullies and storm sewers leading to surface water) must be reported immediately to the Colorado Department of Public Health and Environment. Any accidental discharge to the sanitary sewer system must be reported immediately to the local sewer authority and the affected wastewater treatment plant. If a release occurs at a mining operation, the Division of Reclamation, Mining and Safety should also be notified.

For more information regarding State reporting requirements under 25-8-601(2) CRS, please refer to the "Guidance for Reporting Spills under the Colorado Water Quality Control Act and Colorado Discharge Permits" adopted by the Water Quality Control Division. This policy is available at http://www.cdphe.state.co.us/op/wqcc/Resources/Guidance/spillguidance.pdf.

F. Safe Drinking Water Act

The owner or operator of a public water system (community water systems, non-transient non-community water systems, and transient non-community water systems) must immediately report any credible threat to the water supply system to the Colorado Environmental Release and Incident Reporting Line and to the local emergency manager. The local emergency manager may be the county sheriff or a member of the fire department. A list of local emergency managers is available from the Colorado Department of Local Affairs.

G. Clean Air Act

Hazardous air pollutants (HAPs) listed in Section 112(b) of the Clean Air Act (CAA) are designated as hazardous substances under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA). Hazardous air pollutants are known or suspected to cause cancer or other serious health effects or adverse environmental effects. Health effects can include immunological, neurological, reproductive, developmental, and respiratory problems. In some cases, hazardous air

pollutants can be deposited onto soils or other surfaces, where they are taken in by plants and animals and can accumulate in organic tissue or pass up the food chain due to the inability of organisms to process the substance.

The release (or air emission) of a hazardous air pollutant that is allowed and less than any limit specified in a facility's air permit is considered to be a federally permitted release. If the facility releases more than is allowed under its air permit within a 24 hour period, the facility must report the release if the quantity released exceeded the facility's permitted level by a reportable quantity or more. For example, if a facility has an air permit that allows the release of 30 pounds of a hazardous substance and that substance has a reportable quantity of 100 pounds, the facility would have to report all releases of 130 pounds or more of that substance. Releases of less than 130 pounds would not need to be reported under CERCLA or EPCRA because even though the facility exceeded its permit limit, the amount released did not exceed the permitted level by its reportable quantity (in this case, 100 pounds) or more. If the air permit does not allow or does not specify the release of a hazardous air pollutant, then releases in excess of the CERCLA / EPCRA reportable quantity for that substance must be reported. Please be aware that other reporting requirements are triggered, however, based on the facility's air permit. The Clean Air Act (CAA) requires that permits for stationary air sources have language requiring prompt reporting of any emergencies, upsets and deviations from what is allowed in the permit. Releases must be reported to the National Response Center and to the Colorado Department of Public Health and Environment. Contact the Air Pollution Control Division for details on additional air-related requirements that may also apply.

Hazardous air pollutants are included in the CERCLA list of hazardous substances in 40 CFR Part 302 and are assigned the reportable quantity listed in Table 302.4 for each substance.

State Requirements

In the case of excess emissions during an emergency or malfunction, the owner or operator must notify the Colorado Department of Public Health and Environment as soon as possible, but no later than noon of the next working day, and provide a written follow-up report to the Air Pollution Control Division by the end of the facility's next reporting period.

These notification and reporting requirements are included in 5 CCR 1001-2 Section II.E and 5 CCR 1001-5, Regulation 3 Part C, Section VII.C.

H. Underground Storage Tanks (USTs) and Aboveground Storage Tanks (ASTs)

The reportable quantity for petroleum from a regulated storage tank system is 25 gallons.

Owners and operators of regulated storage tank systems must report a release or suspected release of regulated substances to the Division of Oil and Public Safety at the Colorado Department of Labor and Employment within 24 hours by telephone or facsimile. If outside normal working hours or on a weekend or holiday and emergency assistance is needed, the release can be reported to the Colorado Environmental Release and Incident Reporting line at the Colorado Department of Public Health and Environment. Any suspected release or release of unknown quantity is a reportable quantity unless the owner/operator can conclusively show the release is less than the reportable quantity for the released substance.

Under this program, the reportable quantity for petroleum releases is 25 gallons or more from regulated aboveground and underground storage tank systems, or any amount that causes a sheen on nearby surface water. This is interpreted to include releases from fuel pumps and fuel delivery trucks while connected to the petroleum storage tank system. Releases of less than 25 gallons from regulated petroleum storage tank systems, or a release of a hazardous substance that is less than the CERCLA reportable quantity, do not need to be reported to the Division of Oil and Public Safety if they are immediately contained and cleaned up. If cleanup cannot be accomplished within 24 hours, the Division of Oil and Public Safety must be notified immediately.

Spills or releases of hazardous substances in excess of the CERCLA reportable quantity from regulated underground storage tanks must also be reported to the National Response Center and the local fire authority immediately. Any release, regardless of quantity, that has or may impact waters of the state (including surface water, groundwater, dry gullies leading to surface water or storm sewers) must also be reported to the Colorado Environmental Release and Incident Reporting line immediately.

These notification and reporting requirements are included in 7 CCR 1101-14 Article 4, 8-20.5-208 CRS and 25-8-601 CRS.

I. Hazardous Materials Transportation

Highway, Aircraft, Rail and Vessel

Federal hazardous materials transportation regulations cover the transportation of hazardous materials by highway, aircraft, rail, and vessel. Transportation includes activities related to transportation like loading, unloading, and temporary storage. "Hazardous material" includes hazardous substances, hazardous wastes, marine pollutants, elevated temperature materials as defined in 49 CFR Section 171.8, materials designated as hazardous in the Hazardous Materials Table in 49 CFR Section 172.101 and materials that meet the criteria for hazardous classes and division in 49 CFR Part 173.

The person in physical possession of the hazardous material during transportation must notify the National Response Center as soon as practical, but not more than 12 hours after an incident, if as a direct result of a hazardous material:

- a person is killed or is injured and requires hospitalization,
- there is an evacuation of the general public that lasts more than an hour,
- a major transportation artery or facility is shut down for an hour or more,
- the operational flight pattern or routine of an aircraft is altered,
- there is fire, breakage, spillage, or suspected contamination involving a radioactive material,
- there is fire, breakage, spillage, or suspected contamination involving an infectious substance other than a regulated medical waste,
- there is a release of a marine pollutant in a quantity exceeding 119 gallons for liquids or 882 pounds for solids,
- or any situation that, in the judgment of the person in possession of the hazardous material, should be reported even though it doesn't meet the above criteria.

Notice of incidents involving an infectious substance may be given to the Director of the Centers for Disease Control and Prevention (1-800-232-0124) instead of notifying the National Response Center.

The person in possession of the hazardous material at the time of the incident must submit a written report within 30 days of the incident to the US Department of Transportation. In addition, a written report must be submitted if there is an unintentional release of a hazardous material or the discharge of any quantity of hazardous waste even though verbal notification may not be required. If the incident involves air transportation, a copy of the report must also be submitted to the Federal Aviation Administration Security Field Office nearest the location of the incident.

These notification and reporting requirements are included in 49 CFR Sections 171.15 and 171.16.

State Requirements

The State also has specific requirements for reporting incidents involving hazardous materials or nuclear materials as cargo during transportation. The driver of a motor vehicle involved in a spill of hazardous material from a fuel tank that provides fuel for the vehicle and/or equipment on that vehicle must immediately notify the nearest law enforcement agency. The driver of a vehicle transporting nuclear or hazardous materials as cargo that is involved in a spill, or an incident which may result in a potential spill, must immediately notify the nearest law enforcement agency. As soon as possible after the initial notification of the spill or incident to the nearest law enforcement agency, the driver or a company representative must notify the Colorado State Patrol and the 24-hour Colorado Environmental Release and Incident Reporting Line. In addition, the driver of a motor vehicle transporting nuclear materials as cargo must immediately notify the Colorado State Patrol if the vehicle is involved in a crash, whether or not there is damage to the vehicle.

If the incident involves the release of hazardous waste, the transporter must notify the Colorado Department of Public Health and Environment and report the ultimate disposition of the waste to the Department in addition to the notifications above. In the event of a spill of hazardous waste at a transfer facility, the transporter must notify the Colorado Department of Public Health and Environment within 24 hours of a spill exceeding 55 gallons or if there is a fire or explosion. A written report must be sent to the Department within 15 days after the incident.

Report releases along a highway to the National Response Center, nearest local law enforcement agency, Colorado State Patrol, and Colorado Environmental Release and Incident Reporting Line.

These notification and reporting requirements are included in 8 CCR 1507-25 Parts I and IV and 6 CCR 1007-3 Part 263.

Pipelines

In Colorado, the US Department of Transportation Office of Pipeline Safety inspects, regulates, and enforces interstate gas pipeline safety requirements. They also inspect, regulate, and enforce both intra- and interstate liquid pipeline safety requirements in this state. Through certification by the Office of Pipeline Safety, the Gas Pipeline Safety Division of the Colorado Public Utilities Commission regulates, inspects, and enforces intrastate gas pipeline safety requirements. Pipeline facilities include transmission, distribution, regulated gathering, master metered, liquefied natural gas, and propane gas systems. Be aware that these regulations are primarily for pipeline safety. Be sure to review other environmental release reporting requirements.

Hazardous Liquids and Carbon Dioxide

Federal hazardous materials transportation regulations cover the transportation of hazardous liquids and carbon dioxide by pipeline. In this case, hazardous liquid is limited to petroleum, petroleum products, and anhydrous ammonia in a non-gaseous state. Petroleum includes crude oil, condensate, natural gasoline, natural gas liquids, and liquefied petroleum gas. Petroleum product includes flammable, toxic or corrosive products obtained from distilling and processing of crude oil, unfinished oils, natural gas liquids, blend stocks, and other miscellaneous hydrocarbon compounds.

As early as practicable following discovery of a release of a hazardous liquid or carbon dioxide from a pipeline system, the operator must notify the National Response Center by telephone if:

- a person is killed or is injured and requires hospitalization,
- there is a fire or explosion not intentionally set by the operator,
- there is estimated property damage (including cost of cleanup and recovery, value of lost product, and damage to property) exceeding $50,000,
- there is pollution of any stream, river, reservoir, or other body of water that violated applicable water quality standards, caused a discoloration of the surface of the water or adjoining shoreline, or deposited a sludge or emulsion beneath the surface of the water or adjoining shoreline, or
- there is any situation that, in the judgment of the operator, should be reported even though it doesn't meet the above criteria.

A written accident report must be submitted to the US Department of Transportation Office of Pipeline Safety as soon as practicable, but not later than 30 days after discovery of a release. A supplemental report must be submitted within 30 days if the operator receives any updates or additions to the information originally reported.

These notification and reporting requirements are included in 49 CFR Part 195.

Natural Gas and Liquefied Natural Gas

Federal hazardous materials transportation regulations also cover the transportation of natural gas by pipeline and activities occurring at a liquefied natural gas (LNG) facility where natural and synthetic gas are liquefied, transferred or stored.

As early as practicable following discovery of a release of gas from a pipeline or of liquefied natural gas or gas from a liquefied natural gas facility, but generally not to exceed two hours after discovery, the operator must notify the National Response Center and the Colorado Public Utilities Commission Gas Pipeline Safety Section by telephone if:

- a person is killed or is injured and requires hospitalization,
- there is estimated property damage (including value of lost product and damage to property) of $50,000 or more,
- there is an event that results in an emergency shutdown of a liquefied natural gas facility, or
- there is any situation that, in the judgment of the operator, should be reported even though it doesn't meet the above criteria.

As early as practicable, but not later than 30 days after discovery and verbal report of a release, the operator must submit a written report to the US Department of Transportation Office of Pipeline Safety. A supplemental report must be submitted within 30 days if the operator receives relevant updates or additions to the information originally reported.

These notification and reporting requirements are included in 49 CFR Part 191 and 4 CCR 723-4 Sections 4900 - 4914.

State Requirements

If there is a leak on a gas pipeline, a liquefied natural gas system, a master meter system, or a propane system that results in the evacuation of 50 or more people from a normally occupied building or results in the closure of a roadway, the operator must contact the Colorado Public Utilities Commission Gas Pipeline Safety Section by telephone within two hours of discovery.

This notification requirement is contained in 4 CCR 723-4 Section 4911.

J. Oil and Gas Exploration and Production

Federal oil and gas lease surface operations are managed by the US Department of the Interior Bureau of Land Management (BLM) in cooperation with the appropriate Federal surface management agency or non-Federal surface owner. On National Forest System lands, the Forest Service has approval authority for the surface use portion of Federal oil and gas operations and for appeals related to Forest Service decisions and approvals. The BLM considers the Bureau of Indian Affairs to be the surface management agency for all Indian lands unless a Tribe has contracted the Bureau of Indian Affairs realty function for its lands.

"… All spills or leakages of oil, gas, salt water, toxic liquids or waste materials, blowouts, fires, personal injuries, and fatalities shall be reported by the operator to the BLM and the surface management agency in accordance with the requirements of *Notice to Lessees NTL-3A; Reporting of Undesirable Events*, and in accordance with any applicable local requirements.

The BLM requires immediate reporting of all Class I major events, such as spills of more than 100 barrels of fluid/500 MCF of gas released; fires that consume 100 bbl or more oil or 500 MCF gas; life threatening or fatal injury/loss of well control; release of reportable quantities of hazardous substances; spill, venting, or fire in sensitive areas, such as parks, recreation sites, wildlife refuges, lakes, reservoirs, streams, and urban or suburban areas" … "Volumes discharged during any of the above incidents will be estimated as necessary. Operators must take immediate action to prevent and control spills and the BLM, the surface management agency, and other applicable regulatory authorities must be consulted prior to treating or disposing of wastes and spills. Operators should become familiar with local surface management agency requirements for reporting and managing spills and leaks. …" (BLM "The Gold Book," Fourth Edition, Revised 2007)

State Requirements

Spills and releases of Exploration and Production (E&P) waste and produced fluids should be controlled and contained immediately upon discovery. Impacts resulting from spills and releases should be investigated and cleaned up as soon as practicable.

The rules and regulations for oil and gas exploration and production have recently been revised. Most of these changes become effective May 1, 2009 on federal land and April 1, 2009 on all other land.

If there is a spill or release of more than 20 barrels of E&P waste, it must be verbally reported to the Colorado Oil and Gas Conservation Commission (COGCC) as soon as practicable, but not more than 24 hours after discovery. If there is a spill or release of any size that impacts or

could impact waters of the state, a residence or an occupied structure, livestock or a public byway, it must be verbally reported to the Colorado Oil and Gas Conservation Commission as soon as practicable, but not more than 24 hours after discovery. Spills or releases of any size that impact or threaten to impact any surface water supply area must be reported to the Colorado Oil and Gas Conservation Commission and to the Colorado Environmental Release and Incident Reporting Line. If the release impacts or threatens to impact a surface water intake, it must be verbally reported to the emergency contact for that facility immediately after discovery. The operator must notify the affected surface owner or their appointed tenant of all reportable spills as soon as practicable, but not more than 24 hours after discovery.

Chemical spills and releases must be reported in accordance with all applicable state and federal laws, including the Emergency Planning and community Right-to-Know Act (EPCRA), the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), the Oil Pollution Act, and the Clean Water Act.

Releases of more than 5 barrels of E&P waste, and all other reportable releases, must also be reported on COGCC Form 19 and submitted to the Colorado Oil and Gas Conservation Commission within 10 days after discovery of the release.

These notification requirements are contained in the Colorado Oil and Gas Conservation Commission 900-Series Rules.

K. Polychlorinated Biphenyls

Polychlorinated biphenyls (PCBs) are managed under the Toxic Substances Control Act. Substances with concentrations greater than or equal to 50 parts per million PCBs are regulated under 40 CFR Part 761, which is implemented by the US Environmental Protection Agency. If a spill of the substance directly contaminates surface water, sewers, drinking water supplies, grazing lands, or vegetable gardens and/or the spill exceeds 10 pounds of PCBs by weight, the responsible party must notify the EPA within 24 hours. In Colorado, contact the Region 8 Emergency Response Spill Report Line. If the spill involves 10 pounds or less of PCBs and does not involve any of these resources, the spill must still be cleaned up, but notification to EPA isn't required. Unless commingled with a hazardous waste, releases of substances containing less than 50 parts per million PCBs are regulated under Colorado's solid waste regulations 6 CCR 1007-2. The solid waste regulations do not have specific release reporting requirements at this time.

The Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) has set the reportable quantity for PCBs at one (1) pound. Any release of oil or other substance containing greater than or equal to one pound of PCBs must be reported to the National Response Center as soon as the release is discovered. In addition, if the release impacts waters of the state of Colorado, the release must be reported as per the Water Quality Control Division's reporting policy (see "Guidance for Reporting Spills under the Colorado Water Quality Control Act and Colorado Discharge Permits", http://www.cdphe.state.co.us/op/wqcc/Resources/Guidance/spillguidance.pdf).

Abbreviations & Definitions

CAA – Clean Air Act
CCR – Code of Colorado Regulations
CDPHE – Colorado Department of Public Health and Environment
CEPC – Colorado Emergency Planning Commission
CERCLA – Comprehensive Environmental Response, Compensation and Liability Act
CFR – Code of Federal Regulations
CRS – Colorado Revised Statues
CWA – Clean Water Act
EPA – United States Environmental Protection Agency
EPCRA – Emergency Planning and Community Right-to-Know Act
LEPC – Local Emergency Planning Committee
NRC – National Response Center
RCRA – Resource Conservation and Recovery Act
SERC – State Emergency Response Commission
SDWA – Safe Drinking Water Act

EPA's List of Lists is a compendium of the lists of chemicals subject to reporting requirements under the Emergency Planning and Community Right-to-Know Act (EPCRA), the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) and chemicals listed under section 112(r) of the Clean Air Act (CAA). Lists are also provided of Resource Conservation and Recovery Act (RCRA) hazardous wastes and radionuclides reportable under the Comprehensive Environmental Response, Compensation and Liability Act. These lists should be used as reference tools, not as a definitive source of compliance information. Reporting requirements for the Emergency Planning and Community Right-to-Know Act and the Comprehensive Environmental Response, Compensation and Liability Act are published in the Code of Federal Regulations (CFR), 40 CFR Parts 302 and 355 respectively. Compliance information for the Clean Air Act section 112(r) is published in 40 CFR Part 68. The List of Lists is available on the Internet at http://yosemite.epa.gov/oswer/lol.nsf/homepage.

Exploration and production (E&P) wastes are associated with operations to locate or remove oil or gas from the ground or to remove the impurities from oil or gas.

Extremely Hazardous Substances (EHS) are chemicals that present the most serious hazards during release (in terms of toxicity, reactivity, volatility, combustibility, and flammability) and are regulated under the Emergency Planning and Community Right-To-Know Act (EPCRA). The extremely hazardous substances list consists of approximately 360 substances and is included in EPA's List of Lists.

Facility means any building, equipment, structure, installation, containment structure, pipe, other stationary feature, motor vehicle, rolling stock, or aircraft. Facility also includes any site where a hazardous substance is or has been located.

Hazardous Materials are chemicals posing a hazard to human health or the environment when transported (49 USC 5103). They include hazardous substances, hazardous wastes, marine pollutants, elevated temperature materials, all materials in the Hazardous Materials Table (49 CFR 172.101), and materials meeting the criteria for hazard classes in part 173 of subchapter C of 49 CFR 172.101.

Hazardous Substances are chemicals posing a hazard to human health or the environment and are regulated under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA). The hazardous substance list is included in EPA's List of Lists.

Reportable Quantity (RQ) is a term that applies to the amount of hazardous substances or extremely hazardous substances released within a 24-hour period. *Note that the 24-hour period is the time frame for measuring the quantity released, not the time frame for reporting a release*.

Threshold Planning Quantity (TPQ) is a term that applies to the amount of an extremely hazardous substance that must be present onsite in concentrations greater than 1% by weight of a compound or mixture at which the facility must meet all emergency planning requirements. If not also listed as a CERCLA hazardous substance, extremely hazardous substances have a reportable quantity equal to the threshold planning quantity for that substance.

"Waters of the State of Colorado" are any and all surface waters and subsurface waters (groundwater) that are contained in or flow in or through the state of Colorado. This includes lakes, rivers, streams, creeks, wetlands, irrigation ditches, storm drains, livestock ponds, borrow ditches, and dry gullies. This does not include waters in sewage systems, waters in treatment works of disposal systems, waters in potable water distribution systems, or water withdrawn for use until use and treatment have been completed.

Appendix D:

Sample Inspection Form

SWMP Record Review Checklist – Construction Industry

Facility:		**Cert. No. COR-03**	**Date:**
Address:		**City:**	**County:**
Facility Representative(s)/Title(s):			**Phone:**
Permittee:	**Responsible Official:**		**Title:**
Address:			**Phone:**
Inspector/Agency:	**Attendees:**		
Copy of SWMP confirmed on-site:	**Permit certification date:**		**Construction start date:**
Signed SWMP Certification submitted:			

1. Site Description: Does the SWMP clearly describe the construction activity, to include:

	Yes	No
a) The nature of the construction activity at the site.		
b) The proposed sequence for major activities?		
c) Estimates of the total area of the site, and the area and location expected to be disturbed by clearing, excavation, grading, or other construction activities?		
d) A summary of any existing data used in the development of the site construction plans or SWMP that describe the soil or existing potential for soil erosion?		
e) A **description** of the existing vegetation at the site and an **estimate** of the percent vegetative ground cover?		
f) The location and description of all **potential pollution sources,** including ground surface disturbing activities (see Part I.A.2.b), vehicle fueling, storage of fertilizers or chemicals, etc		
g) The **location** and **description** of any anticipated allowable sources of non-stormwater discharge at the site, e.g., uncontaminated springs, landscape irrigation return flow, construction dewatering, and concrete washout?		
h) The name of the receiving water(s) and the size, type and location of any outfall(s). If the stormwater discharge is to a municipal separate storm sewer system, the name of that system, the location of the storm sewer discharge, and the ultimate receiving water(s).		

2. Site Map: Does plan provide a generalized site map or maps which indicate:

	Yes	No
a) construction site boundaries		
b) all areas of ground surface disturbance		
c) areas of cut and fill		
d) areas used for storage of building materials, equipment, soil, or waste		
e) location of dedicated asphalt or concrete batch plants		

2. Site Map: (continued)

	Yes	No
f) locations of all structural BMPs		
g) locations of non-structural BMPs as applicable; and		
h) locations of springs, streams, wetlands and other surface waters.		

3. Stormwater Management Controls

	Yes	No
a) **SWMP Administrator**—Does the SWMP identify a specific individual(s), position or title who is responsible for developing/implementing/maintaining/revising the SWMP?		
b) **Identification of Potential Pollutant Sources—**Does the SWMP identify and describe those sources determined to have the potential to contribute pollutants to stormwater discharges? *(clarification)*		
c) **Best Management Practices (BMPs) for Stormwater Pollution Prevention**		
1) Structural Practices: Does the SWMP clearly describe and locate all structural practices implemented at the site to minimize erosion and sediment transport? (i.e. bales, wattles, silt fence, earth dike, drainage swales, sediment traps, subsurface drains, pipe slope drains, inlet/outlet protection, gabions, sediment basins, etc)		
2) Non-Structural Practices: Does SWMP clearly describe and locate all non-structural practices implemented to minimize erosion and sediment transport, including interim and permanent stabilization practices, and site-specific scheduling for implementation of the practices? (i.e., temporary and permanent vegetation, mulching, geotextiles, sod stabilization, slope roughening, veg. buffer strips, protection of trees, preservation of mature vegetation, etc)		
3) Phased BMP Implementation: Does SWMP clearly describe the relationship between the phases of construction and the implementation and maintenance of both structural and non-structural controls?		
4) Materials Handling and Spill Prevention: Does SWMP clearly describe and locate all practices implemented at the site to minimize impacts from procedures or significant materials (see definitions at Part I.E.) that could contribute pollutants to runoff? (i.e., exposed storage of building materials; paints and solvents; fertilizers or chemicals; waste material; and equipment maintenance or fueling procedures)		
If areas/procedures where potential spills can occur, are spill prevention and response procedures identified in the SWMP?		
5) Dedicated Concrete or Asphalt Batch Plants: Does SWMP clearly describe and locate all practices implemented at the site to control stormwater pollution from dedicated asphalt or concrete batch plants *covered by this certification*?		
6) Vehicle Tracking Control: Does SWMP clearly describe and locate all practices implemented at the site to control potential sediment discharges from vehicle tracking? (i.e., minimizing site access; street sweeping; tracking pads; graveled parking; paved area restrictions for vehicles; wash racks; education, etc.)		
7) Waste Management and Disposal, Including Concrete Washout: Does SWMP clearly describe and locate the practices implemented at the site to control stormwater pollution from all construction site wastes (liquid and solid) including concrete washout activities?		
8) Groundwater and Stormwater Dewatering: Does SWMP clearly describe and locate the practices implemented at the site to control stormwater pollution from the dewatering of [uncontaminated] groundwater or stormwater from excavations, wells, etc.?		
Does SWMP include installation and implementation specifications/details associated with all BMPs implemented at the facility? Source of design details:_____		

Notes:

BMP	Listed In SWMP	Included on Site Plan	SWMP Includes a Detail	Installed in the Field

4. Final Stabilization and Long-Term Stormwater Management

	Yes	No
Does SWMP clearly describe the practices used to achieve final stabilization and any planned practices to control pollutants in stormwater discharges that will occur after construction operations have been completed at the site? (i.e., seed mix selection and application methods; soil preparation and amendments; soil stabilization practices; etc.) Note: If permittee relies on landscape plan, then it must be referenced and maintained with the SWMP.		

5. Inspection and Maintenance

	Yes	No
Does the SWMP clearly describe the inspection and maintenance procedures implemented to maintain all [BMPs identified in the SWMP] in good and effective operating condition?		
Do the inspection records document the required inspection frequency?		
Are inspections conducted as required in the permit (scope and documentation)? (i.e., date, name and title, location of discharge of sediment, location of failed BMPs, location of additional BMPs needed, deviation from minimum inspection schedule, signature *after* corrective actions and site is in compliance)		

Notes:

Appendix E:

Soil Survey Information

Hydrologic Soil Group—Chaffee-Lake Area, Colorado, Parts of Chaffee and Lake Counties



Map Scale: 1:805 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 10 20 40 60

Feet: 0 35 70 140 210

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 13N WGS84

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Rating Polygons

A

A/D

B

B/D

C

C/D

D

Not rated or not available

Soil Rating Lines

A

A/D

B

B/D

C

C/D

D

Not rated or not available

Soil Rating Points

A

A/D

B

B/D

C

C/D

D

Not rated or not available

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Chaffee-Lake Area, Colorado, Parts of Chaffee and Lake Counties
Survey Area Data: Version 10, Oct 12, 2017

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 25, 2011—Sep 26, 2016

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
DoD	Dominson gravelly sandy loam, 1 to 9 percent slopes	A	3.2	99.8%
MaB	Manhattan sandy loam, 1 to 3 percent slopes	A	0.0	0.2%
Totals for Area of Interest			**3.2**	**100.0%**

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

K Factor, Whole Soil—Chaffee-Lake Area, Colorado, Parts of Chaffee and Lake Counties



Map Scale: 1:805 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 10 20 40 60

Feet: 0 35 70 140 210

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 13N WGS84

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Rating Polygons

.02
.05
.10
.15
.17
.20
.24
.28
.32
.37
.43
.49
.55
.64
Not rated or not available

Soil Rating Lines

.02
.05
.10
.15
.17
.20
.24
.28
.32
.37
.43
.49
.55
.64
Not rated or not available

Soil Rating Points

.02
.05
.10
.15
.17
.20
.24
.28
.32
.37
.43
.49
.55
.64
Not rated or not available

Water Features

Streams and Canals

Transportation

Rails
Interstate Highways
US Routes
Major Roads
Local Roads

Background

Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Chaffee-Lake Area, Colorado, Parts of Chaffee and Lake Counties
Survey Area Data: Version 10, Oct 12, 2017

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 25, 2011—Sep 26, 2016

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

K Factor, Whole Soil

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
DoD	Dominson gravelly sandy loam, 1 to 9 percent slopes	.05	3.2	99.8%
MaB	Manhattan sandy loam, 1 to 3 percent slopes	.20	0.0	0.2%
Totals for Area of Interest			**3.2**	**100.0%**

Description

Erosion factor K indicates the susceptibility of a soil to sheet and rill erosion by water. Factor K is one of six factors used in the Universal Soil Loss Equation (USLE) and the Revised Universal Soil Loss Equation (RUSLE) to predict the average annual rate of soil loss by sheet and rill erosion in tons per acre per year. The estimates are based primarily on percentage of silt, sand, and organic matter and on soil structure and saturated hydraulic conductivity (Ksat). Values of K range from 0.02 to 0.69. Other factors being equal, the higher the value, the more susceptible the soil is to sheet and rill erosion by water.

"Erosion factor Kw (whole soil)" indicates the erodibility of the whole soil. The estimates are modified by the presence of rock fragments.

Rating Options

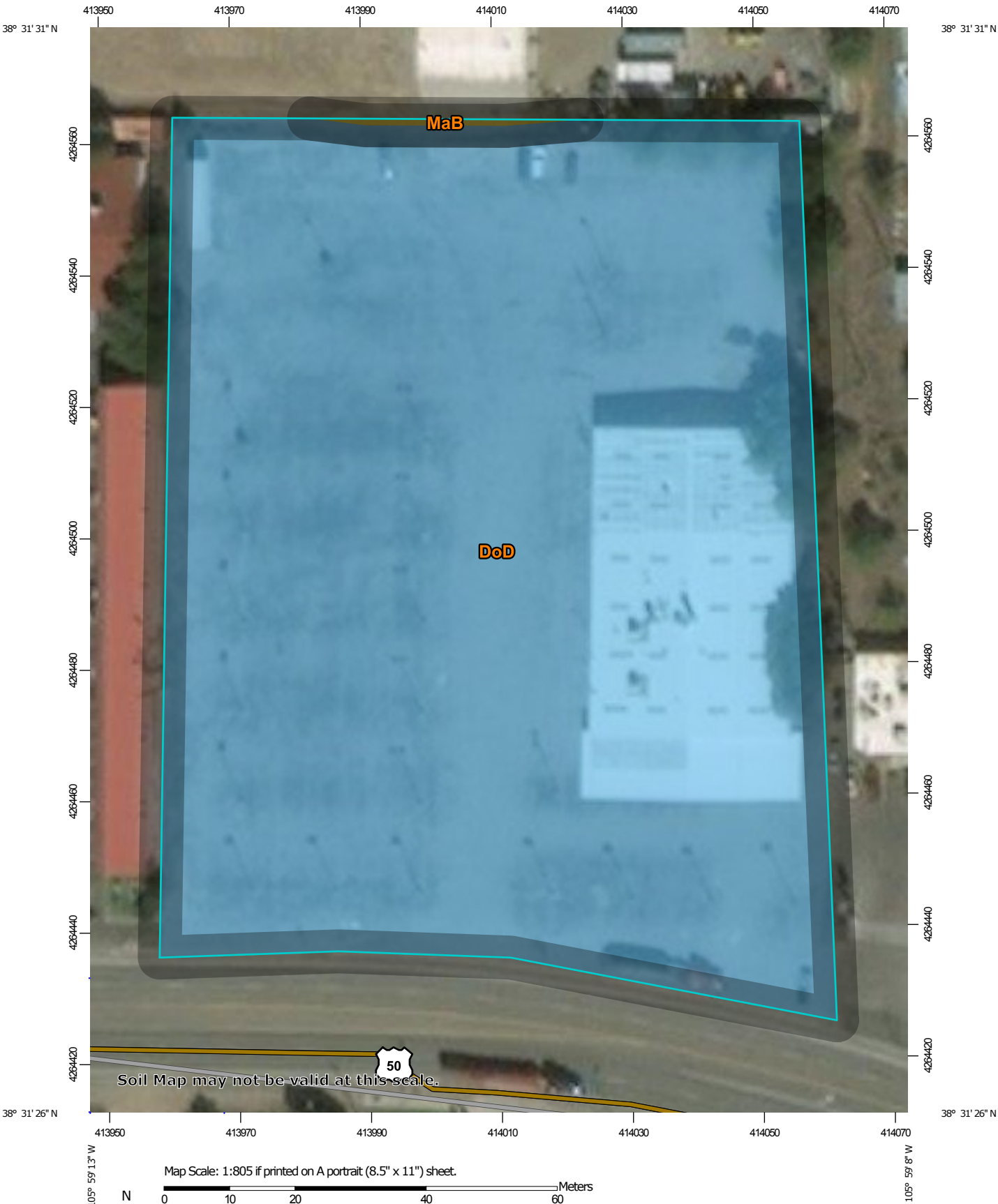
Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Layer Options (Horizon Aggregation Method): Surface Layer (Not applicable)

Wind Erodibility Group—Chaffee-Lake Area, Colorado, Parts of Chaffee and Lake Counties



Map Scale: 1:805 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 10 20 40 60

Feet: 0 35 70 140 210

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 13N WGS84

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Rating Polygons

1
2
3
4
4L
5
6
7
8
Not rated or not available

Soil Rating Lines

1
2
3
4
4L
5
6
7
8
Not rated or not available

Soil Rating Points

1
2
3
4
4L
5
6
7
8
Not rated or not available

Water Features

Streams and Canals

Transportation

Rails
Interstate Highways
US Routes
Major Roads
Local Roads

Background

Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Chaffee-Lake Area, Colorado, Parts of Chaffee and Lake Counties
Survey Area Data: Version 10, Oct 12, 2017

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 25, 2011—Sep 26, 2016

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Wind Erodibility Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
DoD	Dominson gravelly sandy loam, 1 to 9 percent slopes	6	3.2	99.8%
MaB	Manhattan sandy loam, 1 to 3 percent slopes	3	0.0	0.2%
Totals for Area of Interest			**3.2**	**100.0%**

Description

A wind erodibility group (WEG) consists of soils that have similar properties affecting their susceptibility to wind erosion in cultivated areas. The soils assigned to group 1 are the most susceptible to wind erosion, and those assigned to group 8 are the least susceptible.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Lower

Wind Erodibility Index—Chaffee-Lake Area, Colorado, Parts of Chaffee and Lake Counties



Map Scale: 1:805 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 10 20 40 60

Feet: 0 35 70 140 210

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 13N WGS84

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Rating Polygons

0
38
48
56
86
134
160
180
220
250
310
Not rated or not available

Soil Rating Lines

0
38
48
56
86
134
160
180
220
250
310
Not rated or not available

Soil Rating Points

0
38
48
56
86
134
160
180
220
250
310
Not rated or not available

Water Features

Streams and Canals

Transportation

Rails
Interstate Highways
US Routes
Major Roads
Local Roads

Background

Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Chaffee-Lake Area, Colorado, Parts of Chaffee and Lake Counties
Survey Area Data: Version 10, Oct 12, 2017

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 25, 2011—Sep 26, 2016

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Wind Erodibility Index

Map unit symbol	Map unit name	Rating (tons per acre per year)	Acres in AOI	Percent of AOI
DoD	Dominson gravelly sandy loam, 1 to 9 percent slopes	48	3.2	99.8%
MaB	Manhattan sandy loam, 1 to 3 percent slopes	86	0.0	0.2%
Totals for Area of Interest			**3.2**	**100.0%**

Description

The wind erodibility index is a numerical value indicating the susceptibility of soil to wind erosion, or the tons per acre per year that can be expected to be lost to wind erosion. There is a close correlation between wind erosion and the texture of the surface layer, the size and durability of surface clods, rock fragments, organic matter, and a calcareous reaction. Soil moisture and frozen soil layers also influence wind erosion.

Rating Options

Units of Measure: tons per acre per year

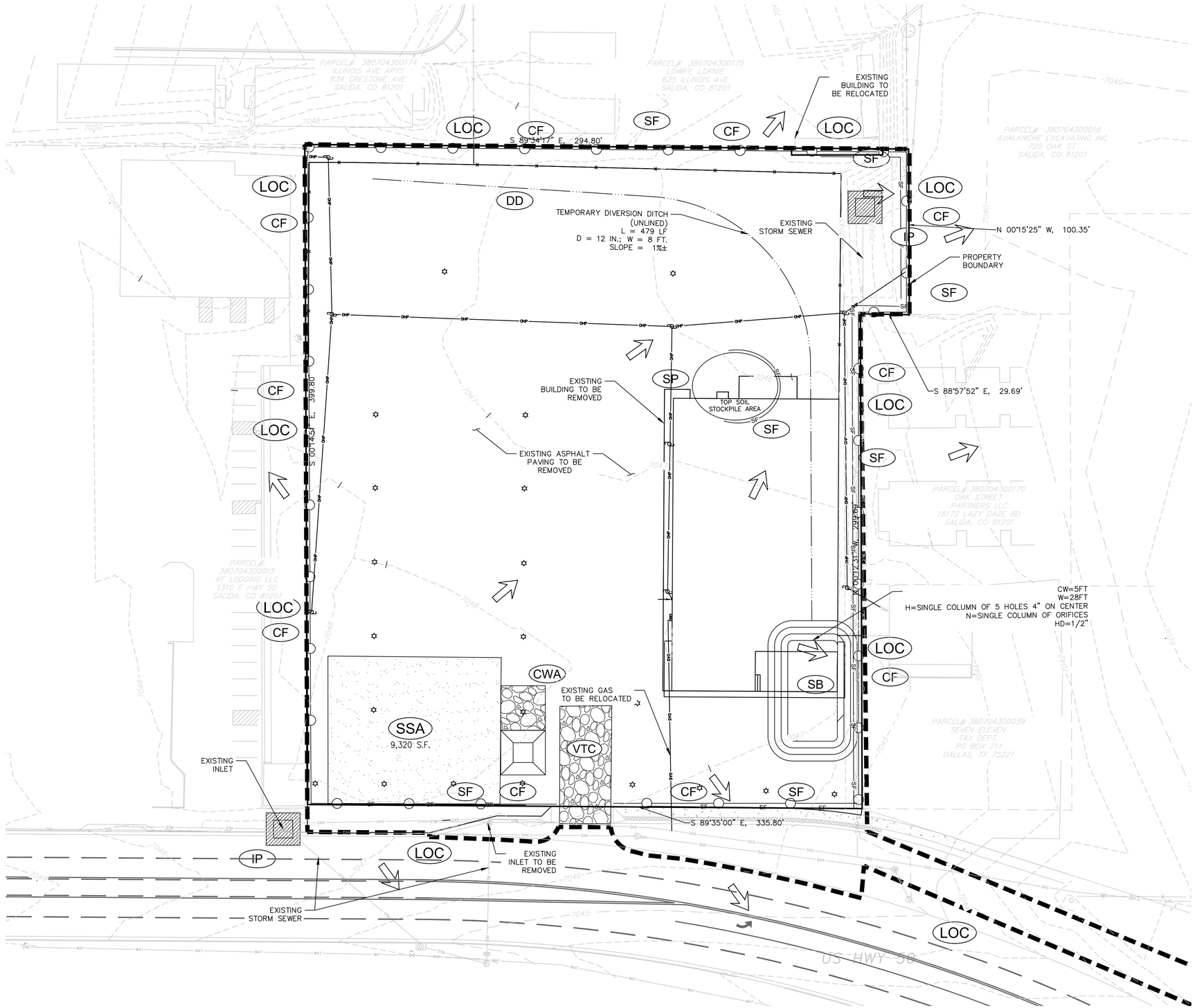
Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Appendix F:

Erosion Control Construction Plans and Details



0 15 30 60

1 inch = 30 ft. Horizontal

LEGEND:

- EX. BOUNDARY
- 8660 EX. MAJOR CONTOUR
- 8661 EX. MINOR CONTOUR
- LEASE LINE
- LOC LIMITS OF CONSTRUCTION
- CF CONSTRUCTION FENCE
- SF SILT FENCE
- SCL SEDIMENT CONTROL LOG
- VTC VEHICLE TRACTION CONTROL
- IP INLET PROTECTION
- SSA STABILIZED STAGING AREA
- CWA CONCRETE WASH AREA
- SB SEDIMENT BASIN
- DD DIVERSION DITCH
- FLOW ARROW

No.	REVISIONS	DATE	BY

PHELPS ENGINEERING
3522 South Emerson St, Englewood, CO 80113
(303)736-1644 mike@phelpsengineering.net phelpsengineering.net

SCALE: SEE SHEET
DESIGNED BY: JJP
DRAWN BY: JJP
CHECKED BY: LEP

CONSTRUCTION DOCUMENTS

EROSION CONTROL INITIAL PLAN

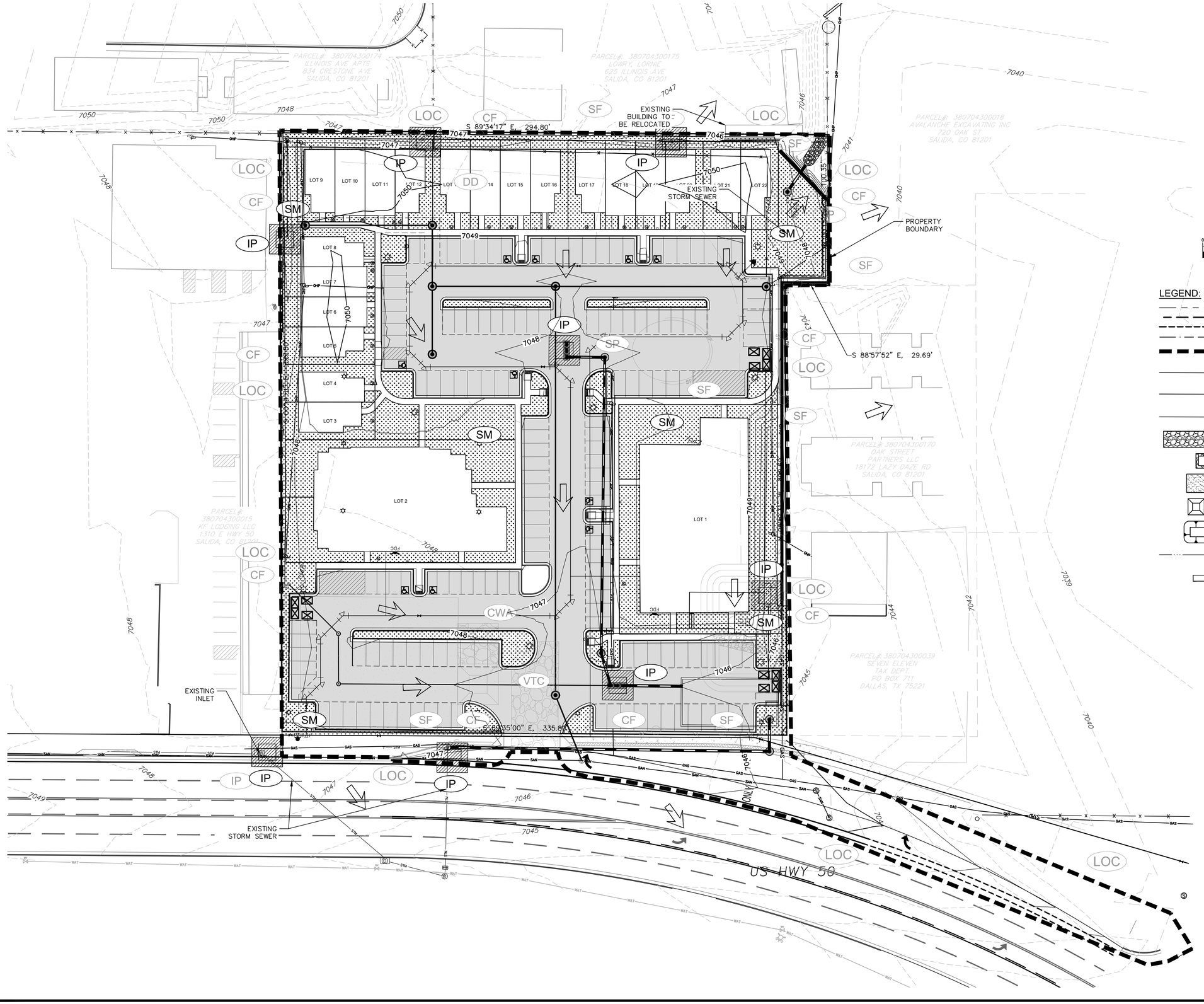
SALIDA CROSSINGS
CITY OF SALIDA, COLORADO

DATE 10/27/2022

PROJECT NO. 17202

COLORADO 811 KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

Drawing name: C:\Users\JPucillo\OneDrive - Phelps Engineering Services\Company\Entitlement Engineering\17202 - Salida Commons\CAD\Sheets\Construction Documents\17202 - Initial Plan.dwg EROSION CONTROL INITIAL PLAN Oct 26, 2022 3:24pm by: JPucillo



LEGEND:

- EX. BOUNDARY
- 8660 EX. MAJOR CONTOUR
- 8661 EX. MINOR CONTOUR
- LEASE LINE
- LOC LIMITS OF CONSTRUCTION
- CF CONSTRUCTION FENCE
- SF SILT FENCE
- SCL SEDIMENT CONTROL LOG
- VTC VEHICLE TRACTION CONTROL
- IP INLET PROTECTION
- SSA STABILIZED STAGING AREA
- CWA CONCRETE WASH AREA
- SB SEDIMENT BASIN
- DD DIVERSION DITCH
- FLOW ARROW

No.	REVISIONS	DATE	BY

PHELPS ENGINEERING
3522 South Emerson St, Englewood, CO 80113
(303)536-1644 mike@phelpsengineering.net phelpsengineering.net

SCALE: SEE SHEET
DESIGNED BY: JJP
DRAWN BY: JJP
CHECKED BY: LEP

CONSTRUCTION DOCUMENTS
EROSION CONTROL FINAL PLAN

SALIDA CROSSINGS
CITY OF SALIDA, COLORADO

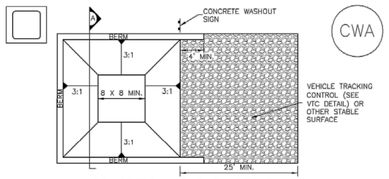
DATE 10/27/2022
PROJECT NO. 17202

18 of 29

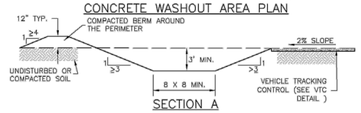
COLORADO 811 KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

Drawing name: C:\Users\JPucilo\OneDrive - Phelps Engineering Services\Company\Entitlement Engineering\17202 - Salida Commons\CAD\Sheets\Construction Documents\17202 - Final Plan.dwg EROSION CONTROL FINAL PLAN Oct 26, 2022 3:25pm by: JPucilo

DEVELOPMENT PLAN
SALIDA CROSSINGS
A PORTION OF THE SW 1/ 4 OF NW 1/ 4 OF SW 1/ 4 SECTION 4, TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE NEW MEXICO P.M. COUNTY OF CHAFFEE, STATE OF COLORADO



CONCRETE WASHOUT AREA PLAN



SECTION A

CWA–1. CONCRETE WASHOUT AREA

CWA INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   –CWA INSTALLATION LOCATION.

2. DO NOT LOCATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY. DO NOT LOCATE WITHIN 1,000' OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONSTRAINTS MAKE THIS INFEASIBLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (16 MIL MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINED ABOVE GROUND STORAGE ARE SHOULD BE USED.

3. THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.

4. CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8' BY 8' SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER. THE PIT SHALL BE AT LEAST 3' DEEP.

5. BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.

6. VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA.

7. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.

8. USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

CWA MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. THE CWA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE. CONCRETE MATERIALS, ACCUMULATED IN PIT, SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF 2'.

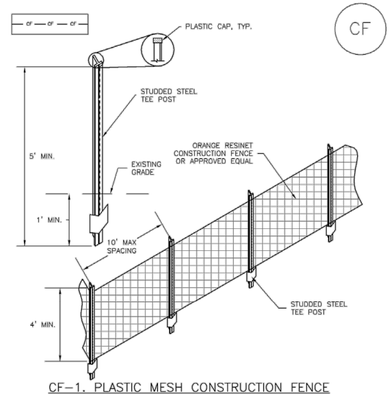
5. CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE IN A WATER–TIGHT CONTAINER AND DISPOSED OF PROPERLY.

6. THE CWA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.

7. WHEN THE CWA IS REMOVED, COVER THE DISTURBED AREA WITH TOP SOIL, SEED AND MULCH OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

(DETAIL ADAPTED FROM DOUGLAS COUNTY, COLORADO AND THE CITY OF PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD).

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.



CF–1. PLASTIC MESH CONSTRUCTION FENCE

CONSTRUCTION FENCE INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   –LOCATION OF CONSTRUCTION FENCE.

2. CONSTRUCTION FENCE SHOWN SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.

3. CONSTRUCTION FENCE SHALL BE COMPOSED OF ORANGE, CONTRACTOR–GRADE MATERIAL THAT IS AT LEAST 4' HIGH. METAL POSTS SHOULD HAVE A PLASTIC CAP FOR SAFETY.

4. STUDDED STEEL TEE POSTS SHALL BE UTILIZED TO SUPPORT THE CONSTRUCTION FENCE. MAXIMUM SPACING FOR STEEL TEE POSTS SHALL BE 10'.

5. CONSTRUCTION FENCE SHALL BE SECURELY FASTENED TO THE TOP, MIDDLE, AND BOTTOM OF EACH POST.

CONSTRUCTION FENCE MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

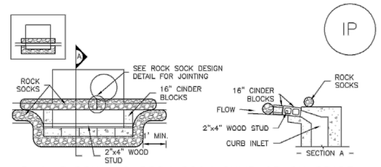
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. CONSTRUCTION FENCE SHALL BE REPAIRED OR REPLACED WHEN THERE ARE SIGNS OF DAMAGE SUCH AS RIPS OR SAGS. CONSTRUCTION FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.

5. WHEN CONSTRUCTION FENCES ARE REMOVED, ALL DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE FENCE SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED, OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

(DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD)



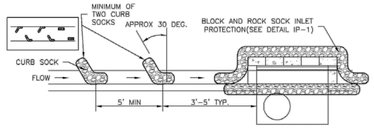
IP–1. BLOCK AND ROCK SOCK SUMP OR ON GRADE INLET PROTECTION

BLOCK AND CURB SOCK INLET PROTECTION INSTALLATION NOTES

1. SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.

2. CONCRETE "CINDER" BLOCKS SHALL BE LAID ON THEIR SIDES AROUND THE INLET IN A SINGLE ROW, ABUTTING ONE ANOTHER WITH THE OPEN END FACING AWAY FROM THE CURB.

3. GRAVEL BAGS SHALL BE PLACED AROUND CONCRETE BLOCKS, CLOSELY ABUTTING ONE ANOTHER AND JOINTED TOGETHER IN ACCORDANCE WITH ROCK SOCK DESIGN DETAIL.



IP–2. CURB ROCK SOCKS UPSTREAM OF INLET PROTECTION

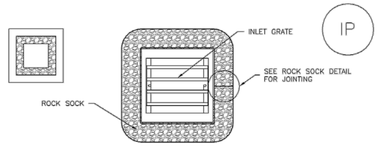
CURB ROCK SOCK INLET PROTECTION INSTALLATION NOTES

1. SEE ROCK SOCK DESIGN DETAIL INSTALLATION REQUIREMENTS.

2. PLACEMENT OF THE SOCK SHALL BE APPROXIMATELY 30 DEGREES FROM PERPENDICULAR IN THE OPPOSITE DIRECTION OF FLOW.

3. SOCKS ARE TO BE FLUSH WITH THE CURB AND SPACED A MINIMUM OF 5 FEET APART.

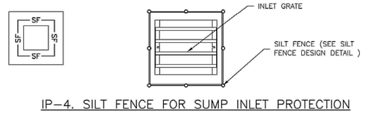
4. AT LEAST TWO CURB SOCKS IN SERIES ARE REQUIRED UPSTREAM OF ON–GRADE INLETS.



IP–3. ROCK SOCK SUMP/AREA INLET PROTECTION

ROCK SOCK SUMP/AREA INLET PROTECTION INSTALLATION NOTES
1. SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.

2. STRAW WATTLES/SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF ROCK SOCKS FOR INLETS IN PERVIOUS AREAS. INSTALL PER SEDIMENT CONTROL LOG DETAIL.



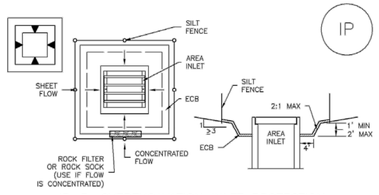
IP–4. SILT FENCE FOR SUMP INLET PROTECTION

SILT FENCE INLET PROTECTION INSTALLATION NOTES

1. SEE SILT FENCE DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.

2. POSTS SHALL BE PLACED AT EACH CORNER OF THE INLET AND AROUND THE EDGES AT A MAXIMUM SPACING OF 3 FEET.

3. STRAW WATTLES/SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF SILT FENCE FOR INLETS IN PERVIOUS AREAS. INSTALL PER SEDIMENT CONTROL LOG DETAIL.



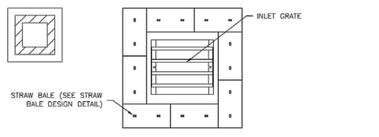
IP–5. OVEREXCAVATION INLET PROTECTION

OVEREXCAVATION INLET PROTECTION INSTALLATION NOTES

1. THIS FORM OF INLET PROTECTION IS PRIMARILY APPLICABLE FOR SITES THAT HAVE NOT YET REACHED FINAL GRADE AND SHOULD BE USED ONLY FOR INLETS WITH A RELATIVELY SMALL CONTRIBUTING DRAINAGE AREA.

2. WHEN USING FOR CONCENTRATED FLOWS, SHAPE BASIN IN 2:1 RATIO WITH LENGTH ORIENTED TOWARDS DIRECTION OF FLOW.

3. SEDIMENT MUST BE PERIODICALLY REMOVED FROM THE OVEREXCAVATED AREA.

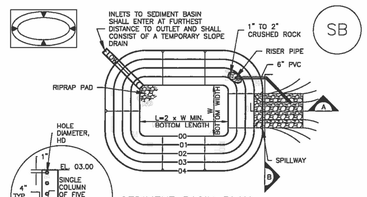


IP–6. STRAW BALE FOR SUMP INLET PROTECTION

STRAW BALE BARRIER INLET PROTECTION INSTALLATION NOTES

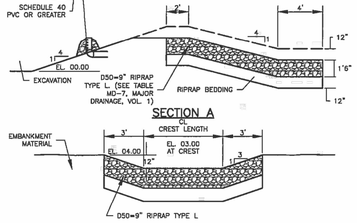
1. SEE STRAW BALE DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.

2. BALES SHALL BE PLACED IN A SINGLE ROW AROUND THE INLET WITH ENDS OF BALES TIGHTLY ABUTTING ONE ANOTHER.



SEDIMENT BASIN PLAN

*EXCEPT WHERE THE HOLES EXCEED 1" DIAMETER, THEN UP TO TWO COLUMNS OF SAME SIZED HOLES MAY BE USED



PHELPS ENGINEERING
720 E Hampden Ave, Suite 300 Denver, CO 80224 303-256-8944

No.	REVISIONS	DATE	BY

SCALE: SEE SHEET
DESIGNED BY: JP
DRAWN BY: JP
CHECKED BY: CD

STORMWATER MANAGEMENT PLANS
SWMP DETAILS

SALIDA CROSSINGS
CITY OF SALIDA, COLORADO

DATE 12/18/2017
PROJECT NO. 17202

Drawing name: S:\Entitlement Engineering\17202 – Salida Commons\CAD\Sheets\SWMP\17202 – SWMP Details.dwg 3 SWMP DETAILS 1 Dec 15, 2017 1:59pm by: JPucillo

DEVELOPMENT PLAN
SALIDA CROSSINGS
A PORTION OF THE SW 1/ 4 OF NW 1/ 4 OF SW 1/ 4 SECTION 4, TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE NEW MEXICO P.M. COUNTY OF CHAFFEE, STATE OF COLORADO

TABLE SB-1. SIZING INFORMATION FOR STANDARD SEDIMENT BASIN			
Upstream Drainage Area (rounded to nearest acre), (ac)	Basin Bottom Width (W), (ft)	Spillway Crest Length (CL), (ft)	Hole Diameter (HD), (in)
1	12	2	5/32
2	21	3	7/64
3	28	5	1/8
4	33	6	9/64
5	38	8	5/32
6	43	9	11/64
7	47	11	13/64
8	51	12	15/64
9	55	13	1/4
10	58	15	17/64
11	61	16	9/32
12	64	18	1
13	67	19	1 1/4
14	70	21	1 1/2
15	73	22	1 3/4

SEDIMENT BASIN INSTALLATION NOTES

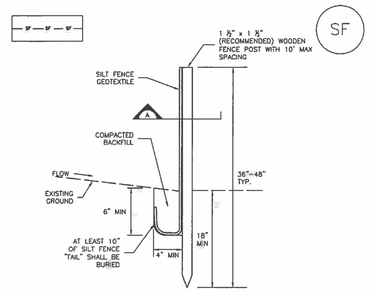
1. SEE PLAN VIEW FOR:
   –LOCATION OF SEDIMENT BASIN.
   –TYPE OF BASIN (STANDARD BASIN OR NONSTANDARD BASIN).
   –FOR STANDARD BASIN, BOTTOM WIDTH W, CREST LENGTH CL, AND HOLE DIAMETER, HD.
   –FOR NONSTANDARD BASIN, SEE CONSTRUCTION DRAWINGS FOR DESIGN OF BASIN INCLUDING RISER HEIGHT H, NUMBER OF COLUMNS N, HOLE DIAMETER HD AND PIPE DIAMETER D.
2. FOR STANDARD BASIN, BOTTOM DIMENSION MAY BE MODIFIED AS LONG AS BOTTOM AREA IS NOT REDUCED.
3. SEDIMENT BASINS SHALL BE INSTALLED PRIOR TO ANY OTHER LAND–DISTURBING ACTIVITY THAT RELIES ON ON BASINS AS AS A STORMWATER CONTROL.
4. EMBANKMENT MATERIAL SHALL CONSIST OF SOIL FREE OF DEBRIS, ORGANIC MATERIAL, AND ROCKS OR CONCRETE GREATER THAN 3 INCHES AND SHALL HAVE A MINIMUM OF 15 PERCENT BY WEIGHT PASSING THE NO. 200 SIEVE.
5. EMBANKMENT MATERIAL SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D698.
6. PIPE SCH 40 OR GREATER SHALL BE USED.
7. THE DETAILS SHOWN ON THESE SHEETS PERTAIN TO STANDARD SEDIMENT BASIN(S) FOR DRAINAGE AREAS LESS THAN 15 ACRES. SEE CONSTRUCTION DRAWINGS FOR EMBANKMENT, STORAGE VOLUME, SPILLWAY, OUTLET, AND OUTLET PROTECTION DETAILS FOR ANY SEDIMENT BASIN(S) THAT HAVE BEEN INDIVIDUALLY DESIGNED FOR DRAINAGE AREAS LARGER THAN 15 ACRES.

SEDIMENT BASIN MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. SEDIMENT ACCUMULATED IN BASIN SHALL BE REMOVED AS NEEDED TO MAINTAIN BMP EFFECTIVENESS, TYPICALLY WHEN SEDIMENT DEPTH REACHES ONE FOOT (I.E., TWO FEET BELOW THE SPILLWAY CREST).
5. SEDIMENT BASINS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND GRASS COVER IS ACCEPTED BY THE LOCAL JURISDICTION.
6. WHEN SEDIMENT BASINS ARE REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

(DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.



SILT FENCE



SECTION A

SF–1. SILT FENCE

SILT FENCE INSTALLATION NOTES

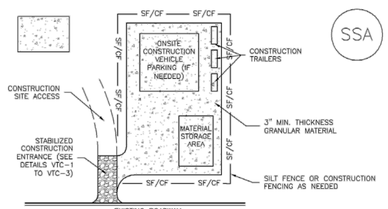
1. SILT FENCE MUST BE PLACED AWAY FROM THE TOE OF THE SLOPE TO ALLOW FOR WATER PONDING. SILT FENCE AT THE TOE OF A SLOPE SHOULD BE INSTALLED IN A FLAT LOCATION AT LEAST SEVERAL FEET (2–5 FT) FROM THE TOE OF THE SLOPE TO ALLOW ROOM FOR PONDING AND DEPOSITION.
2. A UNIFORM 8" X 4" ANCHOR TRENCH SHALL BE EXCAVATED USING TRENCHER OR SILT FENCE INSTALLATION DEVICE. NO ROAD GRADERS, BACKHOES, OR SIMILAR EQUIPMENT SHALL BE USED.
3. COMPACT ANCHOR TRENCH BY HAND WITH A "JUMPING JACK" OR BY WHEEL ROLLING. COMPACTION SHALL BE SUCH THAT SILT FENCE RESISTS BEING PULLED OUT OF ANCHOR TRENCH BY HAND.
4. SILT FENCE SHALL BE PULLED TIGHT AS IT IS ANCHORED TO THE STAKES. THERE SHOULD BE NO NOTICEABLE SAG BETWEEN STAKES AFTER IT HAS BEEN ANCHORED TO THE STAKES.
5. SILT FENCE FABRIC SHALL BE ANCHORED TO THE STAKES USING 1" HEAVY DUTY STAPLES OR NAILS WITH 1" HEADS. STAPLES AND NAILS SHOULD BE PLACED 3" ALONG THE FABRIC DOWN THE STAKE.
6. AT THE END OF A RUN OF SILT FENCE ALONG A CONTOUR, THE SILT FENCE SHOULD BE TURNED PERPENDICULAR TO THE CONTOUR TO CREATE A "J–HOOK." THE "J–HOOK" EXTENDING PERPENDICULAR TO THE CONTOUR SHOULD BE OF SUFFICIENT LENGTH TO KEEP RUNOFF FROM FLOWING AROUND THE END OF THE SILT FENCE (TYPICALLY 10'– 20').
7. SILT FENCE SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.

SILT FENCE MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. SEDIMENT ACCUMULATED UPSTREAM OF THE SILT FENCE SHALL BE REMOVED AS NEEDED TO MAINTAIN THE FUNCTIONALITY OF THE BMP, TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 6".
5. REPAIR OR REPLACE SILT FENCE WHEN THERE ARE SIGNS OF WEAR, SUCH AS SAGGING, TEARING, OR COLLAPSE.
6. SILT FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION, OR IS REPLACED BY AN EQUIVALENT PERIMETER SEDIMENT CONTROL BMP.
7. WHEN SILT FENCE IS REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

(DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, NOT AVAILABLE IN AUTOCAD)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.



SSA–1. STABILIZED STAGING AREA

STABILIZED STAGING AREA INSTALLATION NOTES

1. SEE PLAN VIEW FOR
   –LOCATION OF STAGING AREA(S).
   –CONTRACTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM THE LOCAL JURISDICTION.
2. STABILIZED STAGING AREA SHOULD BE APPROPRIATE FOR THE NEEDS OF THE SITE. OVERSIZING RESULTS IN A LARGER AREA TO STABILIZE FOLLOWING CONSTRUCTION.
3. STAGING AREA SHALL BE STABILIZED PRIOR TO OTHER OPERATIONS ON THE SITE.
4. THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM 3" THICK GRANULAR MATERIAL.
5. UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.
6. ADDITIONAL PERIMETER BMPs MAY BE REQUIRED INCLUDING BUT NOT LIMITED TO SILT FENCE AND CONSTRUCTION FENCING.

STABILIZED STAGING AREA MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY IF RUTTING OCCURS OR UNDERLYING SUBGRADE BECOMES EXPOSED.

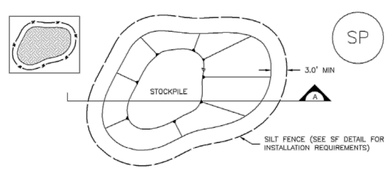
STABILIZED STAGING AREA MAINTENANCE NOTES

5. STABILIZED STAGING AREA SHALL BE ENLARGED IF NECESSARY TO CONTAIN PARKING, STORAGE, AND UNLOADING/LOADING OPERATIONS.
6. THE STABILIZED STAGING AREA SHALL BE REMOVED AT THE END OF CONSTRUCTION. THE GRANULAR MATERIAL SHALL BE REMOVED OR, IF APPROVED BY THE LOCAL JURISDICTION, USED ON SITE, AND THE AREA COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY LOCAL JURISDICTION.

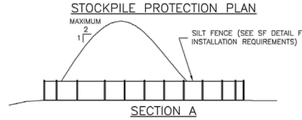
NOTE: MANY MUNICIPALITIES PROHIBIT THE USE OF RECYCLED CONCRETE AS GRANULAR MATERIAL FOR STABILIZED STAGING AREAS DUE TO DIFFICULTIES WITH RE–ESTABLISHMENT OF VEGETATION IN AREAS WHERE RECYCLED CONCRETE WAS PLACED.

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

(DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO, NOT AVAILABLE IN AUTOCAD)



STOCKPILE PROTECTION PLAN



SECTION A

SP–1. STOCKPILE PROTECTION

STOCKPILE PROTECTION INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   –LOCATION OF STOCKPILES.
   –TYPE OF STOCKPILE PROTECTION.
2. INSTALL PERIMETER CONTROLS IN ACCORDANCE WITH THEIR RESPECTIVE DESIGN DETAILS. SILT FENCE IS SHOWN IN THE STOCKPILE PROTECTION DETAILS; HOWEVER, OTHER TYPES OF PERIMETER CONTROLS INCLUDING SEDIMENT CONTROL LOGS OR ROCK SOCKS MAY BE SUITABLE IN SOME CIRCUMSTANCES. CONSIDERATIONS FOR DETERMINING THE APPROPRIATE TYPE OF PERIMETER CONTROL FOR A STOCKPILE INCLUDE WHETHER THE STOCKPILE IS LOCATED ON A PERVIOUS OR IMPERVIOUS SURFACE, THE RELATIVE HEIGHTS OF THE PERIMETER CONTROL AND STOCKPILE, THE ABILITY OF THE PERIMETER CONTROL TO CONTAIN THE STOCKPILE WITHOUT FAILING IN THE EVENT THAT MATERIAL FROM THE STOCKPILE SHIFTS OR SLUMPS AGAINST THE PERIMETER, AND OTHER FACTORS.
3. STABILIZE THE STOCKPILE SURFACE WITH SURFACE ROUGHENING, TEMPORARY SEEDING AND MULCHING, EROSION CONTROL BLANKETS, OR SOIL BINDERS. SOILS STOCKPILED FOR AN EXTENDED PERIOD (TYPICALLY FOR MORE THAN 60 DAYS) SHOULD BE SEEDED AND MULCHED WITH A TEMPORARY GRASS COVER ONCE THE STOCKPILE IS PLACED (TYPICALLY WITHIN 14 DAYS). USE OF MULCH ONLY OR A SOIL BINDER IS ACCEPTABLE IF THE STOCKPILE WILL BE IN PLACE FOR A MORE LIMITED TIME PERIOD (TYPICALLY 30–60 DAYS).
4. FOR TEMPORARY STOCKPILES ON THE INTERIOR PORTION OF A CONSTRUCTION SITE, WHERE OTHER DOWNGRADIENT CONTROLS, INCLUDING PERIMETER CONTROL, ARE IN PLACE, STOCKPILE PERIMETER CONTROLS MAY NOT BE REQUIRED.

STOCKPILE PROTECTION MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

STOCKPILE PROTECTION MAINTENANCE NOTES

4. IF PERIMETER PROTECTION MUST BE MOVED TO ACCESS SOIL STOCKPILE, REPLACE PERIMETER CONTROLS BY THE END OF THE WORKDAY.
5. STOCKPILE PERIMETER CONTROLS CAN BE REMOVED ONCE ALL THE MATERIAL FROM THE STOCKPILE HAS BEEN USED.

(DETAILS ADAPTED FROM PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

PHELPS ENGINEERING
720E Hampden Ave, Suite 300 Denver, CO 80224 303-256-8944

No.	REVISIONS	DATE	BY

SCALE: SEE SHEET
DESIGNED BY: JP
DRAWN BY: JP
CHECKED BY: CD

STORMWATER MANAGEMENT PLANS
SWMP DETAILS

SALIDA CROSSINGS
CITY OF SALIDA, COLORADO

DATE 12/18/2017
PROJECT NO. 17202

Drawing name: S:\Entitlement Engineering\17202 – Salida Commons\CAD\Sheets\SWMP\17202 – SWMP Details.dwg 4 SWMP DETAILS 2 Dec 15, 2017 1:59pm by: JPucillo

DEVELOPMENT PLAN
SALIDA CROSSINGS
A PORTION OF THE SW 1/ 4 OF NW 1/ 4 OF SW 1/ 4 SECTION 4, TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE NEW MEXICO P.M. COUNTY OF CHAFFEE, STATE OF COLORADO

Street Sweeping and Vacuuming (SS) SM-7

Description

Street sweeping and vacuuming remove sediment that has been tracked onto roadways to reduce sediment transport into storm drain systems or a surface waterway.



Photograph SS-1. A street sweeper removes sediment and potential pollutants along the curb line at a construction site. Photo courtesy of Tom Gore.

Appropriate Uses

Use this practice at construction sites where vehicles may track sediment offsite onto paved roadways.

Design and Installation

Street sweeping or vacuuming should be conducted when there is noticeable sediment accumulation on roadways adjacent to the construction site. Typically, this will be concentrated at the entrance/exit to the construction site. Well-maintained stabilized construction entrances, vehicle tracking controls and tire wash facilities can help reduce the necessary frequency of street sweeping and vacuuming.

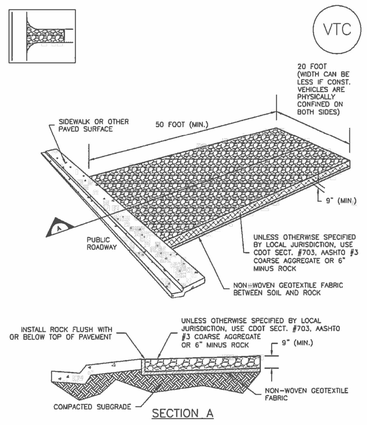
On smaller construction sites, street sweeping can be conducted manually using a shovel and broom. Never wash accumulated sediment on roadways into storm drains.

Maintenance and Removal

- Inspect paved roads around the perimeter of the construction site on a daily basis and more frequently, as needed. Remove accumulated sediment, as needed.
- Following street sweeping, check inlet protection that may have been displaced during street sweeping.
- Inspect area to be swept for materials that may be hazardous prior to beginning sweeping operations.

Street Sweeping/ Vacuuming	
Functions	
Erosion Control	No
Sediment Control	Yes
Site/Material Management	Yes

Vehicle Tracking Control (VTC) SM-4



VTC-1. AGGREGATE VEHICLE TRACKING CONTROL

SM-4 Vehicle Tracking Control (VTC)

STABILIZED CONSTRUCTION ENTRANCE/EXIT INSTALLATION NOTES

1. SEE PLAN VIEW FOR
   -LOCATION OF CONSTRUCTION ENTRANCE(S)/EXIT(S).
   -TYPE OF CONSTRUCTION ENTRANCE(S)/EXITS(S) (WITH/WITHOUT WHEEL WASH, CONSTRUCTION MAT OR TRM).
2. CONSTRUCTION MAT OR TRM STABILIZED CONSTRUCTION ENTRANCES ARE ONLY TO BE USED ON SHORT DURATION PROJECTS (TYPICALLY RANGING FROM A WEEK TO A MONTH) WHERE THERE WILL BE LIMITED VEHICULAR ACCESS.
3. A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE LOCATED AT ALL ACCESS POINTS WHERE VEHICLES ACCESS THE CONSTRUCTION SITE FROM PAVED RIGHT-OF-WAYS.
4. STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
5. A NON-WOVEN GEOTEXTILE FABRIC SHALL BE PLACED UNDER THE STABILIZED CONSTRUCTION ENTRANCE/EXIT PRIOR TO THE PLACEMENT OF ROCK.
6. UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.

STABILIZED CONSTRUCTION ENTRANCE/EXIT MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY TO THE STABILIZED ENTRANCE/EXIT TO MAINTAIN A CONSISTENT DEPTH.
5. SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED THROUGHOUT THE DAY AND AT THE END OF THE DAY BY SHOVELING OR SWEEPING. SEDIMENT MAY NOT BE WASHED DOWN STORM SEWER DRAINS.

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

(DETAILS ADAPTED FROM CITY OF BROOMFIELD, COLORADO, NOT AVAILABLE IN AUTOCAD)

Wind Erosion/Dust Control (DC) EC-14

Description

Wind erosion and dust control BMPs help to keep soil particles from entering the air as a result of land disturbing construction activities. These BMPs include a variety of practices generally focused on either graded disturbed areas or construction roadways. For graded areas, practices such as seeding and mulching, use of soil binders, site watering, or other practices that provide prompt surface cover should be used. For construction roadways, road watering and stabilized surfaces should be considered.



Photograph DC-1. Water truck used for dust suppression. Photo courtesy of Douglas County.

Appropriate Uses

Dust control measures should be used on any site where dust poses a problem to air quality. Dust control is important to control for the health of construction workers and surrounding waterbodies.

Design and Installation

The following construction BMPs can be used for dust control:

- An irrigation/sprinkler system can be used to wet the top layer of disturbed soil to help keep dry soil particles from becoming airborne.
- Seeding and mulching can be used to stabilize disturbed surfaces and reduce dust emissions.
- Protecting existing vegetation can help to slow wind velocities across the ground surface, thereby limiting the likelihood of soil particles to become airborne.
- Spray-on soil binders form a bond between soil particles keeping them grounded. Chemical treatments may require additional permitting requirements. Potential impacts to surrounding waterways and habitat must be considered prior to use.
- Placing rock on construction roadways and entrances will help keep dust to a minimum across the construction site.
- Wind fences can be installed on site to reduce wind speeds. Install fences perpendicular to the prevailing wind direction for maximum effectiveness.

Wind Erosion Control/ Dust Control	
Functions	
Erosion Control	Yes
Sediment Control	No
Site/Material Management	Moderate

Maintenance and Removal

When using an irrigation/sprinkler control system to aid in dust control, be careful not to overwater. Overwatering will cause construction vehicles to track mud off-site.

Drawing name: S:\Entitlement Engineering\17202 - Salida Commons\CAD\Sheets\SWMP\17202 - SWMP Details.dwg 5 SWMP DETAILS 3 Dec 15, 2017 1:59pm by: JPucillo

Item 4.

No.	REVISIONS	DATE	BY

PHELPS ENGINEERING
730E Hampden Ave, Suite 300 Denver, CO 80224 303.256.8944

SCALE: SEE SHEET
DESIGNED BY: JP
DRAWN BY: JP
CHECKED BY: CD

STORMWATER MANAGEMENT PLANS
SWMP DETAILS

SALIDA CROSSINGS
CITY OF SALIDA, COLORADO

DATE 12/18/2017
PROJECT NO. 17202

5 of 5

PHELPS ENGINEERING

UTILITY STUDY REPORT

SALIDA CROSSINGS
1520 EAST HIGHWAY 50
SALIDA, COLORADO
PROJECT NUMBER 17202
CONTACT: LONNY E. PHELPS, P.E.

October 27, 2022

This Phase II Utility Study for the design of the Salida Crossings property was prepared by me or under my direct supervision in accordance with the City of Salida's Standard Specifications for Construction and acceptable professional practices of the industry. We acknowledge that the City of Salida's review of this Utility Study is only for general conformance with submittal requirements, current design criteria and standard engineering principles and practices.

TABLE OF CONTENTS

I. GENERAL LOCATION AND DESCRIPTION……..... 1
A. Location……..... 1
B. Description of Project……. 1
II. EXISTING AND PROPOSED WATER SYSTEMS…….. 2
A. Existing Water System…… 2
B. Proposed Water System…….. 2
III. EXISTING AND PROPOSED SANITARY SEWER SYSTEMS…….. 3
A. Existing Sewer System…… 3
B. Proposed Sewer System…….. 3
IV. IMPACT TO EXISTING SANITARY SEWER…….. 3
A. Design Standards for Sewer Pipe Calculations…… 3
B. Calculating the Proposed Sewer Service Flows……... 4
C. Impact to Existing Sanitary Sewer Service…….. 5
V. REFERENCES…….. 5

I. GENERAL LOCATION AND DESCRIPTION

A. Project Location

Figure 1
Vicinity Map



The 3.15-acre site is located in the southeast portion of the City of Salida. The parcel is in the southwest ¼ of the northwest ¼ of southwest ¼, Section 4, Township 49 North, Range 9 East of the 6th Principal Meridian in Chaffee County, Colorado.

The proposed project is surrounded by a hotel to the west, a contractor workshop and yard to the north, an existing building as well as a vacant Seven Eleven to the east, and to the south the property is bounded by Highway 50.

B. Description of Project

The project is a mixed-use development consisting of three buildings. Buildings A & B will consist of commercial space and 36 condominium units, each. A total of 20 townhome units are proposed as well. The development will also have parking, utilities, and green space areas.

The water demand was calculated using the design criteria from American Water Works Association (AWWA) *M22 – Sizing Water Service Lines and Meters*. The sanitary sewer flows were calculated using the design flow criteria from *Design and Construction*

Standards for Water and Wastewater Facilities, South Adams County Water and Sanitation District.

II. EXISTING & PROPOSED WATER SYSTEMS

A. Existing Water System

Existing distribution lines adjacent to the project include:

- One line on the north side of Highway 50 (westbound R.O.W.).
- One line on Oak Street to the east of the proposed development.

B. Proposed Water System

The project's land plan includes 92 dwelling units as well as commercial and retail/office space. The development will be serviced with approximately 1200' of proposed 8" water main with one 2" tap per mixed-use building and a ¾" tap for each townhome. The proposed water system will extend from the proposed 8" main along Highway 50 which will extend east to west from Oak Street to Hunt Street.

Table 1 below displays the calculations of the overall water demand for this development. These numbers will be used both to determine the water resources needed to supply the development and to design the distribution system.

The proposed project distribution system will connect to the existing City's distribution system at two locations shown in the figure in the Appendix. The water system will consist of 8" diameter lines looped throughout the project. A minimum fire flow of 1,000 gallons per minute (gpm) at 20 psi must be provided at all hydrants. The estimated peak demand for the development is 1,074 gpm.

Table 1
Overall Water Demand

Type	Qty.	Units	Demand/Unit	Peak Factor	Gal/Day	Gal/Min	Acre-Feet/Year
Domestic Use							
Proposed Building A (2" tap)	1027	Fixture Units	15		15,405	10.7	17.27
Proposed Building B (2" tap)	1027	Fixture Units	15		15,405	10.7	17.27
Townhomes (3/4" tap)	240	Fixture Units	15		3,600	2.5	4.04
Average Daily Demand (ADD):					**34410.0**	**23.9**	**38.6**
Irrigation Use (1" tap)	0.403	Irrigated Acres	2232		899	0.6	1.01
Maximum Day Demand (MDD=Peak Factor x ADD):							
Proposed Building A (2" tap)	1027	Fixture Units	15	3.0	46,215	32.1	51.81
Proposed Building B (2" tap)	1027	Fixture Units	15	3.0	46,215	32.1	51.81
Townhomes (3/4" tap)	240	Fixture Units	15	3.0	10,800	7.5	12.11
Project Fire Flow (1-hr)				3.0	60,000	1,000	67.26
Peak Irrigation Flow				3.0	2,698	1.9	3.02
Total					**165,928**	**1,074**	**186**
Peak Hour Demand (PHD=Peak Factor x ADD):							
Proposed Building A (2" tap)	1027	Fixture Units	15	6.0	92,430	64.2	103.61
Proposed Building B (2" tap)	1027	Fixture Units	15	6.0	92,430	64.2	103.61
Townhomes (3/4" tap)	240	Fixture Units	15	6.0	21,600	15.0	24.21
Peak Irrigation Flow				6.0	5,397	3.7	6.05
Total					**211,857**	**147**	**237**
Calculated Peak Demand	**1,074**	**GPM**					
Calculated Total Annual Demand	**186**	**Ac-ft/yr**					

III. EXISTING & PROPOSED SANITARY SEWER SYSTEMS

A. Existing Sewer System

There is an existing sanitary sewer located within the public right-of-way on Highway 50. The existing sewer service travels easterly along Highway 50 and changes direction to the south approximately 30’ from our site.

B. Proposed Sewer System

The project includes sewer services for 92 dwelling units as well as 10,274 square feet of commercial/retail/office space. All the proposed sanitary sewer flows will be routed to the existing 8” sanitary sewer on Highway 50. The proposed sanitary sewer service at the point of connection is 8” PVC, at 0.63% slope. Seven sanitary sewer manholes are proposed to be added as part of the development.

IV. IMPACT TO EXISTING SANITARY SEWER

A. Design Standards for Sewer Calculations

The design standards for the existing and proposed sanitary sewer design are as follows:

Pipe type	8” PVC
Pipe slope	0.50%
Manning’s roughness coeff.	0.013

Maximum design depth d/D = 0.60 (Pipe diameters < 12")
Allowable velocity range 2-10 feet per second (fps)

Using these design standards, the maximum allowable flow is calculated Q (max.) = 453.2 gpm, with a velocity of 2.9 fps

Table 2
Sewer Pipe Capacity

Pipe Capacity Calculation		
Slope	0.50%	
n	0.011	
Diameter	8	inch
Area	0.3491	SF
P	2.0944	feet
Rh	0.1667	feet
Capacity:	**453.2**	**gpm**
	0.653	**MGD**
Velocity:	**2.901**	**ft/s**

B. Calculating the Proposed Sewer Service Flows

As stated in the design standard reference (*Design and Construction Standards for Water and Wastewater Facilities, South Adams County Water and Sanitation District, July 2011)*, in Section 3.2 Design Flow, the typical average flow uses are as follows:

Residential Unit 76 Gallons/Capita/Day (3.0 capita per unit)
Commercial 600 Gallons/Acre/Day
Peaking factor $3.53 \times (\text{Average Daily Flow}/1{,}000{,}000)^{-0.168}$
Max. Peaking factor 5.0
Infiltration and Inflow included in design values

The proposed sanitary service flows are calculated:

Table 3
Sewer Design Flow

Design Flow Calculation							
Onsite Flows:							
Type	**Qty.**	**Units**	**Capita/Unit**	**Capita**	**GPD/Capita or Acre**	**GPD**	**GPM**
Proposed Standard Residential Unit	92	Lots	3	276	76	20,976	14.57
Commercial/Retail/Office	0.240	Acres		0	600	144	0.10
Onsite Total:						**21,120**	**14.67**
Total Average Daily Flow (ADF):	21,120	GPD					
	0.021	MGD					
Peak Factor (PF):	5.00						
3.53 x [(ADF in MGD)$^{-0.168}$]; Max 5							
Peak Design Flow Rate (PDF):	0.108	MGD					
(ADF x PF) + (0.1 x ADF)	74.800	gpm					

C. Impact to Existing Sanitary Sewer Service

Comparing the total flow to the maximum design flow:

74.8 gpm < 453.2 gpm

The percent capacity of the system is 74.8 / 453.2 = 16.5%

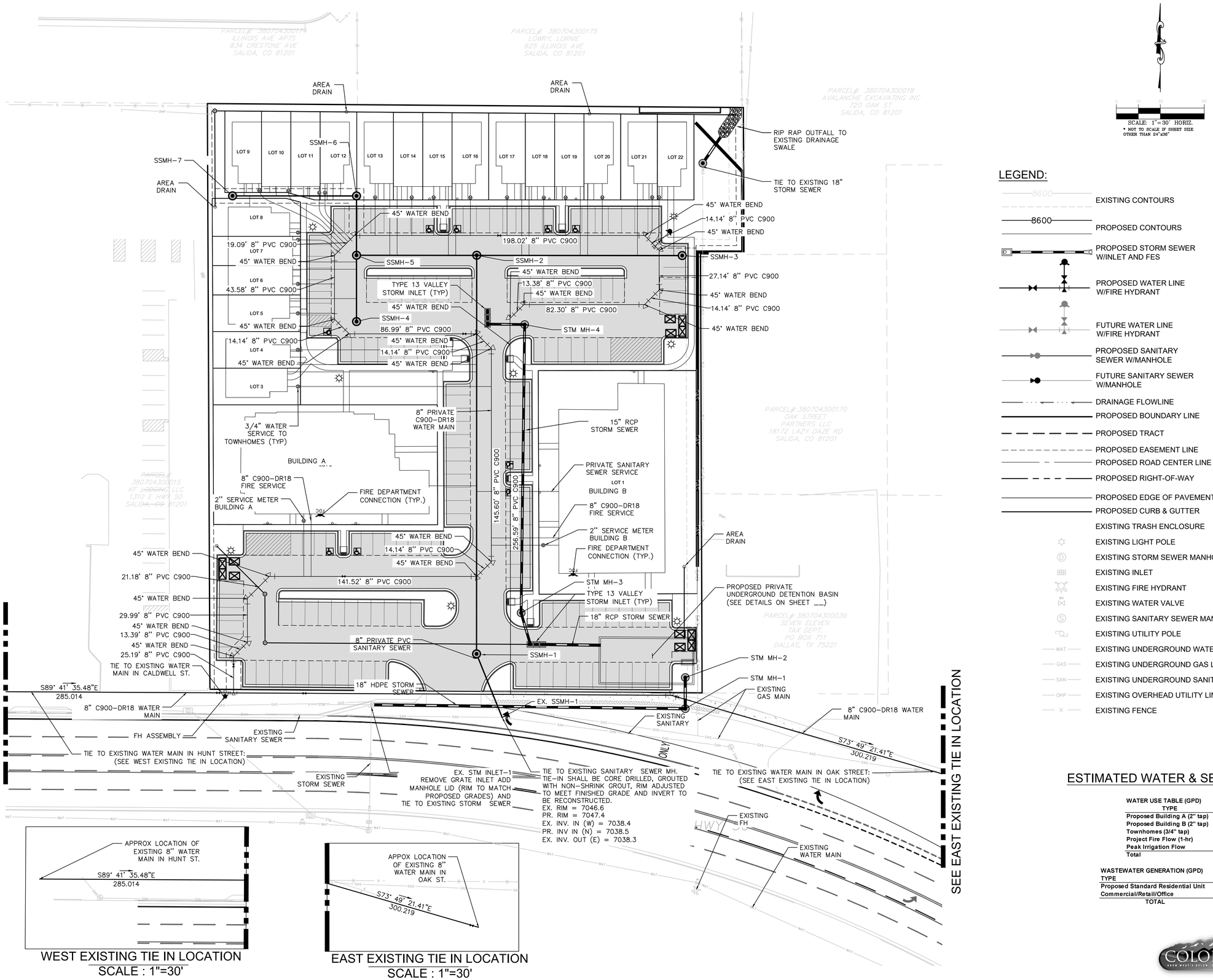
It does not appear that there has been a significant impact to the existing sanitary sewer service by the proposed mixed-use development. The additional flow due to the proposed mixed-use development is calculated as 74.8 gallons per minute.

Using design standards, the maximum flow for the existing sanitary sewer system is calculated as 453.2 gallons per minute. The total calculated flow during peak time including the proposed service areas is less than the maximum allowable flow.

V. REFERENCES

1. American Water Works Association. *M22 – Sizing Water Service Lines and Meters*. 3rd Ed. Revised 2014.
2. South Adams County Water and Sanitation District. *Design and Construction Standards for Water and Wastewater Facilities.* July 2011.

APPENDIX



SCALE: 1"=30' HORIZ.
* NOT TO SCALE IF SHEET SIZE OTHER THAN 24"x36"

LEGEND:

- EXISTING CONTOURS (8600)
- PROPOSED CONTOURS (8600)
- PROPOSED STORM SEWER W/INLET AND FES
- PROPOSED WATER LINE W/FIRE HYDRANT
- FUTURE WATER LINE W/FIRE HYDRANT
- PROPOSED SANITARY SEWER W/MANHOLE
- FUTURE SANITARY SEWER W/MANHOLE
- DRAINAGE FLOWLINE
- PROPOSED BOUNDARY LINE
- PROPOSED TRACT
- PROPOSED EASEMENT LINE
- PROPOSED ROAD CENTER LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED EDGE OF PAVEMENT
- PROPOSED CURB & GUTTER
- EXISTING TRASH ENCLOSURE
- EXISTING LIGHT POLE
- EXISTING STORM SEWER MANHOLE
- EXISTING INLET
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING UTILITY POLE
- EXISTING UNDERGROUND WATER LINES (WAT)
- EXISTING UNDERGROUND GAS LINES (GAS)
- EXISTING UNDERGROUND SANITARY SEWER LINES (SAN)
- EXISTING OVERHEAD UTILITY LINES (OHP)
- EXISTING FENCE

ESTIMATED WATER & SEWER FLOWS

WATER USE TABLE (GPD)

TYPE	ADD	MDD
Proposed Building A (2" tap)	15,405	46,215
Proposed Building B (2" tap)	15,405	46,215
Townhomes (3/4" tap)	3,600	10,800
Project Fire Flow (1-hr)	60000	60,000
Peak Irrigation Flow	899	2,698
Total	95,309	165,928

WASTEWATER GENERATION (GPD)

TYPE	ADF	PDF
Proposed Standard Residential Unit	20,976	104,880
Commercial/Retail/Office	144	720
TOTAL	21,120	105,600

No.	REVISIONS	DATE	BY

PHELPS ENGINEERING
3522 South Emerson St, Englewood, CO 80113
(303)256-1044 mike@phelpsengineering.net phelpsengineering.net

SCALE: SEE SHEET
DESIGNED BY: JJP
DRAWN BY: JJP
CHECKED BY: LEP

CONSTRUCTION DOCUMENTS
OVERALL UTILITY PLAN

SALIDA CROSSINGS
CITY OF SALIDA, COLORADO

DATE 10/27/2022
PROJECT NO. 17202

COLORADO 811 KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

Drawing name: C:\Users\JPucillo\OneDrive - Phelps Engineering Services\Company\Entitlement Engineering\17202 - Salida Commons\CAD\Sheets\Construction Documents\9 - Overall Utility Plan.dwg OVERALL UTILITY PLAN Oct 26, 2022 2:20pm by: JPucillo

CONSTRUCTION DOCUMENTS
SALIDA CROSSINGS
A PORTION OF THE SW 1/ 4 OF NW 1/ 4 OF SW 1/ 4 SECTION 4, TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE NEW MEXICO P.M. COUNTY OF CHAFFEE, STATE OF COLORADO

(1) CERTIFICATE OF DEDICATION AND OWNERSHIP.
Know all men by these presents, that the undersigned, being all of the Owner(s), Mortgagee(s) and Lien Holder(s) of certain land in the City of Salida, Chaffee County, Colorado, described as follows:
Beginning _____, containing _____ acres, more or less, _____ have by these presents laid out, platted and subdivided the same into lots, blocks or tracts, as shown on this plat, under the name and style of _____, and do hereby dedicate to the City of Salida as public roads, the streets and roads as shown on said plat, these being _____.
The undersigned hereby further dedicate to the public all utility easements on the property as described and as shown hereon. The undersigned hereby further dedicate to the public utilities the right to install, maintain and operate mains, transmission lines, service lines and appurtenances to provide such utility services within this subdivision or property contiguous thereto, under, along and across public roads as shown on this plat and also under, along and across utility easements as shown hereon.
The lands comprising this subdivision are subject to certain covenants which are recorded in Book _____ at Page ___ of the records of Chaffee County, Colorado.
Executed this ____ day of _____, 20__.
Owner(s): Mortgagee(s)/Lienholder(s):

_____
County of Chaffee)
) ss.
State of Colorado)
The foregoing dedication was acknowledged before me this ____ day of _____ 20__, by _____. Witness my hand and seal.
My commission expires _____.

_____
Notary Public

(2) CERTIFICATE OF STREET AND UTILITY MAINTENANCE.
Public notice is hereby given that neither the dedicated public roads nor the public utilities shown on this plat will be maintained by the City of Salida until and unless the subdivider constructs the streets, roads and utilities in accordance with the subdivision agreement, if any, and the subdivision regulations in effect at the date of the recording of this plat, and approval of the City has been issued to that effect. When the City approves a street or utility for maintenance, the street or utility shall become public in all senses of the word and the subdivider has no further obligations in regards to that particular street or utility.
(3) Surveyor's Certificate.
I, _____, a Registered Professional Land Surveyor in the State of Colorado, do hereby certify that the survey represented by this plat was made under my supervision, the monuments shown thereon actually exist and this plat accurately represents said survey.

_____
Registered Land Surveyor
(4) Title Certificate.
I,_____, an (attorney at law duly licensed to practice before the Courts of Record or a licensed title insurance agent representing _____) in the State of Colorado, certify that I have examined title to the property described herein and that in my opinion title to the above described real property is held by _____.
Signed this ____ day of _____, 20__.

_____
Attorney at Law
(5) City Administrator Approval
This plat is approved by the Salida City Administrator this __ day of 20___.

_____
City Administrator
(6) Planning Commission Approval.
This plat is approved by the City of Salida Planning Commission this ____ day of _____, 20__.

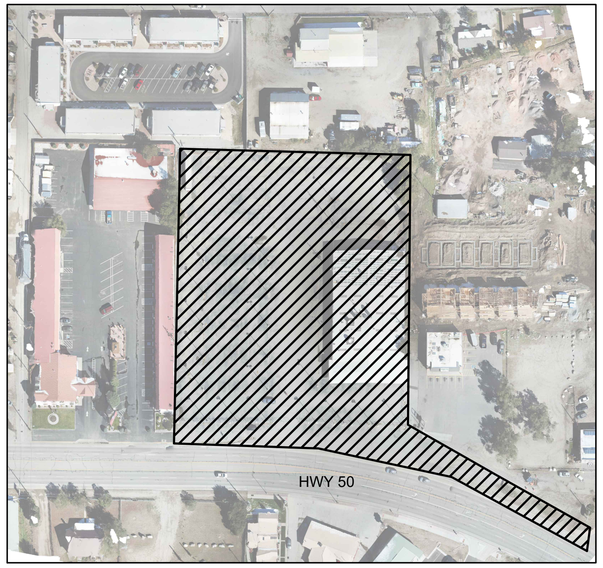
_____
Chairman
(7) City Council Approval.
This plat is approved for filing and the City hereby accepts the dedication of the streets and roads shown hereon subject to the provisions in "Street Maintenance" set forth above, and further accepts the dedication of the easements shown hereon.
Signed this _____ day of _____, 20__.
City of Salida

By:_____
Mayor
(8) Recorder's Certificate.
This plat was filed for record in the office of the County Clerk and Recorder of Chaffee County at _____ __.m. on the _____ day of _____, 20___, Reception No. _____.
County Clerk and Recorder

By:_____
Deputy

CITY OF SALIDA ENGINEERING STATEMENT

ALL WORK SHALL BE CONSTRUCTED TO THE CITY OF SALIDA CONSTRUCTION STANDARDS AND SPECIFICATIONS. THIS SITE PLAN HAS BEEN REVIEWED AND FOUND TO BE IN GENERAL COMPLIANCE WITH THESE CONSTRUCTIONS STANDARDS AND SPECIFICATIONS AND OTHER CITY OF SALIDA REQUIREMENTS. THE ENGINEERING DESIGN AND CONCEPT REMAINS THE RESPONSIBILITY OF THE PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE APPEAR HEREON.
PROJECT ENGINEER: _____ DATE: _____



VICINITY MAP
SCALE: 1" = 100'

Site Data Table	
	Proposed
Residential Density (units/acre)	28.6
Residential Density (units/lot sf)	1,492
Apartment Units	72
Townhome Units	20
Total Units	92
Total Office/Retail Space	10,274
Lot Coverage - Buildings	24%
Lot Coverage - Paving	39%
Coverage Cumulative	63%
Minimum Landscape Area	10%
Primary Building Side Setback min (ft)	3
Primary Building Front Setback min (ft)	5
Primary Building Rear Setback min (ft)	5
Accessory Building Side Setback (ft)	10
Accessory Building Rear Setback (ft)	10
Maximum Height Primary Building (ft/in)	34/9
Maximum Height Accessory Building (ft)	23/7
Property Size (sq. ft)	137,254
Min. Lot Frontage (ft)	335-7"

SITE TOTAL AREA: 3.15 AC

PARKING REQUIRED – 185
W/ 25% MIXED–USE REDUCTION – 139
PARKING PROVIDED
STANDARD PARKING 9'X18' (10 ADA).....113 STALLS
COMPACT PARKING 8'X16'.....46 STALLS
SITE TOTAL.....159 STALLS

TOTAL RETAIL / OFFICE ~ 10,274 SF
TOTAL UNITS = 100
31.75 DU/AC

Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET
2	STANDARD NOTES
3	EXISTING CONDITIONS & DEMO PLAN
4	SITE PLAN
5	HORIZONTAL CONTROL
6	RAMP DETAIL PLAN
7	GRADING PLAN
8	GRADING PLAN
9	OVERALL UTILITY PLAN
10	SANITARY SEWER P&P
11	SANITARY SEWER P&P
12	STORM SEWER P&P
13	STORM SEWER P&P
14	STORM SEWER P&P
15	WATER PUBLIC IMPROV. P&P
16	WATER PUBLIC IMPROV. P&P
17	WATER PUBLIC IMPROV. P&P
18	SITE DETAILS – DETAILS 1
19	SITE DETAILS – DETAILS 2
20	EROSION CONTROL INITIAL PLAN
21	EROSION CONTROL FINAL PLAN
22	EROSION CONTROL DETAILS 1
23	EROSION CONTROL DETAILS 2
24	EROSION CONTROL DETAILS 3
25–32	UNDERGROUND VAULT DETAILS

Cut/Fill Summary

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
Volume FG vs EG	1.000	1.080	147967.62 Sq. Ft.	728.40 Cu. Yd.	7924.95 Cu. Yd.	7196.55 Cu. Yd.<Fill>
Totals			147967.62 Sq. Ft.	728.40 Cu. Yd.	7924.95 Cu. Yd.	7196.55 Cu. Yd.<Fill>

LAND SURVEYOR'S CERTIFICATE

I ROBERT J RUBINO A REGISTERED LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS LAND SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION AND THAT THE PLAT REPRESENTS THE RESULTS OF SAID SURVEY AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

_____, DATE_____

COLORADO P.L.S.___14142_____

CONTACTS:

OWNER:
BV INVESTMENTS
401 WHITEWING LANE
MURPHY, TX 75094
CONTACT: BERNIE WEBER

DEVELOPER
LOUCIOS ENTERPRISES, LLC
2605 FAIRHILL LANE
FLOWER, TX 75022

SUBMITTAL DATES
1ST - 10/27/2022

SURVEYOR:
RUBINO SURVEYING
3312 AIRPORT ROAD
BOULDER, CO 80301
PHONE: (303) 464-9515
CONTACT: BOB RUBINO

CIVIL ENGINEER
PHELPS ENGINEERING SERVICES
3522 SOUTH EMERSON STREET
ENGLEWOOD, CO 80113
PHONE: (303) 298-1644
CONTACT: LONNY PHELPS

No.	REVISIONS	DATE	BY

PHELPS ENGINEERING
3522 South Emerson St, Englewood, CO 80113
(303)298-1644 info@phelpsengineering.net phelpsengineering.net

SCALE: SEE SHEET
DESIGNED BY: JJP
DRAWN BY: JJP
CHECKED BY: LEP

CONSTRUCTION DOCUMENTS
COVER SHEET

SALIDA CROSSINGS
CITY OF SALIDA, COLORADO

DATE
10/27/2022
PROJECT NO.
17202

1 of 32

Drawing name: C:\Users\Zach\OneDrive - Phelps Engineering Services\Company\Entitlement Engineering\17202 - Solida Commons\CAD\Sheets\Construction Documents\1-2 - Cover Sheet.dwg COVER SHEET Oct 27, 2022 1:29pm by: Zach

GENERAL NOTES:

1. THE CONTRACTOR SHALL OBTAIN, AT HIS EXPENSE, ALL PERMITS WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK.
2. ALL BACKFILL MATERIAL SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY AND ADJUSTED FOR PROPER MOISTURE CONTENT.
3. TRENCHES SHALL BE EXCAVATED AND THE PIPE EXPOSED FOR INSPECTION AT ANY LOCATION ON THE PROJECT IF SO ORDERED.
4. ALL STATIONING IS ALONG THE CENTERLINE OF THE ROADWAY UNLESS OTHERWISE NOTED.
5. THE PROFILE GRADE ON THE PLANS IS THE ROADWAY CENTERLINE UNLESS OTHERWISE NOTED.
6. THE CONTRACTOR SHALL HAVE ON HIS POSSESSION AT THE SITE A COPY OF THE APPROVED CONSTRUCTION PLANS.
7. LIMITS OF WORK: NO AREAS SHALL BE DISTURBED OUTSIDE OF THE TEMPORARY CONSTRUCTION EASEMENTS AND THE ROADWAY DISTURBANCE LIMITS.
8. ALL WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE DEVELOPER, CITY OF SALIDA, OR THEIR REPRESENTATIVES. ONE OR ALL OF THE PARTIES HAS THE RIGHT TO REJECT MATERIALS AND WORKMANSHIP WHICH DO NOT COMPLY.
9. THE CONTRACTOR SHALL NOTIFY THE CITY OF SALIDA AND THE PUBLIC UTILITY COMPANIES PRIOR TO PROCEEDING WITH ANY EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ANY EXISTING UTILITY (INCLUDING DEPTHS) WHICH MAY CONFLICT WITH THE PROPOSED CONSTRUCTION. ALL EXISTING UTILITIES SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR. DAMAGED UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT HIS OWN EXPENSE. ALL ITEMS SHOWN ON THE PLANS AS EXISTING ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. THE ACTUAL LOCATIONS MAY VARY FROM THE PLANS, ESPECIALLY IN THE CASE OF UNDERGROUND UTILITIES. WHENEVER THE CONTRACTOR DISCOVERS A DISCREPANCY IN LOCATIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY. ALL WORK PERFORMED IN THE AREA OF THE PUBLIC UTILITIES SHALL BE PERFORMED ACCORDING TO THE REQUIREMENTS OF THESE AGENCIES.
10. CONTRACTOR SHALL GIVE 72 HOURS NOTICE TO TOWN PERSONNEL TO PERFORM REQUIRED INSPECTIONS AND PRIOR TO ANY CONSTRUCTION ON THIS SITE. CONTACT CITY OF SALIDA PERSONNEL AT (719) 539-6257.
11. CONTRACTOR SHALL NOTIFY DESIGN ENGINEER OF ANY DESIGN CONFLICT ENCOUNTERED IN THE FIELD . PHELPS ENGINEERING ASSUMES NO RESPONSIBILITY FOR UTILITY LOCATIONS . THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE SIZE , MATERIAL, AND LOCATIONS OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

STORM SEWER NOTES:

1. LOCATION OF EXISTING STORM SEWER (INCLUDING CULVERTS) SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO START OF CONSTRUCTION.
2. STORM SEWER SHALL BE RCP PER CITY OF SALIDA "STANDARD SPECIFICATIONS FOR CONSTRUCTION" MANUAL.
3. ALL CULVERTS SHALL HAVE END SECTIONS ON BOTH THE UPSTREAM AND DOWNSTREAM ENDS OF THE PIPE UNLESS OTHERWISE NOTED ON THE PLANS.
4. STORM SEWER SHALL BE RCP AND SHALL HAVE BEDDING AND BACKFILL PER CITY OF SALIDA "STANDARD SPECIFICATIONS FOR CONSTRUCTION" MANUAL.
5. PIPE LENGTHS FOR STORM SEWER ARE APPROXIMATE HORIZONTAL DISTANCES FROM END SECTION TO END SECTION. THEREFORE, DISTANCES SHOWN ON THE PLANS ARE APPROXIMATE ONLY AND COULD VARY. END SECTIONS ARE INCLUDED IN THE PIPE LENGTH SHOWN ON THE PLANS.
6. DRIVEWAYS FOR ADJACENT PARCELS AND CULVERTS UNDER THE DRIVEWAYS SHALL BE DESIGNED IN THE FUTURE IN CONJUNCTION WITH DESIGNS FOR THE ADJACENT PARCELS.

PIPE BEDDING AND BACKFILL:

A. TRENCH ZONES. THE TERMS "BEDDING ZONE", "PIPE ZONE" AND "BACKFILL ZONE" SHALL REFER TO THE TRENCH ZONES IDENTIFIED IN THE STANDARD DETAILS, WATER MAIN BEDDING AND BACKFILL DETAIL.

1. BEDDING ZONE. THE BEDDING ZONE SHALL CONSIST OF ALL MATERIAL PLACED BELOW THE PIPE INVERT OR, WHEN PERMITTED, THE NATIVE MATERIALS GRADED AND PREPARED FOR DIRECT PLACEMENT OF THE PIPE.
2. PIPE ZONE. THE PIPE ZONE SHALL CONSIST OF ALL MATERIAL PLACED ABOVE THE PIPE INVERT TO AN ELEVATION SHOWN ON THE DETAILS.
3. BACKFILL ZONE. THE BACKFILL ZONE SHALL CONSIST OF ALL MATERIAL ABOVE THE PIPE ZONE.

B. MATERIAL. ALL BEDDING AND BACKFILL MATERIAL SHALL HAVE THE APPROVAL OF THE ENGINEER. ALL BEDDING AND BACKFILL MATERIAL SHALL BE FREE OF FROZEN MATERIAL, ORGANIC MATERIAL AND DEBRIS. THE MATERIALS TO BE USED IN EACH TRENCH ZONE ARE INDICATED ON THE STANDARD DETAILS AND THESE MATERIALS ARE DESCRIBED BELOW. ALL MATERIALS MAY BE SUBJECT TO GRADATION TESTS AND COMPACTION TESTS PRIOR TO APPROVAL OF THE USE OF THAT MATERIAL. THE TEST RESULTS SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL AND VERIFIED AS TO THEIR ACCURACY. THESE TESTS SHALL BE PERFORMED AT NO COST TO THE TOWN OR DISTRICT OR THEIR AGENTS.

1. GRANULAR BEDDING MATERIAL. THIS MATERIAL SHALL BE A CLEAN, WELL-GRADED GRAVELLY MATERIAL AND SHALL CONFORM TO THE FOLLOWING LIMITS WHEN TESTED BY MEANS OF LABORATORY SIEVES:

SIEVE SIZE PASSING BY WEIGHT	TOTAL PERCENT
3/8-INCH	100
NO. 4	70 - 100
NO. 8	36 - 93
NO. 16	20 - 80
NO. 30	8 - 65
NO. 50	2 - 30
NO. 100	1 - 10
NO. 200	0 - 3

2. ROADBASE BEDDING MATERIAL OR ROADBASE BACKFILL. THIS MATERIAL SHALL BE CLASS 6 AGGREGATE BASE COURSE AS SPECIFIED BY THE STATE OF COLORADO DEPARTMENT OF HIGHWAYS; AND SHALL MEET THE FOLLOWING GRADATION:

SIEVE SIZE PASSING BY WEIGHT	TOTAL PERCENT
3/4 INCH	100
NO. 4	30 - 65
NO. 8	20 - 55
NO. 200	3 - 12

3. GRANULAR BEDDING OR ` BACKFILL MATERIAL. THIS MATERIAL SHALL BE IMPORTED CRUSHED ROCK OR ANGULAR SURFACED GRAVEL AND MEET THE FOLLOWING GRADATION (ASTM D448, NO. 67):

SIEVE SIZE PASSING BY WEIGHT	TOTAL PERCENT
1-INCH	100
3/4 INCH	90-100
3/8-INCH	20-55
NO. 4	0-10
NO. 8	0-5

4. SELECT MATERIAL. SELECT MATERIAL SHALL NOT BE PERMITTED UNLESS AUTHORIZED BY THE ENGINEER. THIS MATERIAL SHALL CONSIST OF SUITABLE MATERIAL SCREENED FROM THE EXCAVATED EARTH HAVING NO ROCKS OR STONES GREATER IN SIZE THAN 2 INCHES FOR DIP OR RCP AND 3/4 INCH FOR ALL OTHER PIPE.
5. TRENCH STABILIZATION MATERIAL. THIS MATERIAL SHALL BE A 3/4" TO 1 1/2-INCH UNIFORMLY-GRADED, CRUSHED ROCK OR CONCRETE AGGREGATE.
6. BACKFILL MATERIAL. BACKFILL MATERIAL SHALL CONSIST OF SUITABLE MATERIAL FROM THE EXCAVATED EARTH, MEETING ALL THE REQUIREMENTS OF THE SPECIFICATIONS.
7. MATERIALS MAY REQUIRE CLAY DAMS AND/OR GEOTEXTILE WRAP, DEPENDING ON WATER TABLE OR SOILS CONDITIONS.

NO BOULDERS OVER 6 INCHES IN ANY DIMENSION SHALL BE ALLOWED IN THE TRENCH BACK FILL, PER SECTION 14-5-120 MATERIAL IN THE FRASER CODE.

C. BEDDING AND BACKFILL INSTALLATION:

1. GENERAL. UNLESS ACCURATE RESULTS CANNOT BE OBTAINED, THE COMPACTION REQUIREMENTS SHALL CONFORM TO MAXIMUM DRY DENSITY ACCORDING TO ASTM D698, MOISTURE-DENSITY RELATIONS OF SOILS (STANDARD PROCTOR). WHEN THE ASTM D698 TEST IS NOT APPLICABLE, THE PERCENTAGE COMPACTION REQUIREMENTS SHALL CONFORM TO ASTM D2049, TEST FOR RELATIVE DENSITY OF COHESIONLESS SOILS.

PIPE BEDDING AND BACKFILL (CON'T):

WHEN REQUIRED BY THE ENGINEER, THE DEVELOPER SHALL EXCAVATE BACKFILLED TRENCHES FOR THE PURPOSE OF PERFORMING COMPACTION TESTS AT LOCATIONS AND DEPTHS REQUIRED BY THE ENGINEER. THE DEVELOPER SHALL BE RESPONSIBLE FOR REINSTALLING AND COMPACTING THE TEST EXCAVATIONS AT NO ADDITIONAL COST TO THE TOWN.

IN AREAS UNDER ROADWAYS AND IN PUBLIC RIGHT-OF-WAY, COMPACTION TESTS SHALL BE PERFORMED IN THE TRENCH FOR THE BEDDING AND IN THE BACKFILL ZONE, ONE AND ONE-HALF (1 ½) FEET ABOVE THE TOP OF PIPE AND IN ONE-FOOT VERTICAL INCREMENTS TO FINISH GRADE. COMPACTION TEST SHALL BE PERFORMED FOR EACH VERTICAL INCREMENT NOTED ABOVE AND AT HORIZONTAL INTERVALS OF EVERY ONE HUNDRED (100) FEET, MEASURED ALONG THE CENTERLINE OF PIPE.

1. BEDDING ZONE INSTALLATION. BEDDING MATERIAL SHALL CONSIST OF THE MATERIAL ON WHICH THE PIPE IS PLACED IN ACCORDANCE WITH THE PIPE TRENCH DETAILS. BEDDING MATERIAL SHALL BE PLACED TO THE REQUIRED ELEVATION OF THE PIPE INVERT. TAMPING EQUIPMENT SHALL BE USED TO THOROUGHLY TAMP THE BEDDING MATERIAL TO A MINIMUM OF 95 PERCENT MAXIMUM DRY DENSITY OR TO 75 PERCENT RELATIVE DENSITY. THE MOISTURE CONTENT OF THE MATERIAL SHALL BE WITHIN 2 PERCENT OF OPTIMUM.
2. PIPE ZONE INSTALLATION. AFTER BEDDING MATERIAL HAS BEEN PLACED AND APPROVED AND AFTER THE PIPE HAS BEEN INSTALLED AND APPROVED, THE PIPE ZONE BACKFILL SHALL BE INSTALLED TO AN ELEVATION SHOWN ON THE DETAILS ON THE DRAWINGS.

   THE BACKFILL MATERIAL SHALL BE AS SPECIFIED ON THE DETAILS AND SHALL BE PLACED AND COMPACTED IN DISTINCT, SEPARATE LIFTS NOT TO EXCEED 6 INCHES OF LOOSE DEPTH; EXCEPT THAT THE FIRST LOOSE LIFT SHALL NOT BE HIGHER THAN THE PIPE CENTERLINE (SPRINGLINE). IF SELECT BACKFILL MATERIALS ARE PERMITTED IN THIS ZONE BUT ACCEPTABLE SELECT BACKFILL MATERIAL (SUITABLE FOR PLACEMENT WITHIN 12 INCHES OF THE PIPE BARREL) IS NOT AVAILABLE AT ANY PARTICULAR LOCATION, THE DEVELOPER SHALL USE IMPORTED GRANULAR BACKFILL MATERIAL. COMPACTION SHALL MEET THE REQUIREMENTS OF "BEDDING ZONE INSTALLATION," UTILIZING T-BARS OR MECHANICAL TAMPING EQUIPMENT.
3. BACKFILL ZONE INSTALLATION: OUTSIDE OF THE PUBLIC RIGHT-OF-WAY AND NOT UNDER DRIVEWAYS, STREETS, AND PARKING LOTS. AFTER THE PIPE ZONE BACKFILL HAS BEEN PLACED AND APPROVED, THE TRENCH SHALL BE BACKFILLED. ALL BACKFILL ABOVE THE PIPE ZONE BACKFILL SHALL BE CAREFULLY PLACED IN THE TRENCH IN LIFTS NO GREATER THAN EIGHTEEN (18) INCHES. EACH LIFT SHALL BE COMPACTED BY MECHANICAL EQUIPMENT TO NINETY PERCENT (90%) OF STANDARD DRY DENSITY. AFTER THE TRENCH IS BACKFILLED TO THE GROUND SURFACE, A LOADED DUMP TRUCK OR LOADER PLACED IN THE TRENCH LINE SHALL COMPACT THE BACKFILL BY ITS WHEEL LOAD. NO FEWER THAN TWO (2) PASSES SHALL BE MADE. IF THE BACKFILL IS DEPRESSED BELOW THE FINISHED GRADE ELEVATION, THE DEPRESSED AREA SHALL BE REFILLED AND COMPACTED. THE BACKFILL SHALL BE MOUNDED HIGHER THAN ADJACENT GROUND TO ALLOW FOR SETTLEMENT.
4. BACKFILL ZONE INSTALLATION IN ROADS AND STREETS. BENEATH ALL TRAVELED WAYS IN ROADS AND STREETS, HIGHWAY SHOULDERS AND WITHIN 15 FEET OF PAVEMENT IN STATE HIGHWAY DEPARTMENT RIGHTS-OF-WAY (UNLESS OTHERWISE SPECIFIED ON THE PLANS) BACKFILL SHALL BE CAREFULLY PLACED AND COMPACTED UP TO THE LIMIT OF BASE COURSE MATERIAL OR TO GRAVEL. COMPACTION SHALL BE BY MECHANICAL TAMPING IN 8-INCH MAXIMUM LOOSE LIFTS USING MECHANICAL OR HAND TAMPERS, WEIGHING NOT LESS THAN 20 POUNDS, OR VIBRATORY ROLLERS. ALL OTHER MEANS MUST BE APPROVED IN WRITING BY THE ENGINEER. ALL BACKFILL SHALL BE COMPACTED TO 95 PERCENT OF MAXIMUM LABORATORY DRY DENSITY OR 70 PERCENT RELATIVE DENSITY. THE MATERIAL SHALL BE WITHIN 2.0 PERCENT OF OPTIMUM MOISTURE CONTENT.
5. THE DEVELOPER MAY REQUEST APPROVAL OF ALTERNATE MEANS OF COMPACTION. SUCH REQUEST MUST BE SUBMITTED TO THE ENGINEER IN WRITING. APPROVAL OF THE COMPACTION METHOD WILL BE MADE BY THE ENGINEER ONLY IN WRITING. USE OF SPECIFIED OR APPROVED COMPACTION METHODS DOES NOT RELIEVE THE DEVELOPER FROM PROVIDING A COMPLETED PROJECT MEETING THE INTENT OF THIS SPECIFICATION.

SANITARY SEWER NOTES:

1. ALL SANITARY SEWER CONSTRUCTION SHALL COMPLY WITH THE CITY OF SALIDA'S "STANDARD SPECIFICATIONS FOR CONSTRUCTION MANUAL". THE CITY OF SALIDA OWNS AND MAINTAINS THE MUNICIPAL SANITARY SEWER SYSTEM.
   ALL WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE DEVELOPER, CITY OF SALIDA, OR THEIR REPRESENTATIVES. ONE OR ALL OF THE PARTIES HAS THE RIGHT TO REJECT MATERIALS AND WORKMANSHIP WHICH DO NOT COMPLY.
2. EACH SEWER MAIN SIZE IS 8-INCH IN DIAMETER UNLESS OTHERWISE NOTED. FOR PIPE INSTALLATIONS LESS THAN FOURTEEN (14) FEET DEEP MEASURED FROM THE PIPE INVERT TO FINISHED GRADE AND SLOPES LESS THAN EIGHTEEN PERCENT (18%), SEWER MAINS SHALL BE PVC, SDR 26, AWWA C900, OR APPROVED EQUAL. FOR PIPE INSTALLATIONS GREATER THAN FOURTEEN (14) FEET DEEP MEASURED FROM THE PIPE INVERT TO FINISHED GRADE AND/OR SLOPES GREATER THAN EIGHTEEN PERCENT (18%), SEWER MAINS SHALL BE PVC, C-900, AWWA C900, MINIMUM THICKNESS CONFORMING TO ASTM D2122, PER SECTION 14-3-340 (b)(1) OF THE CITY OF SALIDA DESIGN CRITERIA AND CONSTRUCTION STANDARDS.
3. SEWER LINES LESS THAN 1.5 FEET BELOW A WATER MAIN SHALL BE ENCASED IN CONCRETE PER CITY PIPE ENCASEMENT DETAIL OR MODIFIED TO HAVE A "NO BELL" CONSTRUCTION PER CITY PIPE CROSSING DETAIL. IF A SEWER LINE IS LESS THAN 1.5 FEET ABOVE A WATER LINE, A 20-FOOT LENGTH OF PVC C-900 OR C-905 (AS APPROPRIATE) SHALL BE USED FOR THE GRAVITY SEWER LINE, SMITH-BLAIR 229, FULL CIRCLE COLLAR LEAK REPAIR CLAMPS SHALL BE INSTALLED ON ALL SANITARY SEWER JOINTS WITHIN THE MINIMUM HORIZONTAL CLEARANCE REQUIREMENTS, AND A 20-FOOT LENGTH OF DUCTILE IRON PIPE SHALL BE INSTALLED ON THE WATER LINE, CENTERED OVER THE CENTERLINE OF THE SANITARY SEWER, PER CITY OF SALIDA'S "STANDARD SPECIFICATIONS FOR CONSTRUCTION MANUAL".
4. SEWER RIM ELEVATIONS SHOWN ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATIONS. RING AND COVER SHALL BE SET IN ASPHALT WITH CONCRETE ADJUSTMENT RINGS FOR MANHOLE ADJUSTMENT TO MATCH FINAL PAVEMENT ELEVATIONS.
5. ALL MANHOLES SHALL BE 48 INCHES IN DIAMETER WITH 24-INCH RING AND COVER, AND ECCENTRIC CONE UNLESS OTHERWISE SPECIFIED.
6. AT LEAST FIVE (5) DAYS PRIOR TO START OF CONSTRUCTION, A PRE-CONSTRUCTION MEETING WILL BE HELD ON-SITE AND ATTENDED BY THE CONTRACTOR AND REPRESENTATIVES OF THE CITY OF SALIDA. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE CITY OF SALIDA PUBLIC WORKS TO SCHEDULE THIS MEETING.
7. ALL PIPE LENGTHS ARE APPROXIMATE AND ARE HORIZONTAL LENGTHS ONLY.
8. THE CONTRACTOR SHALL HAVE IN HIS POSSESSION AT ALL TIMES ONE (1) SIGNED COPY OF THE PLANS WHICH HAVE BEEN APPROVED BY THE TOWN OF FRASER.
9. ALL MANHOLES SHALL HAVE SHAPED INVERTS.
10. ALL SEWER LINES SHALL BE TESTED IN ACCORDANCE WITH THE CITY OF SALIDA CONSTRUCTION STANDARDS AND MINIMUM DESIGN CRITERIA PRIOR TO ACCEPTANCE OR ANY CONNECTION TO AN EXISTING SEWER LINE.
11. PRIOR TO STARTING WORK WHERE SEWER MAINS ARE TO BE INSTALLED INTO EXISTING CITY OF SALIDA SEWER SYSTEMS, THE CONTRACTOR SHALL PLUG, WITH A WATER TIGHT PLUG, THE MANHOLE NEAREST TO THE POINT OF TIE-IN. THIS PLUG SHALL REMAIN IN PLACE UNTIL FINAL ACCEPTANCE BY THE CITY OF SALIDA. ITS PURPOSE SHALL BE TO PREVENT ANY MUD, WATER OR OTHER MATERIALS FROM ENTERING THE LINE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PUMPING AND CLEANING THESE MANHOLES AND REMOVING THE PLUG WHEN SO INSTRUCTED BY THE CITY OF SALIDA.
12. THE CONTRACTOR SHALL PROVIDE A HARD EPOXY GROUT OR 6000 PSI CONCRETE AND PROVIDE A SMOOTH TROWEL FINISH TO THE PRECAST MANHOLE BASES IN ORDER TO MINIMIZE MATERIAL DEPOSITION.
13. MANHOLE JOINTS: JOINTS BETWEEN PRECAST MANHOLE SECTIONS ARE TO BE SEALED WITH RUB-R-NEK LTM BY HENRY COMPANY OR APPROVED ALTERNATE GASKET MATERIAL.

    EXTERNAL JOINT SEALING. IN ADDITION TO THE GASKET MATERIAL USED WITHIN THE JOINTS BETWEEN SECTIONS OF THE MANHOLE, AN EXTERNAL JOINT WRAP IS REQUIRED. THE JOINT WRAP SHALL BE A SELF-ADHERED MEMBRANE CONSISTING OF TWO (2) WATERPROOFING MATERIALS CONSISTING OF AGGRESSIVE RUBBERIZED ASPHALT ADHESIVE BACKED BY A LAYER OF HIGH DENSITY CROSS LAMINATED POLYETHYLENE AS MANUFACTURED BY GRACE CONSTRUCTION PRODUCTS OR APPROVED EQUAL. THE MEMBRANE STRIPS SHALL BE A MINIMUM OF TWELVE (12) INCHES WIDE.

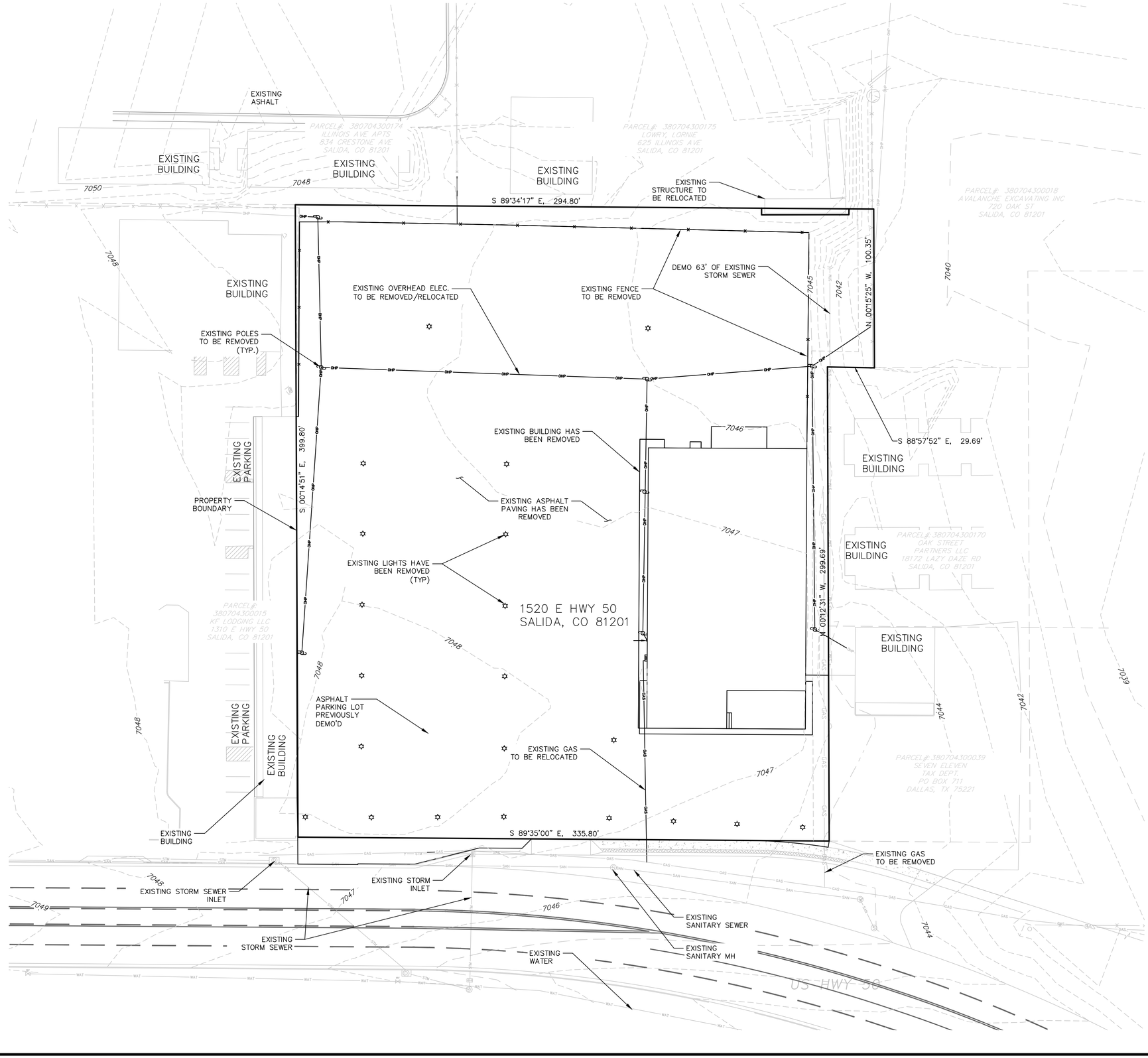
    FLEXIBLE WATERTIGHT BOOT. A FLEXIBLE WATERTIGHT "BOOT" SYSTEM SHALL BE PROVIDED TO SEAL AROUND THE SEWER LINE ENTERING THE PRECAST MANHOLE BASE. ACCEPTABLE PRODUCTS INCLUDE:

    A. PSX POSITIVE SEAL, AS MANUFACTURED BY PRESS-SEAL GASKET CORP., FORT WAYNE, INDIANA;
    B. KOR-N-SEAL, AS MANUFACTURED BY NPC, INC., MILFORD, NH; OR
    C. AN APPROVED ALTERNATIVE.

    THE SANITARY SEWER PIPE SHALL PROTRUDE THROUGH THE MANHOLE WALL. WHERE A PRE-POURED INVERT TROUGH IS PRESENT IN THE MANHOLE BASE, THE PIPE SHALL EXTEND TO THAT POINT. WHERE A PRE-POURED INVERT TROUGH DOES NOT EXIST, THE PIPE SHALL EXTEND A MINIMUM DISTANCE OF SIX (6) INCHES INSIDE THE INTERIOR FACE OF THE MANHOLE WALL.
14. MANHOLE BASES, BARRELS AND TOPS SHALL BE PRECAST CONCRETE UNITS CONFORMING TO ASTM C478. CONCRETE FOR MANHOLE INVERTS AND OTHER SIMILAR ITEMS SHALL HAVE A TWENTY-EIGHT-DAY COMPRESSIVE STRENGTH OF NOT LESS THAN THREE THOUSAND (3,000) PSI. ALL REINFORCEMENT REQUIRED SHALL BE STANDARD REINFORCEMENT CONFORMING TO THE REQUIREMENTS SET FORTH IN ASTM A615, GRADE 40, PER CITY OF SALIDA'S "STANDARD SPECIFICATIONS FOR CONSTRUCTION MANUAL".
16. THERE SHALL BE A MINIMUM COVER OF 7 FEET OVER ALL UNINSULATED SEWER MAINS AND SERVICES AND A MINIMUM COVER OF 5 FEET OVER INSULATED SEWER MAINS AND SERVICES. SEWER MAINS WITH LESS THAN 7 FEET OF COVER SHALL BE INSULATED WITH DOW BLUE HI-60 OR APPROVED EQUAL.

WATER NOTES:

1. ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE TOWN OF FRASER ENGINEERING STANDARDS AND CITY OF SALIDA WATER UTILITY STANDARDS AND SPECIFICATIONS FOR WATER LINE CONSTRUCTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING:
   A) ALL LICENSES AND PERMITS REQUIRED FOR CONSTRUCTION;
   B) THE NOTIFICATION OF THE PROPER AUTHORITIES PRIOR TO CONSTRUCTION AND A PRE-CONSTRUCTION MEETING WITH THE DEVELOPER'S ENGINEER;
   C) THE EXACT HORIZONTAL AND VERTICAL LOCATIONS OF ALL UNDERGROUND UTILITIES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND THEIR A RELOCATION NECESSITATED BY THIS CONSTRUCTION;
   D) PROVIDING THE DEVELOPER'S ENGINEER WITH AN "AS CONSTRUCTED" RED-LINED SET OF PRINTS AFTER COMPLETION OF THE PROJECT.
   E) ALL LIGHTS, SIGNS, BARRICADES, FLAG MEN, OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS.
3. **ALL WATER MAINS SHALL BE DUCTILE IRON PIPE OR C-900/C-905 PVC IN SIZE INDICATED ON PLANS.** DIP WATER PIPE SHALL BE PRESSURE CLASS 250 PSI MINIMUM, THICKNESS CLASS 52. PVC PIPE SHALL BE PRESSURE CLASS 235 PSI (DR18) AND HAVE A STANDARD LAYING LENGTH OF (20) FEET, PLUS OR MINUS (1) INCH, WITH INTEGRAL BELL AND SPIGOT JOINTS. ALL DIP OR PVC PIPE SHALL HAVE PUSH-ON SINGLE GASKET TYPE JOINTS. ALL DUCTILE IRON PIPE SHALL BE WRAPPED WITH AN 8 MIL MINIMUM THICKNESS OF POLYETHYLENE MATERIAL PER AWWA STANDARD C105. PIPE WRAP REQUIREMENTS MAY BE REDUCED OR ELIMINATED FOLLOWING SOIL CORROSITIVITY TESTING AND APPROVALS. WHEN PIPE SLOPES EXCEED 18%, THE WATERLINE SHALL BE RESTRAINED.
4. ALL FITTINGS SHALL BE MADE FROM DUCTILE IRON AND FURNISHED WITH MECHANICAL JOINT ENDS. ALL FITTINGS SHALL HAVE A PRESSURE RATING OF 250 PSI AND SHALL BE WRAPPED WITH AN 8 MIL MINIMUM THICKNESS OF POLYETHYLENE MATERIAL PER AWWA STANDARD C105.
5. FIRE HYDRANTS SHALL BE MUELLER MOUNTAIN TYPE, OPEN LEFT, WITH DIRECTION OF OPENING CAST IN TOP OF HYDRANT. FIRE HYDRANT ASSEMBLIES SHALL INCLUDE ALL PIPE, FITTINGS, VALVES, VALVE BOXES, MATERIALS, AND LABOR WHICH ARE NECESSARY TO INSTALL THE HYDRANT COMPLETE IN PLACE.
6. ALL FITTINGS SHALL BE CONSTRUCTED WITH THRUST BLOCKS AND A BOND BREAK WRAPPING AROUND ALL JOINTS PRIOR TO POURING.
7. ALL BENDS, TEES, FIRE HYDRANTS, AND PLUGS AT DEAD END MAINS SHALL BE PROTECTED FROM THRUST BY USING A MINIMUM OF 3000 PSI (28-DAY COMPRESSIVE STRENGTH) CONCRETE THRUST BLOCKS PER CITY OF SALIDA WATER UTILITY STANDARD SPECIFICATIONS FOR WATER LINE CONSTRUCTION AND THE DETAIL SHEET. BAGGED PREMIX CONCRETE CAN BE USED PROVIDED THAT ITS MATERIAL PROPERTIES PROVED AT LEAST A 3000 PSI 28-DAY COMPRESSIVE STRENGTH. PROVIDE A BOND BREAK WRAPPING AROUND PIPE, FITTING ETC. ADJACENT TO THRUST BLOCK PRIOR TO POURING.
8. ALL BENDS SHALL BE RESTRAINED WITH MECHANICAL JOINTS OR RODDED PER CITY OF SALIDA WATER UTILITY STANDARD SPECIFICATIONS FOR WATER LINE CONSTRUCTION AND THE DETAIL SHEET.
9. TRENCH WIDTH AT THE TOP OF THE BELL SHALL NOT EXCEED 24 INCHES PLUS THE PIPE WIDTH.
10. THE CONTRACTOR SHALL INFORM THE DEVELOPER OR DEVELOPER'S REPRESENTATIVE 24 HOURS IN ADVANCE WHEN A TRENCH WILL BE READY FOR COMPACTION TESTING. THE DEVELOPER SHALL HAVE A SOIL ENGINEER PERFORM THE COMPACTING TEST AT NO COST TO THE CONTRACTOR. RESULTS ARE TO BE PROVIDED TO THE CITY OF SALIDA.
11. CHLORINATION AND FLUSHING: ALL WATER MAINS SHALL BE DISINFECTED PER AWWA C-651 AFTER ALL CONSTRUCTION WORK HAS BEEN COMPLETED. CHLORINE SHALL BE ADDED TO THE WATER AT THE NECESSARY LOCATIONS IN THE AMOUNT TO FORM 50 PPM FREE CHLORINE RESIDUAL. THE CHLORINE SOLUTION SHALL BE LEFT IN THE PIPELINES FOR NOT LESS THAN 24 HOURS PER THE CITY OF SALIDA WATER UTILITY STANDARD SPECIFICATIONS FOR WATERLINE CONSTRUCTION. ALL CHLORINATION WORK MUST BE DONE IN PRESENCE OF THE TOWN. AT THE END OF 24 HOURS, A BACTERIOLOGICAL TEST SHALL BE PERFORMED BY A COLORADO CERTIFIED LABORATORY, ACCEPTABLE TO THE CITY, TO ENSURE ADEQUATE DISINFECTION. A THIRD PARTY INDEPENDENT CONTRACTOR, ACCEPTABLE TO THE CITY, WILL TAKE THE REQUIRED SAMPLES AND DELIVER THEM TO THE CERTIFIED LABORATORY FOR TESTING.
12. FOLLOWING THE COMPLETION OF THE DISINFECTION (CHLORINATION) WORK, THE CONTRACTOR SHALL BE RESPONSIBLE TO DECHLORINATE AND PROPERLY DISPOSE OF THE TEST WATER IN STRICT COMPLIANCE WITH ALL LOCAL, STATE AND FEDERAL LAWS, RULES AND REGULATIONS. PRIOR TO DISPOSAL, PROVISIONS MUST BE MADE BY THE CONTRACTOR TO ASSURE THAT NO CHLORINATED WATER IS DISCHARGED TO THE GROUND PER THE TOWN OF FRASER WATER UTILITY STANDARD SPECIFICATIONS FOR WATER LINE CONSTRUCTION.
13. HYDROSTATIC TESTING AND DISINFECTING: ALL WATER MAINS SHALL BE TESTED, DISINFECTED AND FLUSHED PER CITY OF SALIDA WATER UTILITY STANDARD SPECIFICATIONS FOR WATER LINE CONSTRUCTION. ALL PIPE SHALL BE FIELD PRESSURE TESTED TO A MINIMUM OF 150 PSI OR 1.5 TIMES THE WORKING PRESSURE. A MAXIMUM OF 1200 LINEAR FEET OF WATER LINE SHALL BE TESTED AT ONE TIME, UNLESS OTHERWISE APPROVED. ALL TESTS SHALL BE DONE IN THE PRESENCE OF THE UTILITY'S REPRESENTATIVE AND TO HIS SATISFACTION. ALLOWABLE LEAKAGE FOR EACH SECTION OF PIPE BETWEEN LINE VALVES SHALL NOT EXCEED THE LEAKAGE RATE SET FORTH IN THE CITY OF SALIDA WATER UTILITY STANDARD SPECIFICATIONS FOR WATER LINE CONSTRUCTION.
14. THE EXISTING WATER MAINS AND THE EXISTING FIRE HYDRANTS SHALL REMAIN IN SERVICE DURING THE NEW LINE CONSTRUCTION.
15. WHEN THE CONSTRUCTION OCCURS IN ASPHALT WITHIN THE PUBLIC RIGHT-OF-WAY, BACKFILL AND COMPACT THE ENTIRE TRENCH DEPTH AND THE TOP 12 INCHES OF THE TRENCH WITH "CLASS 6" ROAD BASE. PATCH BACK TRENCH WITH A DEPTH OF ASPHALT EQUAL TO THE DEPTH OF THE ADJACENT SURFACE OR A MINIMUM OF 5 INCHES, GRADE 'E' OR 'EX' IN 2 LIFTS. COMPACTION OF THE ASPHALT SHALL BE PER CITY OF SALIDA STANDARDS.
16. WHERE CONSTRUCTION OCCURS IN OR ACROSS ASPHALT OR CONCRETE PAVEMENT, SAW CUT THE PAVEMENT FOR A CLEAN STRAIGHT EDGE TO ASSURE PROPER PATCHING. HOT MIX IS THE ONLY ACCEPTABLE PATCHING MATERIAL.
17. WHEN CONSTRUCTION OCCURS IN EXISTING PRIVATE ASPHALT PARKING LOTS OR DRIVEWAYS, COMPACT THE ENTIRE DEPTH OF THE TRENCH AND PATCH BACK THE PAVEMENT WITH A MINIMUM OF 3-INCHES OF FULL DEPTH ASPHALT. MATCH EXISTING THICKNESS IF GREATER THAN 3-INCHES.
18. ALL WORK COMPLETED WITHIN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE REQUIREMENTS SET FORTH IN THE CITY OF SALIDA ROAD CUT SPECIFICATIONS.
19. ALL VALVE BOXES SHALL BE PLUMB AND SHALL HAVE AN OPERATING NUT EXTENSION/RISER TO WITHIN 24 INCHES OF GRADE AND BEDDED WITH A MINIMUM OF 1/3 CUBIC YARD OF 3/4-INCH CRUSHED ROCK. VALVE BOXES SHALL BE MARKED WITH FIBERGLASS MARKERS IN AREAS OUTSIDE OF ROADWAY. ALL VALVE BOXES SHALL BE CLEAN OF SOIL, ROCK AND DEBRIS.
20. ALL WATER MAINS SHALL BE REQUIRED TO HAVE TRACER WIRE. TRACER WIRE SHALL BE CONTINUOUS LOOP TWELVE-GUAGE STRANDED COPPER TRACER WIRE WITH WATERTIGHT INSULATION FOR DIRECT BURRY, INSTALLED IN THE TRENCH ABOVE THE WATER LINE. TEST STATIONS SHALL BE LOCATED ADJACENT TO EACH FIRE HYDRANT AND SHALL INCLUDE THE C.P. GLEN 4 WITH HEAVY CAST IRON LOCKING COVER AND FOUR POINT TERMINAL BOX AS MANUFACTURED BY C.P. TEST SERVICES, INC. OR EQUAL APPROVED BY THE CITY. THE TRACER WIRE SHALL BE INSTALLED IN ACCORDANCE WITH ATTACHMENT A-17 -- TRACER WIRE DETAIL. SPLICES IN TRACER WIRE SHALL ONLY BE MADE USING SOLDERLESS, 3M TYPE DB4-6 LOW VOLTAGE DIRECT BURY SPLICE KIT OR EQUAL APPROVED BY TH



0 15 30 60

SCALE: 1"=30' HORIZ.
* NOT TO SCALE IF SHEET SIZE OTHER THAN 24"x36"

LEGEND:

- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED STORM SEWER W/INLET AND FES
- PROPOSED WATER LINE W/FIRE HYDRANT
- FUTURE WATER LINE W/FIRE HYDRANT
- PROPOSED SANITARY SEWER W/MANHOLE
- FUTURE SANITARY SEWER W/MANHOLE
- DRAINAGE FLOWLINE
- PROPOSED BOUNDARY LINE
- PROPOSED TRACT
- PROPOSED EASEMENT LINE
- PROPOSED ROAD CENTER LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED EDGE OF PAVEMENT
- PROPOSED CURB & GUTTER
- EXISTING TRASH ENCLOSURE
- EXISTING LIGHT POLE
- EXISTING STORM SEWER MANHOLE
- EXISTING INLET
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING UTILITY POLE
- EXISTING UNDERGROUND WATER LINES
- EXISTING UNDERGROUND GAS LINES
- EXISTING UNDERGROUND SANITARY SEWER LINES
- EXISTING OVERHEAD UTILITY LINES
- EXISTING FENCE

No.	REVISIONS	DATE	BY

PHELPS ENGINEERING
3522 South Emerson St, Englewood, CO 80113
(303)256-1644 mike@phelpsengineering.net phelpsengineering.net

SCALE: SEE SHEET
DESIGNED BY: JJP
DRAWN BY: JJP
CHECKED BY: LEP

CONSTRUCTION DOCUMENTS

EXISTING CONDITIONS & DEMO PLAN

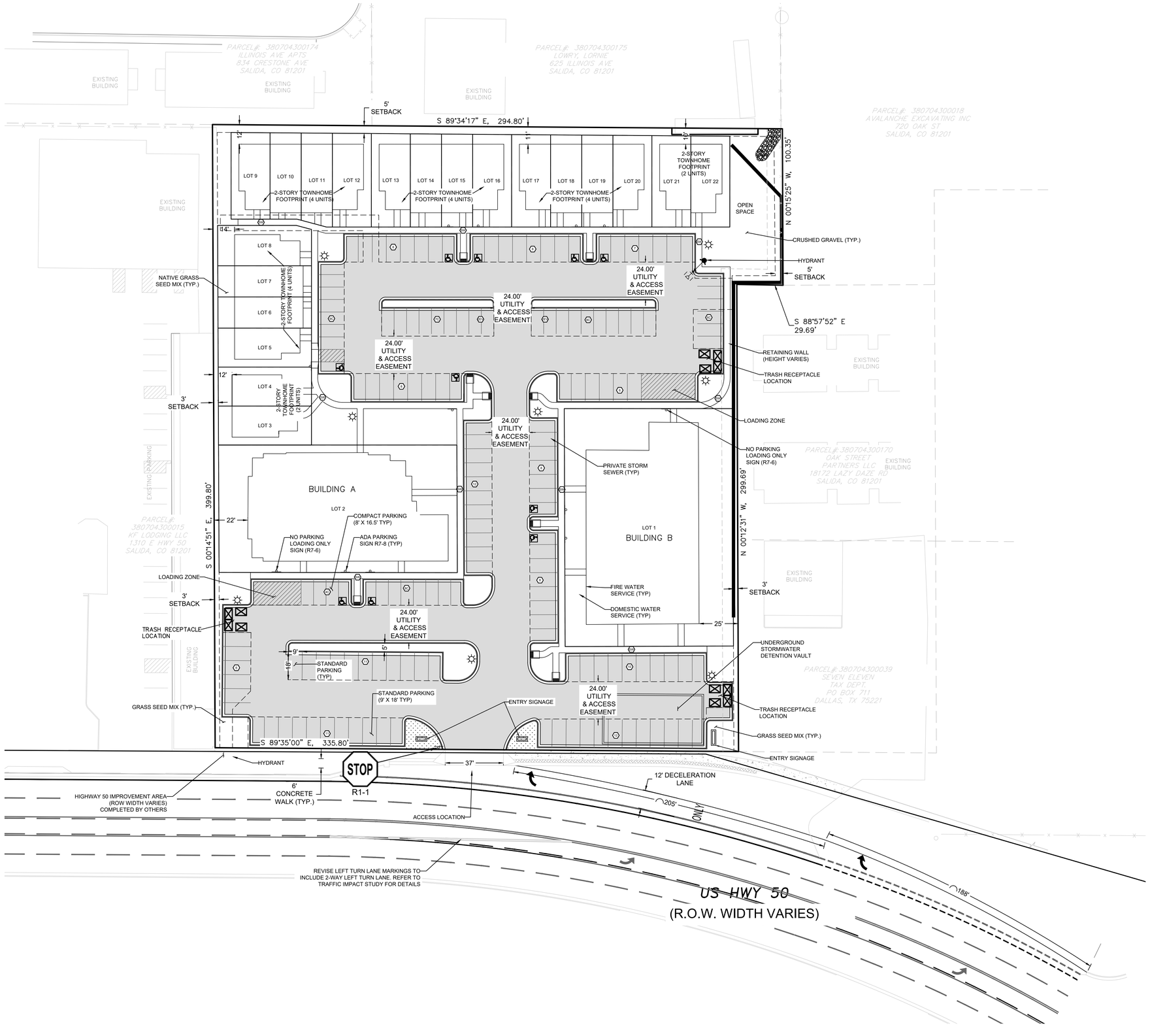
SALIDA CROSSINGS
CITY OF SALIDA, COLORADO

DATE
10/27/2022

PROJECT NO.
17202

COLORADO 811 KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

Drawing name: C:\Users\Zach\OneDrive - Phelps Engineering Services\Company\Entitlement Engineering\17202 - Salida Commons\CAD\Sheets\Construction Documents\3 - Existing Conditions - Demo.dwg EXISTING CONDITIONS & DEMO PLAN Oct 27, 2022 1:29pm by: Zach



TABULAR DATA

SITE TOTAL AREA: 3.15 AC

PARKING REQUIRED - 185
W/ 25% MIXED-USE REDUCTION - 139
PARKING PROVIDED
STANDARD PARKING 9'X18' (10 ADA).....113 STALLS
COMPACT PARKING 8'X16'.....46 STALLS
SITE TOTAL.....159 STALLS

TOTAL RETAIL / OFFICE ~ 10,274 SF
TOTAL UNITS = 100
31.75 DU/AC

0 15 30 60
1 inch = 30 ft. Horizontal

LEGEND:

- EXISTING CONTOURS (8600)
- PROPOSED CONTOURS (8600)
- PROPOSED STORM SEWER W/INLET AND FES
- PROPOSED WATER LINE W/FIRE HYDRANT
- FUTURE WATER LINE W/FIRE HYDRANT
- PROPOSED SANITARY SEWER W/MANHOLE
- FUTURE SANITARY SEWER W/MANHOLE
- DRAINAGE FLOWLINE
- PROPOSED BOUNDARY LINE
- PROPOSED TRACT
- PROPOSED EASEMENT LINE
- PROPOSED ROAD CENTER LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED EDGE OF PAVEMENT
- PROPOSED CURB & GUTTER
- EXISTING TRASH ENCLOSURE
- EXISTING LIGHT POLE
- EXISTING STORM SEWER MANHOLE
- EXISTING INLET
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING UTILITY POLE
- EXISTING UNDERGROUND WATER LINES (WAT)
- EXISTING UNDERGROUND GAS LINES (GAS)
- EXISTING UNDERGROUND SANITARY SEWER LINES (SAN)
- EXISTING OVERHEAD UTILITY LINES (OHP)
- EXISTING FENCE (X)

SITE KEY NOTES & ABBREVIATIONS:

- (SW) 4-FT WIDE SIDEWALK
- (#) PARKING COUNT (STANDARD)
- (#C) PARKING COUNT (COMPACT)

NOTES:
- STORM SEWER LAYOUT IS PRELIMINARY AND SUBJECT TO CHANGE BASED ON HYDROLOGIC CALCULATIONS

No.	REVISIONS	DATE	BY

PHELPS ENGINEERING
3522 South Emerson St, Englewood, CO 80113
(303)256-1644 info@phelpsengineering.net phelpsengineering.net

SCALE: SEE SHEET
DESIGNED BY: JJP
DRAWN BY: JJP
CHECKED BY: LEP

CONSTRUCTION DOCUMENTS
SITE PLAN

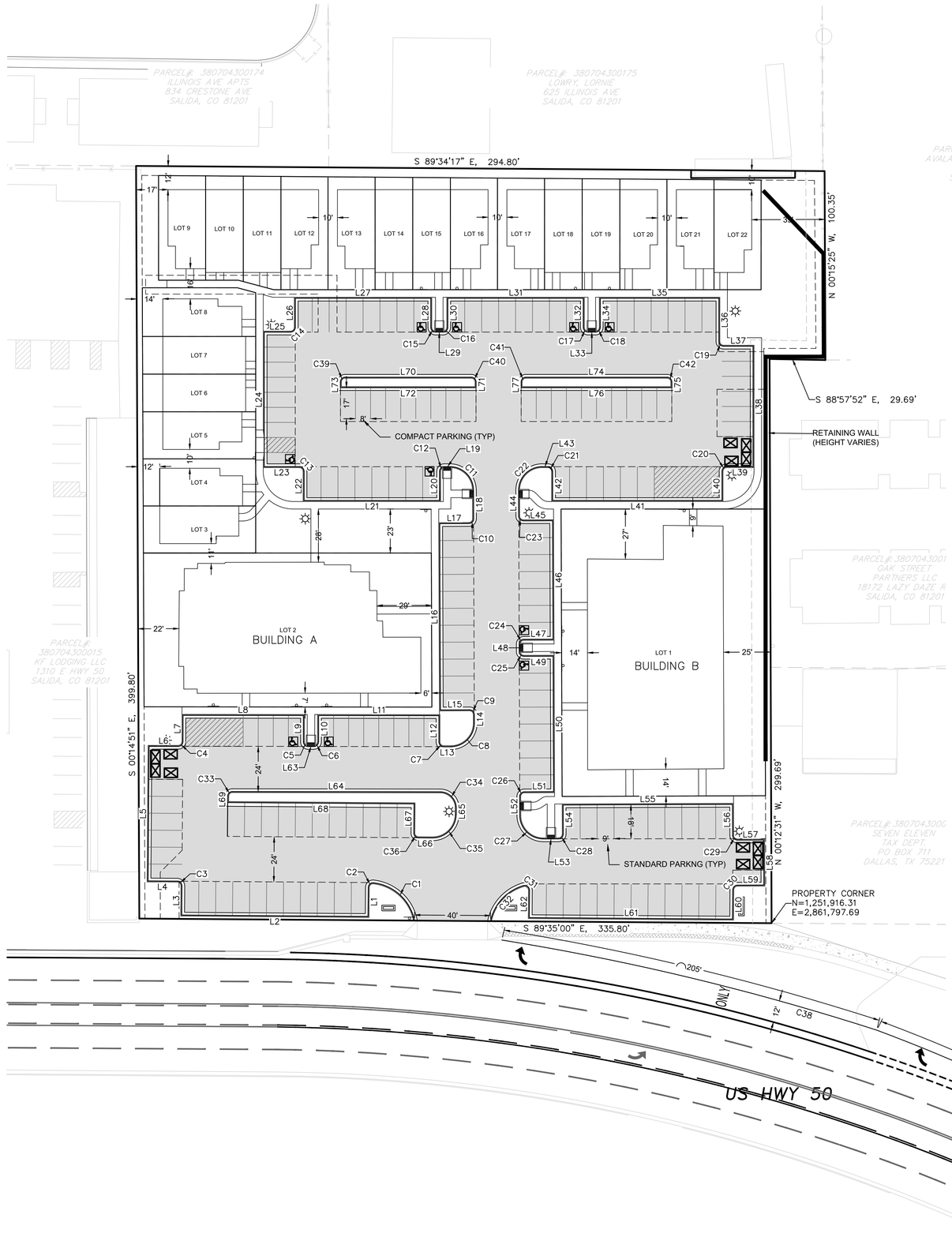
SALIDA CROSSINGS
CITY OF SALIDA, COLORADO

DATE
10/27/2022

PROJECT NO.
17202

COLORADO 811 KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

Drawing name: C:\Users\Zach\OneDrive - Phelps Engineering Services\Company\Entitlement Engineering\17202 - Salida Commons\CAD\Sheets\Construction Documents\5 - 6 Site and Phasing Plan.dwg 4 SITE PLAN Oct 27, 2022 1:29pm by: Zach



SCALE: 1"=30' HORIZ.
* NOT TO SCALE IF SHEET SIZE OTHER THAN 24"x36"

Line Table		
Line #	Length	Direction
L1	15.376	S00° 25' 04.98"W
L2	99.000	N89° 34' 55.02"W
L3	15.500	N00° 25' 04.98"E
L4	15.500	N89° 34' 55.02"W
L5	71.528	N00° 25' 04.98"E
L6	15.500	S89° 55' 42.55"E
L7	14.000	N00° 04' 17.45"E
L8	64.000	S89° 55' 42.55"E
L9	14.000	S00° 04' 17.45"W
L10	14.000	N00° 04' 17.45"E
L11	64.000	S89° 55' 42.55"E
L12	14.001	S00° 04' 17.45"W
L13	3.741	S89° 55' 42.55"E
L14	4.527	N00° 12' 31.17"W
L15	15.500	S89° 47' 28.83"W
L16	99.000	N00° 12' 31.17"W
L17	15.489	N89° 47' 28.83"E
L18	15.224	N00° 12' 31.17"W
L19	3.487	N89° 49' 35.91"W
L20	15.500	S00° 00' 00.00"E

Line Table		
Line #	Length	Direction
L21	72.000	N90° 00' 00.00"W
L22	15.500	N00° 00' 00.00"E
L23	18.665	N90° 00' 00.00"W
L24	71.500	N00° 00' 00.00"E
L25	14.000	N90° 00' 00.00"E
L26	15.500	N00° 00' 00.00"E
L27	72.000	N90° 00' 00.00"E
L28	15.500	S00° 00' 00.00"E
L29	4.000	N90° 00' 00.00"E
L30	15.634	N00° 00' 00.00"E
L31	72.000	N90° 00' 00.00"E
L32	15.500	S00° 00' 00.00"E
L33	4.000	N90° 00' 00.00"E
L34	15.500	N00° 00' 00.00"E
L35	63.000	N90° 00' 00.00"E
L36	23.000	S00° 00' 00.00"E
L37	15.659	N90° 00' 00.00"E
L38	64.000	S00° 00' 00.00"E
L39	14.000	N90° 00' 00.00"W
L40	15.500	S00° 00' 00.00"E

Line Table		
Line #	Length	Direction
L41	90.000	N90° 00' 00.00"W
L42	15.500	N00° 00' 00.00"E
L43	3.020	N90° 00' 00.00"W
L44	13.695	S00° 12' 31.17"E
L45	15.500	N89° 47' 28.83"E
L46	63.000	S00° 12' 31.17"E
L47	15.516	S89° 47' 29.61"W
L48	5.000	S00° 22' 12.46"W
L49	15.500	N89° 47' 28.83"E
L50	72.000	S00° 12' 31.17"E
L51	15.500	S89° 43' 26.52"W
L52	10.014	S00° 12' 31.17"E
L53	8.011	N89° 47' 28.83"E
L54	15.500	N00° 12' 31.17"W
L55	90.000	N89° 47' 28.83"E
L56	16.350	S00° 12' 37.41"E
L57	13.989	N89° 47' 28.83"E
L58	24.000	S00° 13' 02.36"E
L59	14.031	S89° 47' 28.83"W
L60	15.527	S00° 25' 04.98"W

Line Table		
Line #	Length	Direction
L61	108.000	N89° 34' 55.02"W
L62	14.558	N00° 25' 04.98"E
L63	3.000	S89° 55' 42.55"E
L64	110.328	S89° 55' 42.55"E
L65	3.594	S00° 24' 10.40"W
L66	7.077	N89° 33' 54.41"W
L67	15.500	N00° 25' 04.98"E
L68	99.000	N89° 34' 55.02"W
L69	3.296	N00° 25' 04.98"E
L70	67.000	N90° 00' 00.00"E
L71	3.000	S00° 00' 00.00"E
L72	72.000	N90° 00' 00.00"W
L73	3.000	N00° 00' 00.00"E
L74	75.000	N90° 00' 00.00"E
L75	3.000	S00° 00' 00.00"E
L76	80.000	N90° 00' 00.00"W
L77	3.000	N00° 00' 00.00"E

Curve Table			
Curve #	Length	Radius	Delta
C1	31.614	25.010	072.4268
C2	4.190	2.500	096.0185
C3	3.927	2.500	090.0000
C4	3.927	2.500	090.0000
C5	3.927	2.500	090.0000
C6	3.927	2.500	090.0000
C7	3.926	2.500	089.9857
C8	19.696	12.500	090.2802
C9	3.927	2.500	090.0000
C10	3.930	2.519	089.3968
C11	19.076	12.500	087.4373
C12	3.927	2.500	090.0000
C13	3.927	2.500	090.0000
C14	3.927	2.500	090.0000
C15	3.927	2.500	090.0000
C16	3.794	2.507	086.7262
C17	3.927	2.500	090.0000
C18	3.927	2.500	090.0000
C19	3.927	2.500	090.0000
C20	3.927	2.500	090.0000

Curve Table			
Curve #	Length	Radius	Delta
C21	3.583	6.360	032.2753
C22	19.677	12.500	090.1920
C23	3.927	2.500	090.0000
C24	3.407	2.500	078.0862
C25	3.446	2.614	075.5093
C26	3.925	2.504	089.8052
C27	19.635	12.500	090.0000
C28	3.927	2.500	090.0000
C29	4.064	2.505	092.9397
C30	3.900	2.500	089.3733
C31	4.896	2.512	111.6722
C33	3.912	2.500	089.6535
C34	13.403	8.500	090.3465
C35	19.791	12.512	090.6333
C36	3.927	2.500	090.0000
C39	3.927	2.500	090.0000
C40	3.927	2.500	090.0000
C41	3.927	2.500	090.0000
C42	3.927	2.500	090.0000

No.	REVISIONS	DATE	BY

PHELPS ENGINEERING
3522 South Emerson St, Englewood, CO 80113
(303)256-1644 info@phelpsengineering.net phelpsengineering.net

SCALE: SEE SHEET
DESIGNED BY: JJP
DRAWN BY: JJP
CHECKED BY: LEP

CONSTRUCTION DOCUMENTS
HORIZONTAL CONTROL

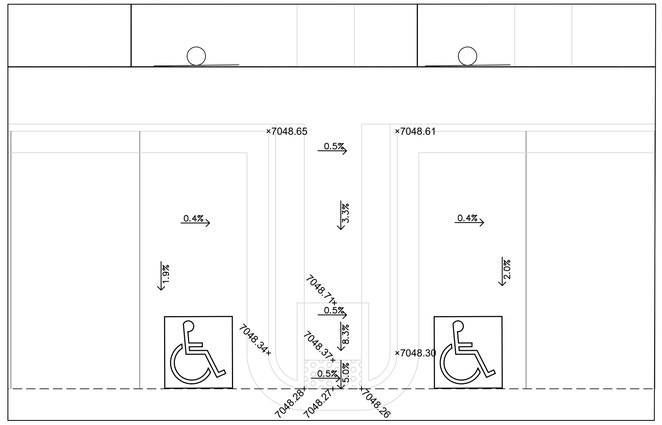
SALIDA CROSSINGS
CITY OF SALIDA, COLORADO

DATE
10/27/2022

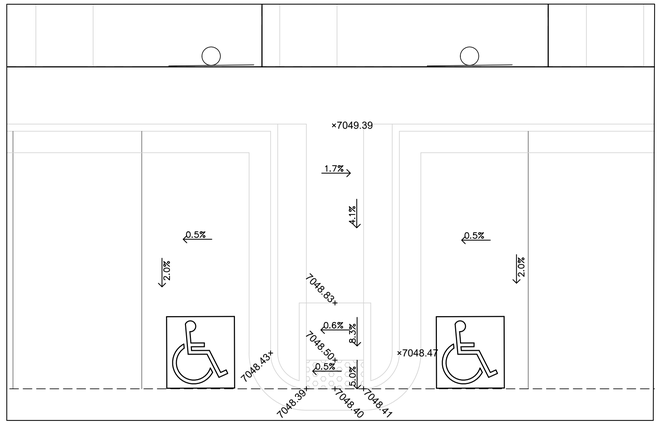
PROJECT NO.
17202

COLORADO 811
KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

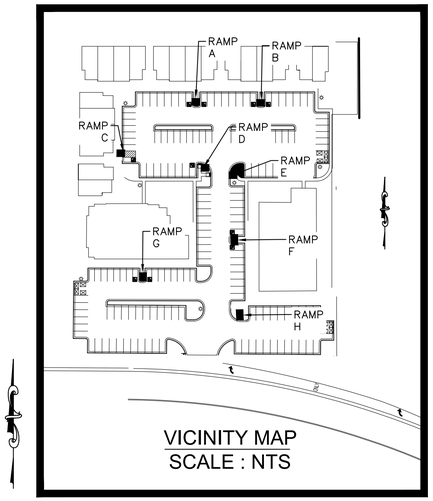
Drawing name: C:\Users\Zach\OneDrive - Phelps Engineering Services\Company\Entitlement Engineering\17202 - Salida Commons\CAD\Sheets\Construction Documents\4 - Horizontal Control.dwg 5 HORIZONTAL CONTROL Oct 27, 2022 1:29pm by: Zach



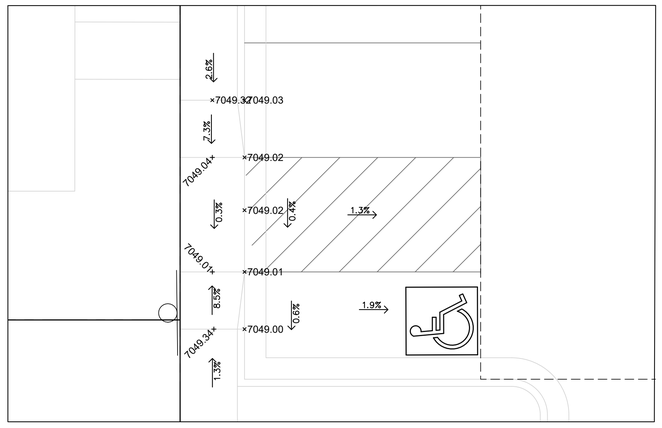
DETAIL RAMP A
SCALE : 1"=5'



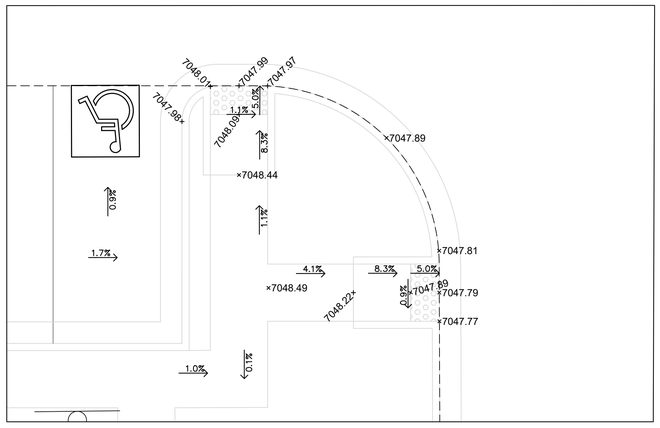
DETAIL RAMP B
SCALE : 1"=5'



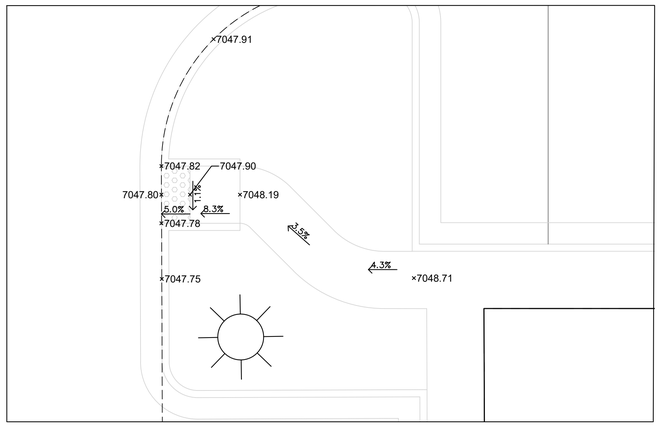
VICINITY MAP
SCALE : NTS



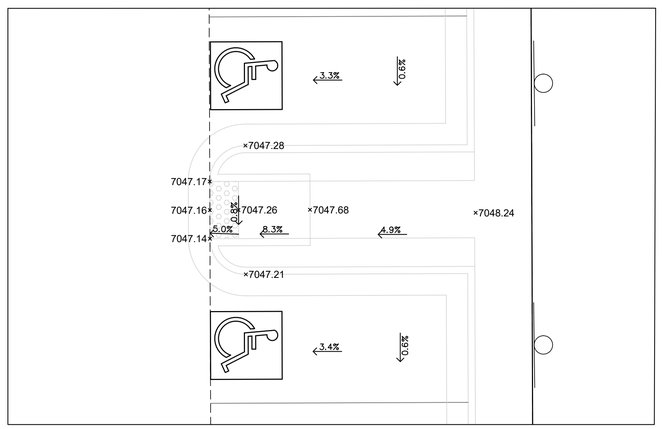
DETAIL RAMP C
SCALE : 1"=5'



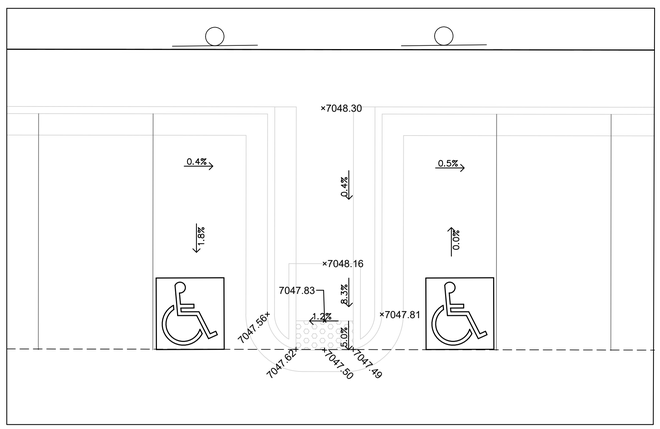
DETAIL RAMP D
SCALE : 1"=5'



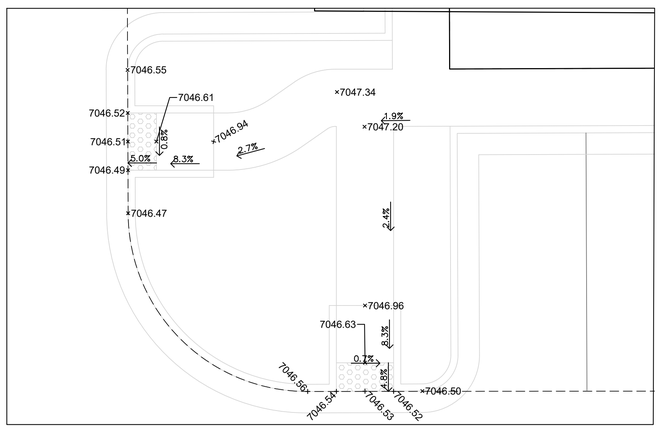
DETAIL RAMP E
SCALE : 1"=5'



DETAIL RAMP F
SCALE : 1"=5'



DETAIL RAMP G
SCALE : 1"=5'



DETAIL RAMP H
SCALE : 1"=5'

COLORADO 811
KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

No.	REVISIONS	DATE	BY

PHELPS ENGINEERING
3522 South Emerson St, Englewood, CO 80113
(303)736-1644 info@phelpsengineering.net phelpsengineering.net

SCALE: SEE SHEET
DESIGNED BY: JJP
DRAWN BY: JJP
CHECKED BY: LEP

CONSTRUCTION DOCUMENTS

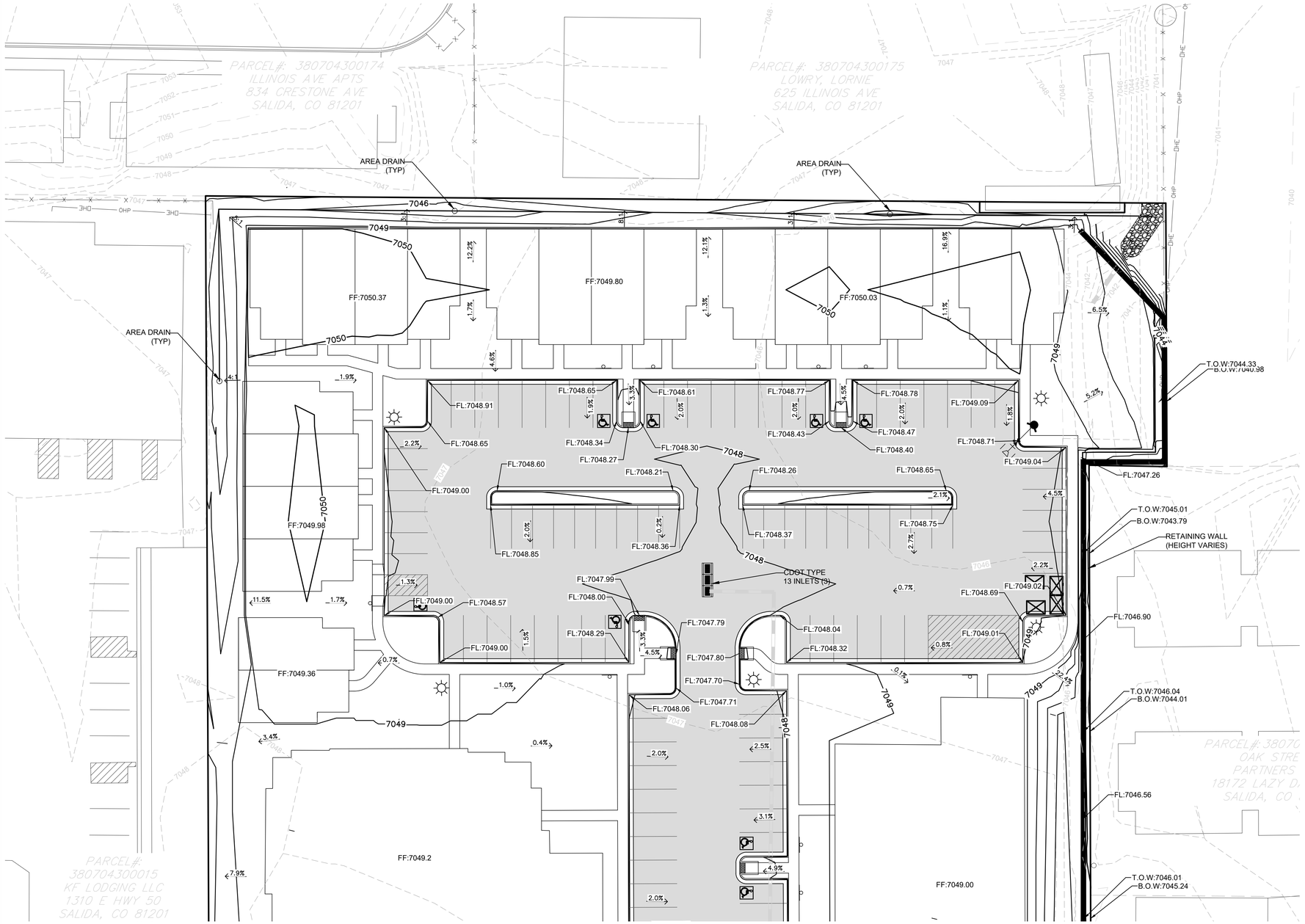
RAMP DETAIL PLAN

SALIDA CROSSINGS
CITY OF SALIDA, COLORADO

DATE
10/27/2022

PROJECT NO.
17202

Drawing name: C:\Users\Zach\OneDrive - Phelps Engineering Services\Company\Entitlement Engineering\17202 - Salida Commons\CAD\Sheets\Construction Documents\RAMP DETAILS.dwg 6 RAMP DETAIL PLAN Oct 27, 2022 1:30pm by: Zach



SEE SHEET 8

LEGEND:

- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED STORM SEWER W/INLET AND FES
- PROPOSED WATER LINE W/FIRE HYDRANT
- FUTURE WATER LINE W/FIRE HYDRANT
- PROPOSED SANITARY SEWER W/MANHOLE
- FUTURE SANITARY SEWER W/MANHOLE
- DRAINAGE FLOWLINE
- PROPOSED BOUNDARY LINE
- PROPOSED TRACT
- PROPOSED EASEMENT LINE
- PROPOSED ROAD CENTER LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED EDGE OF PAVEMENT
- PROPOSED CURB & GUTTER
- EXISTING TRASH ENCLOSURE
- EXISTING LIGHT POLE
- EXISTING STORM SEWER MANHOLE
- EXISTING INLET
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING UTILITY POLE
- EXISTING UNDERGROUND WATER LINES
- EXISTING UNDERGROUND GAS LINES
- EXISTING UNDERGROUND SANITARY SEWER LINES
- EXISTING OVERHEAD UTILITY LINES
- EXISTING FENCE

0 10 20 40

1 inch = 20 ft. Horizontal

Cut/Fill Summary

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
Volume FG vs EG	**1.000**	1.080	147967.62 Sq. Ft.	728.40 Cu. Yd.	7924.95 Cu. Yd.	7196.55 Cu. Yd.<Fill>
Totals			147967.62 Sq. Ft.	728.40 Cu. Yd.	7924.95 Cu. Yd.	7196.55 Cu. Yd.<Fill>

COLORADO 811 KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

No.	REVISIONS	DATE	BY

PHELPS ENGINEERING
3522 South Emerson St, Englewood, CO 80113
(303)256-1644 info@phelpsengineering.net phelpsengineering.net

SCALE: SEE SHEET
DESIGNED BY: JJP
DRAWN BY: JJP
CHECKED BY: LEP

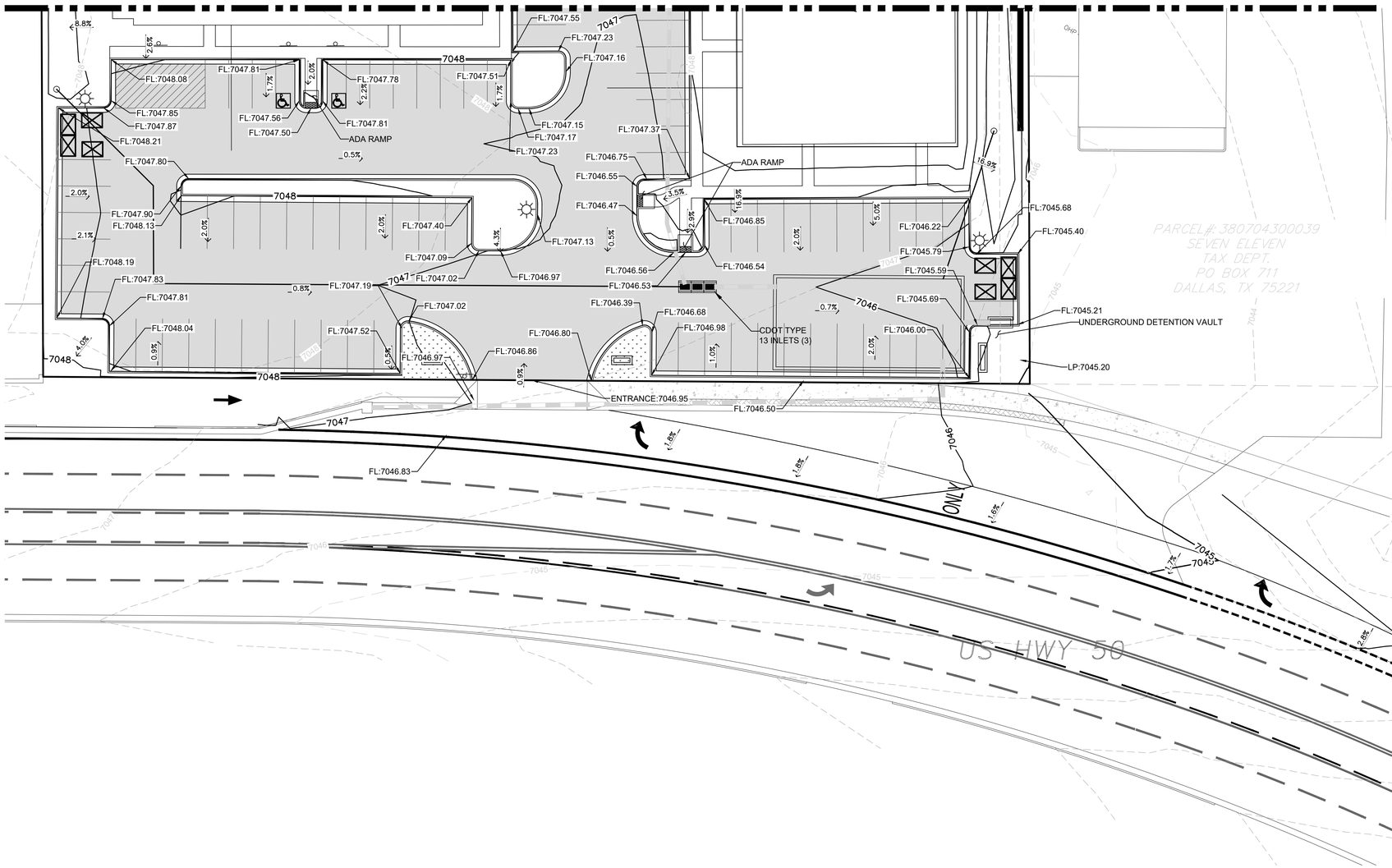
CONSTRUCTION DOCUMENTS
GRADING PLAN

SALIDA CROSSINGS
CITY OF SALIDA, COLORADO

DATE 10/27/2022
PROJECT NO. 17202

Drawing name: C:\Users\Zach\OneDrive - Phelps Engineering Services\Company\Entitlement Engineering\17202 - Salida Commons\CAD\Sheets\Construction Documents\7 - Grading Plan.dwg GRADING PLAN Oct 27, 2022 1:30pm by: Zach

SEE SHEET 7



LEGEND:

- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED STORM SEWER W/INLET AND FES
- PROPOSED WATER LINE W/FIRE HYDRANT
- FUTURE WATER LINE W/FIRE HYDRANT
- PROPOSED SANITARY SEWER W/MANHOLE
- FUTURE SANITARY SEWER W/MANHOLE
- DRAINAGE FLOWLINE
- PROPOSED BOUNDARY LINE
- PROPOSED TRACT
- PROPOSED EASEMENT LINE
- PROPOSED ROAD CENTER LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED EDGE OF PAVEMENT
- PROPOSED CURB & GUTTER
- EXISTING TRASH ENCLOSURE
- EXISTING LIGHT POLE
- EXISTING STORM SEWER MANHOLE
- EXISTING INLET
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING UTILITY POLE
- EXISTING UNDERGROUND WATER LINES
- EXISTING UNDERGROUND GAS LINES
- EXISTING UNDERGROUND SANITARY SEWER LINES
- EXISTING OVERHEAD UTILITY LINES
- EXISTING FENCE

1 inch = 20 ft. Horizontal

Cut/Fill Summary

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
Volume FG vs EG	**1.000**	1.080	147967.62 Sq. Ft.	728.40 Cu. Yd.	7924.95 Cu. Yd.	7196.55 Cu. Yd.<Fill>
Totals			147967.62 Sq. Ft.	728.40 Cu. Yd.	7924.95 Cu. Yd.	7196.55 Cu. Yd.<Fill>

COLORADO 811 KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

No.	REVISIONS	DATE	BY

PHELPS ENGINEERING
35222 South Emerson St, Englewood, CO 80113
(303)258-1644 info@phelpsengineering.net phelpsengineering.net

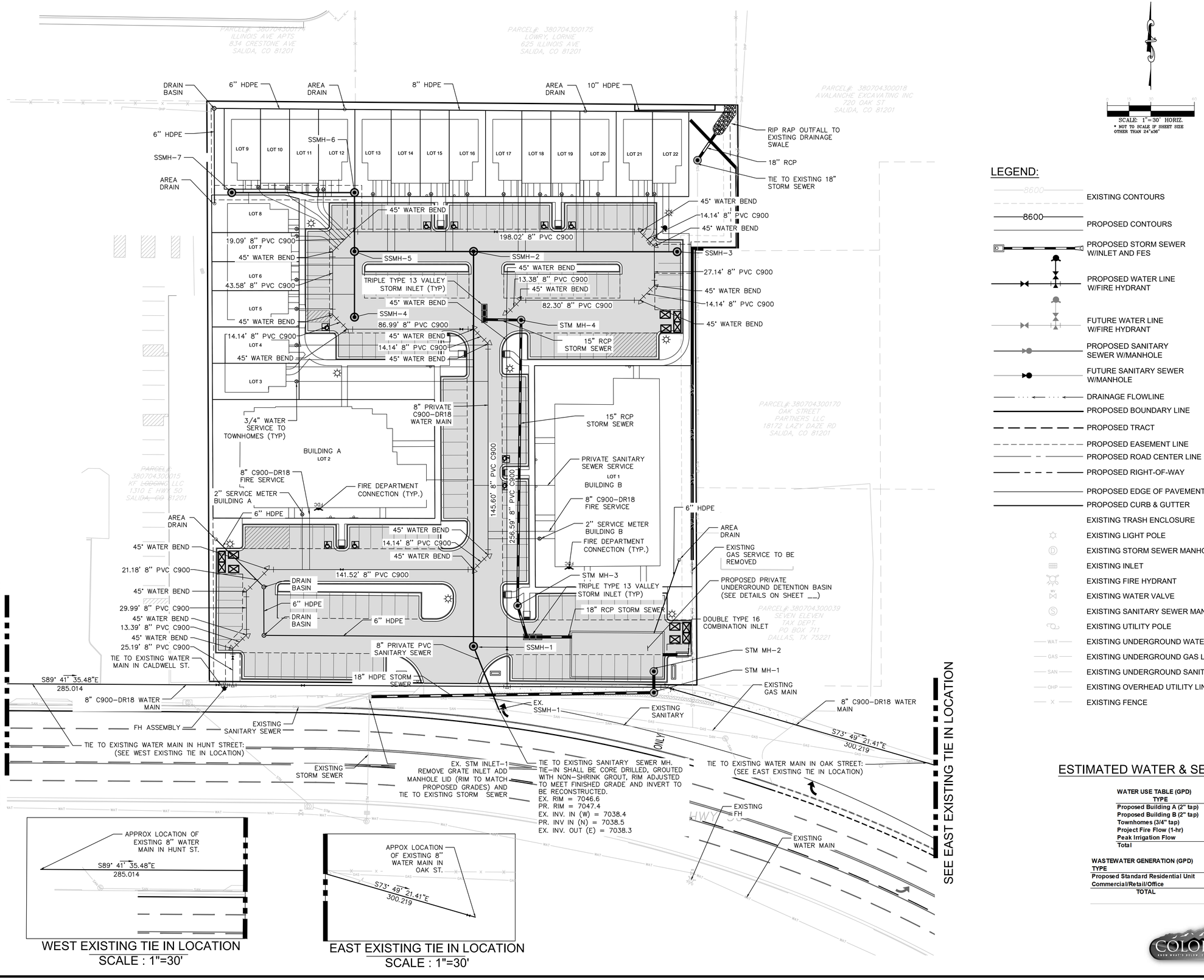
SCALE: SEE SHEET
DESIGNED BY: JJP
DRAWN BY: JJP
CHECKED BY: LEP

CONSTRUCTION DOCUMENTS
GRADING PLAN

SALIDA CROSSINGS
CITY OF SALIDA, COLORADO

DATE 10/27/2022
PROJECT NO. 17202

Drawing name: C:\Users\Zach\OneDrive - Phelps Engineering Services\Company\Entitlement Engineering\17202 - Salida Commons\CAD\Sheets\Construction Documents\7 - Grading Plan.dwg 9 GRADING PLAN Oct 27, 2022 1:30pm by: Zach



WEST EXISTING TIE IN LOCATION
SCALE : 1"=30'

EAST EXISTING TIE IN LOCATION
SCALE : 1"=30'

LEGEND:

- EXISTING CONTOURS (8600)
- PROPOSED CONTOURS (8600)
- PROPOSED STORM SEWER W/INLET AND FES
- PROPOSED WATER LINE W/FIRE HYDRANT
- FUTURE WATER LINE W/FIRE HYDRANT
- PROPOSED SANITARY SEWER W/MANHOLE
- FUTURE SANITARY SEWER W/MANHOLE
- DRAINAGE FLOWLINE
- PROPOSED BOUNDARY LINE
- PROPOSED TRACT
- PROPOSED EASEMENT LINE
- PROPOSED ROAD CENTER LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED EDGE OF PAVEMENT
- PROPOSED CURB & GUTTER
- EXISTING TRASH ENCLOSURE
- EXISTING LIGHT POLE
- EXISTING STORM SEWER MANHOLE
- EXISTING INLET
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING UTILITY POLE
- EXISTING UNDERGROUND WATER LINES
- EXISTING UNDERGROUND GAS LINES
- EXISTING UNDERGROUND SANITARY SEWER LINES
- EXISTING OVERHEAD UTILITY LINES
- EXISTING FENCE

ESTIMATED WATER & SEWER FLOWS

WATER USE TABLE (GPD)

TYPE	ADD	MDD
Proposed Building A (2" tap)	15,405	46,215
Proposed Building B (2" tap)	15,405	46,215
Townhomes (3/4" tap)	3,600	10,800
Project Fire Flow (1-hr)	60000	60,000
Peak Irrigation Flow	899	2,698
Total	95,309	165,928

WASTEWATER GENERATION (GPD)

TYPE	ADF	PDF
Proposed Standard Residential Unit	20,976	104,880
Commercial/Retail/Office	144	720
TOTAL	21,120	105,600

COLORADO 811 — KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

No.	REVISIONS	DATE	BY

PHELPS ENGINEERING
3522 South Emerson St, Englewood, CO 80113
(303)238-1044 mike@phelpsengineering.net phelpsengineering.net

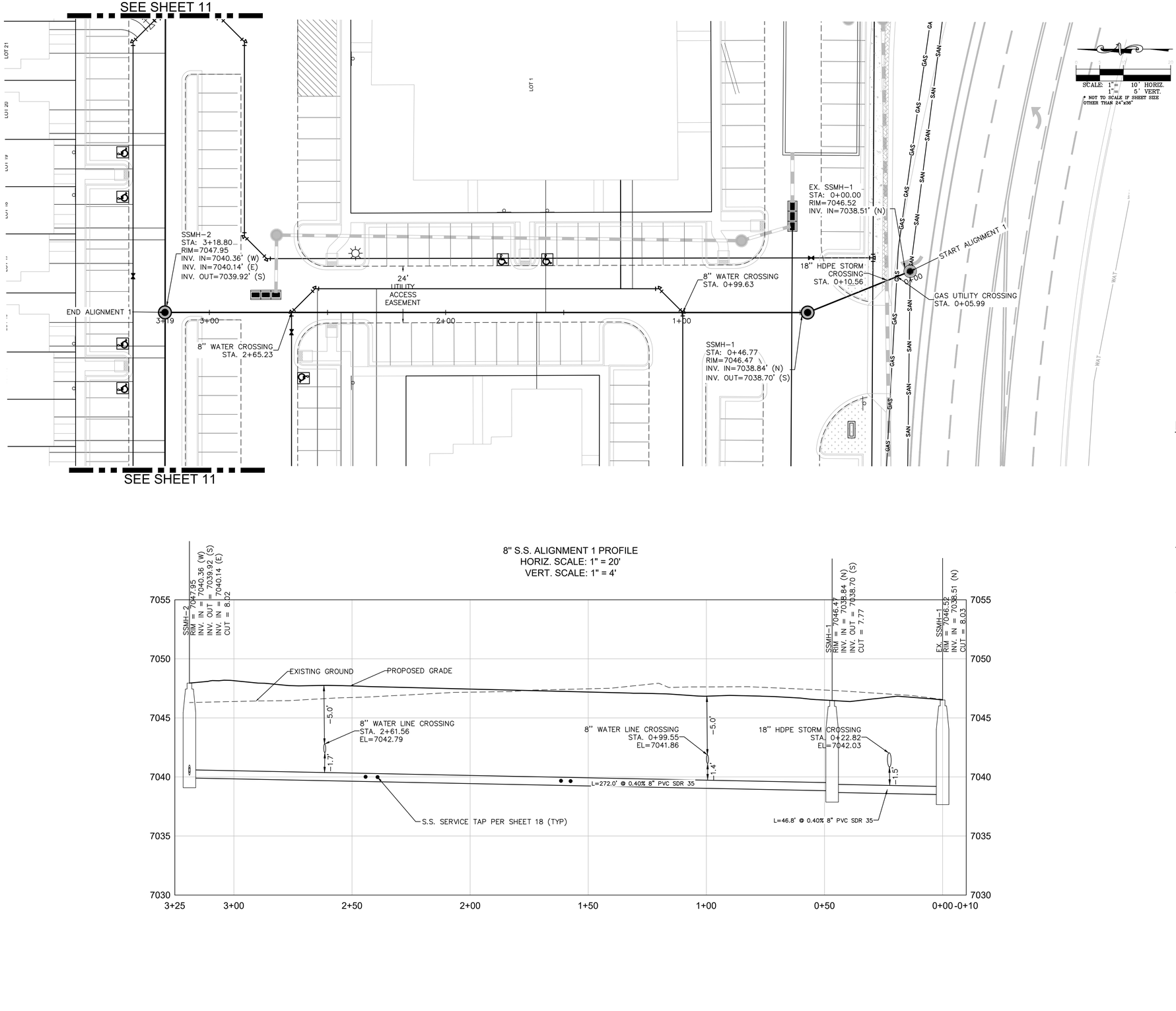
SCALE: SEE SHEET
DESIGNED BY: JJP
DRAWN BY: JJP
CHECKED BY: LEP

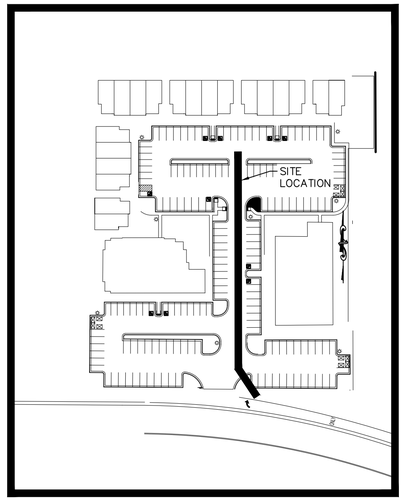
CONSTRUCTION DOCUMENTS
OVERALL UTILITY PLAN

SALIDA CROSSINGS
CITY OF SALIDA, COLORADO

DATE 10/27/2022
PROJECT NO. 17202

Drawing name: C:\Users\Zach\OneDrive - Phelps Engineering Services\Company\Entitlement Engineering\17202 - Salida Commons\CAD\Sheets\Construction Documents\9 - Overall Utility Plan.dwg OVERALL UTILITY PLAN Oct 27, 2022 1:30pm by: Zach





VICINITY MAP
SCALE : NTS

8" S.S. ALIGNMENT 1 PROFILE
HORIZ. SCALE: 1" = 20'
VERT. SCALE: 1" = 4'

LEGEND:

- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED STORM SEWER W/INLET AND FES
- PROPOSED WATER LINE W/FIRE HYDRANT
- FUTURE WATER LINE W/FIRE HYDRANT
- PROPOSED SANITARY SEWER W/MANHOLE
- FUTURE SANITARY SEWER W/MANHOLE
- DRAINAGE FLOWLINE
- PROPOSED BOUNDARY LINE
- PROPOSED TRACT
- PROPOSED EASEMENT LINE
- PROPOSED ROAD CENTER LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED EDGE OF PAVEMENT
- PROPOSED CURB & GUTTER
- EXISTING TRASH ENCLOSURE
- EXISTING LIGHT POLE
- EXISTING STORM SEWER MANHOLE
- EXISTING INLET
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING UTILITY POLE
- EXISTING UNDERGROUND WATER LINES
- EXISTING UNDERGROUND GAS LINES
- EXISTING UNDERGROUND SANITARY SEWER LINES
- EXISTING OVERHEAD UTILITY LINES
- EXISTING FENCE

COLORADO 811 KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

No.	REVISIONS	DATE	BY

PHELPS ENGINEERING
3522 South Emerson St, Englewood, CO 80113
(303)536-1644 info@phelpsengineering.net phelpsengineering.net

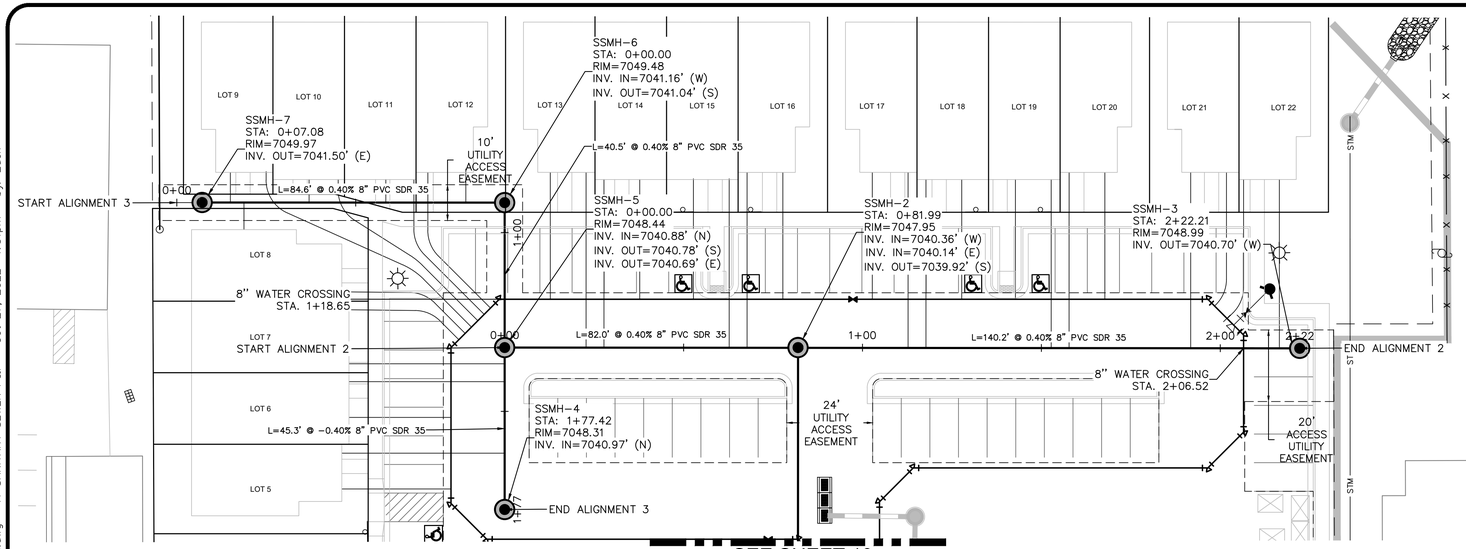
SCALE: SEE SHEET
DESIGNED BY: JJP
DRAWN BY: JJP
CHECKED BY: LEP

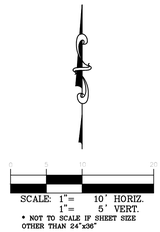
CONSTRUCTION DOCUMENTS
SANITARY SEWER P&P

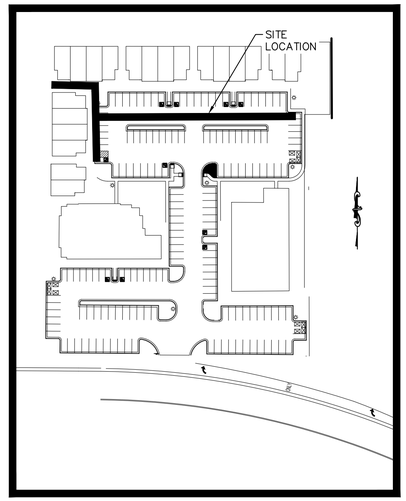
SALIDA CROSSINGS
CITY OF SALIDA, COLORADO

DATE
10/27/2022
PROJECT NO.
17202

Drawing name: C:\Users\Zach\OneDrive - Phelps Engineering Services\Company\Entitlement Engineering\17202 - Salida Commons\CAD\Sheets\Construction Documents\sanitary plan and profile.dwg 10 SANITARY SEWER P&P Oct 27, 2022 1:31pm by: Zach

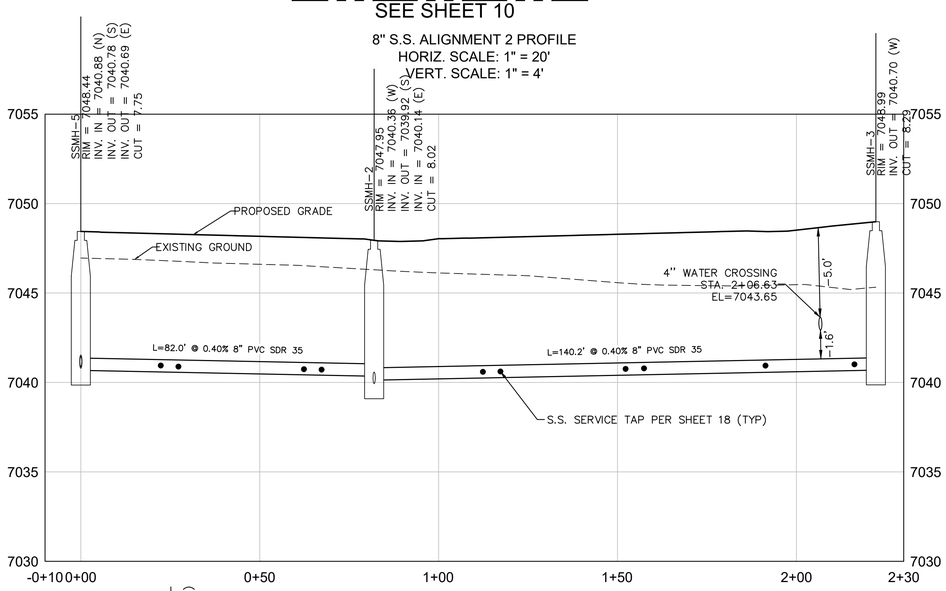




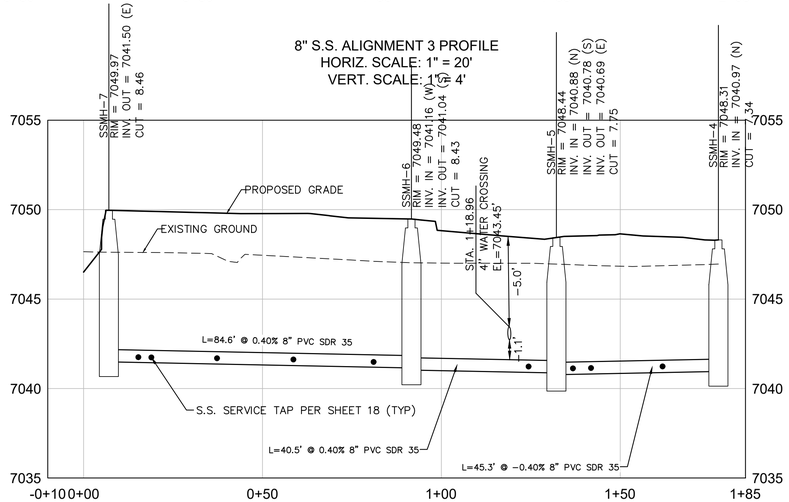


VICINITY MAP
SCALE : NTS

8" S.S. ALIGNMENT 2 PROFILE
HORIZ. SCALE: 1" = 20'
VERT. SCALE: 1" = 4'



8" S.S. ALIGNMENT 3 PROFILE
HORIZ. SCALE: 1" = 20'
VERT. SCALE: 1" = 4'



LEGEND:

- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED STORM SEWER W/INLET AND FES
- PROPOSED WATER LINE W/FIRE HYDRANT
- FUTURE WATER LINE W/FIRE HYDRANT
- PROPOSED SANITARY SEWER W/MANHOLE
- FUTURE SANITARY SEWER W/MANHOLE
- DRAINAGE FLOWLINE
- PROPOSED BOUNDARY LINE
- PROPOSED TRACT
- PROPOSED EASEMENT LINE
- PROPOSED ROAD CENTER LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED EDGE OF PAVEMENT
- PROPOSED CURB & GUTTER
- EXISTING TRASH ENCLOSURE
- EXISTING LIGHT POLE
- EXISTING STORM SEWER MANHOLE
- EXISTING INLET
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING UTILITY POLE
- EXISTING UNDERGROUND WATER LINES (WAT)
- EXISTING UNDERGROUND GAS LINES (GAS)
- EXISTING UNDERGROUND SANITARY SEWER LINES (SAN)
- EXISTING OVERHEAD UTILITY LINES (OHP)
- EXISTING FENCE (X)

COLORADO 811 KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

No.	REVISIONS	DATE	BY

PHELPS ENGINEERING
3522 South Emerson St, Englewood, CO 80113
(303)258-1644 info@phelpsengineering.net phelpsengineering.net

SCALE: SEE SHEET
DESIGNED BY: JJP
DRAWN BY: JJP
CHECKED BY: LEP

CONSTRUCTION DOCUMENTS
SANITARY SEWER P&P

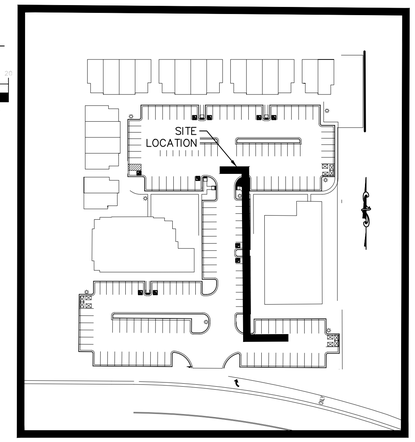
SALIDA CROSSINGS
CITY OF SALIDA, COLORADO

DATE
10/27/2022

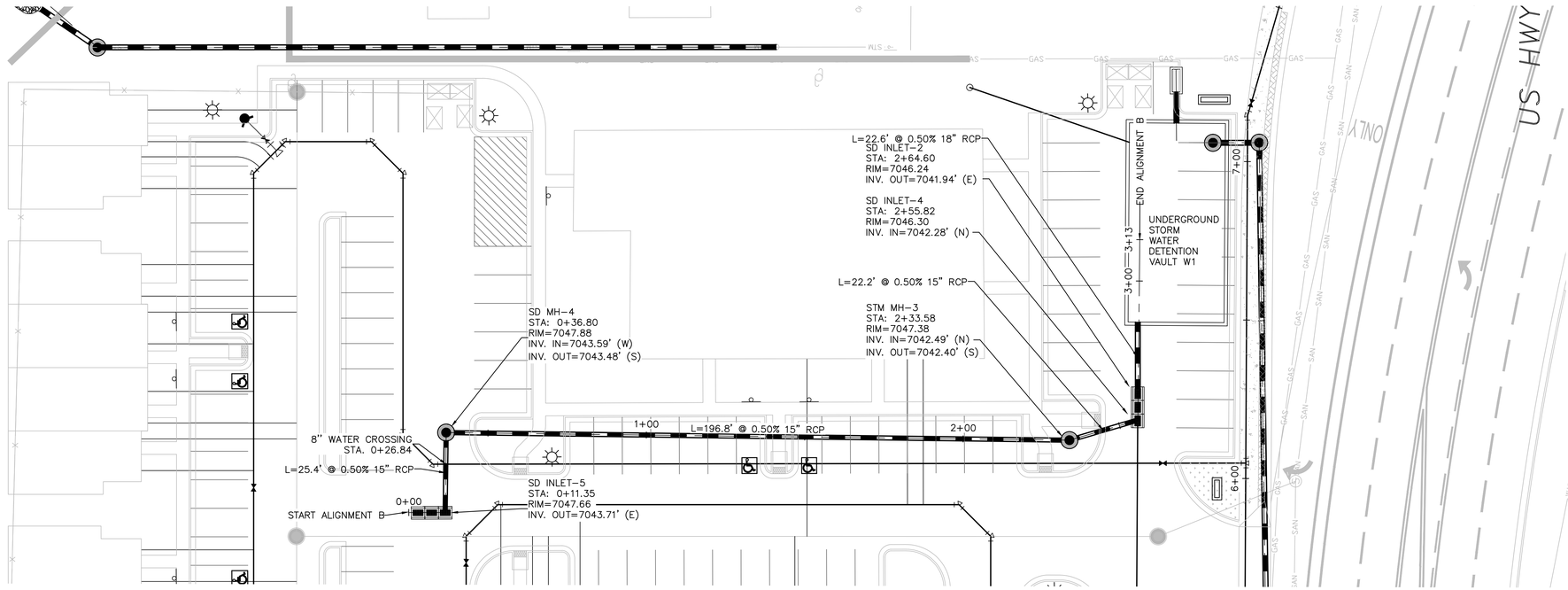
PROJECT NO.
17202

Drawing name: C:\Users\Zach\OneDrive - Phelps Engineering Services\Company\Entitlement Engineering\17202 - Salida Commons\CAD\Sheets\Construction Documents\sanitary plan and profile.dwg 11 SANITARY SEWER P&P Oct 27, 2022 1:31pm by: Zach

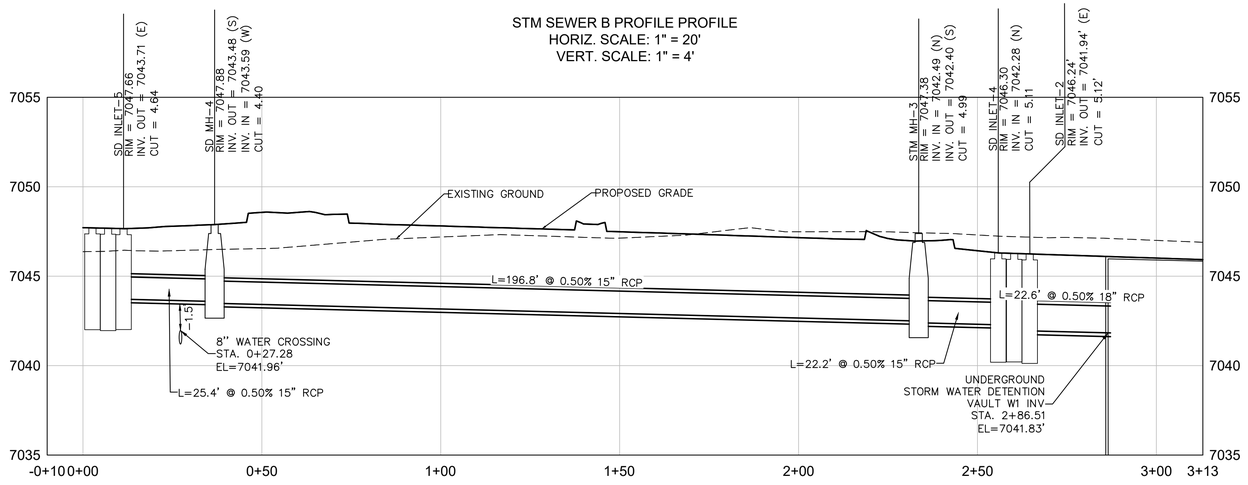
SCALE: 1"= 10' HORIZ.
1"= 5' VERT.
* NOT TO SCALE IF SHEET SIZE OTHER THAN 24"x36"



VICINITY MAP
SCALE : NTS



STM SEWER B PROFILE PROFILE
HORIZ. SCALE: 1" = 20'
VERT. SCALE: 1" = 4'



LEGEND:

- EXISTING CONTOURS (8600)
- PROPOSED CONTOURS (8600)
- PROPOSED STORM SEWER W/INLET AND FES
- PROPOSED WATER LINE W/FIRE HYDRANT
- FUTURE WATER LINE W/FIRE HYDRANT
- PROPOSED SANITARY SEWER W/MANHOLE
- FUTURE SANITARY SEWER W/MANHOLE
- DRAINAGE FLOWLINE
- PROPOSED BOUNDARY LINE
- PROPOSED TRACT
- PROPOSED EASEMENT LINE
- PROPOSED ROAD CENTER LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED EDGE OF PAVEMENT
- PROPOSED CURB & GUTTER
- EXISTING TRASH ENCLOSURE
- EXISTING LIGHT POLE
- EXISTING STORM SEWER MANHOLE
- EXISTING INLET
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING UTILITY POLE
- EXISTING UNDERGROUND WATER LINES (WAT)
- EXISTING UNDERGROUND GAS LINES (GAS)
- EXISTING UNDERGROUND SANITARY SEWER LINES (SAN)
- EXISTING OVERHEAD UTILITY LINES (OHP)
- EXISTING FENCE (X)

COLORADO 811 KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

No.	REVISIONS	DATE	BY

PHELPS ENGINEERING
3522 South Emerson St, Englewood, CO 80113
(303) 258-1644 info@phelpsengineering.net phelpsengineering.net

SCALE: SEE SHEET
DESIGNED BY: JJP
DRAWN BY: JJP
CHECKED BY: LEP

CONSTRUCTION DOCUMENTS

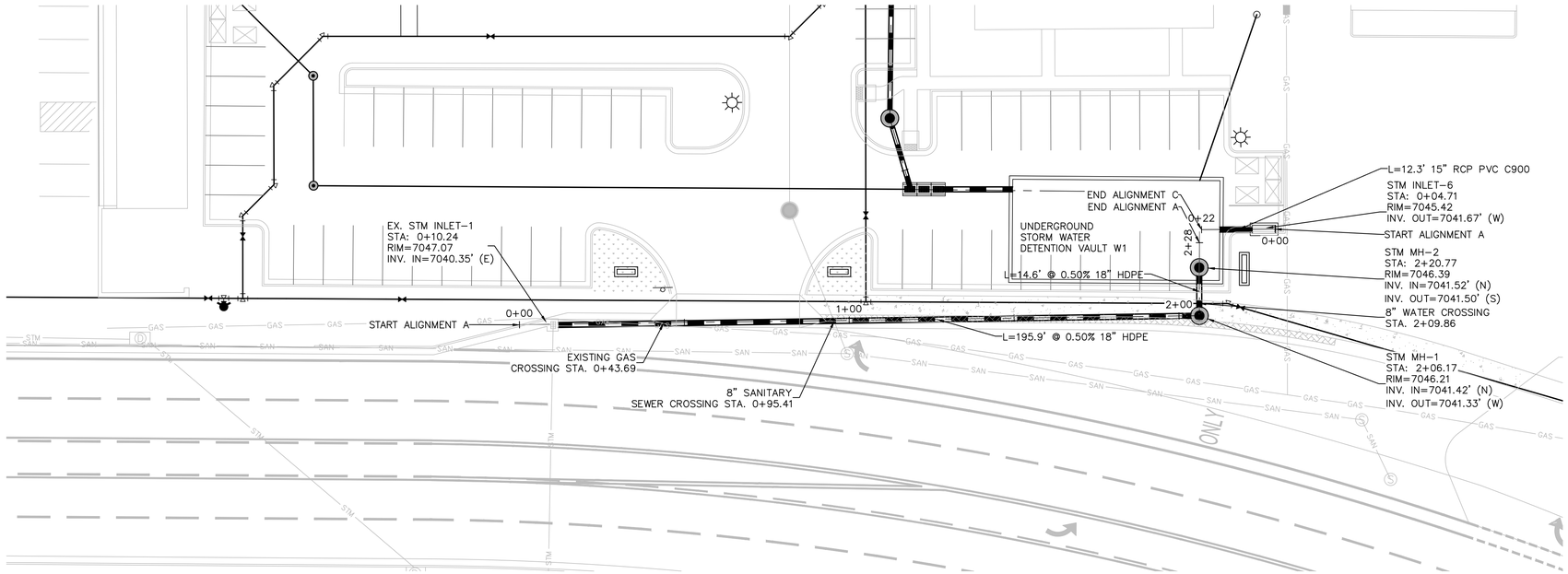
STORM SEWER P&P

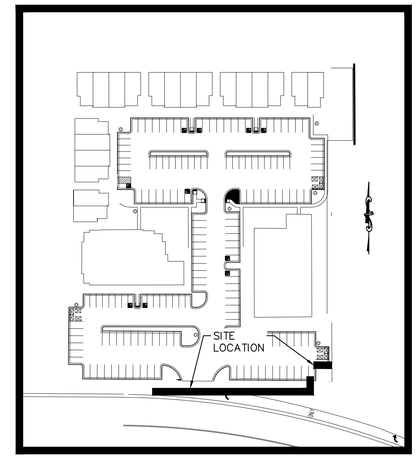
SALIDA CROSSINGS
CITY OF SALIDA, COLORADO

DATE
10/27/2022

PROJECT NO.
17202

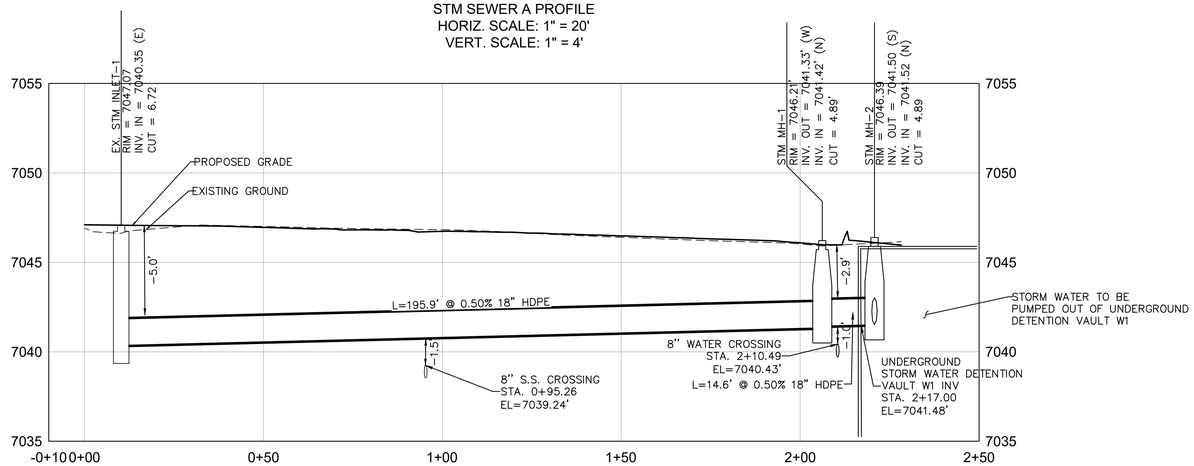
Drawing name: C:\Users\Zach\OneDrive - Phelps Engineering Services\Company\Entitlement Engineering\17202 - Salida Commons\CAD\Sheets\Construction Documents\storm plan and profile.dwg 12 STORM SEWER P&P Oct 27, 2022 1:31pm by: Zach



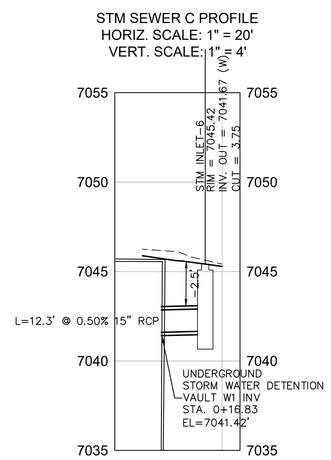


VICINITY MAP
SCALE : NTS

STM SEWER A PROFILE
HORIZ. SCALE: 1" = 20'
VERT. SCALE: 1" = 4'



STM SEWER C PROFILE
HORIZ. SCALE: 1" = 20'
VERT. SCALE: 1" = 4'



LEGEND:

- EXISTING CONTOURS (8600)
- PROPOSED CONTOURS (8600)
- PROPOSED STORM SEWER W/INLET AND FES
- PROPOSED WATER LINE W/FIRE HYDRANT
- FUTURE WATER LINE W/FIRE HYDRANT
- PROPOSED SANITARY SEWER W/MANHOLE
- FUTURE SANITARY SEWER W/MANHOLE
- DRAINAGE FLOWLINE
- PROPOSED BOUNDARY LINE
- PROPOSED TRACT
- PROPOSED EASEMENT LINE
- PROPOSED ROAD CENTER LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED EDGE OF PAVEMENT
- PROPOSED CURB & GUTTER
- EXISTING TRASH ENCLOSURE
- EXISTING LIGHT POLE
- EXISTING STORM SEWER MANHOLE
- EXISTING INLET
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING UTILITY POLE
- EXISTING UNDERGROUND WATER LINES (WAT)
- EXISTING UNDERGROUND GAS LINES (GAS)
- EXISTING UNDERGROUND SANITARY SEWER LINES (SAN)
- EXISTING OVERHEAD UTILITY LINES (OHP)
- EXISTING FENCE (X)

SCALE: 1" = 10' HORIZ.
1" = 5' VERT.
* NOT TO SCALE IF SHEET SIZE OTHER THAN 24"x36"

No.	REVISIONS	DATE	BY

PHELPS ENGINEERING
3522 South Emerson St, Englewood, CO 80113
(303)258-1644 info@phelpsengineering.net phelpsengineering.net

SCALE: SEE SHEET
DESIGNED BY: JJP
DRAWN BY: JJP
CHECKED BY: LEP

CONSTRUCTION DOCUMENTS
STORM SEWER P&P

SALIDA CROSSINGS
CITY OF SALIDA, COLORADO

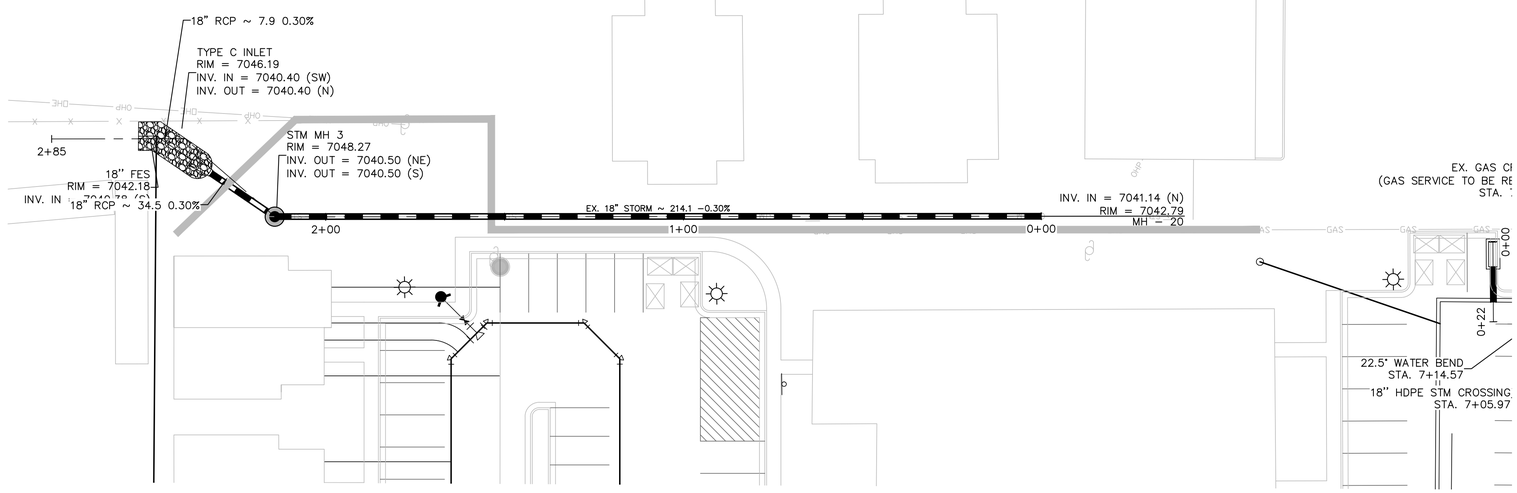
DATE
10/27/2022

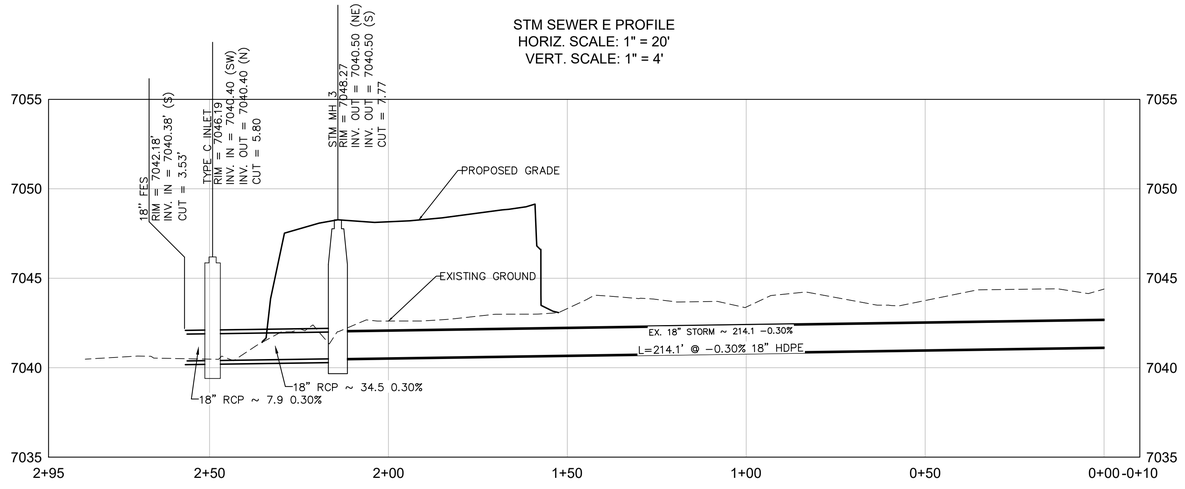
PROJECT NO.
17202

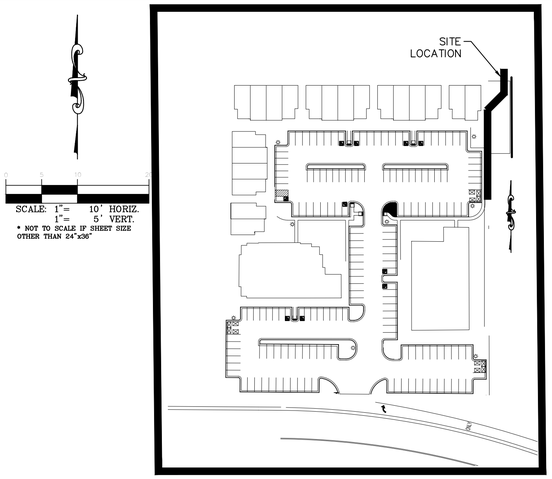
13 of 32

COLORADO 811 KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

Drawing name: C:\Users\Zach\OneDrive - Phelps Engineering Services\Company\Entitlement Engineering\17202 - Salida Commons\CAD\Sheets\Construction Documents\storm plan and profile.dwg 13 STORM SEWER P&P Oct 27, 2022 1:31pm by: Zach







VICINITY MAP
SCALE : NTS

SCALE: 1"= 10' HORIZ.
1"= 5' VERT.
* NOT TO SCALE IF SHEET SIZE OTHER THAN 24"x36"

LEGEND:

- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED STORM SEWER W/INLET AND FES
- PROPOSED WATER LINE W/FIRE HYDRANT
- FUTURE WATER LINE W/FIRE HYDRANT
- PROPOSED SANITARY SEWER W/MANHOLE
- FUTURE SANITARY SEWER W/MANHOLE
- DRAINAGE FLOWLINE
- PROPOSED BOUNDARY LINE
- PROPOSED TRACT
- PROPOSED EASEMENT LINE
- PROPOSED ROAD CENTER LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED EDGE OF PAVEMENT
- PROPOSED CURB & GUTTER
- EXISTING TRASH ENCLOSURE
- EXISTING LIGHT POLE
- EXISTING STORM SEWER MANHOLE
- EXISTING INLET
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING UTILITY POLE
- EXISTING UNDERGROUND WATER LINES
- EXISTING UNDERGROUND GAS LINES
- EXISTING UNDERGROUND SANITARY SEWER LINES
- EXISTING OVERHEAD UTILITY LINES
- EXISTING FENCE

COLORADO 811 KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

No.	REVISIONS	DATE	BY

PHELPS ENGINEERING
3522 South Emerson St, Englewood, CO 80113
(303) 258-1644 info@phelpsengineering.net phelpsengineering.net

SCALE: SEE SHEET
DESIGNED BY: JJP
DRAWN BY: JJP
CHECKED BY: LEP

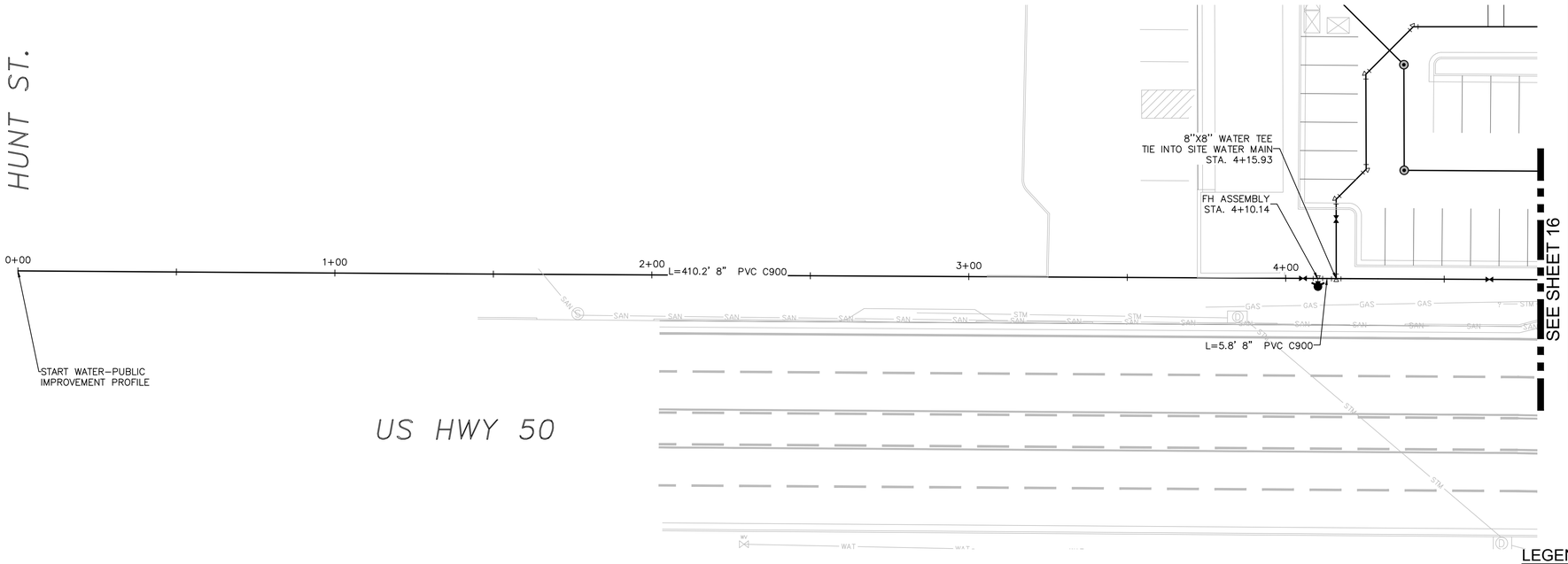
CONSTRUCTION DOCUMENTS
STORM SEWER P&P

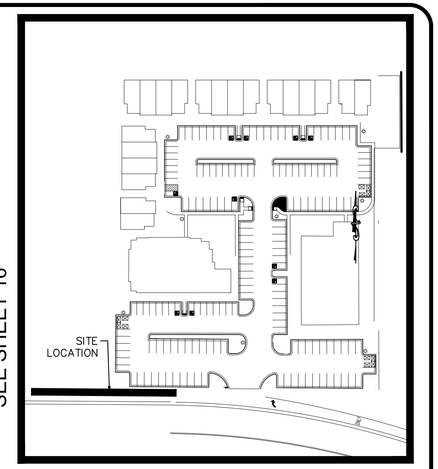
SALIDA CROSSINGS
CITY OF SALIDA, COLORADO

DATE
10/27/2022

PROJECT NO.
17202

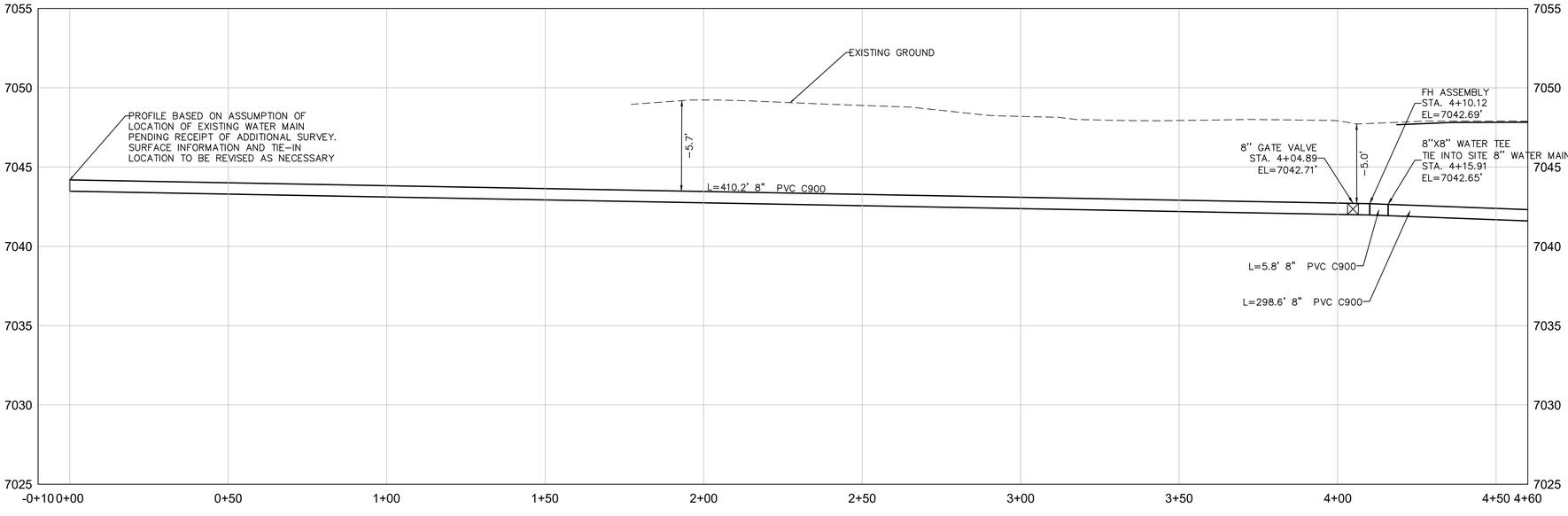
Drawing name: C:\Users\Zach\OneDrive - Phelps Engineering Services\Company\Entitlement Engineering\17202 - Salida Commons\CAD\Sheets\Construction Documents\storm plan and profile.dwg 14 STORM SEWER P&P Oct 27, 2022 1:31pm by: Zach





VICINITY MAP
SCALE : NTS

8" WATER- PUBLIC IMPROVEMENTS PROFILE
HORIZ. SCALE: 1" = 20'
VERT. SCALE: 1" = 4'



LEGEND:

- EXISTING CONTOURS (8600)
- PROPOSED CONTOURS (8600)
- PROPOSED STORM SEWER W/INLET AND FES
- PROPOSED WATER LINE W/FIRE HYDRANT
- FUTURE WATER LINE W/FIRE HYDRANT
- PROPOSED SANITARY SEWER W/MANHOLE
- FUTURE SANITARY SEWER W/MANHOLE
- DRAINAGE FLOWLINE
- PROPOSED BOUNDARY LINE
- PROPOSED TRACT
- PROPOSED EASEMENT LINE
- PROPOSED ROAD CENTER LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED EDGE OF PAVEMENT
- PROPOSED CURB & GUTTER
- EXISTING TRASH ENCLOSURE
- EXISTING LIGHT POLE
- EXISTING STORM SEWER MANHOLE
- EXISTING INLET
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING UTILITY POLE
- EXISTING UNDERGROUND WATER LINES (WAT)
- EXISTING UNDERGROUND GAS LINES (GAS)
- EXISTING UNDERGROUND SANITARY SEWER LINES (SAN)
- EXISTING OVERHEAD UTILITY LINES (OHP)
- EXISTING FENCE (X)

SCALE: 1" = 10' HORIZ.
1" = 5' VERT.
* NOT TO SCALE IF SHEET SIZE OTHER THAN 24"x36"

COLORADO 811 KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

No.	REVISIONS	DATE	BY

PHELPS ENGINEERING
3522 South Emerson St, Englewood, CO 80113
(303)736-1644 info@phelpsengineering.net phelpsengineering.net

SCALE: SEE SHEET
DESIGNED BY: JJP
DRAWN BY: JJP
CHECKED BY: LEP

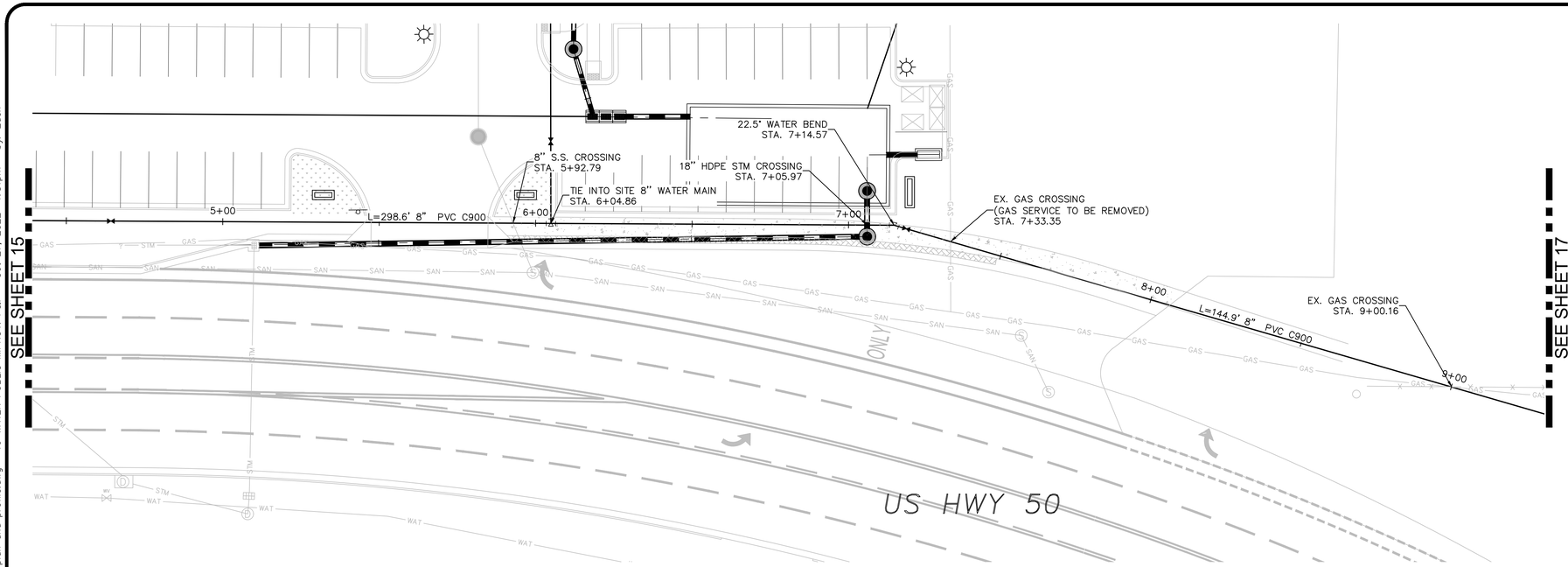
CONSTRUCTION DOCUMENTS
WATER PUBLIC IMPROV. P&P

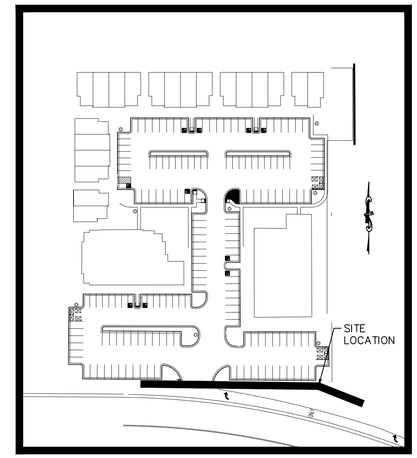
SALIDA CROSSINGS
CITY OF SALIDA, COLORADO

DATE
10/27/2022

PROJECT NO.
17202

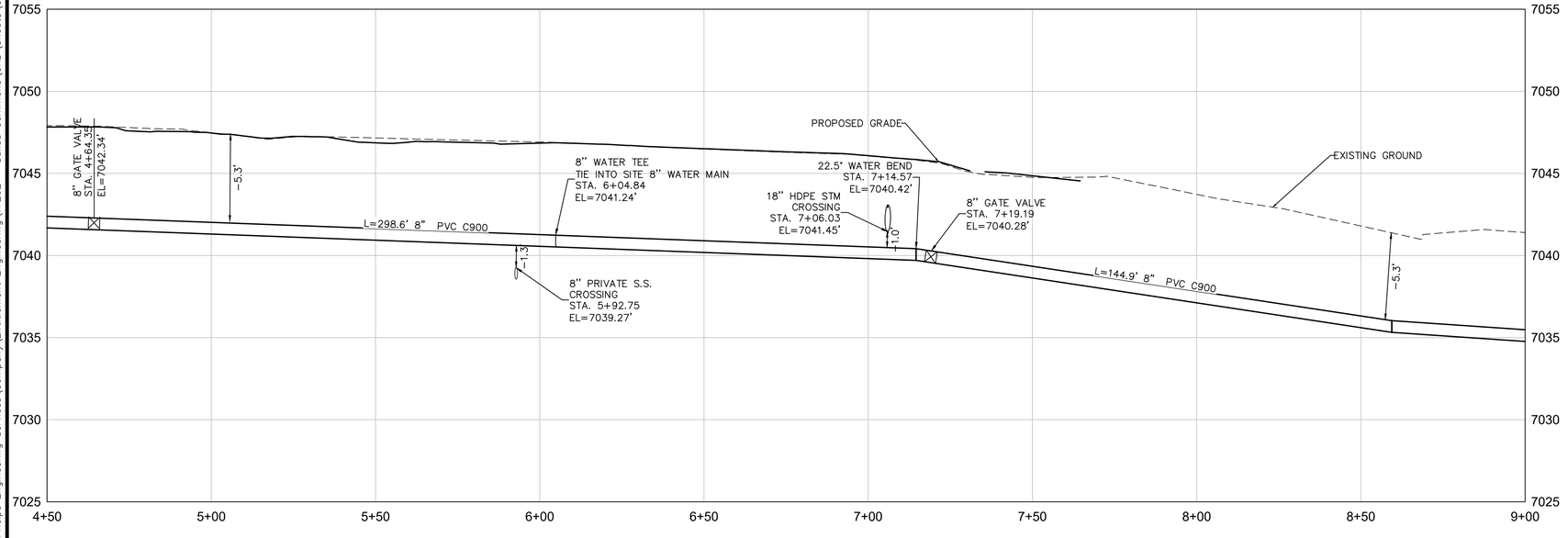
Drawing name: C:\Users\Zach\OneDrive - Phelps Engineering Services\Company\Entitlement Engineering\17202 - Salida Commons\CAD\Sheets\Construction Documents\storm plan and profile.dwg 15 WATER PUBLIC IMPROV. P&P Oct 27, 2022 1:31pm by: Zach





VICINITY MAP
SCALE : NTS

8" WATER- PUBLIC IMPROVEMENTS PROFILE
HORIZ. SCALE: 1" = 20'
VERT. SCALE: 1" = 4'



LEGEND:

- EXISTING CONTOURS (8600)
- PROPOSED CONTOURS (8600)
- PROPOSED STORM SEWER W/INLET AND FES
- PROPOSED WATER LINE W/FIRE HYDRANT
- FUTURE WATER LINE W/FIRE HYDRANT
- PROPOSED SANITARY SEWER W/MANHOLE
- FUTURE SANITARY SEWER W/MANHOLE
- DRAINAGE FLOWLINE
- PROPOSED BOUNDARY LINE
- PROPOSED TRACT
- PROPOSED EASEMENT LINE
- PROPOSED ROAD CENTER LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED EDGE OF PAVEMENT
- PROPOSED CURB & GUTTER
- EXISTING TRASH ENCLOSURE
- EXISTING LIGHT POLE
- EXISTING STORM SEWER MANHOLE
- EXISTING INLET
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING UTILITY POLE
- EXISTING UNDERGROUND WATER LINES (WAT)
- EXISTING UNDERGROUND GAS LINES (GAS)
- EXISTING UNDERGROUND SANITARY SEWER LINES (SAN)
- EXISTING OVERHEAD UTILITY LINES (OHP)
- EXISTING FENCE (X)

SCALE: 1" = 10' HORIZ.
1" = 5' VERT.
* NOT TO SCALE IF SHEET SIZE OTHER THAN 24"x36"

COLORADO 811
KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

No.	REVISIONS	DATE	BY

PHELPS ENGINEERING
3522 South Emerson St, Englewood, CO 80113
(303)258-1644 info@phelpsengineering.net phelpsengineering.net

SCALE: SEE SHEET
DESIGNED BY: JJP
DRAWN BY: JJP
CHECKED BY: LEP

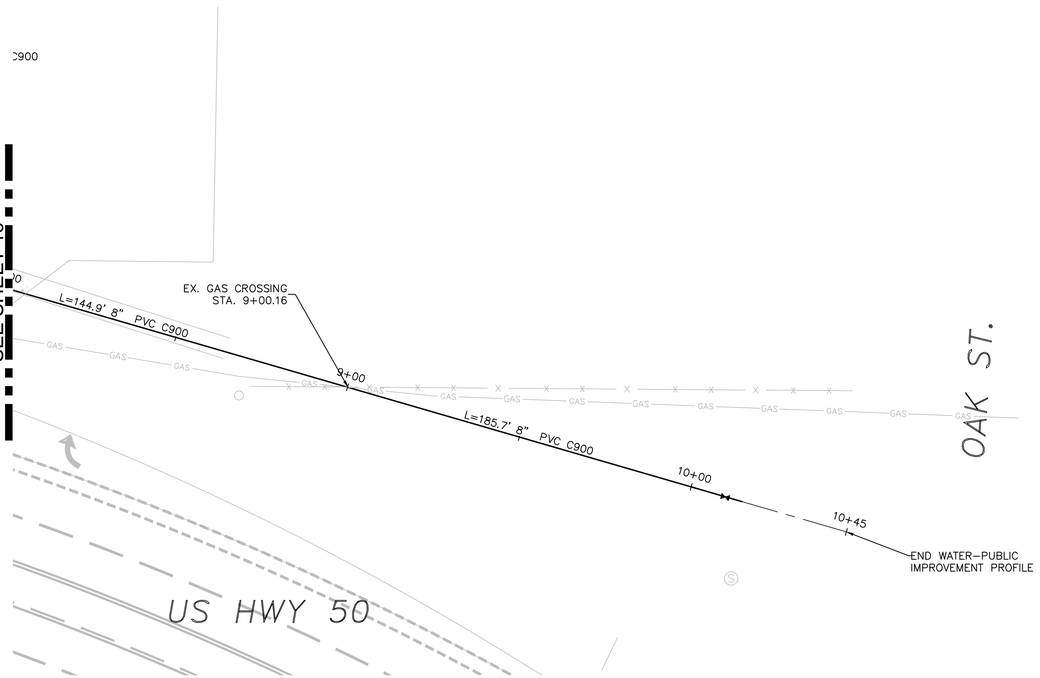
CONSTRUCTION DOCUMENTS
WATER PUBLIC IMPROV. P&P

SALIDA CROSSINGS
CITY OF SALIDA, COLORADO

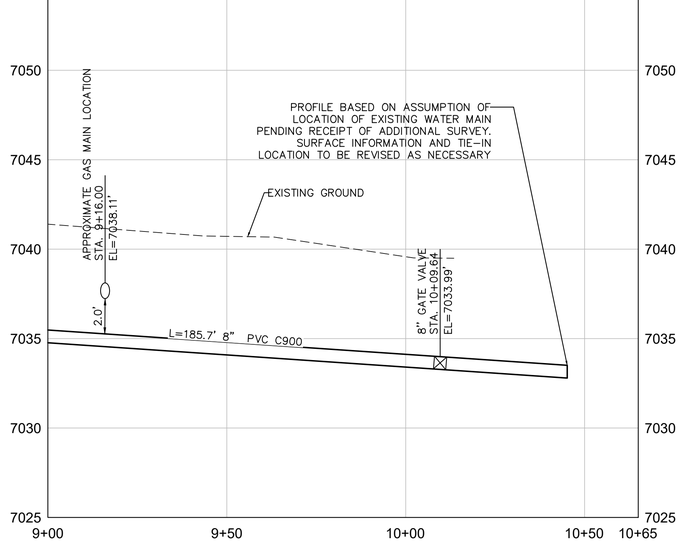
DATE
10/27/2022

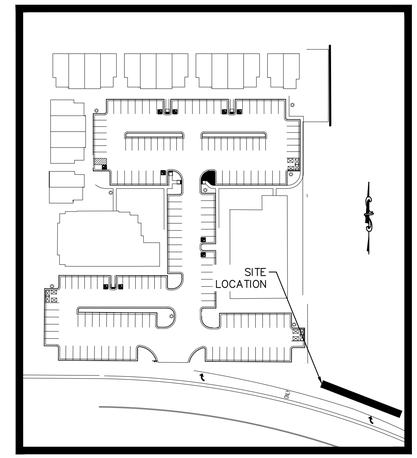
PROJECT NO.
17202

Drawing name: C:\Users\Zach\OneDrive - Phelps Engineering Services\Company\Entitlement Engineering\17202 - Salida Commons\CAD\Sheets\Construction Documents\storm plan and profile.dwg 16 WATER PUBLIC IMPROV. P&P Oct 27, 2022 1:31pm by: Zach



8" WATER- PUBLIC IMPROVEMENTS PROFILE
HORIZ. SCALE: 1" = 20'
VERT. SCALE: 1" = 4'





VICINITY MAP
SCALE : NTS

LEGEND:

- EXISTING CONTOURS (8600)
- PROPOSED CONTOURS (8600)
- PROPOSED STORM SEWER W/INLET AND FES
- PROPOSED WATER LINE W/FIRE HYDRANT
- FUTURE WATER LINE W/FIRE HYDRANT
- PROPOSED SANITARY SEWER W/MANHOLE
- FUTURE SANITARY SEWER W/MANHOLE
- DRAINAGE FLOWLINE
- PROPOSED BOUNDARY LINE
- PROPOSED TRACT
- PROPOSED EASEMENT LINE
- PROPOSED ROAD CENTER LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED EDGE OF PAVEMENT
- PROPOSED CURB & GUTTER
- EXISTING TRASH ENCLOSURE
- EXISTING LIGHT POLE
- EXISTING STORM SEWER MANHOLE
- EXISTING INLET
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING UTILITY POLE
- EXISTING UNDERGROUND WATER LINES (WAT)
- EXISTING UNDERGROUND GAS LINES (GAS)
- EXISTING UNDERGROUND SANITARY SEWER LINES (SAN)
- EXISTING OVERHEAD UTILITY LINES (OHP)
- EXISTING FENCE (X)

SCALE: 1"= 10' HORIZ.
1"= 5' VERT.
* NOT TO SCALE IF SHEET SIZE OTHER THAN 24"x36"

COLORADO 811 KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

No.	REVISIONS	DATE	BY

PHELPS ENGINEERING
3522 South Emerson St, Englewood, CO 80113
(303)256-1644 info@phelpsengineering.net phelpsengineering.net

SCALE: SEE SHEET
DESIGNED BY: JJP
DRAWN BY: JJP
CHECKED BY: LEP

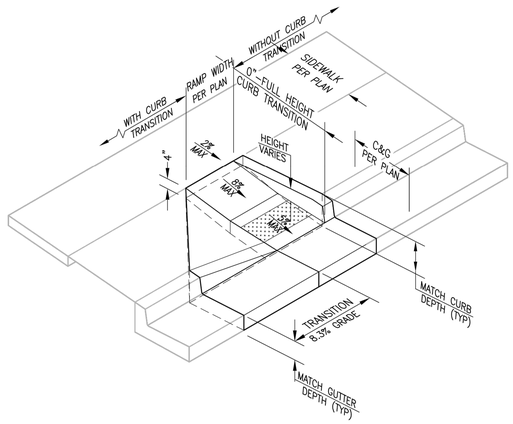
CONSTRUCTION DOCUMENTS
WATER PUBLIC IMPROV. P&P

SALIDA CROSSINGS
CITY OF SALIDA, COLORADO

DATE
10/27/2022
PROJECT NO.
17202

17 of 32

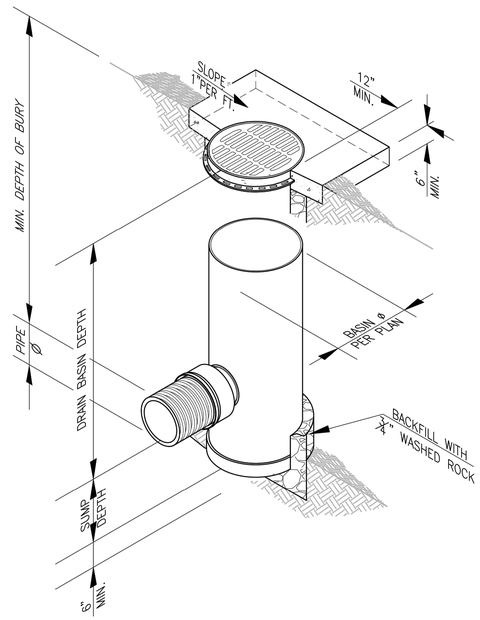
Drawing name: C:\Users\Zach\OneDrive - Phelps Engineering Services\Company\Entitlement Engineering\17202 - Salida Commons\CAD\Sheets\Construction Documents\storm plan and profile.dwg 17 WATER PUBLIC IMPROV. P&P Oct 27, 2022 1:31pm by: Zach



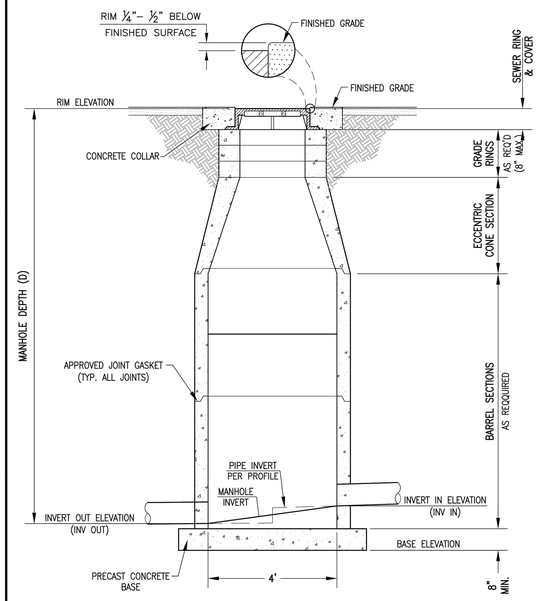
NOTES:

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

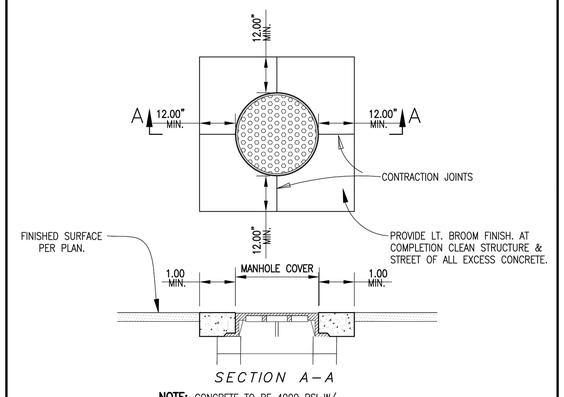
City Of SALIDA	ADA CURB RAMP – TYPE 2		
CITY OF SALIDA 304 W. HWY. 291 SALIDA, CO 81201 PHONE: (719) 539-6257	APPROVED: DATE: FEBRUARY 17 DRAWN BY: TLV	DRAWING	ADA02



City Of SALIDA	DRAIN BASIN DETAIL		
CITY OF SALIDA 304 W. HWY. 291 SALIDA, CO 81201 PHONE: (719) 539-6257	APPROVED: DATE: FEBRUARY 17 DRAWN BY: TLV	DRAWING	DR01

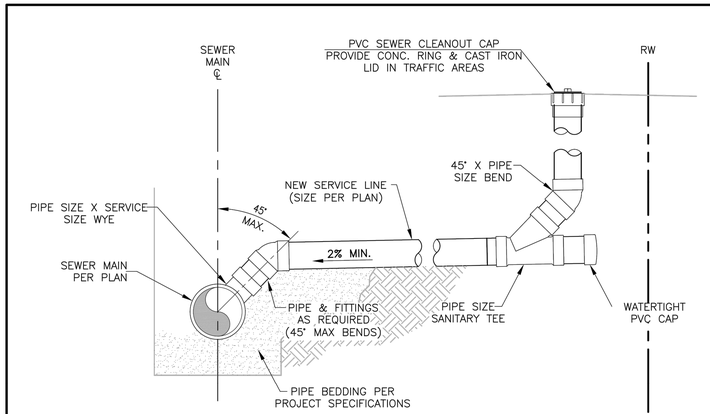


City Of SALIDA	SEWER MANHOLE DETAIL		
CITY OF SALIDA 304 W. HWY. 291 SALIDA, CO 81201 PHONE: (719) 539-6257	APPROVED: DATE: FEBRUARY 17 DRAWN BY: TLV	DRAWING	S01

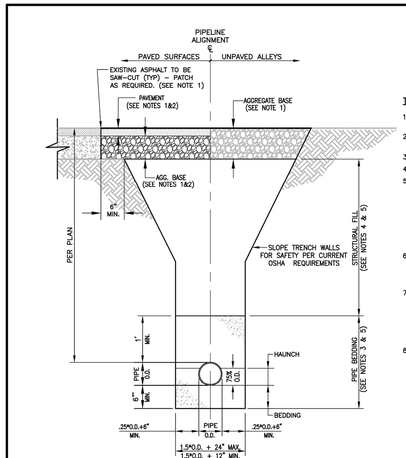


NOTE: CONCRETE TO BE 4000 PSI W/ FIBER MESH REINFORCEMENT

City Of SALIDA	SEWER MANHOLE COLLAR DETAIL		
CITY OF SALIDA 304 W. HWY. 291 SALIDA, CO 81201 PHONE: (719) 539-6257	APPROVED: DATE: FEBRUARY 17 DRAWN BY: TLV	DRAWING	S02



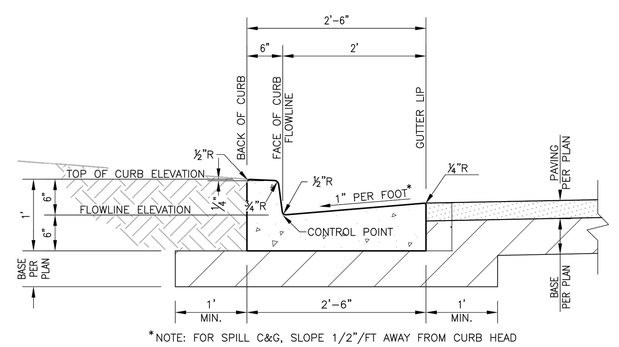
City Of SALIDA	SEWER SERVICE TAP DETAIL		
APPROVED: DATE: FEBRUARY 17 DRAWN BY: TLV	CITY OF SALIDA 304 W. HWY. 291 SALIDA, CO 81201 PHONE: (719) 539-6257	DRAWING	S03



TRENCH SECTION NOTES

1. ASPHALT AND ALLEY PATCHING SHALL COMPLY WITH THE APPROPRIATE CITY OF SALIDA PATCHING STANDARDS.
2. NEW ASPHALT OR ASPHALT OVERLAYS SHALL COMPLY WITH THE PROJECT SPECIFIC STANDARDS PROVIDED IN THE STREET AND/OR ASPHALT PATCHING NOTES.
3. PIPE BEDDING SHALL MEET CDOT CLASS 6 AGGREGATE BASE SPECIFICATIONS.
4. STRUCTURAL FILL SHALL MEET CDOT CLASS 1 AGGREGATE BASE SPECIFICATIONS.
5. FILL AND BEDDING MATERIAL TO BE PLACED IN 8–INCH MAXIMUM LIFTS (COMPACTED DEPTH) TO THE FOLLOWING MINIMUM PERCENTAGES UNLESS NOTED OTHERWISE:
   A. STREETS, PARKING LOTS & ALLEYS: 95% MODIFIED PROCTOR (ASTM D1557)
   B. UTILITY EASEMENTS OUTSIDE THE STREET SECTION: 90% MODIFIED PROCTOR (ASTM 1557).
   C. UNDEVELOPED LAND: 80% MODIFIED PROCTOR (ASTM 1557).
6. THIS DETAIL IS FOR "DRY" TRENCH CONDITIONS. "WET TRENCH CONDITIONS CONTRACTOR SHALL PROVIDE A MINIMUM 4" OF 1.5 INCH MINUS WASHED ROCK UNDER PIPE BEDDING MATERIAL WRAPPED WITH FILTER FABRIC (MIRAFI 140N OR APPROVED EQUAL).
7. EXCAVATED MATERIAL CONTAINING RUBBISH, FROZEN MATERIAL, ORGANIC DEBRIS, ASPHALT, CONCRETE OR OTHER DELETERIOUS MATERIALS NOT SUITABLE FOR STRUCTURAL FILL SHALL BECOME THE PROPERTY OF THE CONTRACTOR. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF MATERIAL IN A FASHION THAT COMPLIES WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS. THE OWNER MAY REQUIRE DOCUMENTATION OF PROPER DISPOSAL AS A CONDITION OF FINAL PAYMENT.
8. SEE WATER AND/OR SEWER GENERAL NOTES FOR PIPE SPECIFICATIONS.

City Of SALIDA	UTILITY TRENCH		
APPROVED: DATE: FEBRUARY 17 DRAWN BY: TLV	CITY OF SALIDA 304 W. HWY. 291 SALIDA, CO 81201 PHONE: (719) 539-6257	DRAWING	UT01



*NOTE: FOR SPILL C&G, SLOPE 1/2"/FT AWAY FROM CURB HEAD

City Of SALIDA	TYPICAL CURB AND GUTTER		
APPROVED: DATE: FEBRUARY 17 DRAWN BY: TLV	CITY OF SALIDA 304 W. HWY. 291 SALIDA, CO 81201 PHONE: (719) 539-6257	DRAWING	ST04

No.	REVISIONS	DATE	BY

PHELPS ENGINEERING
3522 South Emerson St, Englewood, CO 80113
(303)256-1644 info@phelpsengineering.net phelpsengineering.net

SCALE: SEE SHEET
DESIGNED BY: JJP
DRAWN BY: JJP
CHECKED BY: LEP

CONSTRUCTION DOCUMENTS
SITE DETAILS - DETAILS 1

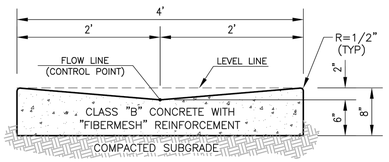
SALIDA CROSSINGS
CITY OF SALIDA, COLORADO

DATE
10/27/2022

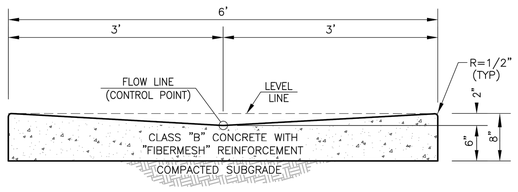
PROJECT NO.
17202

COLORADO 811 KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

Drawing name: C:\Users\Zach\OneDrive - Phelps Engineering Services\Company\Entitlement Engineering\17202 - Salida Commons\CAD\Sheets\Construction Documents\SITE DETAILS.dwg SITE DETAILS - DETAILS 1 Oct 27, 2022 1:31pm by: Zach

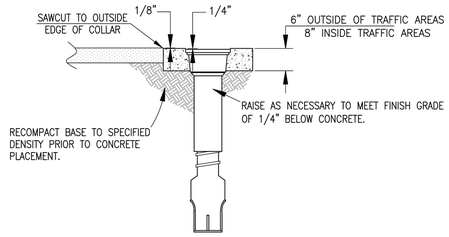


GUTTER PAN

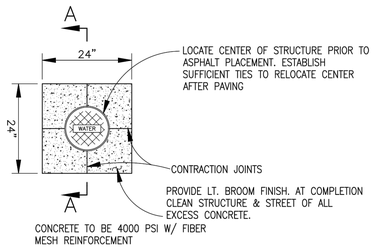


CROSSPAN

City Of SALIDA	CROSSPAN & GUTTER PAN		
CITY OF SALIDA 304 W. HWY. 291 SALIDA, CO 81201 PHONE: (719) 539-6257	APPROVED: DATE: FEBRUARY 17 DRAWN BY: TLV	DRAWING	ST05

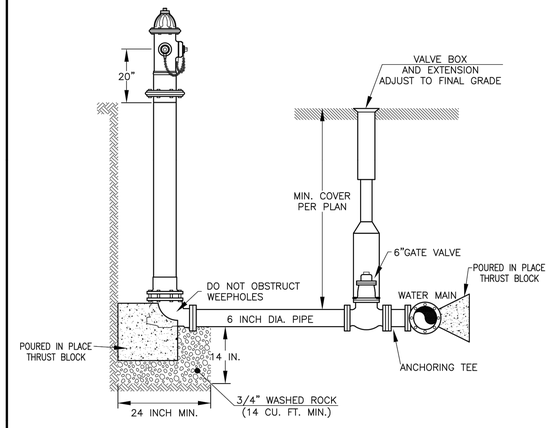


SECTION A-A



PLAN VIEW

City Of SALIDA	WATER VALVE COLLAR DETAIL		
CITY OF SALIDA 304 W. HWY. 291 SALIDA, CO 81201 PHONE: (719) 539-6257	APPROVED: DATE: FEBRUARY 17 DRAWN BY: TLV	DRAWING	W01

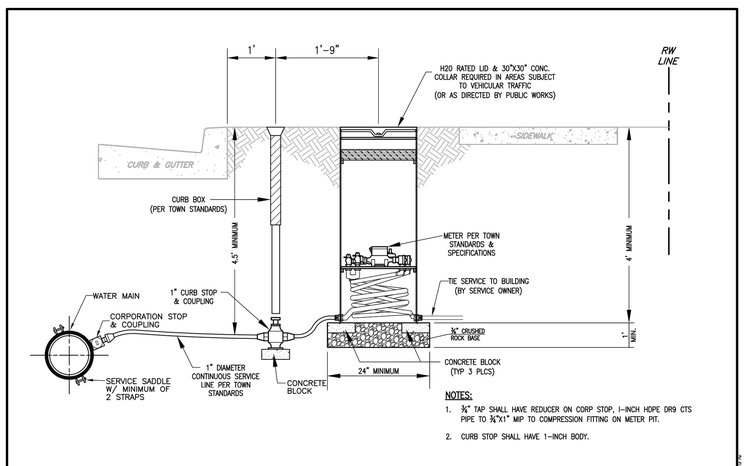


DETAIL

FIRE HYDRANT ASSEMBLY

(NO SCALE)

City Of SALIDA	FIREHYDRANT ASSEMBLY DETAIL		
CITY OF SALIDA 304 W. HWY. 291 SALIDA, CO 81201 PHONE: (719) 539-6257	APPROVED: DATE: FEBRUARY 17 DRAWN BY: TLV	DRAWING	W02



City Of SALIDA	WATER SERVICE TAP DETAIL		
APPROVED: DATE: APRIL 17 DRAWN BY: TLV	CITY OF SALIDA 304 W. HWY. 291 SALIDA, CO 81201 PHONE: (719) 539-6257	DRAWING	W03

No.	REVISIONS	DATE	BY

PHELPS ENGINEERING
3522 South Emerson St, Englewood, CO 80113
(303)256-1644 mike@phelpsengineering.net phelpsengineering.net

SCALE: SEE SHEET
DESIGNED BY: JJP
DRAWN BY: JJP
CHECKED BY: LEP

CONSTRUCTION DOCUMENTS
SITE DETAILS - DETAILS 2

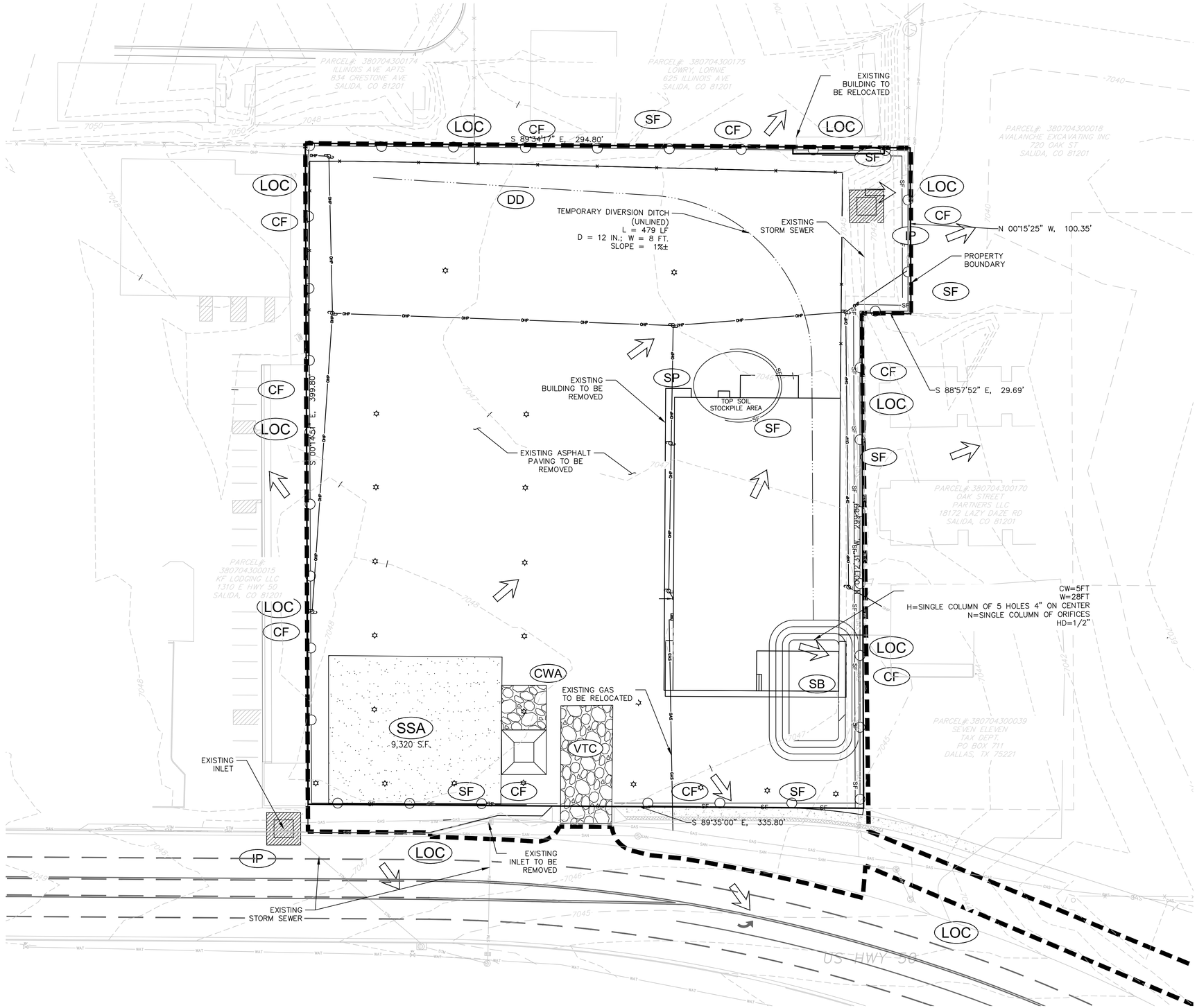
SALIDA CROSSINGS
CITY OF SALIDA, COLORADO

DATE
10/27/2022

PROJECT NO.
17202

COLORADO 811 KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

Drawing name: C:\Users\Zach\OneDrive - Phelps Engineering Services\Company\Entitlement Engineering\17202 - Salida Commons\CAD\Sheets\Construction Documents\SITE DETAILS.dwg SITE DETAILS - DETAILS 2 Oct 27, 2022 1:32pm by: Zach



0 15 30 60

1 inch = 30 ft. Horizontal

LEGEND:

- EX. BOUNDARY
- 8660 EX. MAJOR CONTOUR
- 8661 EX. MINOR CONTOUR
- LEASE LINE
- LOC LIMITS OF CONSTRUCTION
- CF CONSTRUCTION FENCE
- SF SILT FENCE
- SCL SEDIMENT CONTROL LOG
- VTC VEHICLE TRACTION CONTROL
- IP INLET PROTECTION
- SSA STABILIZED STAGING AREA
- CWA CONCRETE WASH AREA
- SB SEDIMENT BASIN
- DD DIVERSION DITCH
- FLOW ARROW

No.	REVISIONS	DATE	BY

PHELPS ENGINEERING
3522 South Emerson St, Englewood, CO 80113
(303)536-1644 info@phelpsengineering.net phelpsengineering.net

SCALE: SEE SHEET
DESIGNED BY: JJP
DRAWN BY: JJP
CHECKED BY: LEP

CONSTRUCTION DOCUMENTS

EROSION CONTROL INITIAL PLAN

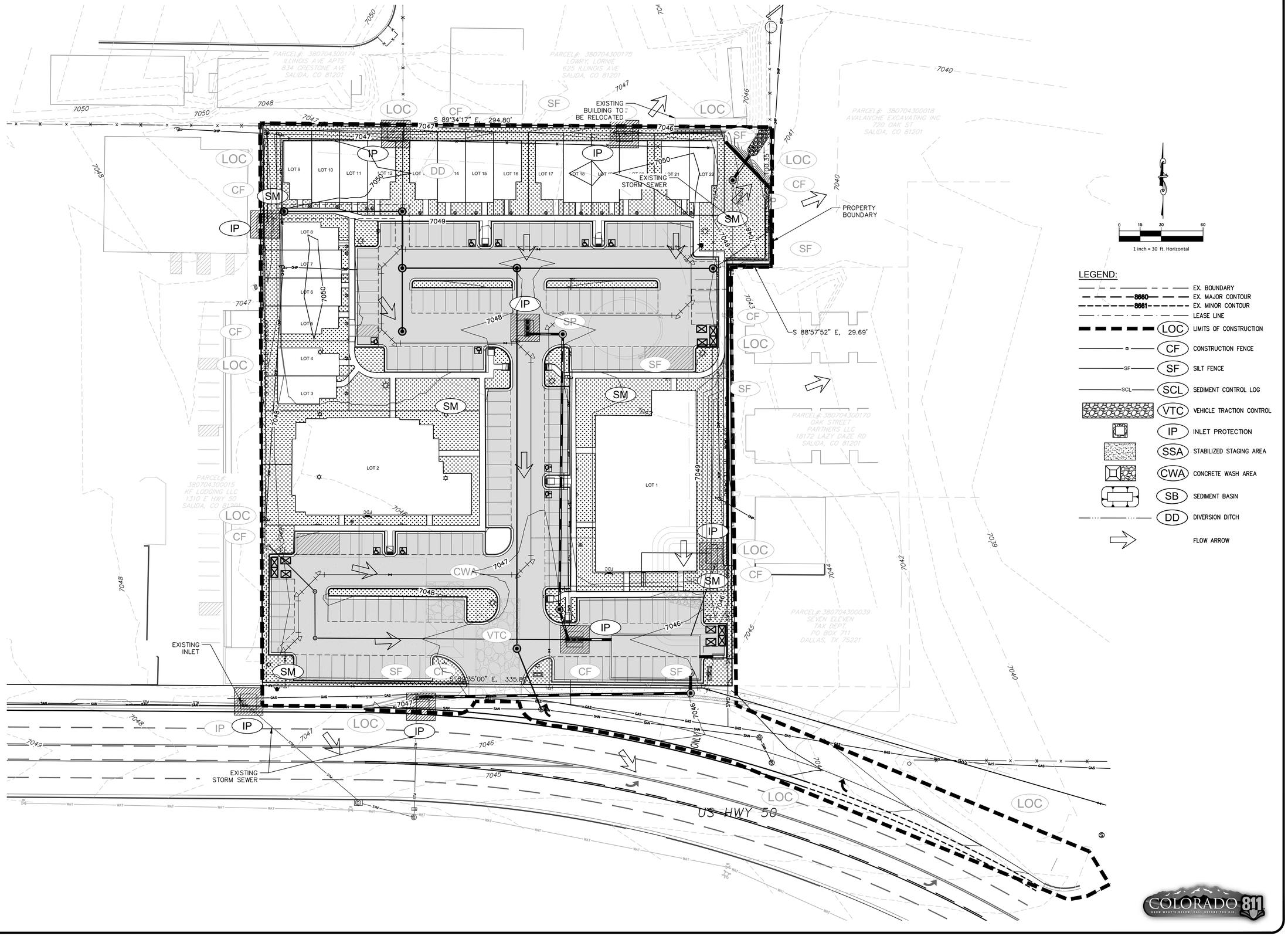
SALIDA CROSSINGS
CITY OF SALIDA, COLORADO

DATE
10/27/2022

PROJECT NO.
17202

COLORADO 811 KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

Drawing name: C:\Users\Zach\OneDrive - Phelps Engineering Services\Company\Entitlement Engineering\17202 - Salida Commons\CAD\Sheets\Construction Documents\17202 - Initial Plan.dwg EROSION CONTROL INITIAL PLAN Oct 27, 2022 1:32pm by: Zach



No.	REVISIONS	DATE	BY

PHELPS ENGINEERING
3522 South Emerson St, Englewood, CO 80113
(303)536-1644 mike@phelpsengineering.net phelpsengineering.net

SCALE: SEE SHEET
DESIGNED BY: JJP
DRAWN BY: JJP
CHECKED BY: LEP

CONSTRUCTION DOCUMENTS

EROSION CONTROL FINAL PLAN

SALIDA CROSSINGS

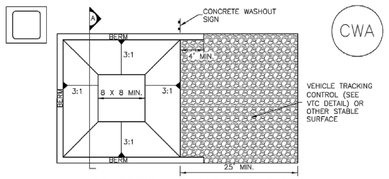
CITY OF SALIDA, COLORADO

DATE
10/27/2022

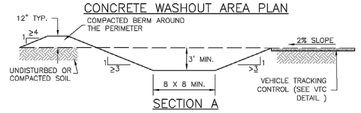
PROJECT NO.
17202

COLORADO 811
KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

Drawing name: C:\Users\Zach\OneDrive - Phelps Engineering Services\Company\Entitlement Engineering\17202 - Salida Commons\CAD\Sheets\Construction Documents\17202 - Final Plan.dwg EROSION CONTROL FINAL PLAN Oct 27, 2022 1:32pm by: Zach



CONCRETE WASHOUT AREA PLAN



SECTION A

CWA-1. CONCRETE WASHOUT AREA

CWA INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   –CWA INSTALLATION LOCATION.

2. DO NOT LOCATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY, DO NOT LOCATE WITHIN 1,000' OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONSTRAINTS MAKE THIS INFEASIBLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (16 MIL MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINED ABOVE GROUND STORAGE ARE SHOULD BE USED.

3. THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.

4. CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8' BY 8' SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER. THE PIT SHALL BE AT LEAST 3' DEEP.

5. BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.

6. VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA.

7. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.

8. USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

CWA MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. THE CWA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE. CONCRETE MATERIALS, ACCUMULATED IN PIT, SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF 2'.

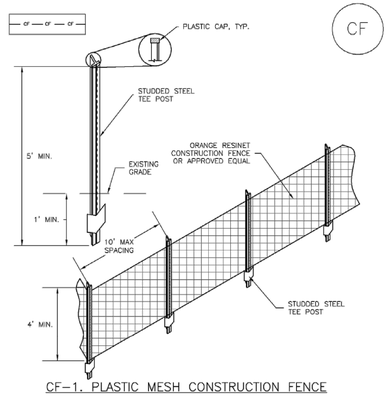
5. CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE IN A WATER-TIGHT CONTAINER AND DISPOSED OF PROPERLY.

6. THE CWA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.

7. WHEN THE CWA IS REMOVED, COVER THE DISTURBED AREA WITH TOP SOIL, SEED AND MULCH OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

(DETAIL ADAPTED FROM DOUGLAS COUNTY, COLORADO AND THE CITY OF PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD).

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.



CF–1. PLASTIC MESH CONSTRUCTION FENCE

CONSTRUCTION FENCE INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   –LOCATION OF CONSTRUCTION FENCE.

2. CONSTRUCTION FENCE SHOWN SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.

3. CONSTRUCTION FENCE SHALL BE COMPOSED OF ORANGE, CONTRACTOR–GRADE MATERIAL THAT IS AT LEAST 4' HIGH. METAL POSTS SHOULD HAVE A PLASTIC CAP FOR SAFETY.

4. STUDDED STEEL TEE POSTS SHALL BE UTILIZED TO SUPPORT THE CONSTRUCTION FENCE. MAXIMUM SPACING FOR STEEL TEE POSTS SHALL BE 10'.

5. CONSTRUCTION FENCE SHALL BE SECURELY FASTENED TO THE TOP, MIDDLE, AND BOTTOM OF EACH POST.

CONSTRUCTION FENCE MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

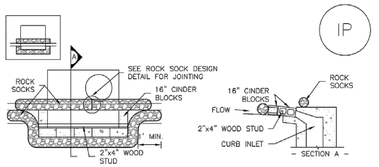
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. CONSTRUCTION FENCE SHALL BE REPAIRED OR REPLACED WHEN THERE ARE SIGNS OF DAMAGE SUCH AS RIPS OR SAGS. CONSTRUCTION FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.

5. WHEN CONSTRUCTION FENCES ARE REMOVED, ALL DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE FENCE SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED, OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

(DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD)



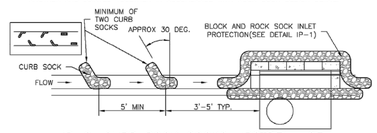
IP–1. BLOCK AND ROCK SOCK SUMP OR ON GRADE INLET PROTECTION

BLOCK AND CURB SOCK INLET PROTECTION INSTALLATION NOTES

1. SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.

2. CONCRETE "CINDER" BLOCKS SHALL BE LAID ON THEIR SIDES AROUND THE INLET IN A SINGLE ROW, ABUTTING ONE ANOTHER WITH THE OPEN END FACING AWAY FROM THE CURB.

3. GRAVEL BAGS SHALL BE PLACED AROUND CONCRETE BLOCKS, CLOSELY ABUTTING ONE ANOTHER AND JOINTED TOGETHER IN ACCORDANCE WITH ROCK SOCK DESIGN DETAIL.



IP–2. CURB ROCK SOCKS UPSTREAM OF INLET PROTECTION

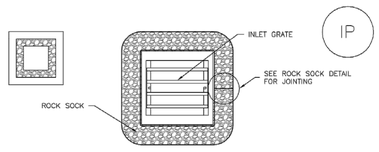
CURB ROCK SOCK INLET PROTECTION INSTALLATION NOTES

1. SEE ROCK SOCK DESIGN DETAIL INSTALLATION REQUIREMENTS.

2. PLACEMENT OF THE SOCK SHALL BE APPROXIMATELY 30 DEGREES FROM PERPENDICULAR IN THE OPPOSITE DIRECTION OF FLOW.

3. SOCKS ARE TO BE FLUSH WITH THE CURB AND SPACED A MINIMUM OF 5 FEET APART.

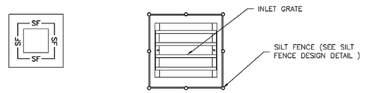
4. AT LEAST TWO CURB SOCKS IN SERIES ARE REQUIRED UPSTREAM OF ON–GRADE INLETS.



IP–3. ROCK SOCK SUMP/AREA INLET PROTECTION

ROCK SOCK SUMP/AREA INLET PROTECTION INSTALLATION NOTES
1. SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.

2. STRAW WATTLES/SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF ROCK SOCKS FOR INLETS IN PERVIOUS AREAS. INSTALL PER SEDIMENT CONTROL LOG DETAIL.



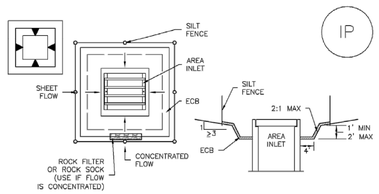
IP–4. SILT FENCE FOR SUMP INLET PROTECTION

SILT FENCE INLET PROTECTION INSTALLATION NOTES

1. SEE SILT FENCE DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.

2. POSTS SHALL BE PLACED AT EACH CORNER OF THE INLET AND AROUND THE EDGES AT A MAXIMUM SPACING OF 3 FEET.

3. STRAW WATTLES/SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF SILT FENCE FOR INLETS IN PERVIOUS AREAS. INSTALL PER SEDIMENT CONTROL LOG DETAIL.



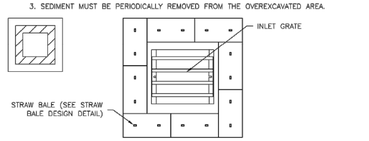
IP–5. OVEREXCAVATION INLET PROTECTION

OVEREXCAVATION INLET PROTECTION INSTALLATION NOTES

1. THIS FORM OF INLET PROTECTION IS PRIMARILY APPLICABLE FOR SITES THAT HAVE NOT YET REACHED FINAL GRADE AND SHOULD BE USED ONLY FOR INLETS WITH A RELATIVELY SMALL CONTRIBUTING DRAINAGE AREA.

2. WHEN USING FOR CONCENTRATED FLOWS, SHAPE BASIN IN 2:1 RATIO WITH LENGTH ORIENTED TOWARDS DIRECTION OF FLOW.

3. SEDIMENT MUST BE PERIODICALLY REMOVED FROM THE OVEREXCAVATED AREA.

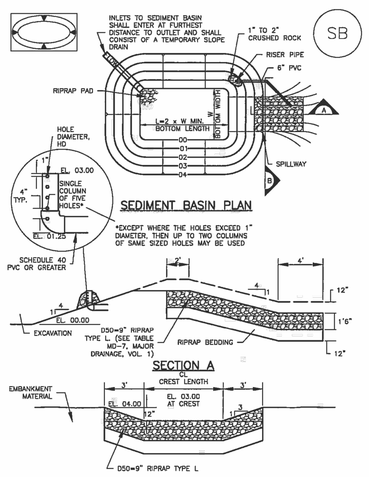


IP–6. STRAW BALE FOR SUMP INLET PROTECTION

STRAW BALE BARRIER INLET PROTECTION INSTALLATION NOTES

1. SEE STRAW BALE DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.

2. BALES SHALL BE PLACED IN A SINGLE ROW AROUND THE INLET WITH ENDS OF BALES TIGHTLY ABUTTING ONE ANOTHER.



COLORADO 811 KNOW WHAT'S BELOW CALL BEFORE YOU DIG

Item 4.
BY
DATE
REVISIONS
No.
PHELPS ENGINEERING
3522 South Emerson St, Englewood, CO 80113
(303)256-1644 mike@phelpsengineering.net phelpsengineering.net
SCALE: SEE SHEET
DESIGNED BY: JJP
DRAWN BY: JJP
CHECKED BY: LEP
CONSTRUCTION DOCUMENTS
EROSION CONTROL DETAILS 1
SALIDA CROSSINGS
CITY OF SALIDA, COLORADO
DATE 10/27/2022
PROJECT NO. 17202
22 of 32
- 201 -

Drawing name: C:\Users\Zach\OneDrive - Phelps Engineering Services\Company\Entitlement Engineering\17202 - Salida Commons\CAD\Sheets\Construction Documents\17202 - SWMP Details.dwg 19 EROSION CONTROL DETAILS 1 Oct 27, 2022 1:32pm by: Zach

TABLE SB-1. SIZING INFORMATION FOR STANDARD SEDIMENT BASIN

Upstream Drainage Area (rounded to nearest acre), (ac)	Basin Bottom Width (W), (ft)	Spillway Crest Length (CL), (ft)	Hole Diameter (HD), (in)
1	12	2	5/32
2	21	3	7/16
3	28	5	1/2
4	33 1/2	6	9/16
5	38 1/2	8	7/16
6	43	9	7/32
7	47 1/2	11	2/32
8	51	12	2/32
9	55	13	3/8
10	58 1/2	15	11/16
11	61	16	7/32
12	64	18	1"
13	67 1/2	19	1 1/4
14	70 1/2	21	1 1/8
15	73 1/2	22	1 3/16

SEDIMENT BASIN INSTALLATION NOTES

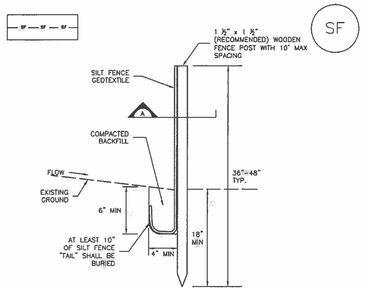
1. SEE PLAN VIEW FOR:
   -LOCATION OF SEDIMENT BASIN.
   -TYPE OF BASIN (STANDARD BASIN OR NONSTANDARD BASIN).
   -FOR STANDARD BASIN, BOTTOM WIDTH W, CREST LENGTH CL, AND HOLE DIAMETER, HD.
   -FOR NONSTANDARD BASIN, SEE CONSTRUCTION DRAWINGS FOR DESIGN OF BASIN INCLUDING RISER HEIGHT H, NUMBER OF COLUMNS N, HOLE DIAMETER HD AND PIPE DIAMETER D.
2. FOR STANDARD BASIN, BOTTOM DIMENSION MAY BE MODIFIED AS LONG AS BOTTOM AREA IS NOT REDUCED.
3. SEDIMENT BASINS SHALL BE INSTALLED PRIOR TO ANY OTHER LAND-DISTURBING ACTIVITY THAT RELIES ON ON BASINS AS A STORMWATER CONTROL.
4. EMBANKMENT MATERIAL SHALL CONSIST OF SOIL FREE OF DEBRIS, ORGANIC MATERIAL, AND ROCKS OR CONCRETE GREATER THAN 3 INCHES AND SHALL HAVE A MINIMUM OF 15 PERCENT BY WEIGHT PASSING THE NO. 200 SIEVE.
5. EMBANKMENT MATERIAL SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D698.
6. PIPE SCH 40 OR GREATER SHALL BE USED.
7. THE DETAILS SHOWN ON THESE SHEETS PERTAIN TO STANDARD SEDIMENT BASIN(S) FOR DRAINAGE AREAS LESS THAN 15 ACRES. SEE CONSTRUCTION DRAWINGS FOR EMBANKMENT, STORAGE VOLUME, SPILLWAY, OUTLET, AND OUTLET PROTECTION DETAILS FOR ANY SEDIMENT BASIN(S) THAT HAVE BEEN INDIVIDUALLY DESIGNED FOR DRAINAGE AREAS LARGER THAN 15 ACRES.

SEDIMENT BASIN MAINTENANCE NOTES

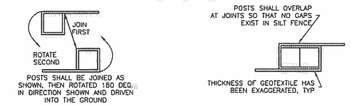
1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. SEDIMENT ACCUMULATED IN BASIN SHALL BE REMOVED AS NEEDED TO MAINTAIN BMP EFFECTIVENESS, TYPICALLY WHEN SEDIMENT DEPTH REACHES ONE FOOT (I.E., TWO FEET BELOW THE SPILLWAY CREST).
5. SEDIMENT BASINS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND GRASS COVER IS ACCEPTED BY THE LOCAL JURISDICTION.
6. WHEN SEDIMENT BASINS ARE REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

(DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.



SILT FENCE



SECTION A

SF-1. SILT FENCE

SILT FENCE INSTALLATION NOTES

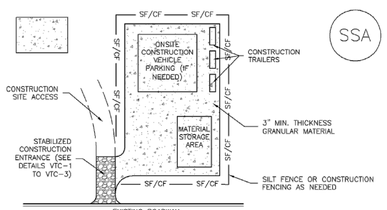
1. SILT FENCE MUST BE PLACED AWAY FROM THE TOE OF THE SLOPE TO ALLOW FOR WATER PONDING. SILT FENCE AT THE TOE OF A SLOPE SHOULD BE INSTALLED IN A FLAT LOCATION AT LEAST SEVERAL FEET (2–5 FT) FROM THE TOE OF THE SLOPE TO ALLOW ROOM FOR PONDING AND DEPOSITION.
2. A UNIFORM 6" X 4" ANCHOR TRENCH SHALL BE EXCAVATED USING TRENCHER OR SILT FENCE INSTALLATION DEVICE. NO ROAD GRADERS, BACKHOES, OR SIMILAR EQUIPMENT SHALL BE USED.
3. COMPACT ANCHOR TRENCH BY HAND WITH A "JUMPING JACK" OR BY WHEEL ROLLING. COMPACTION SHALL BE SUCH THAT SILT FENCE RESISTS BEING PULLED OUT OF ANCHOR TRENCH BY HAND.
4. SILT FENCE SHALL BE PULLED TIGHT AS IT IS ANCHORED TO THE STAKES. THERE SHOULD BE NO NOTICEABLE SAG BETWEEN STAKES AFTER IT HAS BEEN ANCHORED TO THE STAKES.
5. SILT FENCE FABRIC SHALL BE ANCHORED TO THE STAKES USING 1" HEAVY DUTY STAPLES OR NAILS WITH 1" HEADS. STAPLES AND NAILS SHOULD BE PLACED 3" ALONG THE FABRIC DOWN THE STAKE.
6. AT THE END OF A RUN OF SILT FENCE ALONG A CONTOUR, THE SILT FENCE SHOULD BE TURNED PERPENDICULAR TO THE CONTOUR TO CREATE A "J-HOOK." THE "J-HOOK" EXTENDING PERPENDICULAR TO THE CONTOUR SHOULD BE OF SUFFICIENT LENGTH TO KEEP RUNOFF FROM FLOWING AROUND THE END OF THE SILT FENCE (TYPICALLY 10'– 20').
7. SILT FENCE SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.

SILT FENCE MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. SEDIMENT ACCUMULATED UPSTREAM OF THE SILT FENCE SHALL BE REMOVED AS NEEDED TO MAINTAIN THE FUNCTIONALITY OF THE BMP, TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 6".
5. REPAIR OR REPLACE SILT FENCE WHEN THERE ARE SIGNS OF WEAR, SUCH AS SAGGING, TEARING, OR COLLAPSE.
6. SILT FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION, OR IS REPLACED BY AN EQUIVALENT PERIMETER SEDIMENT CONTROL BMP.
7. WHEN SILT FENCE IS REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

(DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, NOT AVAILABLE IN AUTOCAD)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.



SSA-1. STABILIZED STAGING AREA

STABILIZED STAGING AREA INSTALLATION NOTES

1. SEE PLAN VIEW FOR
   -LOCATION OF STAGING AREA(S).
   -CONTRACTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM THE LOCAL JURISDICTION.
2. STABILIZED STAGING AREA SHOULD BE APPROPRIATE FOR THE NEEDS OF THE SITE. OVERSIZING RESULTS IN A LARGER AREA TO STABILIZE FOLLOWING CONSTRUCTION.
3. STAGING AREA SHALL BE STABILIZED PRIOR TO OTHER OPERATIONS ON THE SITE.
4. THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM 3" THICK GRANULAR MATERIAL.
5. UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.
6. ADDITIONAL PERIMETER BMPs MAY BE REQUIRED INCLUDING BUT NOT LIMITED TO SILT FENCE AND CONSTRUCTION FENCING.

STABILIZED STAGING AREA MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY IF RUTTING OCCURS OR UNDERLYING SUBGRADE BECOMES EXPOSED.

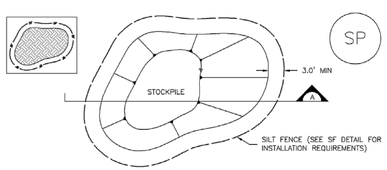
STABILIZED STAGING AREA MAINTENANCE NOTES

5. STABILIZED STAGING AREA SHALL BE ENLARGED IF NECESSARY TO CONTAIN PARKING, STORAGE, AND UNLOADING/LOADING OPERATIONS.
6. THE STABILIZED STAGING AREA SHALL BE REMOVED AT THE END OF CONSTRUCTION. THE GRANULAR MATERIAL SHALL BE REMOVED OR, IF APPROVED BY THE LOCAL JURISDICTION, USED ON SITE, AND THE AREA COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY LOCAL JURISDICTION.

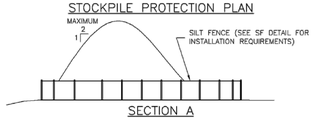
NOTE: MANY MUNICIPALITIES PROHIBIT THE USE OF RECYCLED CONCRETE AS GRANULAR MATERIAL FOR STABILIZED STAGING AREAS DUE TO DIFFICULTIES WITH RE-ESTABLISHMENT OF VEGETATION IN AREAS WHERE RECYCLED CONCRETE WAS PLACED.

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

(DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO, NOT AVAILABLE IN AUTOCAD)



STOCKPILE PROTECTION PLAN



SECTION A

SP-1. STOCKPILE PROTECTION

STOCKPILE PROTECTION INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   -LOCATION OF STOCKPILES.
   -TYPE OF STOCKPILE PROTECTION.
2. INSTALL PERIMETER CONTROLS IN ACCORDANCE WITH THEIR RESPECTIVE DESIGN DETAILS. SILT FENCE IS SHOWN IN THE STOCKPILE PROTECTION DETAILS; HOWEVER, OTHER TYPES OF PERIMETER CONTROLS INCLUDING SEDIMENT CONTROL LOGS OR ROCK SOCKS MAY BE SUITABLE IN SOME CIRCUMSTANCES. CONSIDERATIONS FOR DETERMINING THE APPROPRIATE TYPE OF PERIMETER CONTROL FOR A STOCKPILE INCLUDE WHETHER THE STOCKPILE IS LOCATED ON A PERVIOUS OR IMPERVIOUS SURFACE, THE RELATIVE HEIGHTS OF THE PERIMETER CONTROL AND STOCKPILE, THE ABILITY OF THE PERIMETER CONTROL TO CONTAIN THE STOCKPILE WITHOUT FAILING IN THE EVENT THAT MATERIAL FROM THE STOCKPILE SHIFTS OR SLUMPS AGAINST THE PERIMETER, AND OTHER FACTORS.
3. STABILIZE THE STOCKPILE SURFACE WITH SURFACE ROUGHENING, TEMPORARY SEEDING AND MULCHING, EROSION CONTROL BLANKETS, OR SOIL BINDERS. SOILS STOCKPILED FOR AN EXTENDED PERIOD (TYPICALLY FOR MORE THAN 60 DAYS) SHOULD BE SEEDED AND MULCHED WITH A TEMPORARY GRASS COVER ONCE THE STOCKPILE IS PLACED (TYPICALLY WITHIN 14 DAYS). USE OF MULCH ONLY OR A SOIL BINDER IS ACCEPTABLE IF THE STOCKPILE WILL BE IN PLACE FOR A MORE LIMITED TIME PERIOD (TYPICALLY 30–60 DAYS).
4. FOR TEMPORARY STOCKPILES ON THE INTERIOR PORTION OF A CONSTRUCTION SITE, WHERE OTHER DOWNGRADIENT CONTROLS, INCLUDING PERIMETER CONTROL, ARE IN PLACE, STOCKPILE PERIMETER CONTROLS MAY NOT BE REQUIRED.

STOCKPILE PROTECTION MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

STOCKPILE PROTECTION MAINTENANCE NOTES

4. IF PERIMETER PROTECTION MUST BE MOVED TO ACCESS SOIL STOCKPILE, REPLACE PERIMETER CONTROLS BY THE END OF THE WORKDAY.
5. STOCKPILE PERIMETER CONTROLS CAN BE REMOVED ONCE ALL THE MATERIAL FROM THE STOCKPILE HAS BEEN USED.

(DETAILS ADAPTED FROM PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

COLORADO 811 KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

Item 4.
BY | DATE | REVISIONS | No.

PHELPS ENGINEERING
3522 South Emerson St, Englewood, CO 80113
(303)256-1644 mike@phelpsengineering.net phelpsengineering.net

SCALE: SEE SHEET
DESIGNED BY: JJP
DRAWN BY: JJP
CHECKED BY: LEP

CONSTRUCTION DOCUMENTS
EROSION CONTROL DETAILS 2

SALIDA CROSSINGS
CITY OF SALIDA, COLORADO

DATE 10/27/2022
PROJECT NO. 17202

23 of 32

Drawing name: C:\Users\Zach\OneDrive - Phelps Engineering Services\Company\Entitlement Engineering\17202 - Salida Commons\CAD\Sheets\Construction Documents\17202 - SWMP Details.dwg 20 EROSION CONTROL DETAILS 2 Oct 27, 2022 1:32pm by: Zach

- 202 -

Street Sweeping and Vacuuming (SS) SM-7

Description

Street sweeping and vacuuming remove sediment that has been tracked onto roadways to reduce sediment transport into storm drain systems or a surface waterway.



Photograph SS-1. A street sweeper removes sediment and potential pollutants along the curb line at a construction site. Photo courtesy of Tom Gore.

Appropriate Uses

Use this practice at construction sites where vehicles may track sediment offsite onto paved roadways.

Design and Installation

Street sweeping or vacuuming should be conducted when there is noticeable sediment accumulation on roadways adjacent to the construction site. Typically, this will be concentrated at the entrance/exit to the construction site. Well-maintained stabilized construction entrances, vehicle tracking controls and tire wash facilities can help reduce the necessary frequency of street sweeping and vacuuming.

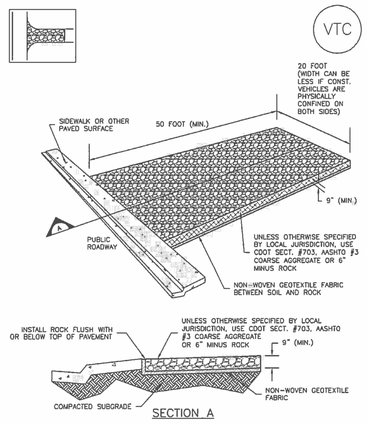
On smaller construction sites, street sweeping can be conducted manually using a shovel and broom. Never wash accumulated sediment on roadways into storm drains.

Maintenance and Removal

- Inspect paved roads around the perimeter of the construction site on a daily basis and more frequently, as needed. Remove accumulated sediment, as needed.
- Following street sweeping, check inlet protection that may have been displaced during street sweeping.
- Inspect area to be swept for materials that may be hazardous prior to beginning sweeping operations.

Street Sweeping/ Vacuuming	
Functions	
Erosion Control	No
Sediment Control	Yes
Site/Material Management	Yes

Vehicle Tracking Control (VTC) SM-4



VTC-1. AGGREGATE VEHICLE TRACKING CONTROL

SM-4 Vehicle Tracking Control (VTC)

STABILIZED CONSTRUCTION ENTRANCE/EXIT INSTALLATION NOTES

1. SEE PLAN VIEW FOR
   -LOCATION OF CONSTRUCTION ENTRANCE(S)/EXIT(S).
   -TYPE OF CONSTRUCTION ENTRANCE(S)/EXITS(S) (WITH/WITHOUT WHEEL WASH, CONSTRUCTION MAT OR TRM).
2. CONSTRUCTION MAT OR TRM STABILIZED CONSTRUCTION ENTRANCES ARE ONLY TO BE USED ON SHORT DURATION PROJECTS (TYPICALLY RANGING FROM A WEEK TO A MONTH) WHERE THERE WILL BE LIMITED VEHICULAR ACCESS.
3. A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE LOCATED AT ALL ACCESS POINTS WHERE VEHICLES ACCESS THE CONSTRUCTION SITE FROM PAVED RIGHT-OF-WAYS.
4. STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
5. A NON-WOVEN GEOTEXTILE FABRIC SHALL BE PLACED UNDER THE STABILIZED CONSTRUCTION ENTRANCE/EXIT PRIOR TO THE PLACEMENT OF ROCK.
6. UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.

STABILIZED CONSTRUCTION ENTRANCE/EXIT MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY TO THE STABILIZED ENTRANCE/EXIT TO MAINTAIN A CONSISTENT DEPTH.
5. SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED THROUGHOUT THE DAY AND AT THE END OF THE DAY BY SHOVELING OR SWEEPING. SEDIMENT MAY NOT BE WASHED DOWN STORM SEWER DRAINS.

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

(DETAILS ADAPTED FROM CITY OF BROOMFIELD, COLORADO, NOT AVAILABLE IN AUTOCAD)

Wind Erosion/Dust Control (DC) EC-14

Description

Wind erosion and dust control BMPs help to keep soil particles from entering the air as a result of land disturbing construction activities. These BMPs include a variety of practices generally focused on either graded disturbed areas or construction roadways. For graded areas, practices such as seeding and mulching, use of soil binders, site watering, or other practices that provide prompt surface cover should be used. For construction roadways, road watering and stabilized surfaces should be considered.



Photograph DC-1. Water truck used for dust suppression. Photo courtesy of Douglas County.

Appropriate Uses

Dust control measures should be used on any site where dust poses a problem to air quality. Dust control is important to control for the health of construction workers and surrounding waterbodies.

Design and Installation

The following construction BMPs can be used for dust control:

- An irrigation/sprinkler system can be used to wet the top layer of disturbed soil to help keep dry soil particles from becoming airborne.
- Seeding and mulching can be used to stabilize disturbed surfaces and reduce dust emissions.
- Protecting existing vegetation can help to slow wind velocities across the ground surface, thereby limiting the likelihood of soil particles to become airborne.
- Spray-on soil binders form a bond between soil particles keeping them grounded. Chemical treatments may require additional permitting requirements. Potential impacts to surrounding waterways and habitat must be considered prior to use.
- Placing rock on construction roadways and entrances will help keep dust to a minimum across the construction site.
- Wind fences can be installed on site to reduce wind speeds. Install fences perpendicular to the prevailing wind direction for maximum effectiveness.

Wind Erosion Control/ Dust Control	
Functions	
Erosion Control	Yes
Sediment Control	No
Site/Material Management	Moderate

Maintenance and Removal

When using an irrigation/sprinkler control system to aid in dust control, be careful not to overwater. Overwatering will cause construction vehicles to track mud off-site.

PHELPS ENGINEERING
3522 South Emerson St, Englewood, CO 80113
(303)736-1644 mike@phelpsengineering.net pilar@phelpsengineering.net

No.	REVISIONS	DATE	BY

SCALE: SEE SHEET
DESIGNED BY: JJP
DRAWN BY: JJP
CHECKED BY: LEP

CONSTRUCTION DOCUMENTS
EROSION CONTROL DETAILS 3

SALIDA CROSSINGS
CITY OF SALIDA, COLORADO

DATE 10/27/2022
PROJECT NO. 17202

24 of 32

COLORADO 811 KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

Drawing name: C:\Users\Zach\OneDrive - Phelps Engineering Services\Company\Entitlement Engineering\17202 - Salida Commons\CAD\Sheets\Construction Documents\17202 - SWMP Details.dwg 21 EROSION CONTROL DETAILS 3 Oct 27, 2022 1:32pm by: Zach

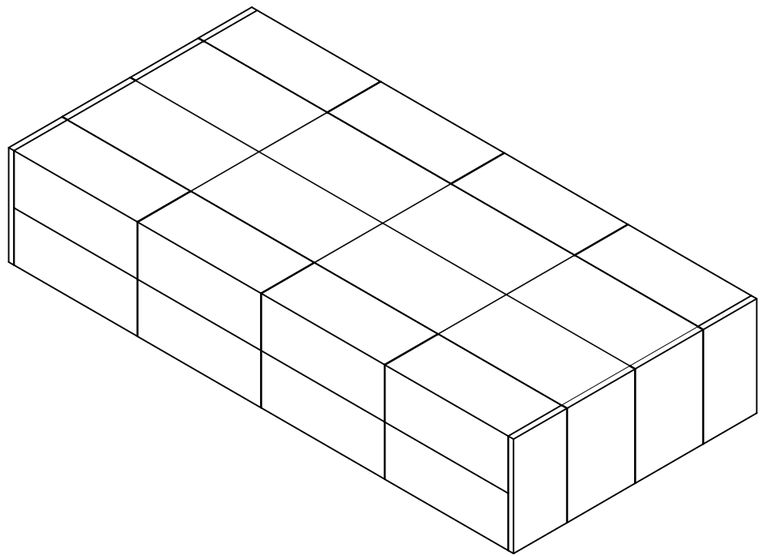
StormTrap®

MODULAR CONCRETE
STORMWATER MANAGEMENT

SHEET INDEX	
PAGE	DESCRIPTION
0.0	COVER SHEET
1.0	DOUBLETRAP DESIGN CRITERIA
2.0	DOUBLETRAP SYSTEM LAYOUT
3.0	DOUBLETRAP INSTALLATION SPECIFICATIONS
3.1	DOUBLETRAP INSTALLATION SPECIFICATIONS
4.0	DOUBLETRAP BACKFILL SPECIFICATIONS
5.0	RECOMMENDED PIPE / ACCESS OPENING SPECIFICATIONS
6.0	DOUBLETRAP MODULE TYPES

THE STORMTRAP DRAWINGS SHALL NOT BE ALTERED OR MANIPULATED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF STORMTRAP. USE OF THESE DRAWINGS IS STRICTLY GRANTED TO YOU, OUR CLIENT, FOR THE SPECIFIED AND NAMED PROJECT ONLY. **THESE DRAWINGS ARE FOR YOUR REFERENCE ONLY AND SHALL NOT BE USED FOR CONSTRUCTION PURPOSES.**

STORMTRAP CONTACT INFORMATION	
STORMTRAP SUPPLIER:	STORMTRAP
CONTACT NAME:	STEPHEN JACKSON
CELL PHONE:	303-913-0607
SALES EMAIL:	SJACKSON@STORMTRAP.COM



SALIDA CROSSINGS
SALIDA, CO

StormTrap®
PATENTS LISTED AT: [HTTP://STORMTRAP.COM/PATENT]
1287 WINDHAM PARKWAY
ROMEOVILLE, IL 60446
P:815-941-4549 / F:331-318-5347

ENGINEER INFORMATION:

PHELPS ENGINEERING
7200 E HAMPDEN AVE
SUITE 300
DENVER, CO 80224
303.298.1644

PROJECT INFORMATION:

SALIDA CROSSINGS

SALIDA, CO

CURRENT ISSUE DATE:

3/24/2022

ISSUED FOR:

PRELIMINARY

REV.	DATE:	ISSUED FOR:	DWN BY:
1	3/24/22	PRELIMINARY	KW

SCALE:

NTS

SHEET TITLE:

COVER SHEET

SHEET NUMBER:

0.0

STRUCTURAL DESIGN LOADING CRITERIA

LIVE LOADING: **AASHTO HS–20 HIGHWAY LOADING**

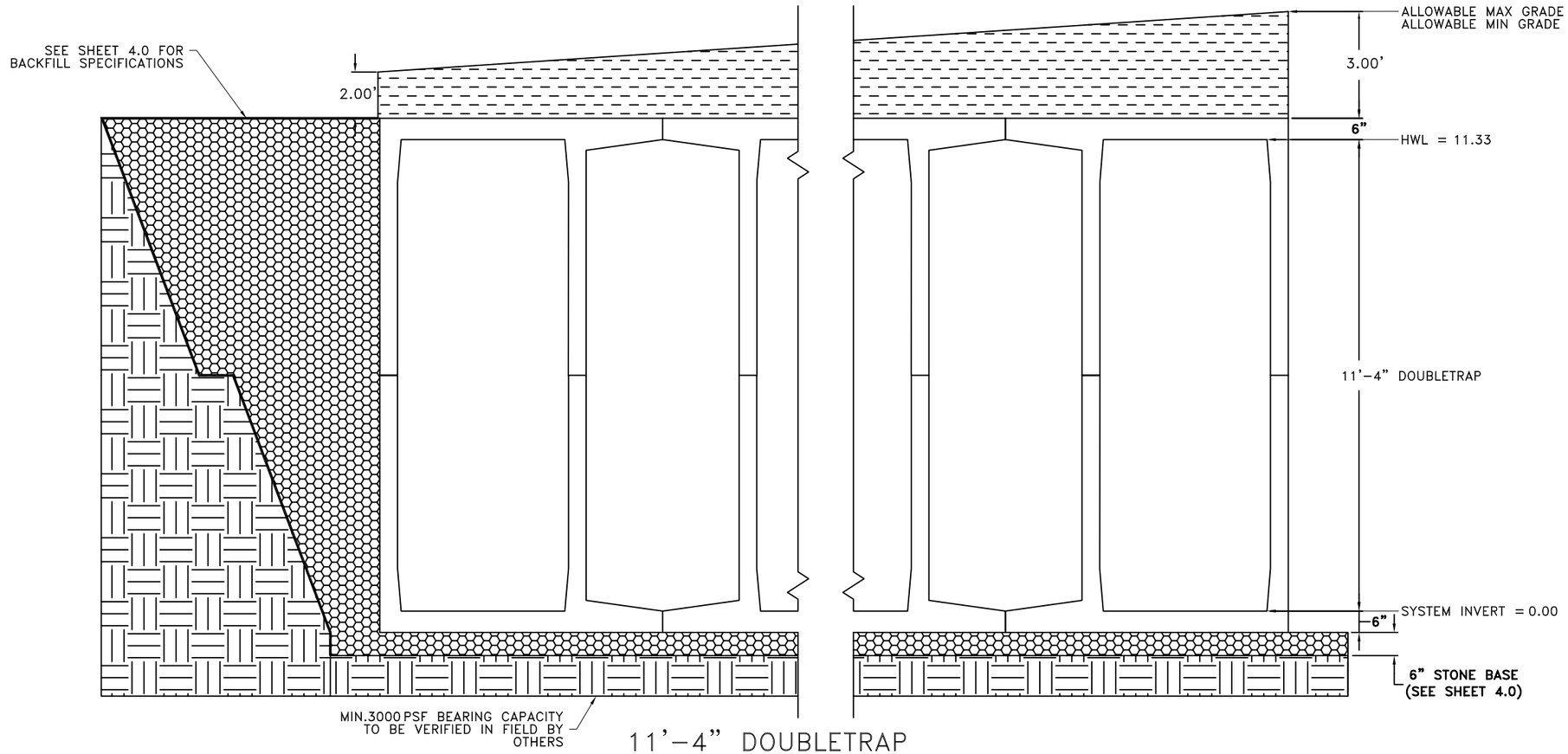
GROUND WATER TABLE: BELOW INVERT OF SYSTEM
SOIL BEARING PRESSURE: 3000 PSF
SOIL DENSITY: 120 PCF
EQUIVALENT UNSATURATED LATERAL ACTIVE EARTH PRESSURE: 35 PSF / FT.
EQUIVALENT SATURATED LATERAL ACTIVE EARTH PRESSURE: 80 PSF/FT. (IF WATER TABLE PRESENT)
APPLICABLE CODES: ASTM C857
ACI–318
BACKFILL TYPE: SEE SHEET 4.0 FOR BACKFILL OPTIONS

STORMTRAP SYSTEM INFORMATION

WATER STORAGE PROV: 19,337.07 CUBIC FEET
UNIT HEADROOM: 11'–4" DOUBLETRAP

SITE SPECIFIC DESIGN CRITERIA

1. STORMTRAP UNITS SHALL BE MANUFACTURED AND INSTALLED ACCORDING TO SHOP DRAWINGS APPROVED BY THE INSTALLING CONTRACTOR AND ENGINEER OF RECORD. THE SHOP DRAWINGS SHALL INDICATE SIZE AND LOCATION OF ROOF OPENINGS AND INLET/OUTLET PIPE TYPES, SIZES, INVERT ELEVATIONS AND SIZE OF OPENINGS.
2. COVER RANGE: MIN. 2.00' MAX. 3.00' CONSULT STORMTRAP FOR ADDITIONAL COVER OPTIONS.
3. ALL DIMENSIONS AND SOIL CONDITIONS, INCLUDING BUT NOT LIMITED TO GROUNDWATER AND SOIL BEARING CAPACITY ARE REQUIRED TO BE VERIFIED IN THE FIELD BY OTHERS PRIOR TO STORMTRAP INSTALLATION.
4. FOR STRUCTURAL CALCULATIONS THE GROUND WATER TABLE IS ASSUMED TO BE BELOW INVERT OF SYSTEM IF WATER TABLE IS DIFFERENT THAN ASSUMED, CONTACT STORMTRAP.
5. **SYSTEM DESIGN MAY ALLOW FOR INCIDENTAL LEAKAGE AND WILL NOT BE SUBJECT TO LEAKAGE TESTING.**



11'–4" DOUBLETRAP

StormTrap®
PATENTS LISTED AT: [HTTP://STORMTRAP.COM/PATENT]
1287 WINDHAM PARKWAY
ROMEOVILLE, IL 60446
P:815–941–4549 / F:331–318–5347

ENGINEER INFORMATION:

PHELPS ENGINEERING
7200 E HAMPDEN AVE
SUITE 300
DENVER, CO 80224
303.298.1644

PROJECT INFORMATION:

SALIDA CROSSINGS

SALIDA, CO

CURRENT ISSUE DATE:

3/24/2022

ISSUED FOR:

PRELIMINARY

REV.	DATE:	ISSUED FOR:	DWN BY:
1	3/24/22	PRELIMINARY	KW

SCALE:

NTS

SHEET TITLE:

DOUBLETRAP DESIGN CRITERIA

SHEET NUMBER:

1.0

BILL OF MATERIALS

QTY.	UNIT TYPE	DESCRIPTION	TOP WEIGHT	BASE WEIGHT
8	I	11'–4" DOUBLETRAP	15900	15698
0	II	11'–4" DOUBLETRAP	18762	18560
8	III	11'–4" DOUBLETRAP	16254	16153
0	IV	11'–4" DOUBLETRAP	17685	17584
0	VII	11'–4" DOUBLETRAP	0	0
0	SPIV	11'–4" DOUBLETRAP	VARIES	VARIES
4	T2 PANEL	8" THICK PANEL	10381	
4	T4 PANEL	8" THICK PANEL	8171	
0	T7 PANEL	8" THICK PANEL	0	
5	JOINT WRAP	150' PER ROLL		
16	JOINT TAPE	14.5' PER ROLL		
TOTAL PIECES = 32				
TOTAL PANELS = 8				
HEAVIEST PICK WEIGHT = 18,762 LB				

LOADING DISCLAIMER:

STORMTRAP IS NOT DESIGNED TO ACCEPT ANY ADDITIONAL LOADINGS FROM NEARBY STRUCTURES NEXT TO OR OVER THE TOP OF STORMTRAP. IF ADDITIONAL LOADING CONSIDERATIONS ARE REQUIRED FOR STRUCTURAL DESIGN OF STORMTRAP, PLEASE CONTACT STORMTRAP IMMEDIATELY.

TREE LOADING DISCLAIMER:

THE STORMTRAP SYSTEM HAS NOT BEEN DESIGNED TO SUPPORT THE ADDITIONAL WEIGHT OF ANY TREES. FURTHERMORE, THE ROOTS OF THE TREES MUST BE CONTAINED TO PREVENT FUTURE DAMAGE TO THE STORMTRAP SYSTEM. STORMTRAP ACCEPTS NO LIABILITY FOR DAMAGES CAUSED BY TREES OR OTHER VEGETATION PLACE AROUND OR ON TOP OF THE SYSTEM.

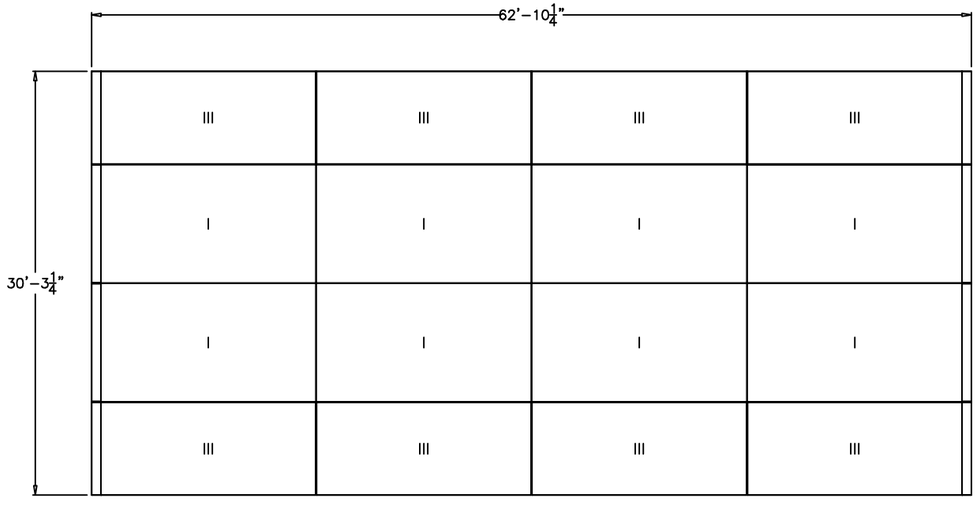
SEDIMENT/SAND FILTER DISCLAIMER:

FOR SYSTEMS CONTAINING SEDIMENT AND SAND FILTER MODULES; IF REQUIRED TO BE SEALED TO PREVENT SAND AND/OR PRE-TREATED WATER FROM MIGRATING INTO ADJOINING MODULES, IT IS THE SOLE RESPONSIBILITY OF THE INSTALLING CONTRACTOR TO ENSURE THAT THOSE MODULES ARE SEALED.

DESIGN CRITERIA
ALLOWABLE MAX GRADE = 14.83
ALLOWABLE MIN GRADE =13.83
INSIDE HEIGHT ELEVATION =11.33
SYSTEM INVERT = 0.00

NOTES:

1. DIMENSIONING OF STORMTRAP SYSTEM SHOWN BELOW ALLOW FOR A 3/4" GAP BETWEEN EACH MODULE.
2. ALL DIMENSIONS TO BE VERIFIED IN THE FIELD BY OTHERS.
3. SEE SHEET 3.0 FOR INSTALLATION SPECIFICATIONS.
4. SP – INDICATES A MODULE WITH MODIFICATIONS.
5. P – INDICATES A MODULE WITH A PANEL ATTACHMENT.
6. CONTRACTORS RESPONSIBILITY TO ENSURE CONSISTENCY/ACCURACY TO FINAL ENGINEER OF RECORD PLAN SET.
7. **IF A WATERTIGHT SOLUTION IS REQUIRED FOR AN OUTLET CONTROL STRUCTURE, ALL EXTERIOR COLD JOINTS, INCLUDING JOINT BETWEEN TOP AND BASE MODULES, BETWEEN TOP AND BASE OF ADJOINING SYMONS WALLS, AND JOINTS BETWEEN MODULE AND ADJACENT END PANELS WILL BE THE SOLE RESPONSIBILITY OF THE INSTALLING CONTRACTOR TO PROVIDE AND INSTALL THE WATERTIGHT APPLICATION PER THE EOR'S SPECIFICATION.**



StormTrap®
PATENTS LISTED AT: [HTTP://STORMTRAP.COM/PATENT]
1287 WINDHAM PARKWAY
ROMEOVILLE, IL 60446
P:815-941-4549 / F:331-318-5347

ENGINEER INFORMATION:

PHELPS ENGINEERING
7200 E HAMPDEN AVE
SUITE 300
DENVER, CO 80224
303.298.1644

PROJECT INFORMATION:

SALIDA CROSSINGS

SALIDA, CO

CURRENT ISSUE DATE:

3/24/2022

ISSUED FOR:

PRELIMINARY

REV.	DATE:	ISSUED FOR:	DWN BY:
1	3/24/22	PRELIMINARY	KW

SCALE:

NTS

SHEET TITLE:

DOUBLETRAP
SYSTEM LAYOUT

SHEET NUMBER:

2.0

STORMTRAP INSTALLATION SPECIFICATIONS

1. STORMTRAP SHALL BE INSTALLED IN ACCORDANCE WITH ASTM C891, STANDARD FOR INSTALLATION OF UNDERGROUND PRECAST CONCRETE UTILITY STRUCTURES, THE FOLLOWING ADDITIONS AND/OR EXCEPTIONS SHALL APPLY:

2. IT IS THE RESPONSIBILITY OF THE INSTALLING CONTRACTOR TO ENSURE THAT PROPER/ADEQUATE EQUIPMENT IS USED TO SET/INSTALL THE MODULES.

3. STORMTRAP MODULES CAN BE PLACED ON A LEVEL, 6" FOUNDATION OF ¾" AGGREGATE EXTENDING 2'–0" PAST THE OUTSIDE OF THE SYSTEM (SEE DETAIL 1) AND SHALL BE PLACED ON PROPERLY COMPACTED SOILS (SEE SHEET 1.0 FOR SOIL BEARING CAPACITY REQUIREMENTS), AND IN ACCORDANCE WITH ASTM C891 STANDARD PRACTICE FOR INSTALLATION OF UNDERGROUND PRECAST UTILITY STRUCTURES.

4. THE STORMTRAP MODULES SHALL BE PLACED SUCH THAT THE MAXIMUM SPACE BETWEEN ADJACENT MODULES DOES NOT EXCEED ¾" (SEE DETAIL 2). IF THE SPACE EXCEEDS ¾", THE MODULES SHALL BE RESET WITH APPROPRIATE ADJUSTMENT MADE TO LINE AND GRADE TO BRING THE SPACE INTO SPECIFICATION.

5. STORMTRAP MODULES ARE NOT WATERTIGHT. IF A WATERTIGHT SOLUTION IS REQUIRED, CONTACT STORMTRAP FOR RECOMMENDATIONS. THE WATERTIGHT APPLICATION IS TO BE PROVIDED AND IMPLEMENTED BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT THE SELECTED WATERTIGHT SOLUTION PERFORMS AS SPECIFIED BY THE MANUFACTURER.

6. THE PERIMETER HORIZONTAL JOINT BETWEEN THE TOP AND BASE LEG CONNECTION OF THE STORMTRAP MODULES SHALL BE SEALED WITH PREFORMED MASTIC JOINT TAPE ACCORDING TO ASTM C891, 8.8 AND 8.12. (SEE DETAIL 3). THE MASTIC JOINT TAPE DOES NOT PROVIDE A WATERTIGHT SEAL.

7. ALL EXTERIOR ROOF AND EXTERIOR VERTICAL WALL JOINTS BETWEEN ADJACENT STORMTRAP MODULES SHALL BE SEALED WITH 8" WIDE PRE–FORMED, COLD–APPLIED, SELF–ADHERING ELASTOMERIC RESIN, BONDED TO A WOVEN , HIGHLY PUNCTURE RESISTANT POLYMER WRAP, CONFORMING TO ASTM C891 AND SHALL BE INTEGRATED WITH PRIMER SEALANT AS APPROVED BY STORMTRAP (SEE DETAILS 2, 4, & 5). THE JOINT WRAP DOES NOT PROVIDE A WATERTIGHT SEAL. THE SOLE PURPOSE OF THE JOINT WRAP IS TO PROVIDE A SILT AND SOIL TIGHT SYSTEM. THE ADHESIVE EXTERIOR JOINT WRAP SHALL BE INSTALLED ACCORDING TO THE FOLLOWING INSTALLATION INSTRUCTIONS:

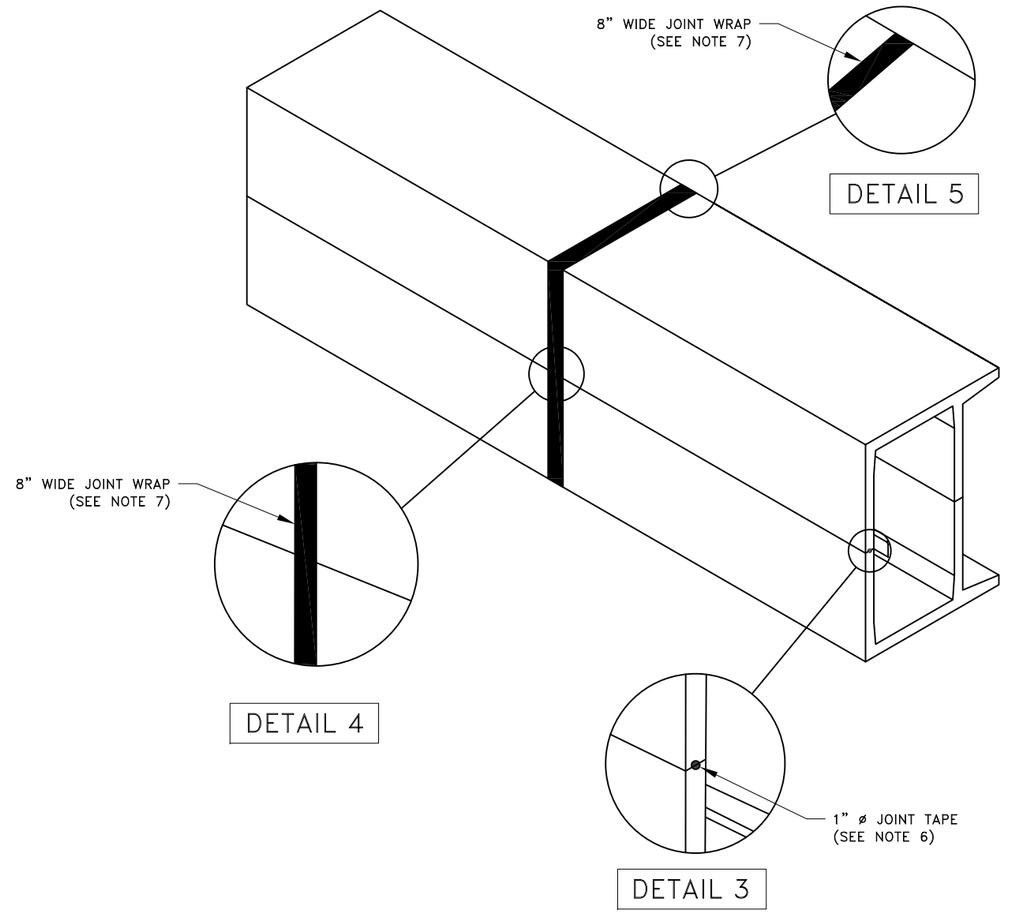
   7.1. USE A BRUSH OR WET CLOTH TO THOROUGHLY CLEAN THE OUTSIDE SURFACE AT THE POINT WHERE JOINT WRAP IS TO BE APPLIED.

   7.2. A RELEASE PAPER PROTECTS THE ADHESIVE SIDE OF THE JOINT WRAP. PLACE THE ADHESIVE TAPE (ADHESIVE SIDE DOWN) AROUND THE STRUCTURE, REMOVING THE RELEASE PAPER AS YOU GO. PRESS THE JOINT WRAP FIRMLY AGAINST THE STORMTRAP MODULE SURFACE WHEN APPLYING.

8. IF THE CONTRACTOR NEEDS TO CANCEL ANY SHIPMENTS, THEY MUST DO SO 48 HOURS PRIOR TO THEIR SCHEDULED ARRIVAL AT THE JOB SITE. IF CANCELED AFTER THAT TIME, PLEASE CONTACT THE PROJECT MANAGER.

9. IF THE STORMTRAP MODULE(S) IS DAMAGED IN ANY WAY PRIOR, DURING, OR AFTER INSTALL, STORMTRAP MUST BE CONTACTED IMMEDIATELY TO ASSESS THE DAMAGE AND TO DETERMINE WHETHER OR NOT THE MODULE(S) WILL NEED TO BE REPLACED. IF ANY MODULE ARRIVES AT THE JOBSITE DAMAGED DO NOT UNLOAD IT; CONTACT STORMTRAP IMMEDIATELY. ANY DAMAGE NOT REPORTED BEFORE THE TRUCK IS UNLOADED WILL BE THE CONTRACTOR'S RESPONSIBILITY.

10. STORMTRAP MODULES CANNOT BE ALTERED IN ANY WAY AFTER MANUFACTURING WITHOUT WRITTEN CONSENT FROM STORMTRAP.



StormTrap®
PATENTS LISTED AT: [HTTP://STORMTRAP.COM/PATENT]
1287 WINDHAM PARKWAY
ROMEOVILLE, IL 60446
P:815–941–4549 / F:331–318–5347

ENGINEER INFORMATION:

PHELPS ENGINEERING
7200 E HAMPDEN AVE
SUITE 300
DENVER, CO 80224
303.298.1644

PROJECT INFORMATION:

SALIDA CROSSINGS

SALIDA, CO

CURRENT ISSUE DATE:

3/24/2022

ISSUED FOR:

PRELIMINARY

REV.	DATE:	ISSUED FOR:	DWN BY:
1	3/24/22	PRELIMINARY	KW

SCALE:

NTS

SHEET TITLE:

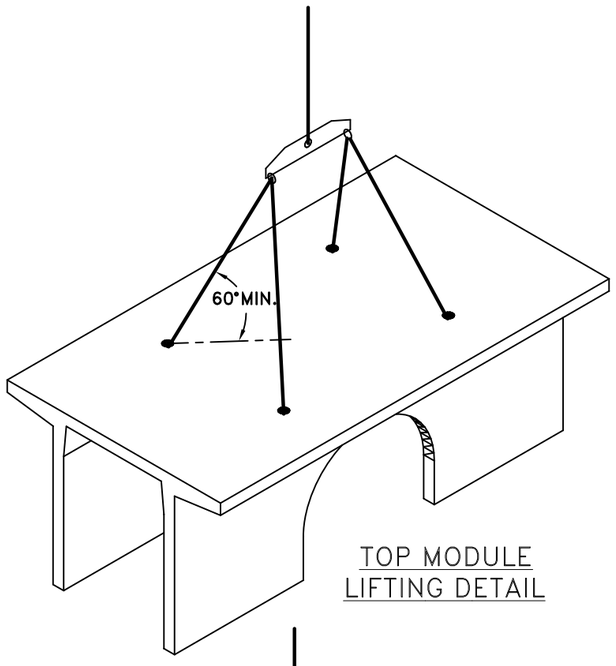
DOUBLETRAP
INSTALLATION
SPECIFICATIONS

SHEET NUMBER:

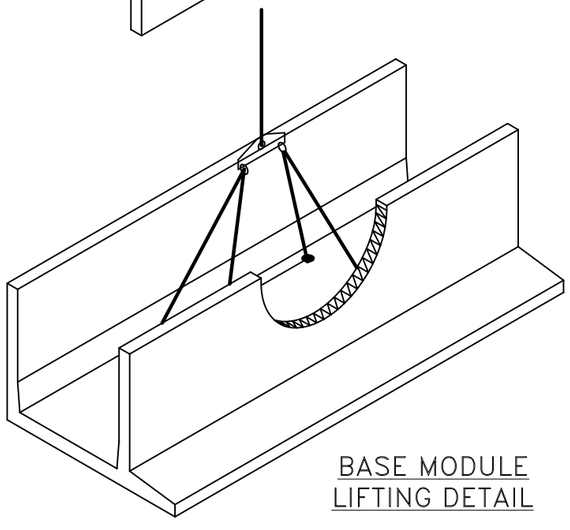
3.0

STORMTRAP MODULE LIFTING INSTALLATION NOTES

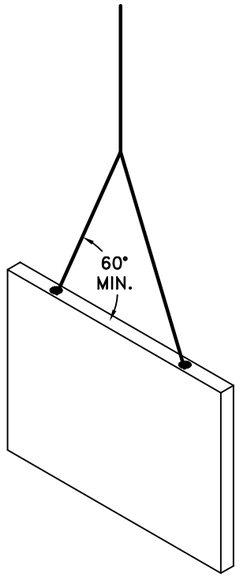
1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL (4) CHAINS/CABLES ARE SECURED PROPERLY TO THE LIFTING ANCHORS AND IN EQUAL TENSION WHEN LIFTING THE STORMTRAP MODULE (SEE RECOMMENDATIONS 2 & 3).
2. MINIMUM 7'–0" CHAIN/CABLE LENGTH TO BE USED TO LIFT STORMTRAP MODULES (SUPPLIED BY CONTRACTOR).
3. CONTRACTOR TO ENSURE MINIMUM LIFTING ANGLE IS 60° FROM TOP SURFACE OF STORMTRAP MODULE. SEE DETAIL.
4. IT IS UNDERSTOOD AND AGREED THAT AT ALL TIMES DURING WHICH HOISTING AND RIGGING EQUIPMENT IS BEING SUPPLIED TO THE PURCHASER, OPERATOR OF SUCH EQUIPMENT SHALL BE IN CHARGE OF HIS ENTIRE EQUIPMENT AND SHALL AT ALL TIMES BE THE JUDGE OF THE SAFETY AND PROPERTY OF ANY SUGGESTION TO HIM FROM THE SELLER, ITS AGENTS OR EMPLOYEES. PURCHASER AGREES TO SAVE, INDEMNIFY AND HOLD HARMLESS SELLER FROM ALL LOSS, CLAIMS, DEMANDS OR CAUSES OF ACTION, WHICH MAY ARISE FROM THE EXISTENCE OR OPERATION OF SAID EQUIPMENT.



TOP MODULE
LIFTING DETAIL



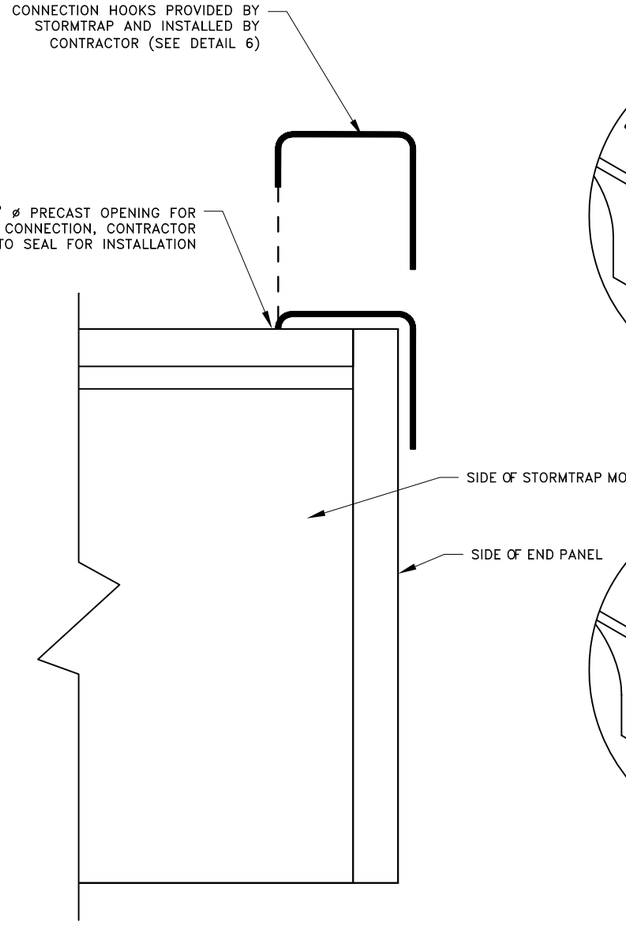
BASE MODULE
LIFTING DETAIL



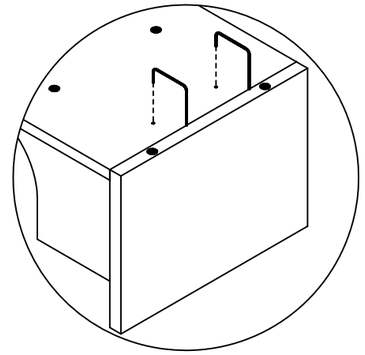
END PANEL
LIFTING DETAIL

END PANEL ERECTION/INSTALLATION NOTES

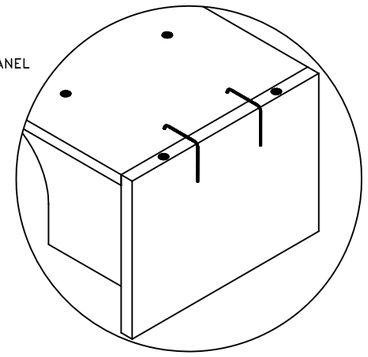
1. END PANELS WILL BE SUPPLIED TO CLOSE OFF OPEN ENDS OF ROWS.
2. PANELS SHALL BE INSTALLED IN A TILT UP FASHION DIRECTLY ADJACENT TO OPEN END OF MODULE (REFER TO SHEET 2.0 FOR END PANEL LOCATIONS).
3. CONNECTION HOOKS WILL BE SUPPLIED WITH END PANELS TO SECURELY CONNECT PANEL TO ADJACENT STORMTRAP MODULE (SEE PANEL CONNECTION ELEVATION VIEW).
4. ONCE CONNECTION HOOK IS ATTACHED, LIFTING CLUTCHES MAY BE REMOVED.
5. JOINT WRAP SHALL BE PLACED AROUND PERIMETER JOINT PANEL (SEE SHEET 3.0).



PANEL CONNECTION
ELEVATION VIEW



STEP 1



STEP 2

DETAIL 6

StormTrap®
PATENTS LISTED AT: [HTTP://STORMTRAP.COM/PATENT]
1287 WINDHAM PARKWAY
ROMEOVILLE, IL 60446
P:815-941-4549 / F:331-318-5347

ENGINEER INFORMATION:

PHELPS ENGINEERING
7200 E HAMPDEN AVE
SUITE 300
DENVER, CO 80224
303.298.1644

PROJECT INFORMATION:

SALIDA CROSSINGS

SALIDA, CO

CURRENT ISSUE DATE:

3/24/2022

ISSUED FOR:

PRELIMINARY

REV.	DATE:	ISSUED FOR:	DWN BY:
1	3/24/22	PRELIMINARY	KW

SCALE:

NTS

SHEET TITLE:

DOUBLETRAP
INSTALLATION
SPECIFICATIONS

SHEET NUMBER:

3.1

ZONE CHART		
ZONES	ZONE DESCRIPTIONS	REMARKS
ZONE 1	FOUNDATION AGGREGATE	#5 (¾") STONE AGGREGATE (SEE NOTE 4 FOR DESCRIPTION)
ZONE 2	BACKFILL	UNIFIED SOILS CLASSIFICATION (GW, GP, SW, SP) OR SEE BELOW FOR APPROVED BACKFILL OPTIONS
ZONE 3	FINAL COVER OVERTOP	MATERIALS NOT TO EXCEED 120 PCF

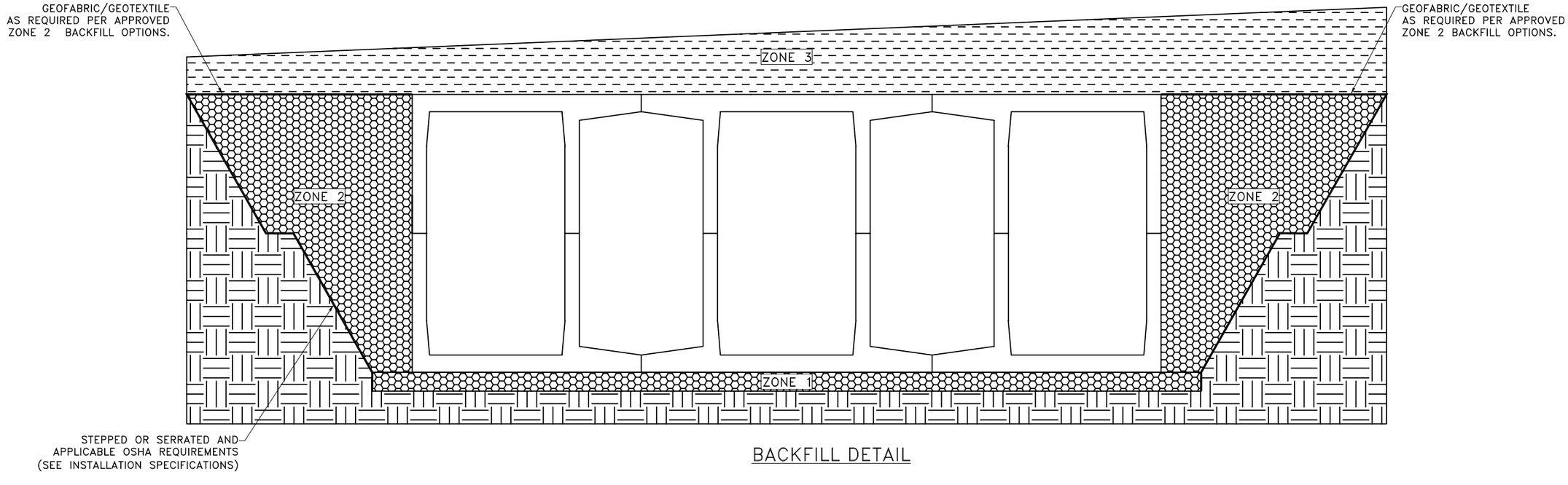
FILL DEPTH	TRACK WIDTH	MAX VEHICLE WEIGHT (KIPS)	MAX GROUND PRESSURE
12"	12"	51.8	1690 psf
	18"	56.1	1219 psf
	24"	68.1	1111 psf
	30"	76.7	1000 psf
	36"	85.0	924 psf

NOTE:
TRACK LENGTH NOT TO EXCEED 15'-4".
ONLY TWO TRACKS PER VEHICLE.

APPROVED ZONE 2 BACKFILL OPTIONS	
OPTION	REMARKS
¾" STONE AGGREGATE	THE STONE AGGREGATE SHALL CONSIST OF CLEAN AND FREE DRAINING ANGULAR MATERIAL. THE SIZE OF THIS MATERIAL SHALL HAVE 100% PASSING THE 1" SIEVE WITH 0% TO 5% PASSING THE #8 SIEVE. THIS MATERIAL SHALL BE SEPARATED FROM NATIVE MATERIAL USING GEOFABRIC AROUND THE PERIMETER OF THE BACKFILL (ASTM SIZE #57) AS DETERMINED BY THE GEOTECHNICAL ENGINEER.
SAND	IMPORTED PURE SAND IS PERMITTED TO BE USED AS BACKFILL IF IT IS CLEAN AND FREE DRAINING. THE SAND USED FOR BACKFILLING SHALL HAVE LESS THAN 40% PASSING #40 SIEVE AND LESS THAN 5% PASSING #200 SIEVE. THIS MATERIAL SHALL BE SEPARATED FROM NATIVE MATERIAL USING GEOFABRIC AROUND THE PERIMETER OF THE SAND BACKFILL.
CRUSHED CONCRETE AGGREGATE	CLEAN, FREE DRAINING CRUSHED CONCRETE AGGREGATE MATERIAL CAN BE USED AS BACKFILL FOR STORMTRAP'S MODULES. THE SIZE OF THIS MATERIAL SHALL HAVE 100% PASSING THE 1" SIEVE WITH 0% TO 5% PASSING THE #8 SIEVE. THIS MATERIAL SHALL BE SEPARATED FROM NATIVE MATERIAL USING GEOFABRIC AROUND THE PERIMETER OF THE BACKFILL.
ROAD PACK	STONE AGGREGATE 100% PASSING THE 1-1/2" SIEVE WITH LESS THAN 12% PASSING THE #200 SIEVE (ASTM SIZE #467). GEOFABRIC AS PER GEOTECHNICAL ENGINEER RECOMMENDATION.

STORMTRAP ZONE INSTALLATION SPECIFICATIONS/PROCEDURES

1. THE FILL PLACED AROUND THE STORMTRAP MODULES MUST DEPOSITED ON BOTH SIDES AT THE SAME TIME AND TO APPROXIMATELY THE SAME ELEVATION. AT NO TIME SHALL THE FILL BEHIND ONE SIDE WALL BE MORE THAN 2'-0" HIGHER THAN THE FILL ON THE OPPOSITE SIDE. BACKFILL SHALL EITHER BE COMPACTED AND/OR VIBRATED TO ENSURE THAT BACKFILL AGGREGATE/STONE MATERIAL IS WELL SEATED AND PROPERLY INTER LOCKED. CARE SHALL BE TAKEN TO PREVENT ANY WEDGING ACTION AGAINST THE STRUCTURE, AND ALL SLOPES WITHIN THE AREA TO BE BACKFILLED MUST BE STEPPED OR SERRATED TO PREVENT WEDGING ACTION. CARE SHALL ALSO BE TAKEN AS NOT TO DISRUPT THE JOINT WRAP FROM THE JOINT DURING THE BACKFILL PROCESS. BACKFILL MUST BE FREE-DRAINING MATERIAL. SEE ZONE 2 BACKFILL CHART ON THIS PAGE FOR APPROVED BACKFILL OPTIONS. IF NATIVE EARTH IS SUSCEPTIBLE TO MIGRATION, CONFIRM WITH GEOTECHNICAL ENGINEER AND PROVIDE PROTECTION AS REQUIRED (PROVIDED BY OTHERS).
2. DURING PLACEMENT OF MATERIAL OVERTOP THE SYSTEM, AT NO TIME SHALL MACHINERY BE USED OVERTOP THAT EXCEEDS THE DESIGN LIMITATIONS OF THE SYSTEM. WHEN PLACEMENT OF MATERIAL OVERTOP, MATERIAL SHALL BE PLACED SUCH THAT THE DIRECTION OF PLACEMENT IS PARALLEL WITH THE OVERALL LONGITUDINAL DIRECTION OF THE SYSTEM WHENEVER POSSIBLE.
3. THE FILL PLACED OVERTOP THE SYSTEM SHALL BE PLACED AT A MINIMUM OF 6" LIFTS. AT NO TIME SHALL MACHINERY OR VEHICLES GREATER THAN THE DESIGN HS-20 LOADING CRITERIA TRAVEL OVERTOP THE SYSTEM WITHOUT THE MINIMUM DESIGN COVERAGE. IF TRAVEL IS NECESSARY OVERTOP THE SYSTEM PRIOR TO ACHIEVING THE MINIMUM DESIGN COVER, IT MAY BE NECESSARY TO REDUCE THE ULTIMATE LOAD/BURDEN OF THE OPERATING MACHINERY SO AS TO NOT EXCEED THE DESIGN CAPACITY OF THE SYSTEM. IN SOME CASES, IN ORDER TO ACHIEVE REQUIRED COMPACTION, HAND COMPACTION MAY BE NECESSARY IN ORDER NOT TO EXCEED THE ALLOTTED DESIGN LOADING. SEE CHART FOR TRACKED VEHICLE WIDTH AND ALLOWABLE MAXIMUM PRESSURE PER TRACK.
4. STONE AGGREGATE FOUNDATION IN ZONE 1 IS RECOMMENDED FOR LEVELING PURPOSES ONLY (OPTIONAL).



BACKFILL DETAIL

StormTrap®
PATENTS LISTED AT: [HTTP://STORMTRAP.COM/PATENT]
1287 WINDHAM PARKWAY
ROMEOVILLE, IL 60446
P:815-941-4549 / F:331-318-5347

ENGINEER INFORMATION:

PHELPS ENGINEERING
7200 E HAMPDEN AVE
SUITE 300
DENVER, CO 80224
303.298.1644

PROJECT INFORMATION:

SALIDA CROSSINGS

SALIDA, CO

CURRENT ISSUE DATE:

3/24/2022

ISSUED FOR:

PRELIMINARY

REV.	DATE:	ISSUED FOR:	DWN BY:
1	3/24/22	PRELIMINARY	KW

SCALE:

NTS

SHEET TITLE:

DOUBLETRAP BACKFILL SPECIFICATIONS

SHEET NUMBER:

4.0

RECOMMENDED ACCESS OPENING SPECIFICATION

1. A TYPICAL ACCESS OPENING FOR THE STORMTRAP SYSTEM ARE 2'–0" IN DIAMETER. ACCESS OPENINGS LARGER THAN 3'–0" IN DIAMETER NEED TO BE APPROVED BY STORMTRAP. ALL OPENINGS MUST RETAIN AT LEAST 1'–0" OF CLEARANCE FROM THE END OF THE STORMTRAP MODULE UNLESS NOTED OTHERWISE. ALL ACCESS OPENINGS TO BE LOCATED ON INSIDE LEG UNLESS OTHERWISE SPECIFIED.
2. PLASTIC COATED STEEL STEPS PRODUCED BY M.A. INDUSTRIES PART #PS3–PFC OR APPROVED EQUAL (SEE STEP DETAIL) ARE PROVIDED INSIDE ANY MODULE WHERE DEEMED NECESSARY. THE HIGHEST STEP IN THE MODULE IS TO BE PLACED A DISTANCE OF 1'–0" FROM THE INSIDE EDGE OF THE STORMTRAP MODULES. ALL ENSUING STEPS SHALL BE PLACED AT A DISTANCE BETWEEN 10" MIN AND 14" MAX BETWEEN THEM. STEPS MAY BE MOVED OR ALTERED TO AVOID OPENINGS OR OTHER IRREGULARITIES IN THE MODULE.
3. STORMTRAP LIFTING INSERTS MAY BE RELOCATED TO AVOID INTERFERENCE WITH ACCESS OPENINGS OR THE CENTER OF GRAVITY OF THE MODULE AS NEEDED.
4. STORMTRAP ACCESS OPENINGS MAY BE RELOCATED TO AVOID INTERFERENCE WITH INLET AND/OR OUTLET PIPE OPENINGS SO PLACEMENT OF STEPS IS ATTAINABLE.
5. ACCESS OPENINGS SHOULD BE LOCATED IN ORDER TO MEET THE APPROPRIATE MUNICIPAL REQUIREMENTS. STORMTRAP RECOMMENDS AT LEAST TWO ACCESS OPENINGS PER SYSTEM FOR ACCESS AND INSPECTION.
6. USE PRECAST ADJUSTING RINGS AS NEEDED TO MEET GRADE. STORMTRAP RECOMMENDS FOR COVER OVER 2' TO USE PRECAST BARREL OR CONE SECTIONS. (PROVIDED BY OTHERS)

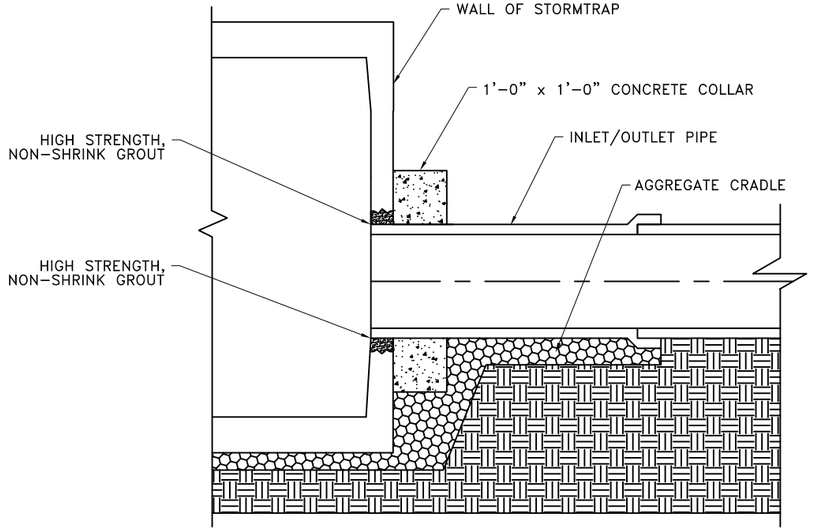
RECOMMENDED PIPE OPENING SPECIFICATION

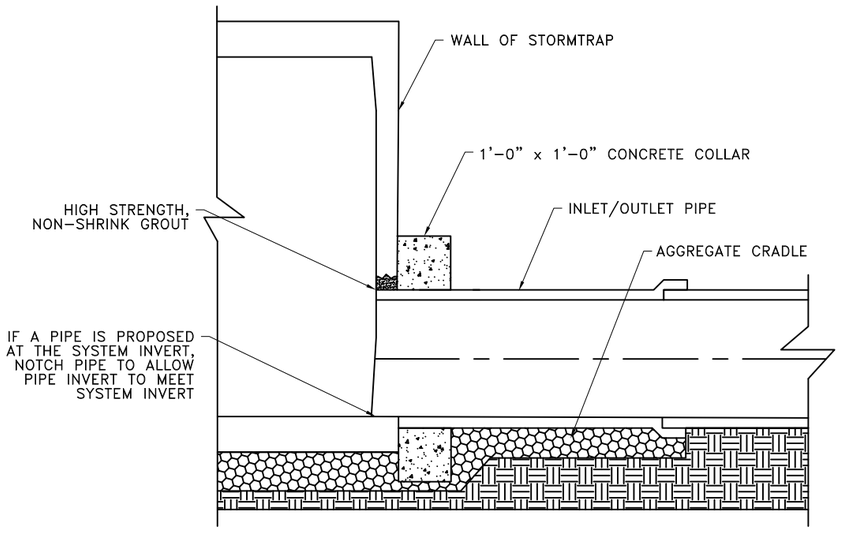
1. MINIMUM EDGE DISTANCE FOR AN OPENING ON THE OUTSIDE WALL SHALL BE NO LESS THAN 1'–0".
2. MAXIMUM OPENING SIZE TO BE DETERMINED BY THE MODULE HEIGHT. PREFERRED OPENING SIZE ⌀ 36" OR LESS. ANY OPENING NEEDED THAT DOES NOT FIT THIS CRITERIA SHALL BE BROUGHT TO THE ATTENTION OF STORMTRAP FOR REVIEW.
3. CONNECTING PIPES SHALL BE INSTALLED WITH A 1'–0" CONCRETE COLLAR, AND AN AGGREGATE CRADLE FOR AT LEAST ONE PIPE LENGTH (SEE PIPE CONNECTION DETAIL). A STRUCTURAL GRADE CONCRETE OR HIGH STRENGTH, NON–SHRINK GROUT WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI SHALL BE USED.
4. THE ANNULAR SPACE BETWEEN THE PIPE AND THE HOLE SHALL BE FILLED WITH HIGH STRENGTH NON–SHRINK GROUT.

RECOMMENDED PIPE INSTALLATION INSTRUCTIONS

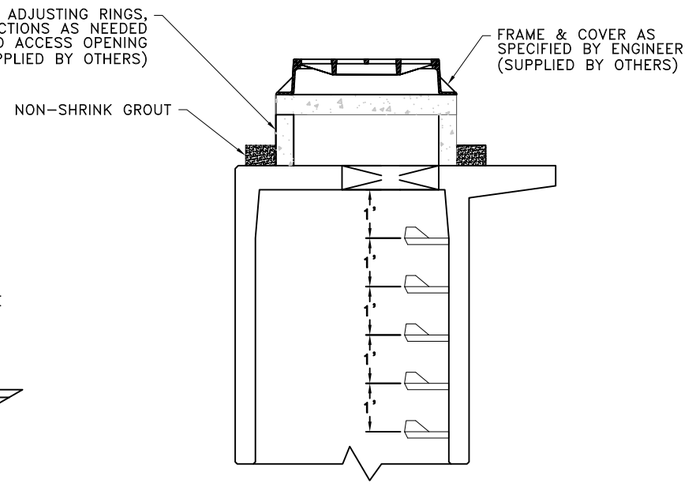
1. CLEAN AND LIGHTLY LUBRICATE ALL OF THE PIPE TO BE INSERTED INTO STORMTRAP.
2. IF PIPE IS CUT, CARE SHOULD BE TAKEN TO ALLOW NO SHARP EDGES. BEVEL AND LUBRICATE LEAD END OF PIPE.
3. ALIGN CENTER OF PIPE TO CORRECT ELEVATION AND INSERT INTO OPENING.

NOTE: ALL ANCILLARY PRODUCTS/SPECIFICATIONS RECOMMENDED AND SHOWN ON THIS SHEET ARE RECOMMENDATIONS ONLY AND SUBJECT TO CHANGE PER THE INSTALLING CONTRACTOR AND/OR PER LOCAL MUNICIPAL CODE/REQUIREMENTS.

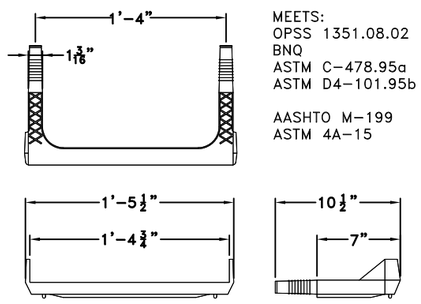




PIPE CONNECTION DETAIL



RISER / STAIR DETAIL



MEETS:
OPSS 1351.08.02
BNQ
ASTM C–478.95a
ASTM D4–101.95b

AASHTO M–199
ASTM 4A–15

STEP DETAIL

StormTrap®
PATENTS LISTED AT: [HTTP://STORMTRAP.COM/PATENT]
1287 WINDHAM PARKWAY
ROMEOVILLE, IL 60446
P:815–941–4549 / F:331–318–5347

ENGINEER INFORMATION:

PHELPS ENGINEERING
7200 E HAMPDEN AVE
SUITE 300
DENVER, CO 80224
303.298.1644

PROJECT INFORMATION:

SALIDA CROSSINGS

SALIDA, CO

CURRENT ISSUE DATE:

3/24/2022

ISSUED FOR:

PRELIMINARY

REV.	DATE:	ISSUED FOR:	DWN BY:
1	3/24/22	PRELIMINARY	KW

SCALE:

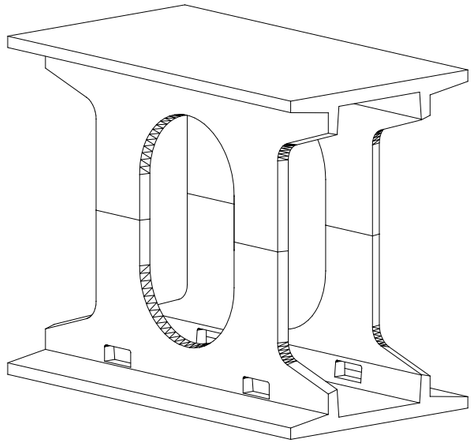
NTS

SHEET TITLE:

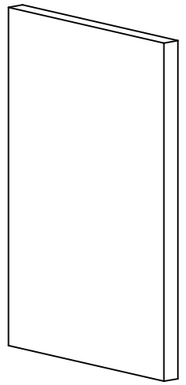
RECOMMENDED PIPE / ACCESS OPENING SPECIFICATIONS

SHEET NUMBER:

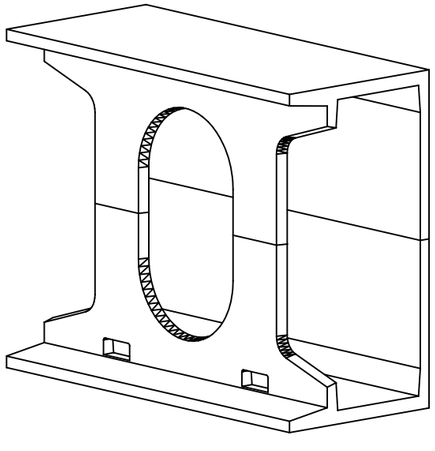
5.0



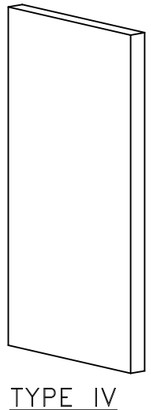
TYPE I



TYPE II
END PANEL



TYPE III



TYPE IV
END PANEL

NOTES:
1. OPENING LOCATIONS AND SHAPES MAY VARY.
2. SP – INDICATES A MODULE WITH MODIFICATIONS.
3. P – INDICATES A MODULE WITH A PANEL ATTACHMENT.
4. POCKET WINDOW OPENINGS ARE OPTIONAL.

StormTrap®
PATENTS LISTED AT: [HTTP://STORMTRAP.COM/PATENT]
1287 WINDHAM PARKWAY
ROMEOVILLE, IL 60446
P:815-941-4549 / F:331-318-5347

ENGINEER INFORMATION:

PHELPS ENGINEERING
7200 E HAMPDEN AVE
SUITE 300
DENVER, CO 80224
303.298.1644

PROJECT INFORMATION:

SALIDA CROSSINGS

SALIDA, CO

CURRENT ISSUE DATE:

3/24/2022

ISSUED FOR:

PRELIMINARY

REV.	DATE:	ISSUED FOR:	DWN BY:
1	3/24/22	PRELIMINARY	KW

SCALE:

NTS

SHEET TITLE:

DOUBLETRAP
MODULE TYPES

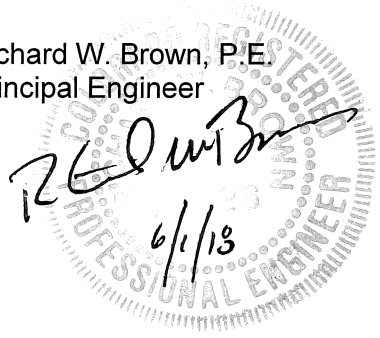
SHEET NUMBER:

6.0

GEOTECHNICAL ENGINEERING STUDY
PROPOSED SALIDA CROSSINGS BUILDING A, PHASE 1
SALIDA, COLORADO

Greg Snyder
Scientist

Richard W. Brown, P.E.
Principal Engineer



PREPARED FOR:
SALIDA CROSSINGS 134 LLC.
1208 C ST.
SALIDA, CO 81201

ATTN. MR. DUANE COZART

Project No. 18044

MAY 31, 2018

TABLE OF CONTENTS

PURPOSE AND SCOPE OF STUDY 1

PROPOSED CONSTRUCTION 1

SITE CONDITIONS 2

SITE EXPLORATION 2
Field Exploration 2
Laboratory Testing 2

SUBSURFACE CONDITIONS 2
Soil Conditions 2
Ground Water Conditions 3

FOUNDATION RECOMMENDATIONS 3
Seismic Design Recommendations 4

LATERAL EARTH PRESSURES 4

FLOOR SLABS 4

EARTHWORK 5
Site Clearing and Subgrade Preparation 5
Fill Materials, Placement and Compaction 5
Excavation and Trench Construction 6
Compliance 6

SURFACE DRAINAGE 7

SUBSURFACE DRAINAGE 7

CONCRETE 7

LIMITATIONS 7

FIGURES and APPENDICES

TEST PIT LOCATION PLAN ..... FIGURE 1

TEST PIT LOGS ..... FIGURES 2-4

LEGEND AND NOTES ..... FIGURE 5

GENERAL ENGINEERED FILL RECOMMENDATIONS ..... APPENDIX A

PURPOSE AND SCOPE OF STUDY

This geotechnical engineering study was prepared for the proposed Salida Crossings in Salida, Colorado. The study was conducted to evaluate the subsurface soil and ground water conditions and determine geotechnical engineering criteria for the structural foundation design of the proposed Building A. At the time of this report preparation, building plans have not been provided for our review. The study was conducted in accordance with our proposal number P-18-014 REVISED dated April 25, 2018. The purpose of our services is to provide information and geotechnical engineering recommendations relative to:

- Foundation design criteria
- Lateral earth pressures
- Excavation considerations

A field exploration program consisting of exploratory test pits was conducted to obtain information on subsurface conditions. The limited depth of the study is not sufficient to provide deep foundation recommendations. The results of the field exploration and field samples were analyzed to develop recommendations for the proposed building and are presented herein.

This report summarizes the data obtained during this study with our conclusions and recommendations based on the proposed construction and the subsurface conditions encountered. The conclusions and recommendations contained in this report are based upon the results of field and laboratory testing, engineering analyses, and our experience with similar soil conditions. Our recommendations are provided for the preparation of project plans and specifications, and are not intended as project specifications.

PROPOSED CONSTRUCTION

The proposed construction will consist of an approximately 14,852 square foot three story mixed use residential and commercial building. We anticipate shallow foundation systems with the grade to remain at or near the existing grade. If locations or conditions are significantly different from those described above or depicted in this report, we should be notified to reevaluate the recommendations contained herein.

1537 G Street
Salida, CO 81201
(719)539-2312
Fax (719)530-9111

MOUNTAIN
ENGINEERING & TESTING

2035 1/2 Grande Avenue
Monte Vista, CO 81144
(719)628-2069
Fax(719)530-9111

SITE CONDITIONS

The subject site is located at 1520 US-HWY 50 in Salida, Colorado. The existing property is a developed lot, previously used as Town and Country automotive dealership and service center building, with asphalt and concrete pavement surrounding the existing building. The ground surface in the vicinity of the building was stripped of asphalt, but contained a portion of the existing automotive dealership showroom within the western third of the proposed building location. A storm sewer vault was found in the southwest corner of the proposed building site.

SITE EXPLORATION

Field Exploration:

The subsurface conditions were explored with three (3) exploratory test pits excavated to a maximum depth of 8 feet below grade on May 14, 2018. The location of the test pits are shown on the Test Pit Location Plan, Figure 1. The log of the test pits with the Legend and Notes are shown on Figures 2 through 5.

The density of the soils in the test pits were evaluated by driving a 5/8-inch diameter penetrometer into the various strata with blows from a 10-pound hammer falling 12 inches. The penetrometer test results are shown on the test pit log. This test is similar to the standard penetration test described by ASTM D 1586. At the completion of the field exploration, the test pits were backfilled to the existing grade.

Laboratory Testing: No samples were tested due to the prominence of man-made fills, and oversized cobble.

SUBSURFACE CONDITIONS

Soil Conditions: The subsurface conditions encountered in test pits consist of approximately 3 to 5 feet of loose to dense fill containing man-made materials, and varying amounts of fine sands and gravel. The depth and composition of the fill may vary from the fill encountered in the test pits. The fill is underlain by a layer of gravels and cobbles with sand. Based on the difficulty of excavation and observation, we consider the gravels to be medium dense to dense.

1537 G Street
Salida, CO 81201
(719)539-2312
Fax (719)530-9111

MOUNTAIN
ENGINEERING & TESTING

2035 1/2 Grande Avenue
Monte Vista, CO 81144
(719)628-2069
Fax(719)530-9111

Ground Water Conditions: Ground water was not encountered in the test pits. The ground water readings represent the conditions during our exploration and may not be indicative of other times or locations. Water levels can fluctuate with variations in rainfall, temperature, snowmelt, irrigation and other factors.

FOUNDATION RECOMMENDATIONS

Considering the subsurface conditions encountered in the exploratory test pits and the nature of the proposed construction, a shallow foundation may be founded on the native granular soils consisting of gravel, cobble, and sand or a compacted structural fill. Numerous cobbles were encountered, and therefore, we recommend 6 to 12 inches of structural fill be placed and compacted below the footing subgrade to minimize point loads. **Any fill encountered below the foundation subgrade should be penetrated by the foundation, or removed and replaced with a structural fill material.** The following recommendations have been prepared for a shallow foundation with a minimum 2.5 feet (30 inch) embedment:

- Shallow foundations bearing on the native gravels or structural fill placed above the native soils should be designed for:
  An allowable soil bearing pressure of 2,500 psf.
  An allowable coefficient of friction of 0.46.

- Spread footings should have a minimum width of 16 inches for continuous footings and 24 inches for isolated pads.

- Exterior footings and footings beneath unheated areas should be placed at least 30 inches below the exterior grade for frost protection.

- Continuous foundation walls should be reinforced top and bottom to span an unsupported length of at least 12 feet.

- Granular foundation soils should be moisture conditioned and compacted with a heavily loaded vibratory compactor prior to footing construction.

- Compacted fill placed against the sides of the foundations to resist lateral loads should be a granular material. Requirements for fill placed and compacted to resist lateral loads are discussed below in "**Earthwork**."

- The recommendations provided are based on widely spaced test pits and conditions at the building site may vary. **A representative of the geotechnical engineer should observe all foundation excavations, prior to fill or concrete placement, to confirm the subgrade condition is consistent with the design soil conditions in this report.** Considering the man made fill onsite, it is important for us to observe the foundation excavation.

1537 G Street
Salida, CO 81201
(719)539-2312
Fax (719)530-9111

MOUNTAIN
ENGINEERING & TESTING

2035 1/2 Grande Avenue
Monte Vista, CO 81144
(719)628-2069
Fax(719)530-9111

Seismic Design Recommendations: According to ASCE 7-16 procedures, and information obtained from our subsurface exploration of limited depth at the building site, a Site Class D, stiff soil profile is estimated. The actual site class determination requires drilling and testing to a depth of 100 feet or a geophysical survey.

LATERAL EARTH PRESSURES

The lateral equivalent fluid pressures for soils above a free water surface are recommended below:

Backfill Material	Active	Passive	At Rest
Native gravels and sands (3" minus)	35 pcf	250 pcf	55 pcf
Imported Structural Fill	40 pcf	200 pcf	60 pcf

All structures and piping should be designed for appropriate surcharge pressures such as adjacent buildings, traffic, construction materials and equipment. The pressures recommended above assume drained conditions and a horizontal backfill surface. If water or sloping backfill conditions occur, we should be contacted to reevaluate our recommendations.

FLOOR SLABS

A minimum depth of 6 inches of compacted structural fill or a free draining gravel is recommended below slabs placed on stable subgrade in accordance with the recommendations in the "**Earthwork**" section of this report. To reduce the risk of slab settlement and cracking, the subgrade soils should be moisture conditioned and recompacted to the minimum density recommended in this report prior to placing the structural fill. Man-made fill below slab areas should be removed and replaced with the structural fill material recommended under the heading "Fill Materials, Placement and Compaction" in this report.

Floor slab control joints should be used to reduce damage due to shrinkage cracking. Joint spacing is dependent on slab thickness and aggregate size, and should be consistent with recognized guidelines such the Portland Cement Association (PCA) and the American Concrete Institute (ACI). A vapor retarder membrane is recommended for slabs with moisture sensitive floor coverings to reduce moisture in the concrete slab.

1537 G Street
Salida, CO 81201
(719)539-2312
Fax (719)530-9111

MOUNTAIN
ENGINEERING & TESTING

2035 1/2 Grande Avenue
Monte Vista, CO 81144
(719)628-2069
Fax(719)530-9111

Concrete placement and curing should be in accordance with the American Concrete Institute recommendations. Improper curing techniques and/or high slump concrete can cause excessive shrinkage, cracking and/or curling of the concrete slab.

EARTHWORK

General engineered fill recommendations are provided in Appendix A of this report.

Site Clearing and Subgrade Preparation: Strip and remove the existing vegetation, man-made fill, debris and other deleterious materials from the proposed subgrade areas. Stripped materials consisting of vegetation and organic materials should be wasted from the site or used to revegetate landscaped areas after grading operations. Organic materials should only be placed in non-structural areas. All exposed surfaces should be free of mounds and depressions that could prevent uniform compaction.

If unexpected fills or underground facilities are encountered during site clearing, such features should be removed prior to backfill placement and/or construction. According to observations of the test pit and location of the building addition, it should be expected that man-made fills, abandoned and existing utilities, and deleterious materials may be encountered during construction. All excavations should be observed by the geotechnical engineer prior to backfill placement. Subgrade that will receive fill, once properly cleared, should be moisture conditioned, and compacted to the same specifications as the fill material.

Fill Materials, Placement and Compaction: Based on the soils encountered in the test pits, the man made fill is not considered suitable for re-use. Imported structural fill should meet the following specifications or be approved by the Geotechnical Engineer.

Sieve Size	Percent Finer
2 inch	100
No. 4 Sieve	30-70
No. 50 Sieve	10-50
No. 200 Sieve	20 max.

Plasticity	
Liquid Limit	30 max.
Plasticity Index	10 max.

Frozen soils should not be used as fill or backfill, and fill should not be placed over frozen ground.

1537 G Street
Salida, CO 81201
(719)539-2312
Fax (719)530-9111

MOUNTAIN
ENGINEERING & TESTING

2035 1/2 Grande Avenue
Monte Vista, CO 81144
(719)628-2069
Fax(719)530-9111

The following compaction recommendations are provided for fill depths less than five (5) feet. If fill materials are placed in excess of five feet, we should be contacted to review the conditions and provide additional recommendations, if necessary. The compaction and moisture contents shown in the following table are recommended for granular soils.

FILL AREA	MINIMUM COMPACTION	MOISTURE CONTENT
Below Foundations	98% Std. Proctor (ASTM D698) or 95% Mod. Proctor (ASTM D1557)	Optimum Moisture, +/- 3%
Below Floor Slabs	95% Std. Proctor (ASTM D698) or 90% Mod. Proctor (ASTM D1557)	Optimum Moisture, +/- 3%
Pavement Areas	95% Mod. Proctor (ASTM D1557)	Optimum Moisture, +/- 3%

Excavation and Trench Construction: According to OSHA construction standards 2207, subpart P, the native soils classify as "Type C" soils and should not have side slopes steeper than 1½:1 (horizontal to vertical) up to a maximum depth of 20 feet or until encountering ground water. If ground water seepage occurs during excavation, flatter slopes may be appropriate. All vehicles and soil piles should be a minimum lateral distance from the crest of the slope equal to the slope height. The exposed slope face should be protected from the elements.

The contractor is responsible for designing and constructing stable, temporary excavations as required to maintain stability of both excavation sides and bottom. All excavations should be sloped or shored in the interest of safety following local and federal regulations, including current OSHA excavation and trench safety standards.

Compliance: Performance of the foundations supported on compacted fills or prepared subgrade depends upon compliance with the above earthwork recommendations. To assess compliance, observation and testing should be performed under the direction of the geotechnical engineer.

SURFACE DRAINAGE

Positive drainage should be provided during construction and maintained throughout the life of the proposed structure. Infiltration of water into utility or foundation excavations should be prevented during construction. Surface features that could retain water in areas adjacent to the structures should be avoided.

1537 G Street
Salida, CO 81201
(719)539-2312
Fax (719)530-9111

MOUNTAIN
ENGINEERING & TESTING

2035 1/2 Grande Avenue
Monte Vista, CO 81144
(719)628-2069
Fax(719)530-9111

SUBSURFACE DRAINAGE

To our knowledge below grade areas are not planned, and therefore, subsurface drainage is not required. Should conditions, building plans or elevation change, we should be contacted to review the drainage recommendations.

CONCRETE

Based on the granular nature of the on-site materials encountered in the test pits, we estimate the concentration of water soluble sulfates to have a negligible degree of sulfate attack on concrete exposed to these materials according to the U.S. Bureau of Reclamation Concrete Manual. Based on this information, a Type I-II is recommended. Concrete testing for slump, air content and compressive strength is recommended during placement of the concrete foundations and slabs.

LIMITATIONS

Mountain Engineering and Testing should be retained to review the final design plans and specifications with regards to the recommendations in this report. The conclusions and recommendations submitted in this letter are based upon the data obtained from the exploratory test pits and the proposed type of construction. The nature and extent of subsurface variations across the site may not become evident until excavation is performed. If during construction, fill, soil, rock or water conditions appear to be different from those described herein, this office should be advised at once so reevaluation of the recommendations may be made. We recommend on-site observation of excavations by a representative of the geotechnical engineer.

This study has been conducted for the client for the subject project in accordance with generally accepted geotechnical engineering practices in this area. If during construction, soil, rock or water conditions appear to be different from those described herein, Mountain Engineering & Testing should be advised at once to reevaluate our recommendations. In the event that changes in the nature, design or location of the project are different from the project descriptions in this report, then the conclusions and recommendations contained in this report shall not be considered valid unless Mountain Engineering & Testing reviews the changes and either verifies or modifies the conclusions of this report in writing.

1537 G Street
Salida, CO 81201
(719)539-2312
Fax (719)530-9111

MOUNTAIN
ENGINEERING & TESTING

2035 1/2 Grande Avenue
Monte Vista, CO 81144
(719)628-2069
Fax(719)530-9111

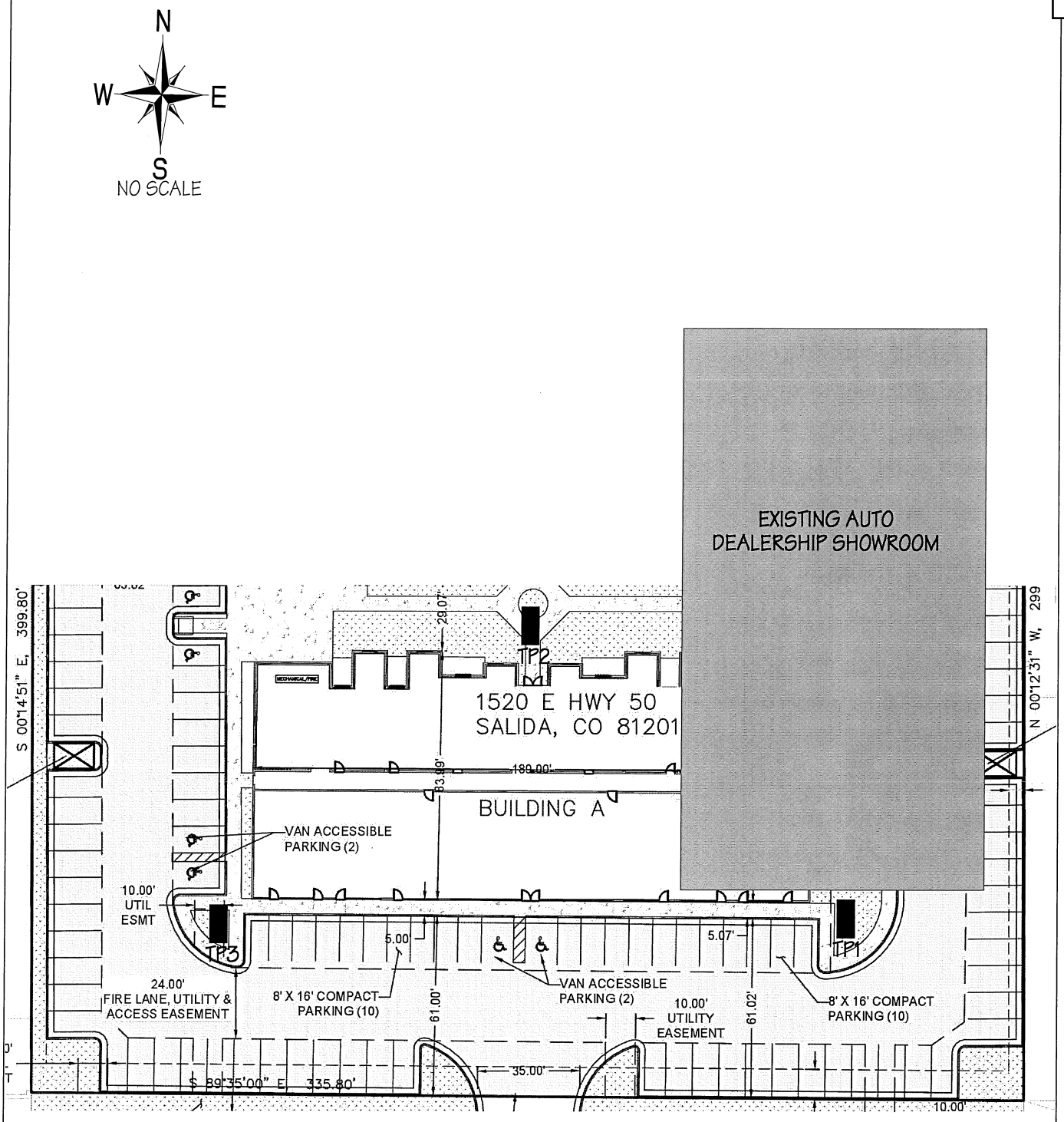
The scope of services for this project does not include either specifically or by implication any environmental or biological (e.g. mold, fungi, and bacteria) assessment of the site or identification or prevention of pollutants, hazardous materials or conditions. If the owner is concerned about the potential of such contamination or pollution, other studies should be undertaken.

Please contact me at 719-539-2312 at your convenience if you have any questions of if we can be of further assistance.

1537 G Street
Salida, CO 81201
(719)539-2312
Fax (719)530-9111

MOUNTAIN
ENGINEERING & TESTING

2035 1/2 Grande Avenue
Monte Vista, CO 81144
(719)628-2069
Fax(719)530-9111



SYMBOLS

■ TP1 TEST PIT NUMBER AND APPROXIMATE LOCATION

GEOTECHNICAL ENGINEERING STUDY
SALIDA CROSSINGS, BUILDING A- PHASE 1
1520 US HWY 50, SALIDA, CO

TEST PIT LOCATION PLAN

1537 G Street
Salida, CO 81201
(719)539-2312
Fax (719)530-9111

MOUNTAIN ENGINEERING & TESTING

2035 1/2 Grande Avenue
Monte Vista, CO 81144
(719)628-2069
Fax(719)530-9111

FIGURE: 1

TEST PIT LOG NUMBER TP1

PROJECT NAME	PROJECT LOCATION	PROJECT NUMBER
GEOTECHNICAL ENGINEERING STUDY SALIDA CROSSINGS	1520 US HWY 50, SALIDA, CO	18044

SURFACE CONDITIONS	COORDINATES	ELEVATION	TOTAL DEPTH	WATER DEPTH
ASPHALT PARKING LOT, FILL, BUILDINGS	38° 31.4625 N 105° 59.1655 W	NA	7-FEET	NONE

METHOD OF EXCAVATION	CONTRACTOR	DATE	TECHNICIAN	CHECKED BY
JOHN DEERE 310 SG BACKHOE	DUANE COZART	5/14/2018	GREG SNYDER	RWB

SAMPLE TYPE & NUMBER	PENETROMETER BLOW COUNTS	DEPTH IN FEET	CLASSIFICATION AND DESCRIPTION OF MATERIAL
		0	GRAVELLY SAND (ROADBASE) & FILL, TAN, LOOSE, FINE GRAINED SAND, LITTLE GRAVEL, DRY. -FILL-
	49/12" (N=8)	2	GRAVELLY SAND, DARK BROWN, DENSE, TRACE ROUNDED TO SUBROUNDED COBBLE TO 6",TRACE BRICK AND ASPHALT, DRY-MOIST. -FILL-
BULK 1 4'	100/5" (N=37)	4	
		6	COBBLE MATRIX-MOSTLY ROUND AND SUBROUND COBBLE WITH FINE SAND INFILL. -ALLUVIUM-
		8	BOTTOM OF HOLE @ 7-FEET MOIST.
		10	
		12	
		14	

FIGURE 2

1537 G Street
Salida, CO 81201
(719)539-2312
Fax (719)530-9111

MOUNTAIN ENGINEERING & TESTING

2035 1/2 Grande Avenue
Monte Vista, CO 81144
(719)628-2069
Fax(719)530-9111

TEST PIT LOG NUMBER TP2

PROJECT NAME	PROJECT LOCATION	PROJECT NUMBER
GEOTECHNICAL ENGINEERING STUDY SALIDA CROSSINGS	1520 US HWY 50, SALIDA, CO	18044

SURFACE CONDITIONS	COORDINATES	ELEVATION	TOTAL DEPTH	WATER DEPTH
ASPHALT PARKING LOT, FILL, BUILDINGS	38° 31.4738 N 105° 59.1942 W	NA	8-FEET	NONE

METHOD OF EXCAVATION	CONTRACTOR	DATE	TECHNICIAN	CHECKED BY
JOHN DEERE 310 SG BACKHOE	DUANE COZART	5/14/2018	GREG SNYDER	RWB

SAMPLE TYPE & NUMBER	PENETROMETER BLOW COUNTS	DEPTH IN FEET	CLASSIFICATION AND DESCRIPTION OF MATERIAL
BULK 2 4'	36/12" (N=8)	2	SANDY GRAVEL (ROADBASE), TRACE ASPHALT, MAN MADE MATERIALS, LOOSE, DRY. -FILL-
BULK 2 4'	100/9" (N=20)	4	SAME-MEDIUM DENSE. -FILL-
		6	SANDY GRAVEL WITH COBBLE, DARK BROWN, ROUND AND SUBROUND COBBLE TO 24", FINE GRAINED SAND, DRY-MOIST -ALLUVIUM-
		8	BOTTOM OF HOLE @ 8-FEET. MOIST.
		10	
		12	
		14	

FIGURE 3

1537 G Street
Salida, CO 81201
(719)539-2312
Fax (719)530-9111

MOUNTAIN ENGINEERING & TESTING

2035 1/2 Grande Avenue
Monte Vista, CO 81144
(719)628-2069
Fax(719)530-9111

TEST PIT LOG NUMBER TP3

PROJECT NAME	PROJECT LOCATION	PROJECT NUMBER
GEOTECHNICAL ENGINEERING STUDY SALIDA CROSSINGS	1520 US HWY 50, SALIDA, CO	18044

SURFACE CONDITIONS	COORDINATES	ELEVATION	TOTAL DEPTH	WATER DEPTH
ASPHALT PARKING LOT, FILL, BUILDINGS	38° 31.4581 N 105°59.2073 W	NA	7.5-FEET	NONE

METHOD OF EXCAVATION	CONTRACTOR	DATE	TECHNICIAN	CHECKED BY
JOHN DEERE 310 SG BACKHOE	DUANE COZART	5/14/2018	GREG SNYDER	RWB

SAMPLE TYPE & NUMBER	PENETROMETER BLOW COUNTS	DEPTH IN FEET	CLASSIFICATION AND DESCRIPTION OF MATERIAL
BULK 1 2'		2	SANDY GRAVEL (ROADBASE), TRACE CONCRETE, ASPHALT AND BRICK, COBBLE TO 12", DRY. -FILL-
BULK 2 4'	100/5" (N=37)	4 6	GRAVEL WITH SAND, BROWN, DENSE, ROUND AND SUBROUND COBBLE TO 18", DRY-MOIST. -ALLUVIUM-
		8 10 12 14	BOTTOM OF HOLE @ 7.5-FEET MOIST.

FIGURE 4

1537 G Street
Salida, CO 81201
(719)539-2312
Fax (719)530-9111

MOUNTAIN ENGINEERING & TESTING

2035 1/2 Grande Avenue
Monte Vista, CO 81144
(719)628-2069
Fax(719)530-9111

LEGEND AND NOTES

PARTICLE SIZE IDENTIFICATION

Clay - Particles finer than 0.005 millimeters.

Silt - Particles finer than 0.074 millimeters and larger than 0.005 millimeters.

Sand - Particles finer than No. 4 Sieve and larger than the No. 200 Sieve .

Gravel - From 1/4-inch to 3 inches in diameter.

Cobble - From 3 to 12 inches in diameter.

Boulder - Larger than 12 inches in diameter.

SOIL DESCRIPTION MODIFIERS

Trace - Represents 0 to 5 percent by weight.

With (Coarse Grained Material) - Represents 15 to 29 percent by weight.

With (Fine Grained Material) - Represents 5 to 12 percent by weight.

NOTES

50/6" - (N=15) Indicates the number of blows required to drive a 5/8-inch penetrometer into the various strata with blows from a 10-pound hammer falling 12 inches. Number in parenthesis represents our calculated N-Value.

— — — — Dashed line between materials shown on the test pit logs are approximate and the transitions may be gradual.

DATE ▼ Groundwater level and the date of measurement.

The exploratory test pits were located based on the features shown on site plan.

Test pits are drawn to depth.

The exploratory test pit locations and elevations should be considered accurate only to the degree implied by the method used.

LABORATORY TEST RESULTS

+4 = Percent retained on No. 4 sieve;
-200 = Percentage passing the No. 200 sieve;
LL = Liquid Limit;
PI = Plasticity Index;
NP = Non-plastic;
WC = Water Content (%);
WSS = Water Soluble Sulfates (ppm);
DD = Dry Density (pcf);

FIGURE: 5

Appendix A
General Engineered Fill Recommendations

A. Clearing and Grubbing
   a. Areas where excavation or fill placement will be undertaken shall be cleared of all trees, stumps, roots, brush, rubbish, organic soil, or other objectionable matter as determined by the Soil Engineer. Organic soil which is suitable for topsoil shall be stockpiled for later use in landscaping,

B. Preparation of Area to be Filled
   a. Scarification: After vegetation and other unsuitable material have been removed, the ground surface of the area to be filled shall be scarified to a depth of at least six (6) inches, and the ground surface is free from ruts, ridges and other uneven features.

   b. Benching: Where fills are placed upon hillsides or slopes where the slope ratio of the original ground exceeds 5 horizontal to 1 vertical (20%), the original ground slope shall be stepped or benched, and the surfaces of benches scarified to a depth of at least six (6) inches. Ground slopes which are flatter than 5 horizontal to 1 vertical shall be benched when considered necessary by the Soil Engineer.

   c. Subgrade Compaction: After the foundation for the fill has been scarified and benched as necessary, the ground surface shall be bladed until it is uniform size and brought to the proper moisture content for compaction. The ground surface shall then be compacted to the densities recommended in the geotechnical report.

   d. Existing Earth Fill: Any unsuitable existing fill on the site shall be removed until undisturbed native soil is exposed. The native soil shall then be scarified, prepared, and compacted and suitable structural fill shall be placed, in accordance with these guidelines.

C. Compacted Fill
   a. Fill Materials: Material for fill shall consist of suitable soil as identified in soil reports and/or approved by the Soil Engineer. The fill materials used shall be free of vegetation, frozen material, or other deleterious material. The fill shall not contain particles having a diameter greater than three (3) inches.

   b. Rock: The maximum rock size in fill materials shall be three (3) inches. Large rocks shall not be allowed to nest and voids between rocks shall be carefully filled with properly compacted soil. No large rocks will be permitted within twelve (12) inches of finished grade.

   c. Fill Placement: Fill shall be placed in uniform, level layers which do not exceed six (6) inches thickness after compaction. Each layer shall be placed, mixed, and spread in such a manner as to insure uniformity of each layer, and to prevent the formation of layers or zones of material which differ significantly in characteristics from the surrounding fill.

d. Moisture Control: Prior to compaction, the fill material shall be brought to its Proctor optimum moisture content, plus or minus 3% to insure even and uniform moisture conditions within the layer. The contractor may be required to add water to material in the excavation or borrow areas prior to transporting to the fill if, in the opinion of the Soil Engineer, proper moisture control cannot be obtained by adding water directly to the fill surface.

e. Compaction Procedure: After each layer has been spread, mixed, and brought to the proper moisture content, it shall be mechanically compacted to the recommended density. Other levels of compaction may also be specified by the Soil Engineer depending upon the type of soil encountered. Compaction of each layer shall be continuous over the entire area of the layer, and compaction equipment shall make sufficient passes to insure uniform and adequate compaction of each layer.

f. Compaction of Slopes: The face slopes of fills shall be properly compacted. Compaction on face slopes of fills may be accomplished progressively in increments of three (3) to five (5) feet in fill height, or may be done after the fill is brought to its total height.

D. Quality Control

a. Moisture Density Tests: Prior to commencement of fill operations, a Proctor test, shall be made for each soil material anticipated in the excavation and borrow areas. Additional Proctor tests shall be made during construction if different materials are encountered, or if soil mixtures on the fill warrant additional testing. Occasional single-point density tests shall be performed if necessary to verify the appropriateness of the Proctor values being used.

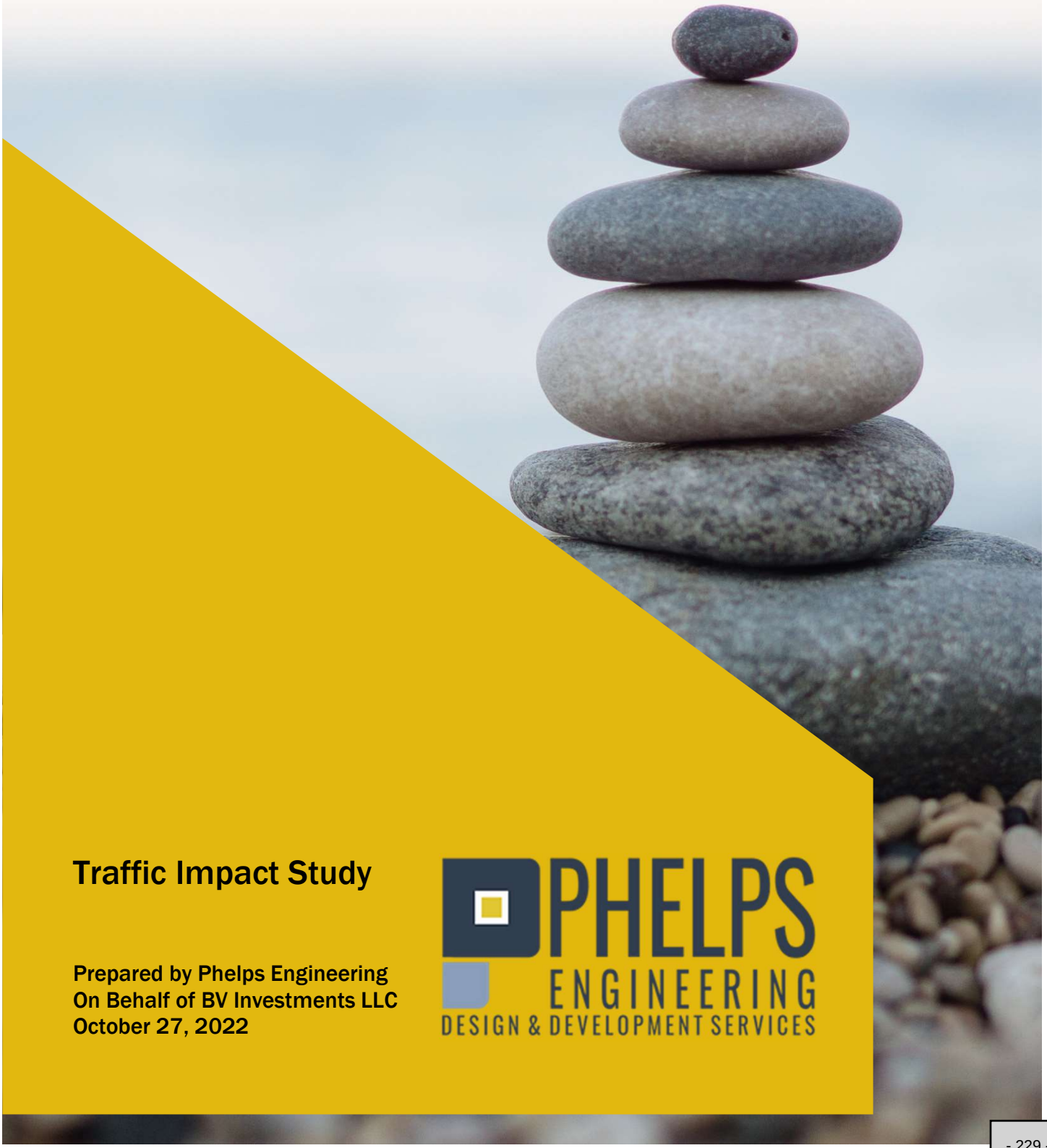
b. Density Testing: Field density tests shall be made by the Soil Engineer of the compaction of each layer of fill. At least one test shall be made for each layer of fill, and sufficient suitable compaction of each layer has been achieved. Density tests shall be taken in the compacted material below the disturbed surface. When these tests indicate that the density of any layer of fill or portion thereof has not been properly compacted, the particular layer or portion shall be reworked until the required density has been obtained.

E. Seasonal Limits

a. No fill material shall be placed, spread, or rolled while it is frozen or thawing, or during unfavorable weather conditions. When fill operations are interrupted by weather conditions, fill operations shall not be resumed until the moisture content and density of the previously placed fill are tested for density.

SALIDA CROSSINGS

…a proposed mixed-use redevelopment serving the City of Salida, Colorado.



Traffic Impact Study

Prepared by Phelps Engineering
On Behalf of BV Investments LLC
October 27, 2022

PHELPS ENGINEERING
DESIGN & DEVELOPMENT SERVICES

REPORT CONTENTS

INTRODUCTION 3
LAND USE AND ACCESS 4
Figure 1: The site location relative to the adjacent and nearby roadways. 4
Figure 2: New Mixed-Use Redevelopment Conceptual Site Plan 5
ROAD AND TRAFFIC CONDITIONS 5
Figure 3a: AM peak-hour traffic volumes at site adjacent intersections. 7
Figure 3b: PM peak-hour traffic volumes at site adjacent intersections. 8
Table 1: CDOT Short Duration Count Station 2021 AADT and 2042 AADT 8
Table 2: Three-year Crash Record Summary 9
TRIP GENERATION 9
Table 3: Estimated Site Vehicle Driveway Trip Generation 10
TRIP DISTRIBUTION AND ASSIGNMENT 11
Table 4: Directional distribution estimate for the site-generated trips 11
Figure 4a: AM Peak-Hour Site Generated Traffic Volumes 12
Figure 4b: PM Peak-Hour Site Generated Traffic Volumes 13
Figure 5a: AM Peak-Hour Existing Plus Site Generated Traffic Volumes 14
Figure 5b: PM Peak-Hour Existing Plus Site Generated Traffic Volumes 15
Figure 6a: 2042 AM Peak-Hour Background Traffic Volumes 16
Figure 6b: 2042 PM Peak-Hour Background Traffic Volumes 17
Figure 7a: 2042 AM Peak-Hour Background Plus Site Generated Traffic Volumes 18
Figure 7b: 2042 PM Peak-Hour Background Plus Site Generated Traffic Volumes 19
LEVEL OF SERVICE ANALYSIS 19
Figure 8: Intersection Levels of Service Graphical Representation 20
Table 5: Intersection Levels of Service Delay Ranges 20
Table 6: Unsignalized Intersection Level of Service (LOS) Analysis Results 21
AUXILIARY TURN LANE RECOMMENDATIONS 21
THE US 50A/CO 291 INTERSECTION IMPROVEMENTS 23
ADDITIONAL RECOMMENDATIONS 23
CONCLUSIONS 23
APPENDIX A – TRAFFIC COUNT DATA .....
APPENDIX B - PTV VISTRO INTERSECTION CAPACITY REPORTS .....

INTRODUCTION

Phelps Engineering Services, Inc. (PES) has prepared this traffic impact study for the proposed Salida Crossings mixed-use redevelopment project. This site is located at 1520 East Highway 50 in Salida, CO at county parcel number 380704300016. Currently, the site is occupied by a vacant car dealership parking lot. The site plan included in this report shows the use of only the current site access to East Rainbow Boulevard (US Highway 50A). No additional access is proposed. This existing access is located approximately 460 feet west of the intersection of East Rainbow Boulevard/Oak Street. This report has been prepared for submittal to the Colorado Department of Transportation (CDOT) and the City of Salida.

The preparation of this report included the following:

- An inventory of existing road and traffic conditions on US Highway 50A adjacent to the site including surface conditions; functional classification; road widths; pavement markings; traffic control signs; posted speed limits; intersection and access spacing; roadway and intersection alignments; curb, gutter, and sidewalk locations; and auxiliary turn lanes.
- Weekday turning movement traffic counts at the intersections of Rainbow Boulevard/Hunt Street, East Rainbow Boulevard/Oak Street, and Oak Street/County Road 105.
- A three-year (2020, 2019 and 2018) crash pattern review for US 50A between milepost 222 and 223, and for CO 291A between milepost 0 and 1.
- CDOT 2021 Annual Average Daily Traffic (AADT) volume data for US Highway 50A (East Rainbow Boulevard) adjacent to the site and SH 291 (Oak Street).
- Projections of 20-year background (baseline) traffic volumes on East Rainbow Boulevard and Oak Street adjacent to the site.
- The existing and proposed site land uses and access plan.
- Estimates of average weekday and weekday peak-hour trip generation for the proposed Salida Crossings redevelopment project and the estimated directional distribution of site-generated vehicle trips on the roadways and intersections adjacent to the site.
- Projected site-generated and resulting total peak-hour intersection traffic volumes at the site access point on East Rainbow Boulevard and at the intersection of East Rainbow Boulevard/Oak Street.
- An on-site parking needs analysis generated by the proposed residential and retail land uses and ADA parking space requirements.
- Intersection level of service analysis at the site access intersection with East Rainbow Boulevard and the intersection of East Rainbow Blvd./Oak St.
- An auxiliary right-/left-turn lane needs analysis based on the projected redevelopment volumes and criteria in the Colorado State Highway Access Code.
- Findings and recommendations.

LAND USE AND ACCESS

Figure 1 shows the site location relative to the adjacent and nearby roadways. A vacant car dealership parking lot currently occupies the site. The existing car dealership parking lot will be replaced with the Salida Crossings redevelopment. Salida Crossings is a planned mixed-use redevelopment project, consisting of seventy-two apartment units, twenty townhome units, and 10,274 square feet of retail space.



Figure 1: The site location relative to the adjacent and nearby roadways.

Figure 2 contains the proposed site plan showing the multi-family home units, townhome units, office/retail spaces, site circulation, and the access point to East Rainbow Boulevard. Site access to East Rainbow Boulevard will be via an existing access located approximately 460 feet west of Oak Street. Use of the access for the redevelopment project will require CDOT approval. Therefore, the applicant will submit a CDOT access permit application.

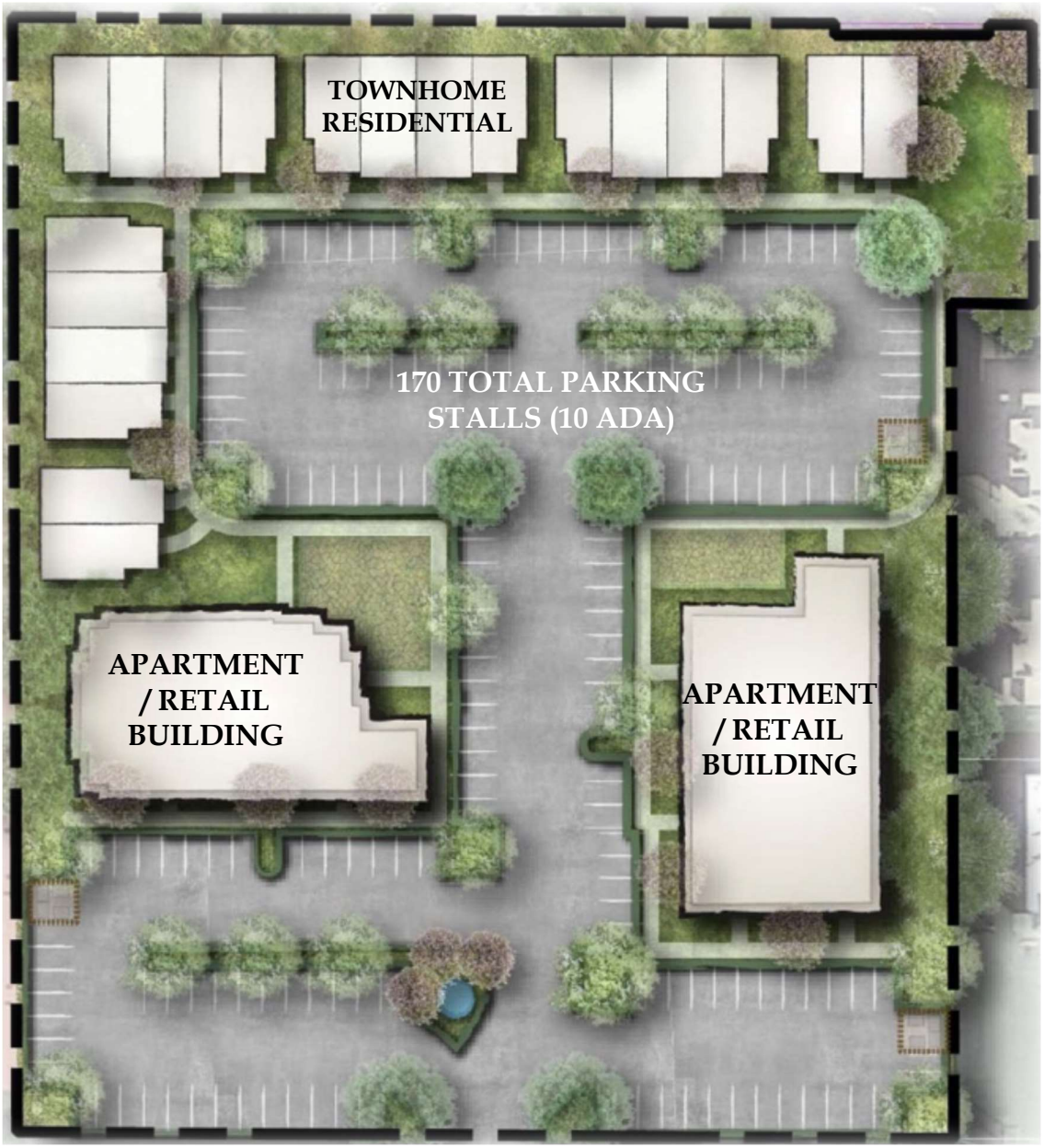


Figure 2: New Mixed-Use Redevelopment Conceptual Site Plan

ROAD AND TRAFFIC CONDITIONS

Figure 1 shows the roads adjacent to and in the vicinity of the site. Roads serving the site are identified below followed by a brief description of each:

- US Highway 50A (East Rainbow Boulevard) is the major roadway providing access to the site. US Highway 50A is an east-west state highway extending across Colorado from the Utah border in Mesa County to the Kansas border in Prowers County. US Highway 50A is classified as NR-A (Non-Rural Principal Highway) in the vicinity of the site. Adjacent to the site, US Highway 50A is a five-lane roadway with a posted speed limit of forty-five miles per hour (mph).

The street cross section includes striping for on-street bike lanes. The painted center median directly adjacent to the site access comprises two sets of dual solid yellow lines, which form a transition between the end of a two-way left-turn lane (TWLTL) and the dedicated eastbound left-turn lane at Oak Street. The applicant is requesting the access be CDOT-access-permitted as a full-movement with the redevelopment of the site.

- State Highway 291 (Oak Street) is classified as a two-lane NR-C (Non-Rural Arterial) in the vicinity of the site. Extending nine miles through Salida from US Highway 50A to US Highway 285, State Highway 291 has a posted speed limit of 35 mph north of US Highway 50A. The intersection of State Highway 291/US Highway 50A is a Stop-sign-controlled, full-movement T-intersection.

- Hunt Street is classified as an urban collector street in the City of Salida. The improvements to the roadway include a 34-foot traveled way, on-street parallel parking, detached sidewalks, curb and gutter, and directional curb ramps. The City Code, Section 1101(2)(a), states: "The speed limits for all streets within the City, unless otherwise posted, shall be 25 miles per hour." The speed limit on Hunt Street is not posted, so it is legally twenty-five mph. The intersection of US Highway 50A/Hunt Street is a Stop-sign-controlled, full-movement T-intersection.

- Chaffee County Road 105 (Old Stage Road) is a rural two-lane roadway with graded shoulders. The posted speed limit is twenty-five mph. The intersection of State Highway 291/County Road 105 is a stop-sign-controlled, full-movement T-intersection.

Existing Traffic Volumes

Figures 3a and 3b show the observed AM and PM peak-hourly traffic volumes at intersections adjacent to the site. Weekday turning movement traffic counts were obtained on Tuesday, April 5, 2022, at the intersections of Rainbow Boulevard (US-50)/Hunt Street, East Rainbow Boulevard (US-50)/Oak Street (SH 291), and Oak Street (SH 291)/County Road 105.

Generated with PTV VISTRO

Version 2022 (SP 0-3)

AM peak-hour traffic volumes at site adjacent intersections



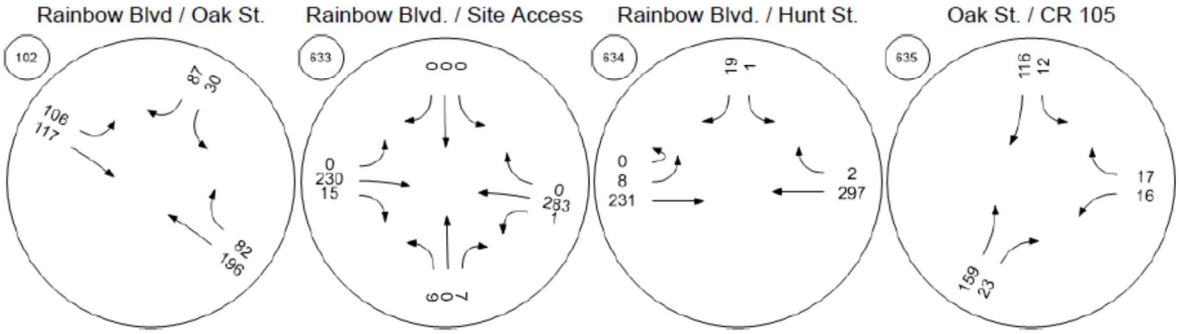


Figure 3a: AM peak-hour traffic volumes at site adjacent intersections.

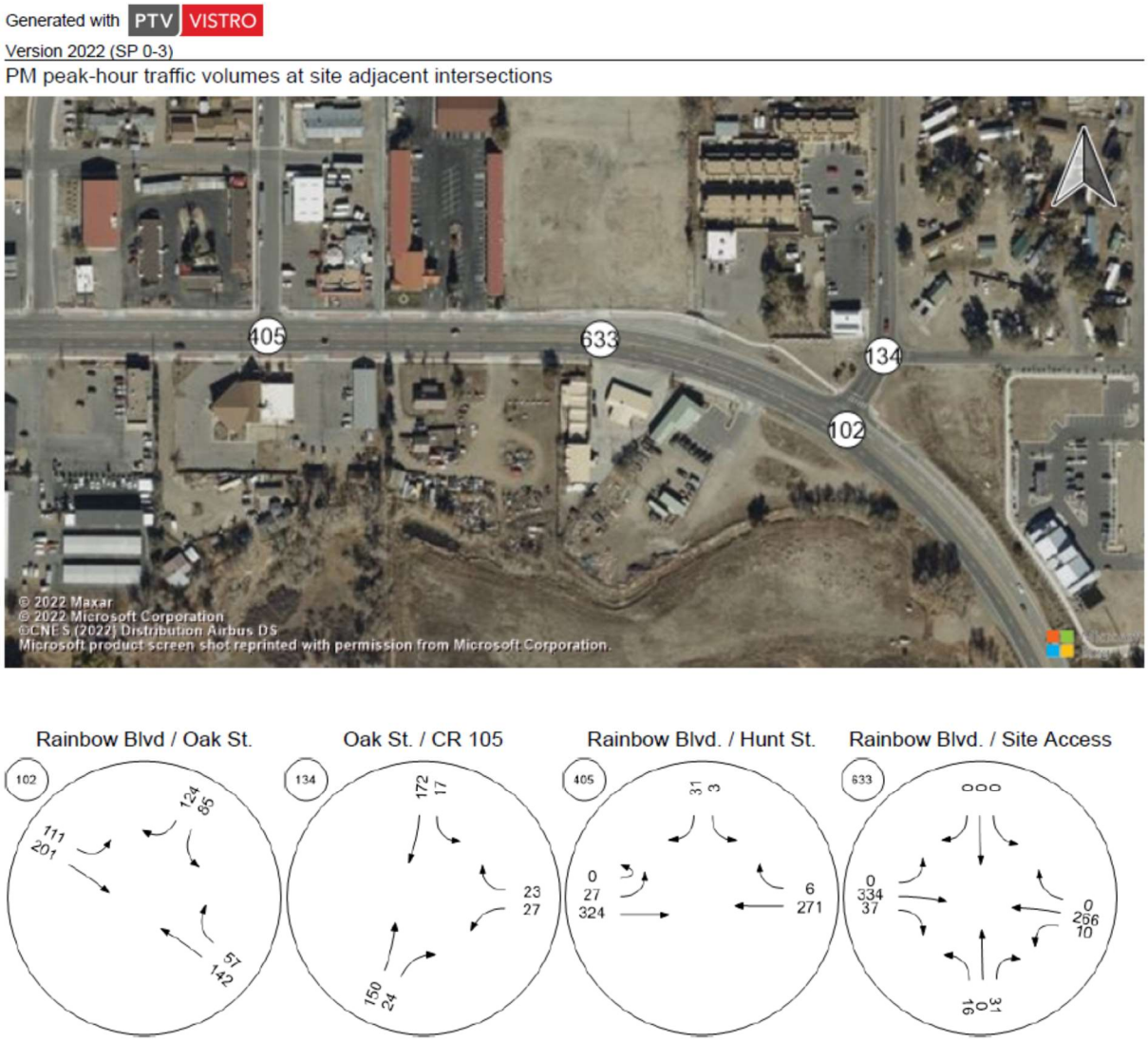


Figure 3b: PM peak-hour traffic volumes at site adjacent intersections.

PES also obtained the most current CDOT traffic data for count stations 102286, 102287, and 105345 located adjacent to the site. Table 1 includes the CDOT short duration count station 2021 AADT and project 2042 AADT for each station.

Station ID	Route	Milepost Begin-End	2021 AADT	Projected 2042 AADT	CDOT Growth Factor
102286	050A	222.198-222.399	8,400	9,106	1.084
102287	050A	222.399-233.62	6,200	6,786	1.095
105345	291A	0 – 0.865	4,100	4,444	1.084

Table 1: CDOT Short Duration Count Station 2021 AADT and 2042 AADT

Crash Pattern Review

CDOT provided crash data through its public website codot.gov. The latest year of crash records available in the CDOT crash database is 2020. To identify potential patterns of crashes on US 50A (Rainbow Boulevard) and CO 291A (Oak Street), three years (2020, 2019 and 2018) of crash records were reviewed for US 50A between milepost 222 and 223, and for CO 291A between milepost 0 and 1. Table 1 summarizes the three-year crash history for each roadway.

Route	Milepost	2020	2019	2018
US 50A	222 to 223	4 PDO Crashes	No Crashes Reported	2 PDO Crashes
CO 291A	0 to 1	No Crashes Reported	No Crashes Reported	No Crashes Reported
PDO = Property Damage Only				

Table 2: Three-year Crash Record Summary

There were two similar crashes at the intersection of US 50A (Rainbow Boulevard) and CO 291A (Oak Street) in 2020. A vehicle heading southbound on Oak St. and making a left turn onto US 50 was hit broadside by another vehicle heading eastbound on US 50 at the intersection. However, this intersection's three-year crash history indicates a low to moderate potential for crash reduction intersection when analyzed using the safety performance functions for a Rural 4-lane Divided Unsignalized 3-leg Intersection.

TRIP GENERATION

Estimates of the vehicle trips projected to be generated by Salida Crossings following redevelopment have been made using the nationally published trip generation rates from *Trip Generation, 10th Edition*, by the Institute of Transportation Engineers (ITE). Land use categories "215 – Single-Family Attached Housing," "220 – Multi-Family Housing (Low-Rise),"and "820 – Shopping Center", along with corresponding trip generation rates, have been used to develop the trip generation estimates for the site redevelopment. Table 3 below presents a summary of the estimated site trip generation. Salida Crossings is projected to generate about 1,694 "driveway" vehicle trips on the average weekday during a 24-hour period, with half entering and half exiting the site. During the morning peak hour, approximately sixty-five entering vehicles and sixty-six exiting vehicles would be generated by the redeveloped site. Approximately seventy-three entering vehicles and sixty-four exiting vehicles would be generated by Salida Crossings during the evening peak hour.

Analysis Period	Weekday		
	In	Out	Total
AM Peak Hour	65	66	131
PM Peak Hour	73	64	136
24-Hours	847	847	1,694

Table 3: Estimated Site Vehicle Driveway Trip Generation

Pass-By and Diverted Trips

The total number of trips generated by the site has also been aggregated by trip type to account for pass-by and diverted trips. A pass-by trip is one made by a motorist who would already be on an adjacent road regardless of the proposed development, but who stops in at the site while passing by. That pass-by motorist would then continue on his or her way to a final destination in the original direction.

Pass-by and diverted trip percentages have been based on data from the Trip Generation Handbook - An ITE Proposed Recommended Practice, 3rd Edition, 2014 by ITE and adjustments by PES for site-specific conditions. Analysis also accounts for diverted trips from the adjacent intersection of US Highway 50A/State Highway 291. These trips are technically considered non-pass-by trips, as they would be added to US Highway 50A and would result in altered turning movements at the nearby major intersection of US Highway 50A/State Highway 291. New trips would also be added to the proposed site access intersection.

The ITE-average percent pass-by and percent diverted trips were modified for this site-specific situation. Due to the site's geographic location on the outskirts of the city of Salida relative to adjacent major thoroughfares to the center of town, separate distributions were applied for entering and exiting vehicles to the site. Some drivers may enter the site eastbound on US Highway 50A but return to the center of town via Oak Street (and vice versa), changing their origin/destination paths.

PES increased the ITE-average proportion of primary trips (42 percent) generated by the shopping center to 60 percent. The ITE average of 34 percent pass-by trips generated by shopping centers was used, while PES decreased the proportion of diverted trips from 24 percent to 6 percent. Analysis accounts for pass-by and diverted trips for shopping center trips only. All residential trips were assumed to be primary.

Trip Reduction Factor

A trip reduction factor of one percent for residential and 3 percent for retail was used to account for trips between the proposed Salida Crossings mixed-use development and adjacent land uses, including motel and commercial uses. Internal trips are those in which both the origin and destination are within the development (trips paired between the proposed residential and commercial land uses).

TRIP DISTRIBUTION AND ASSIGNMENT

Trip Directional Distribution

An estimate of the directional distribution of site-generated vehicle trips to the study area roads and intersections is a necessary component in determining the site's traffic impacts. Table 4 shows the directional distribution estimate for the site-generated trips. The table shows the percentages of the site-generated vehicle trips projected to be oriented to and from the site's major approaches. Estimates have been based on the following factors: the proposed new land uses, the area street and road system serving the site, and the site's geographic location relative to the City of Salida and surrounding area.

Gate	To Salida Crossings	From Salida Crossings
	Share %	Share %
US 50 West of Hunt St.	55.00	65.00
US 50 South of CO 291	5.00	5.00
CO 291 North of CR 105	40.00	30.00

Table 4: Directional distribution estimate for the site-generated trips

Site-Generated Traffic

Redevelopment site-generated traffic volumes at the proposed site access point on US Highway 50A have been calculated by applying the directional distribution percentages estimated by PES (from Table 4) to the trip generation estimates (from Table 3). Figures 4a and 4b show the projected site-generated traffic volumes for the weekday AM and PM peak hours.

Generated with PTV VISTRO
Version 2022 (SP 0-3)
AM Peak-Hour Site Generated Traffic Volumes



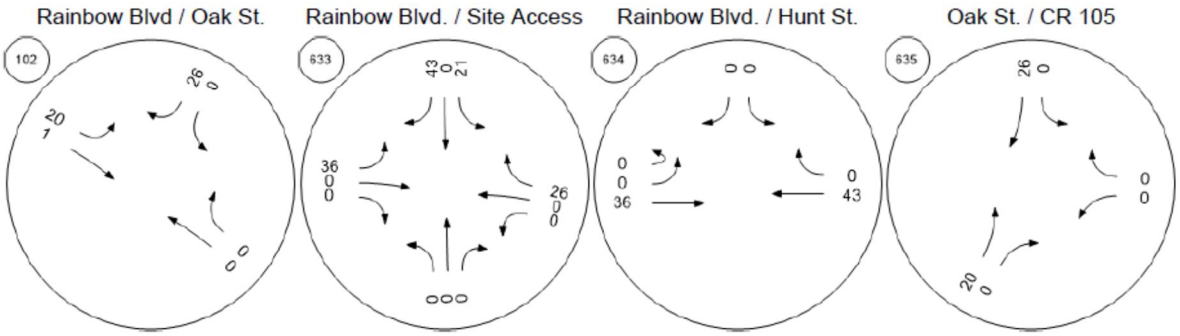


Figure 4a: AM Peak-Hour Site Generated Traffic Volumes

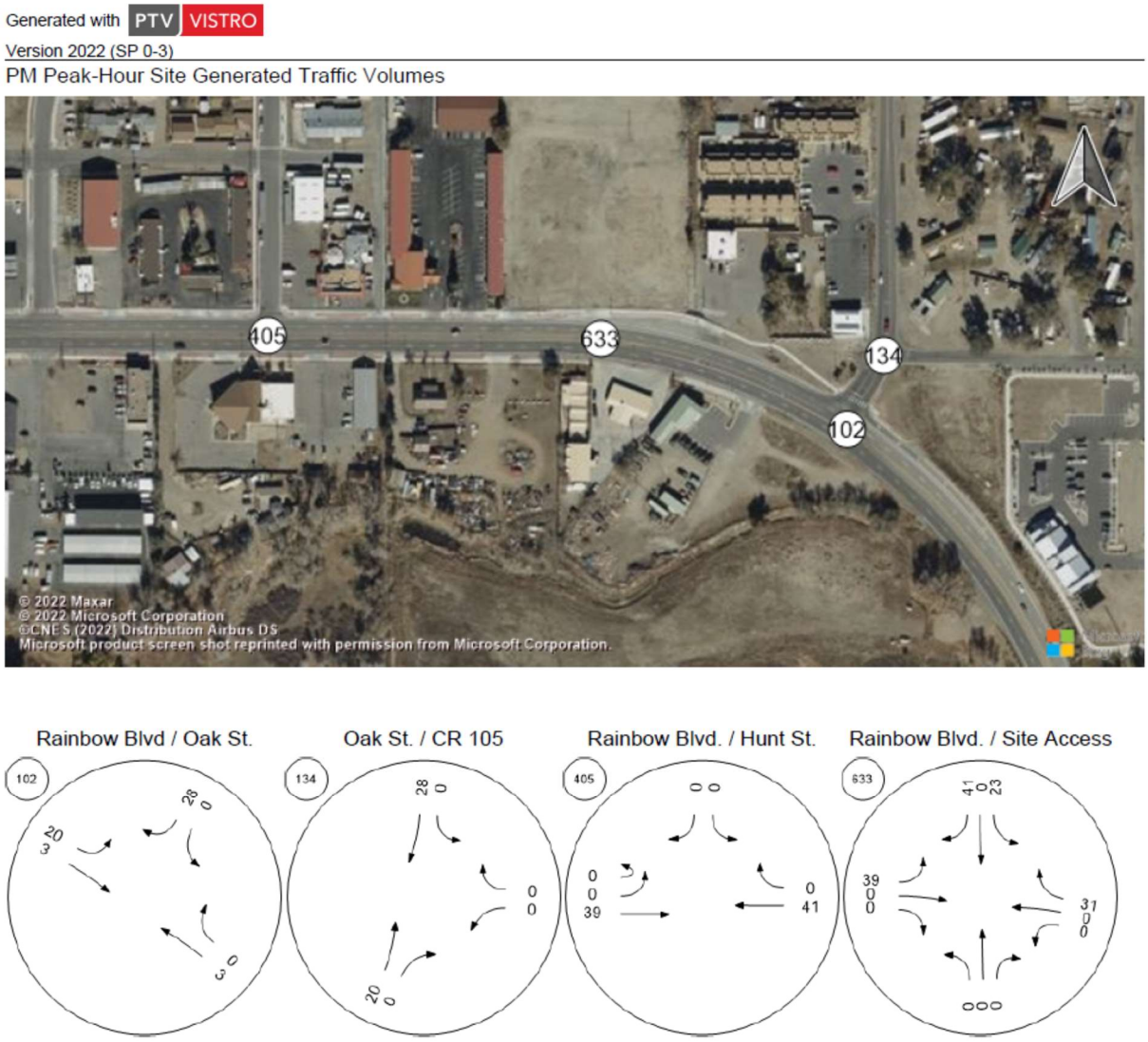


Figure 4b: PM Peak-Hour Site Generated Traffic Volumes

Existing-Plus-Site-Generated Traffic Volumes

Figures 5a and 5b show the sum of the existing traffic volumes (from Figures 3a and 3b) and site-generated peak-hour traffic volumes (shown in Figures 4a and 4b). These volumes represent the projected short-term total traffic following the opening of Salida Crossings.

Generated with PTV VISTRO

Version 2022 (SP 0-3)

AM Peak-Hour Existing Plus Site Generated Traffic Volumes



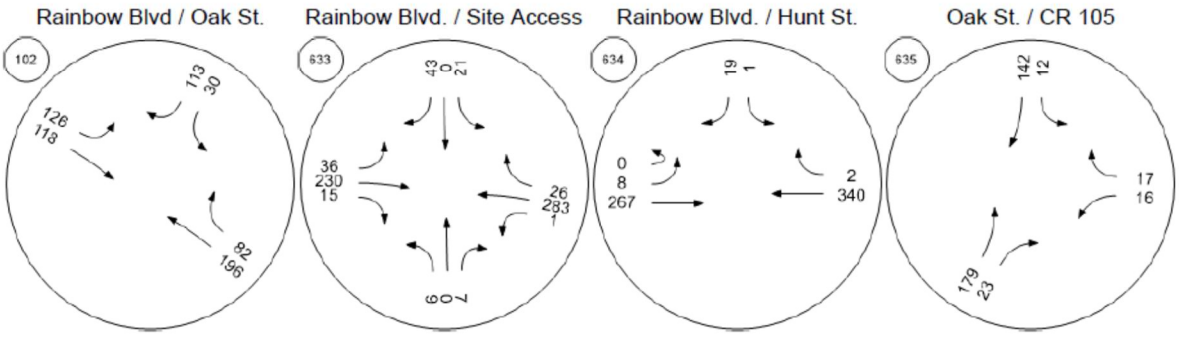


Figure 5a: AM Peak-Hour Existing Plus Site Generated Traffic Volumes

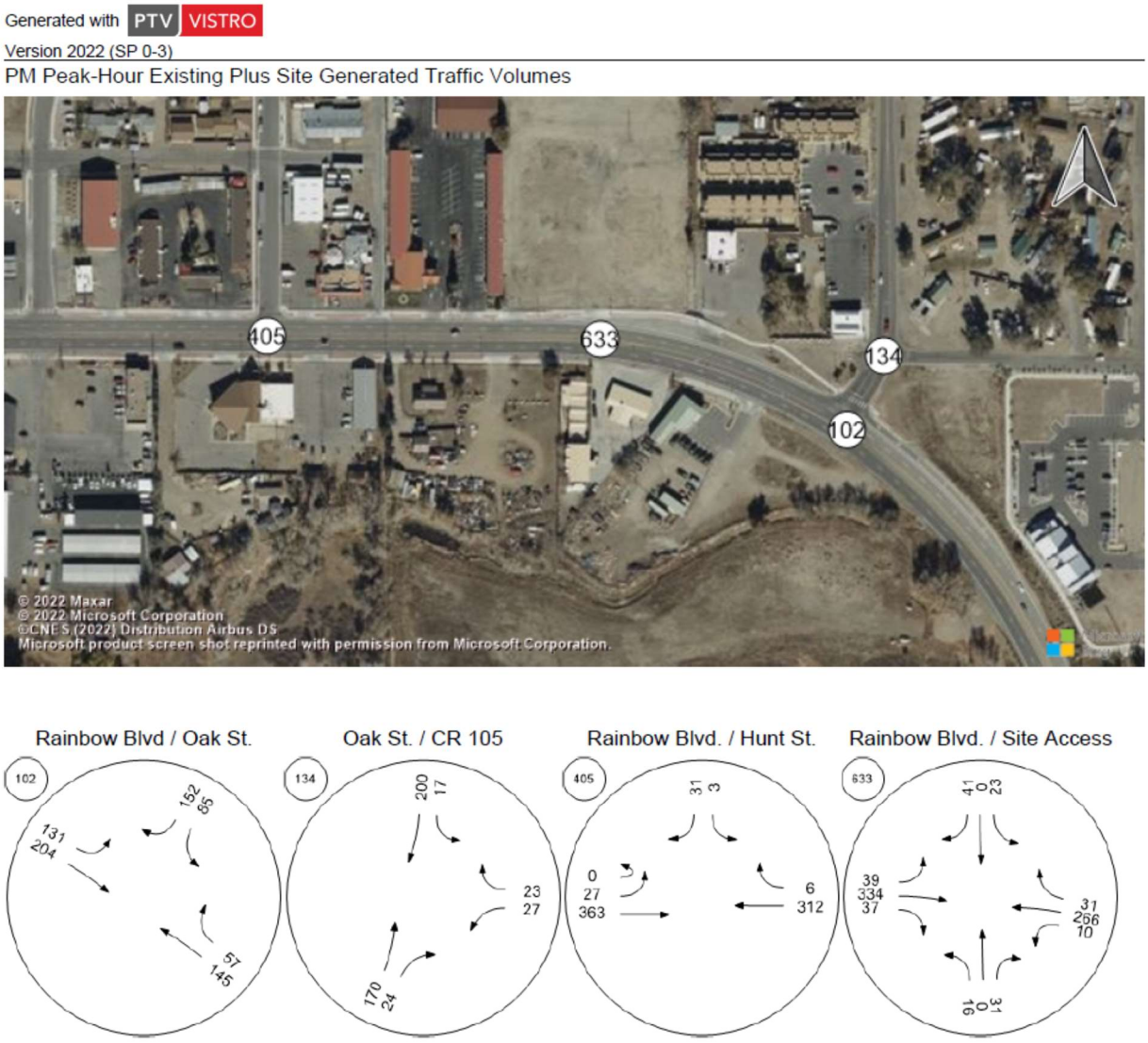


Figure 5b: PM Peak-Hour Existing Plus Site Generated Traffic Volumes

Estimated Future 2042 Background Traffic Volumes

Figures 6a and 6b show the projected 20-year background traffic volumes for the year 2042. The estimated 2042 background eastbound and westbound through traffic volumes on US Highway 50A are based on the CDOT 20-year growth factor of 1.084. The background traffic volumes were calculated by applying this growth factor to the existing traffic volumes. Background traffic volumes do not include projected traffic to be generated by the proposed Salida Crossings mixed-use development.

Generated with PTV VISTRO

Version 2022 (SP 0-3)

2042 AM Peak-Hour Background Traffic Volumes



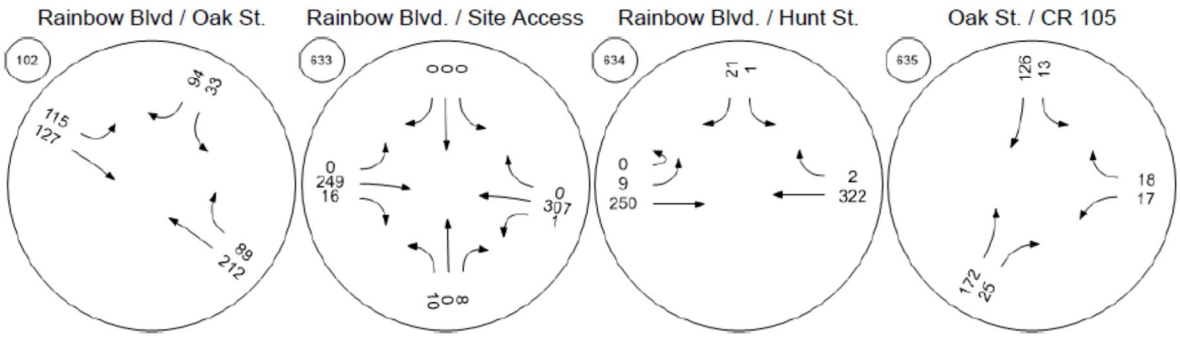


Figure 6a: 2042 AM Peak-Hour Background Traffic Volumes

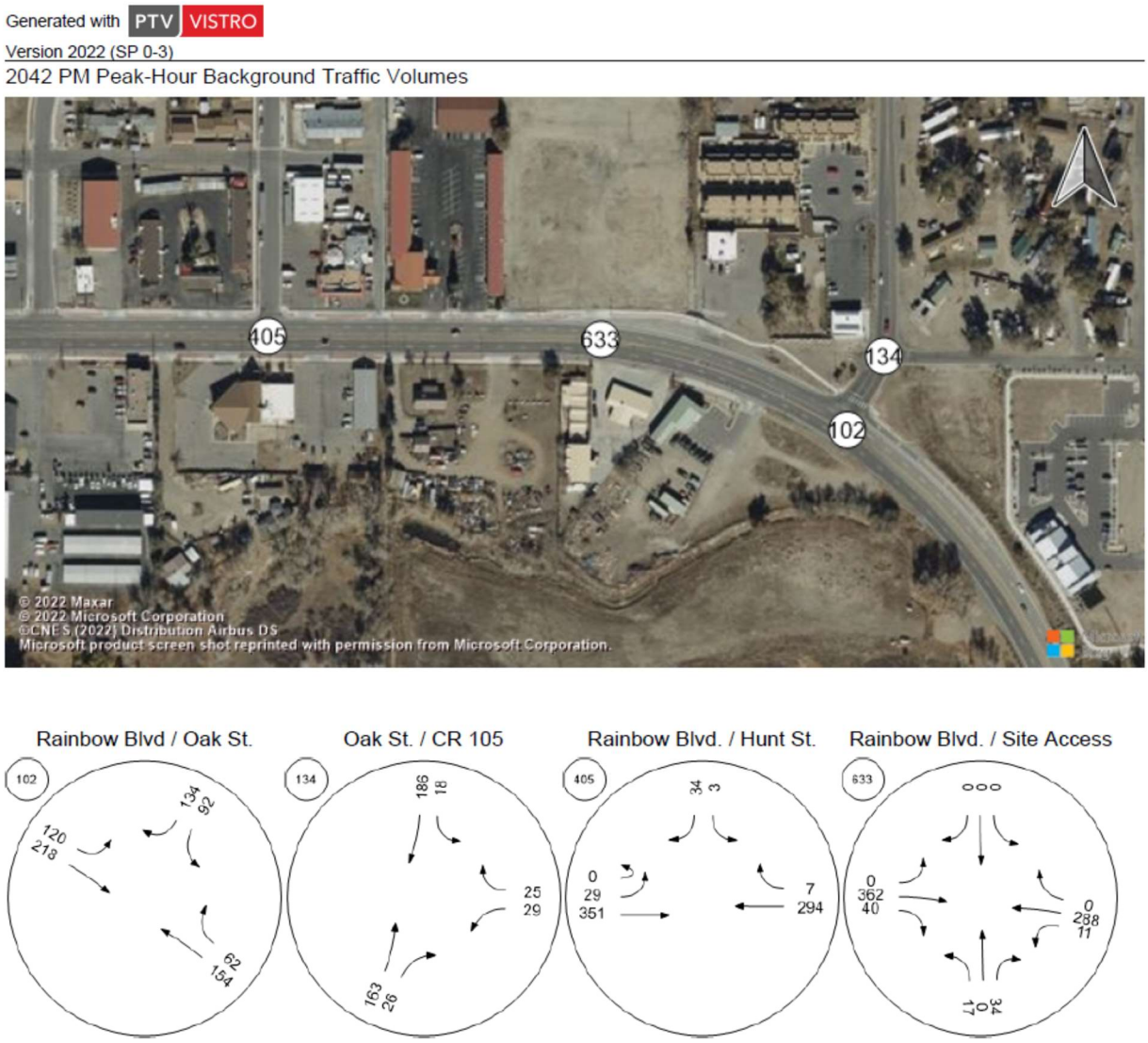


Figure 6b: 2042 PM Peak-Hour Background Traffic Volumes

Future 2042 Total Traffic Volumes

Figures 7a and 7b show the projected 2042 total traffic volumes. These volumes are the sum of 2042 background traffic volumes (from Figures 6a and 6b) plus the site-generated traffic volumes (from Figures 4a and 4b).

Generated with PTV VISTRO

Version 2022 (SP 0-3)

2042 AM Peak-Hour Background Plus Site Generated Traffic Volumes



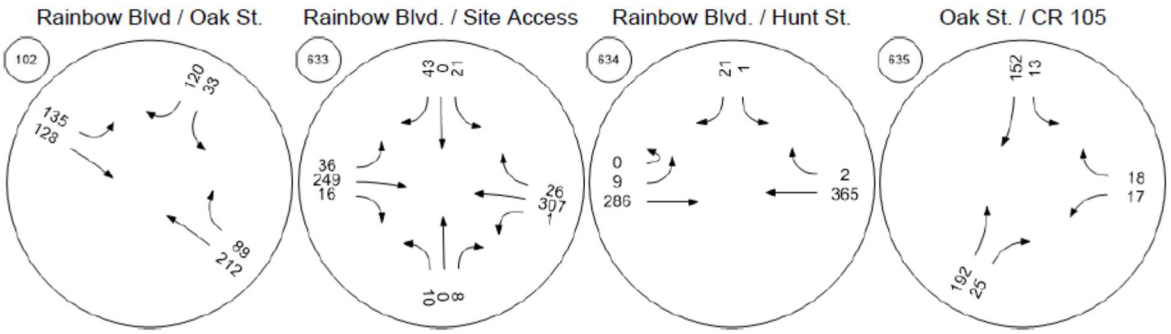


Figure 7a: 2042 AM Peak-Hour Background Plus Site Generated Traffic Volumes

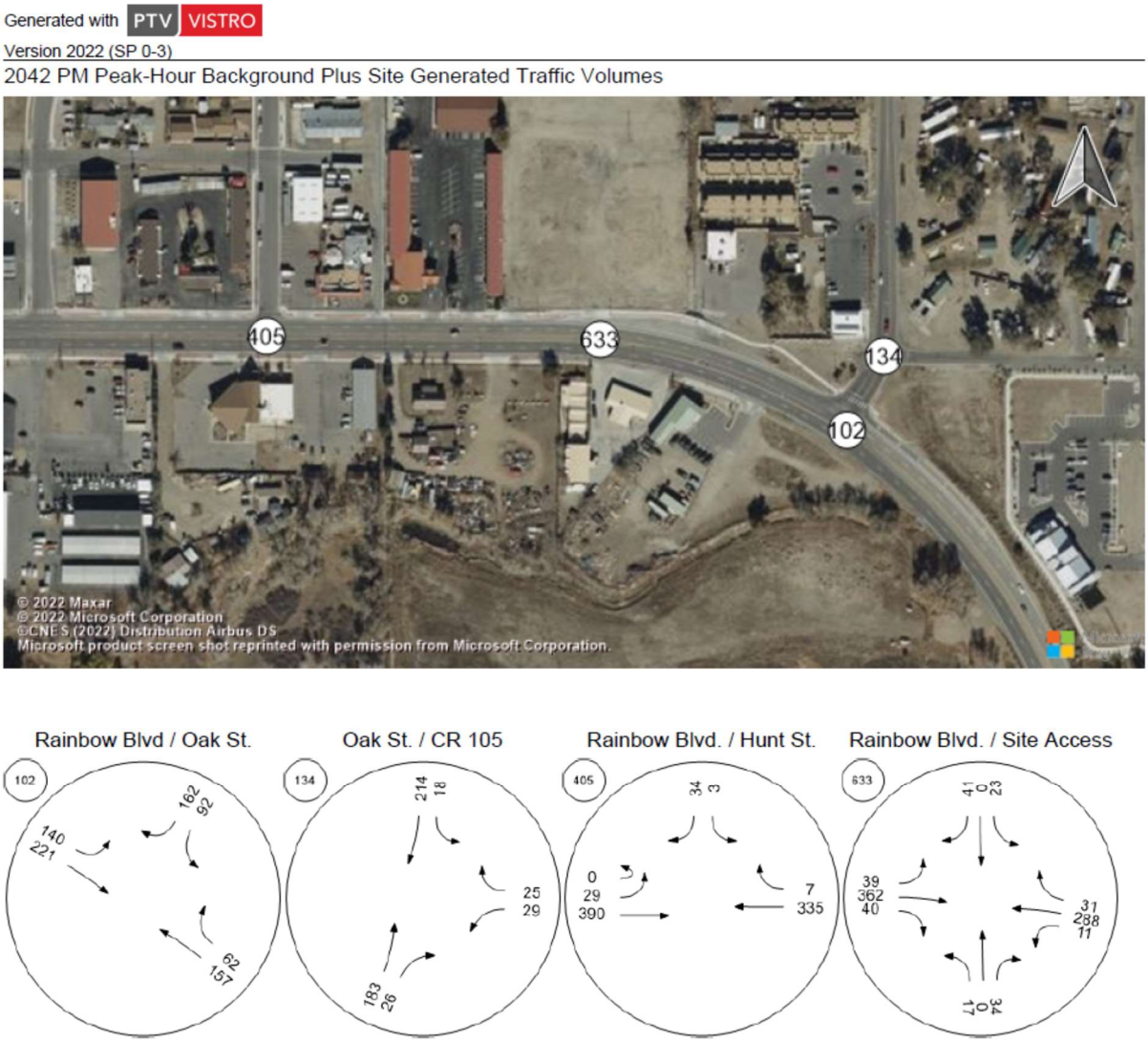


Figure 7b: 2042 PM Peak-Hour Background Plus Site Generated Traffic Volumes

LEVEL OF SERVICE ANALYSIS

The site access intersection and the nearby intersection of East Rainbow Boulevard/Oak Street have been analyzed to determine the projected intersection levels of service for the existing plus-site, 2042 background and 2042 total traffic scenarios for the midday and evening peak hour time periods.

Level of service (LOS) is a quantitative measure of the level of congestion or delay at an intersection and is indicated on a scale from "A" to "F." LOS A is indicative of little congestion or delay. LOS F indicates a high level of congestion or delay. Figure 8 displays what each level of service might look like while observing the intersection.

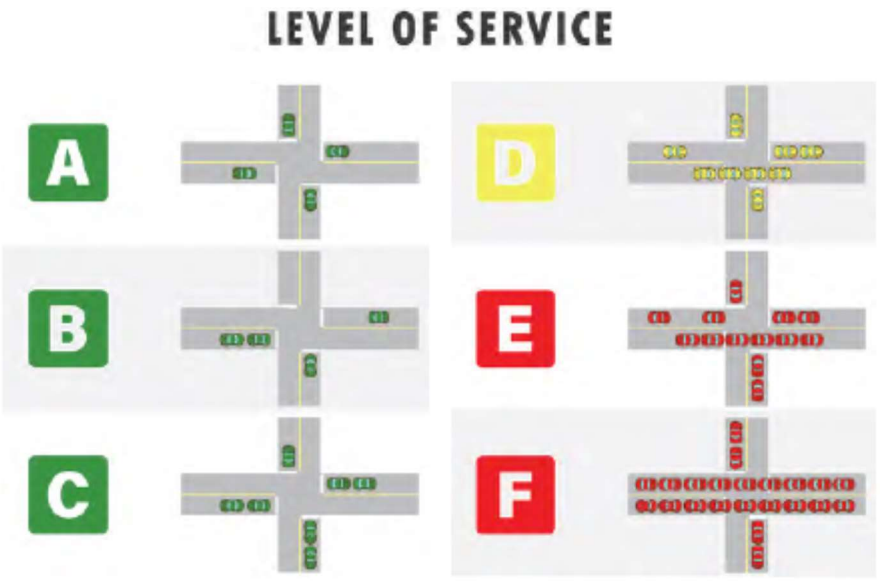


Figure 8: Intersection Levels of Service Graphical Representation

Table 2 shows the level of service delay ranges for signalized and unsignalized intersections.

Level of Service	Signalized Intersections		Unsignalized Intersections
	Average Control Delay (seconds per vehicle)	V/C(1)	Average Control Delay (seconds per vehicle)(2)
A	10.0 sec or less	less than 0.60	10.0 sec or less
B	10.1-20.0 sec	0.60-0.69	10.1-15.0 sec
C	20.1-35.0 sec	0.70-0.79	15.1-25.0 sec
D	35.1-55.0 sec	0.80-0.89	25.1-35.0 sec
E	55.1-80.0 sec	0.90-0.99	35.1-50.0 sec
F	80.1 sec or more	1.00 and greater	50.1 sec or more

(1) Source: Transportation Research Circular 212
(2) For unsignalized intersections if V/C ratio is greater than 1.0 the level of service is LOS F regardless of the projected average control delay per vehicle.

Table 5: Intersection Levels of Service Delay Ranges

The proposed site access intersection with US Highway 50A and the intersection of US Highway 50A/Oak Street have been analyzed to determine the projected levels of service for the key intersection turning movements. A summary of 2022 existing plus site-generated, 2042 background and 2042 background plus site-generated LOS during the weekday midday and evening peak hours are shown in Table 3. Detailed PTV Vistro reports included in Appendix B. Please refer to the PTV Vistro reports for additional details.

Scenario	Site Access/East Rainbow Blvd. Intersection Control: TWSC				East Rainbow Blvd./Oak St. Intersection Control: TWSC	
	NB	EBL	WBL	SBL	SB	EBL
Weekday Mid-Day Peak Hour						
2022 Existing	B	A	A	A	C	A
2022 Existing + Site	B	A	A	B	B	A
2042 Background	B	A	A	A	C	A
2042 Background + Site	C	A	A	B	C	A
Weekday PM Peak-Hour						
2022 Existing	B	A	A	A	B	A
2022 Existing + Site	B	A	A	C	B	A
2042 Background	B	A	A	A	B	A
2042 Background + Site	C	A	A	C	C	A

NB = Shared Northbound Left/Right Turns
EBL = Eastbound Left Turn
WBL = Westbound Left Turn
SB = Shared Southbound Left/Right Turns
TWSC = Two-way, Stop-sign Intersection Traffic Control

Table 6: Unsignalized Intersection Level of Service (LOS) Analysis Results

As shown in Table 6, all turning movements/intersection approaches at the proposed site access intersection with US Highway 50A, and the intersection of US Highway 50A/Oak Street are projected to operate at LOS C or better during peak periods through the 2042 horizon year.

AUXILIARY TURN LANE RECOMMENDATIONS

US Highway 50A is categorized as an NR-A Non-Rural Principal Highway in the vicinity of the site. According to the criteria contained in section 3.10(7) in the Colorado State Highway Access Code, the following auxiliary turn lanes are prescribed for this access based on the projected hourly turning traffic volumes.

Westbound Right-Turn Deceleration Lane

Per the State Highway Access Code, a dedicated westbound right-turn deceleration lane is required at the site access, consisting of:

- 435 feet of deceleration length
- 162 feet of transition taper (13.5:1 ratio – the transition taper can be included within the deceleration length)

A full-length dedicated right-turn deceleration lane for this access would extend back to the intersection of Oak Street/East Rainbow Boulevard, which is approximately 430 feet to the east.

A continuous right-turn lane could be constructed between the Oak Street intersection and this access; however, given the existing access to the adjacent property to the east and the on-street bicycle lane and the spacing between intersections, PES recommends the right-turn deceleration lane and a shorter-than-standard transition taper begin just west of the northwest corner radius at the intersection of Oak Street/US 50. The width of this lane is twelve feet, not including the existing westbound bike lane. The existing access to the adjacent property may need to be accommodated within this right-turn lane, subject to direction from CDOT. The constructed right-turn deceleration lane may need to be striped for exclusive right-turn lanes for each access, or striped with short-dash striping across the property access to the east.

Left-Turn Deceleration Lane

Per the access code, exclusive left-turn lanes shall be provided for access (including public street road connections to the state highway) on R-A and NR-A Highways with a projected peak-hour ingress left turning volume of greater than ten vehicles per hour (vph). Per the State Highway
Access Code, a dedicated eastbound left-turn lane is required at the site access, consisting of:

- 435 feet of deceleration length
- One hundred feet of storage length
- 162 feet of transition taper (13.5:1 ratio – the transition taper can be included within the deceleration length)

Restriping for a full-length, dedicated left-turn lane for this site to provide the specific access code turn lane elements listed above would interfere with existing striping for existing business access points on East Rainbow Boulevard. Therefore, to accommodate site-generated left-turn movements, PES recommends that the existing center TWLTL (two-way, left-turn lane) striping be extended through the proposed Salida Crossings access point. Striping modifications will need to be made to the west end of the existing striped taper for the eastbound left-turn lane approaching the Oak Street/East Rainbow Boulevard intersection.

Westbound Right-Turn Acceleration Lane

Although a westbound right-turn acceleration lane on US Highway 50A at the site access is prescribed based on the criteria in the State Highway Access Code and the projected peak-hour right-turn volumes, PES does not recommend that a westbound right-turn acceleration lane be required of the applicant. An acceleration lane in this location would be inconsistent with the existing conditions along this street. Moreover, the widening of the street west of the site to add an acceleration lane would not be feasible due to existing access points to businesses, pedestrian access along the north side of the street, landscaping, etc. Level of service for the southbound right-turning movement is projected to be LOS A through the 2042 horizon year without a right-turn acceleration lane.

THE US 50A/CO 291 INTERSECTION IMPROVEMENTS

The intersection was evaluated by the Colorado Department of Transportation and the City of Salida, Colorado in February of 2021. The Colorado Department of Transportation and the City of Salida recognized the need for a more functional and vibrant gateway to the city along CO 291 (Oak St) beginning from the intersection with US 50 (Rainbow Blvd), continuing towards downtown Salida, ending at the intersection with C St.

Currently, Oak St is stop controlled at the Rainbow Blvd intersection. Nearby development and continued growth are predicted to cause this intersection to experience significant traffic delays in the future. Furthermore, the current Oak St corridor into downtown Salida does not comply with State Highway Access Code requirements and is ill-suited for multimodal and aesthetically inviting travel.

This study evaluated various intersection and corridor design configurations which would meet goals set by the City. The preferred intersection configuration was a 5-legged roundabout. The preferred Oak St corridor design contained bike lanes on both sides of the road, sidewalk on the west side, and additional amenities like shade trees, park benches, and dark sky compliant street lighting. The construction of the roundabout has not yet commenced.

ADDITIONAL RECOMMENDATIONS

- A stop-sign should be installed at the site access (to control southbound traffic/traffic exiting the site).
- The access width, radii, and other elements should be constructed per access code standards.
- Any improvements required on any portion of an existing street, which serves as the access for a new development, shall be designed and paid for by the developer of that new development.
- A sidewalk should be added along the site frontage per City/CDOT criteria.

CONCLUSIONS

- The site is projected to generate about 1,694 new driveway vehicle trips on the average weekday.
- During the weekday AM peak hour of adjacent street traffic, 65 vehicles would enter the site while 64 vehicles would exit.
- During the weekday PM peak hour of adjacent street traffic, 73 vehicles would enter the site while 64 vehicles would exit.
- All approaches/turning movements at the proposed site access intersection with US Highway 50A and at the intersection of US 50A/Oak Street are projected to remain at LOS C or better through the 2042 horizon year.
- The projected peak-hour volumes for the eastbound left turn at the site access intersection with US Highway 50A are projected to exceed the 10-vph threshold

requiring an eastbound left-turn lane. Please refer to the "Auxiliary Turn Lane Recommendations" section above for recommended modifications to existing center painted median striping to accommodate site-generated left-turning movements. A CDOT Design Waiver (CDOT Form 102) may be required.

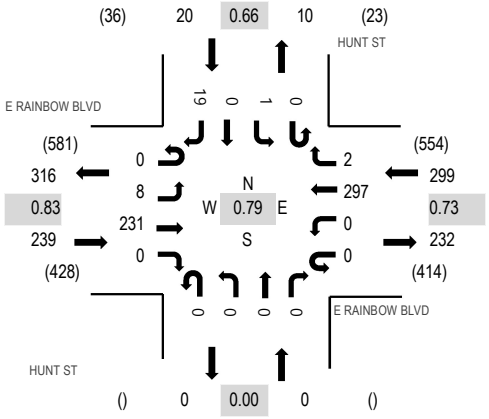
- Although a westbound right-turn acceleration lane on East Rainbow Boulevard at the site access is prescribed based on the projected volumes and criteria in the State Highway Access Code, PES does not recommend that this lane be required. Please refer to the "Auxiliary Turn Lane Recommendations" section above for details.
- A westbound right-turn deceleration lane will be required. Please refer to the "Auxiliary Turn Lane Recommendations" section above for details.
- The access width, radii and other elements should be constructed per access code standards.
- A sidewalk should be added along the site frontage per City/CDOT criteria.
- PES recommends that the site access point be access-permitted as a full-movement, Stop-sign controlled access.

APPENDIX A – TRAFFIC COUNT DATA

ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

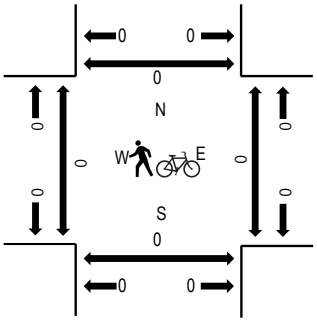
Location: 1 HUNT ST & E RAINBOW BLVD AM
Date: Tuesday, April 5, 2022
Peak Hour: 07:30 AM - 08:30 AM
Peak 15-Minutes: 07:45 AM - 08:00 AM

Peak Hour - All Vehicles



Note: Total study counts contained in parentheses.

Peak Hour - Pedestrians/Bicycles on Crosswalk



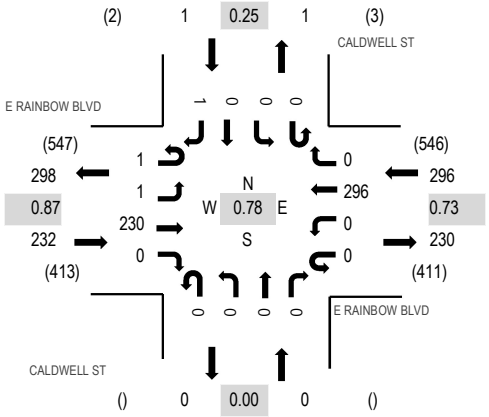
Traffic Counts

Interval Start Time	E RAINBOW BLVD Eastbound				E RAINBOW BLVD Westbound				HUNT ST Northbound				HUNT ST Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
7:00 AM	0	1	39	0	0	0	39	0	0	0	0	0	0	0	0	2	81	491	0	0	0	1
7:15 AM	0	1	41	0	0	0	67	3	0	0	0	0	0	1	0	3	116	553	0	0	0	0
7:30 AM	0	3	49	0	0	0	58	0	0	0	0	0	0	0	0	7	117	558	0	0	0	0
7:45 AM	0	2	70	0	0	0	101	2	0	0	0	0	0	0	0	2	177	540	0	0	0	0
8:00 AM	0	2	65	0	0	0	70	0	0	0	0	0	0	1	0	5	143	527	0	0	0	0
8:15 AM	0	1	47	0	0	0	68	0	0	0	0	0	0	0	0	5	121		0	0	0	0
8:30 AM	0	6	39	0	0	0	52	0	0	0	0	0	0	0	0	2	99		0	0	0	0
8:45 AM	0	1	61	0	0	0	93	1	0	0	0	0	0	1	0	7	164		0	0	0	1
Count Total	0	17	411	0	0	0	548	6	0	0	0	0	0	3	0	33	1,018		0	0	0	2
Peak Hour	0	8	231	0	0	0	297	2	0	0	0	0	0	1	0	19	558		0	0	0	0

ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

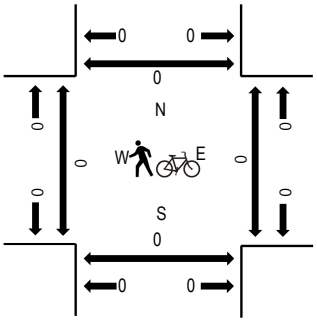
Location: 2 CALDWELL ST & E RAINBOW BLVD AM
Date: Tuesday, April 5, 2022
Peak Hour: 07:30 AM - 08:30 AM
Peak 15-Minutes: 07:45 AM - 08:00 AM

Peak Hour - All Vehicles



Note: Total study counts contained in parentheses.

Peak Hour - Pedestrians/Bicycles on Crosswalk



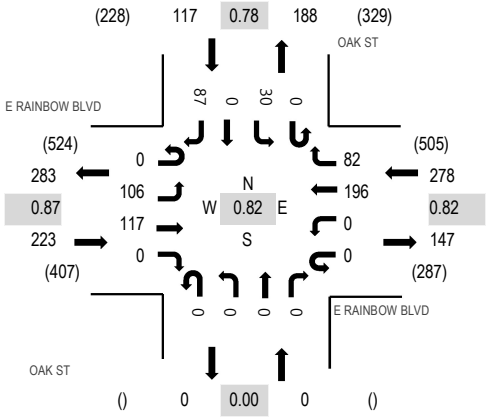
Traffic Counts

Interval Start Time	E RAINBOW BLVD Eastbound				E RAINBOW BLVD Westbound				CALDWELL ST Northbound				CALDWELL ST Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
7:00 AM	0	0	41	0	0	0	39	0	0	0	0	0	0	0	0	0	80	470	0	0	0	1
7:15 AM	0	0	47	0	0	0	65	1	0	0	0	0	0	0	0	0	113	527	0	0	0	0
7:30 AM	0	0	49	0	0	0	58	0	0	0	0	0	0	0	0	0	107	529	0	0	0	0
7:45 AM	0	0	67	0	0	0	102	0	0	0	0	0	0	0	0	1	170	512	0	0	0	0
8:00 AM	0	1	66	0	0	0	70	0	0	0	0	0	0	0	0	0	137	491	0	0	0	0
8:15 AM	1	0	48	0	0	0	66	0	0	0	0	0	0	0	0	0	115		0	0	0	0
8:30 AM	0	0	37	0	0	0	53	0	0	0	0	0	0	0	0	0	90		0	0	0	0
8:45 AM	0	1	55	0	0	0	92	0	0	0	0	0	0	1	0	0	149		0	0	0	1
Count Total	1	2	410	0	0	0	545	1	0	0	0	0	0	1	0	1	961		0	0	0	2
Peak Hour	1	1	230	0	0	0	296	0	0	0	0	0	0	0	0	1	529		0	0	0	0

ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

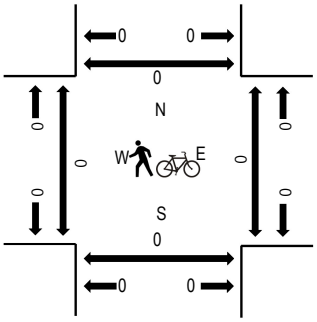
Location: 3 OAK ST & E RAINBOW BLVD AM
Date: Tuesday, April 5, 2022
Peak Hour: 07:30 AM - 08:30 AM
Peak 15-Minutes: 07:45 AM - 08:00 AM

Peak Hour - All Vehicles



Note: Total study counts contained in parentheses.

Peak Hour - Pedestrians/Bicycles on Crosswalk



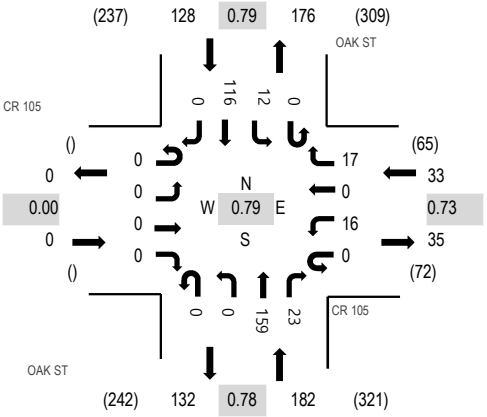
Traffic Counts

Interval Start Time	E RAINBOW BLVD Eastbound				E RAINBOW BLVD Westbound				OAK ST Northbound				OAK ST Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
7:00 AM	0	18	23	0	0	0	24	17	0	0	0	0	0	3	0	17	102	564	0	0	0	0
7:15 AM	1	20	22	0	0	0	48	20	0	0	0	0	0	7	0	21	139	616	0	0	0	0
7:30 AM	0	20	28	0	0	0	43	20	0	0	0	0	0	7	0	17	135	618	0	0	0	0
7:45 AM	0	36	28	0	0	0	60	25	0	0	0	0	0	10	0	29	188	600	0	0	0	0
8:00 AM	0	29	35	0	0	0	41	19	0	0	0	0	0	4	0	26	154	576	0	0	0	0
8:15 AM	0	21	26	0	0	0	52	18	0	0	0	0	0	9	0	15	141		0	0	0	0
8:30 AM	0	12	27	0	0	0	34	16	0	0	0	0	0	9	0	19	117		0	0	0	0
8:45 AM	0	22	39	0	0	0	52	16	0	0	0	0	0	10	0	25	164		0	0	0	0
Count Total	1	178	228	0	0	0	354	151	0	0	0	0	0	59	0	169	1,140		0	0	0	0
Peak Hour	0	106	117	0	0	0	196	82	0	0	0	0	0	30	0	87	618		0	0	0	0

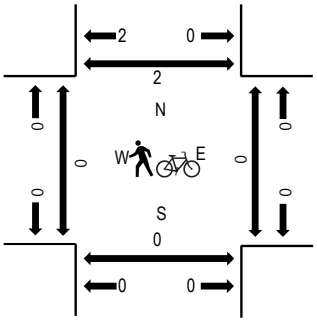
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 4 OAK ST & CR 105 AM
Date: Tuesday, April 5, 2022
Peak Hour: 07:15 AM - 08:15 AM
Peak 15-Minutes: 07:45 AM - 08:00 AM

Peak Hour - All Vehicles



Peak Hour - Pedestrians/Bicycles on Crosswalk



Note: Total study counts contained in parentheses.

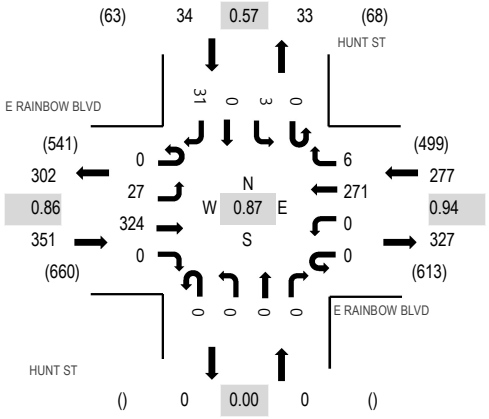
Traffic Counts

Interval Start Time	CR 105 Eastbound				CR 105 Westbound				OAK ST Northbound				OAK ST Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
7:00 AM	0	0	0	0	0	3	0	1	0	0	29	6	0	0	13	0	52	303	0	0	0	0
7:15 AM	0	0	0	0	0	3	0	1	0	0	36	4	0	1	27	0	72	343	0	0	0	0
7:30 AM	0	0	0	0	0	6	0	2	0	0	36	4	0	0	22	0	70	340	0	0	0	0
7:45 AM	0	0	0	0	0	6	0	7	0	0	49	9	0	5	33	0	109	332	0	0	0	2
8:00 AM	0	0	0	0	0	1	0	7	0	0	38	6	0	6	34	0	92	320	0	0	0	0
8:15 AM	0	0	0	0	0	4	0	5	0	0	35	3	0	5	17	0	69		0	0	0	1
8:30 AM	0	0	0	0	0	1	0	3	0	0	21	6	0	5	26	0	62		0	0	0	0
8:45 AM	0	0	0	0	0	11	0	4	0	0	35	4	0	8	35	0	97		0	0	0	0
Count Total	0	0	0	0	0	35	0	30	0	0	279	42	0	30	207	0	623		0	0	0	3
Peak Hour	0	0	0	0	0	16	0	17	0	0	159	23	0	12	116	0	343		0	0	0	2

ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

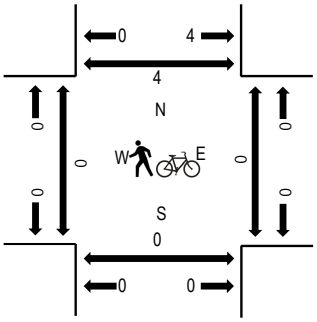
Location: 1 HUNT ST & E RAINBOW BLVD PM
Date: Tuesday, April 5, 2022
Peak Hour: 04:00 PM - 05:00 PM
Peak 15-Minutes: 04:00 PM - 04:15 PM

Peak Hour - All Vehicles



Note: Total study counts contained in parentheses.

Peak Hour - Pedestrians/Bicycles on Crosswalk



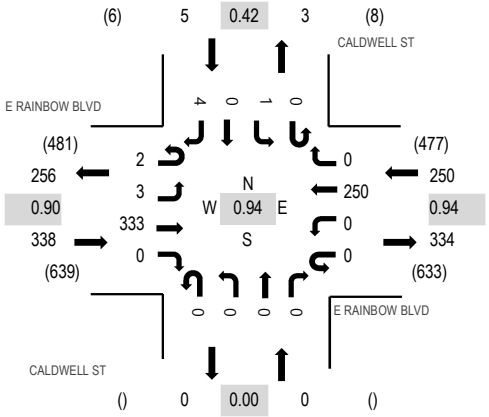
Traffic Counts

Interval Start Time	E RAINBOW BLVD Eastbound				E RAINBOW BLVD Westbound				HUNT ST Northbound				HUNT ST Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
4:00 PM	0	6	96	0	0	0	71	3	0	0	0	0	0	1	0	14	191	662	0	0	0	3
4:15 PM	0	7	72	0	0	0	72	0	0	0	0	0	0	1	0	6	158	637	0	0	0	1
4:30 PM	0	6	73	0	0	0	67	0	0	0	0	0	0	0	0	5	151	633	0	0	0	0
4:45 PM	0	8	83	0	0	0	61	3	0	0	0	0	0	1	0	6	162	607	0	0	0	0
5:00 PM	0	8	86	0	0	0	59	2	0	0	0	0	0	1	0	10	166	560	0	0	0	0
5:15 PM	0	7	72	0	0	0	67	0	0	0	0	0	0	2	0	6	154		0	0	0	1
5:30 PM	0	8	72	0	0	0	36	2	0	0	0	0	0	3	0	4	125		0	0	0	0
5:45 PM	0	6	50	0	0	0	54	2	0	0	0	0	0	0	0	3	115		0	0	0	1
Count Total	0	56	604	0	0	0	487	12	0	0	0	0	0	9	0	54	1,222		0	0	0	6
Peak Hour	0	27	324	0	0	0	271	6	0	0	0	0	0	3	0	31	662		0	0	0	4

ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

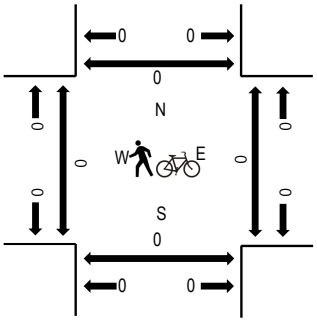
Location: 2 CALDWELL ST & E RAINBOW BLVD PM
Date: Tuesday, April 5, 2022
Peak Hour: 04:00 PM - 05:00 PM
Peak 15-Minutes: 04:15 PM - 04:30 PM

Peak Hour - All Vehicles



Note: Total study counts contained in parentheses.

Peak Hour - Pedestrians/Bicycles on Crosswalk



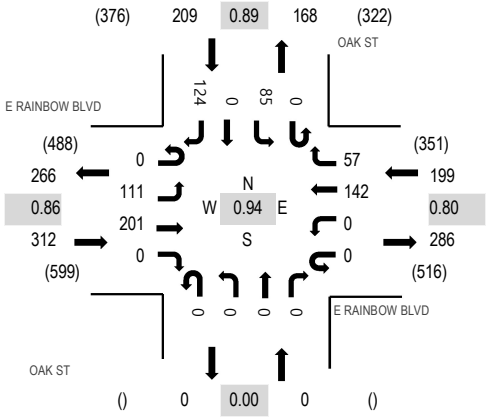
Traffic Counts

Interval Start Time	E RAINBOW BLVD Eastbound				E RAINBOW BLVD Westbound				CALDWELL ST Northbound				CALDWELL ST Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
4:00 PM	0	0	85	0	0	0	58	0	0	0	0	0	0	0	0	0	143	593	0	0	0	0
4:15 PM	1	1	86	0	0	0	67	0	0	0	0	0	0	0	0	2	157	586	0	0	0	0
4:30 PM	0	1	93	0	0	0	60	0	0	0	0	0	0	0	0	0	154	575	0	0	0	0
4:45 PM	1	1	69	0	0	0	65	0	0	0	0	0	0	1	0	2	139	561	0	0	0	0
5:00 PM	0	3	72	0	0	0	60	1	0	0	0	0	0	0	0	0	136	529	0	0	0	0
5:15 PM	0	0	89	0	0	0	57	0	0	0	0	0	0	0	0	0	146		0	0	0	0
5:30 PM	0	0	79	0	0	0	59	1	0	0	0	0	0	1	0	0	140		0	0	0	1
5:45 PM	0	0	58	0	0	0	49	0	0	0	0	0	0	0	0	0	107		0	0	0	0
Count Total	2	6	631	0	0	0	475	2	0	0	0	0	0	2	0	4	1,122		0	0	0	1
Peak Hour	2	3	333	0	0	0	250	0	0	0	0	0	0	1	0	4	593		0	0	0	0

ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

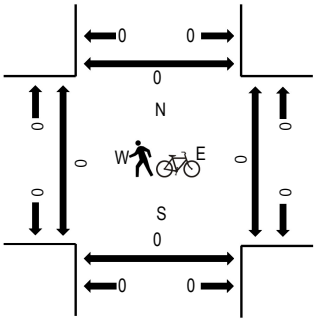
Location: 3 OAK ST & E RAINBOW BLVD PM
Date: Tuesday, April 5, 2022
Peak Hour: 04:15 PM - 05:15 PM
Peak 15-Minutes: 05:00 PM - 05:15 PM

Peak Hour - All Vehicles



Note: Total study counts contained in parentheses.

Peak Hour - Pedestrians/Bicycles on Crosswalk



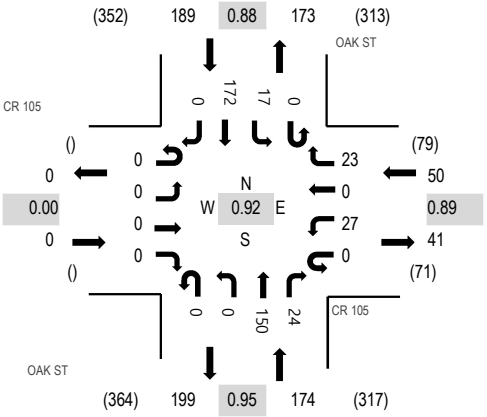
Traffic Counts

Interval Start Time	E RAINBOW BLVD Eastbound				E RAINBOW BLVD Westbound				OAK ST Northbound				OAK ST Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
4:00 PM	0	34	59	0	0	0	37	11	0	0	0	0	0	16	0	32	189	718	0	0	0	0
4:15 PM	0	23	53	0	0	0	42	7	0	0	0	0	0	24	0	26	175	720	0	0	0	0
4:30 PM	0	31	38	0	0	0	41	22	0	0	0	0	0	17	0	33	182	713	0	0	0	0
4:45 PM	0	30	52	0	0	0	30	11	0	0	0	0	0	16	0	33	172	651	0	0	0	0
5:00 PM	0	27	58	0	0	0	29	17	0	0	0	0	0	28	0	32	191	608	0	0	0	0
5:15 PM	0	31	44	0	0	0	28	11	0	0	0	0	0	20	0	34	168		0	0	0	0
5:30 PM	0	27	42	0	0	0	16	10	0	0	0	0	0	6	0	19	120		0	0	0	0
5:45 PM	0	17	33	0	0	0	26	13	0	0	0	0	0	10	0	30	129		0	0	0	0
Count Total	0	220	379	0	0	0	249	102	0	0	0	0	0	137	0	239	1,326		0	0	0	0
Peak Hour	0	111	201	0	0	0	142	57	0	0	0	0	0	85	0	124	720		0	0	0	0

ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

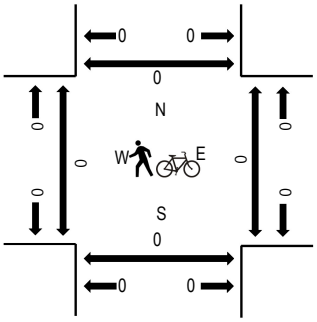
Location: 4 OAK ST & CR 105 PM
Date: Tuesday, April 5, 2022
Peak Hour: 04:30 PM - 05:30 PM
Peak 15-Minutes: 05:00 PM - 05:15 PM

Peak Hour - All Vehicles



Note: Total study counts contained in parentheses.

Peak Hour - Pedestrians/Bicycles on Crosswalk



Traffic Counts

Interval Start Time	CR 105 Eastbound				CR 105 Westbound				OAK ST Northbound				OAK ST Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
4:00 PM	0	0	0	0	0	4	0	2	0	0	41	5	0	6	46	0	104	389	0	0	2	0
4:15 PM	0	0	0	0	0	1	0	6	0	0	25	3	0	4	50	0	89	397	1	0	0	0
4:30 PM	0	0	0	0	0	5	0	9	0	0	41	4	0	4	34	0	97	413	0	0	0	0
4:45 PM	0	0	0	0	0	8	0	6	0	0	34	6	0	4	41	0	99	385	0	0	0	0
5:00 PM	0	0	0	0	0	11	0	3	0	0	41	5	0	7	45	0	112	359	0	0	0	0
5:15 PM	0	0	0	0	0	3	0	5	0	0	34	9	0	2	52	0	105		0	0	0	0
5:30 PM	0	0	0	0	0	3	0	3	0	0	33	5	0	3	22	0	69		0	0	0	0
5:45 PM	0	0	0	0	0	8	0	2	0	0	28	3	0	1	31	0	73		0	0	0	1
Count Total	0	0	0	0	0	43	0	36	0	0	277	40	0	31	321	0	748		1	0	2	1
Peak Hour	0	0	0	0	0	27	0	23	0	0	150	24	0	17	172	0	413		0	0	0	0

APPENDIX B - PTV VISTRO INTERSECTION CAPACITY REPORTS

Intersection Level Of Service Report
Intersection 102: Rainbow Blvd / Oak St.

Control Type:	Two-way stop	Delay (sec / veh):	15.3
Analysis Method:	HCM 2010	Level Of Service:	C
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.098

Intersection Setup

Name	Oak St.				US 50	
Approach	Southbound		Eastbound		Westbound	
Lane Configuration						
Turning Movement	Left	Right	Left	Thru	Thru	Right
Lane Width [ft]	11.48	11.48	11.48	11.48	11.48	11.48
No. of Lanes in Entry Pocket	0	1	1	0	0	1
Entry Pocket Length [ft]	100.00	50.00	400.00	100.00	100.00	350.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00		45.00		45.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	Yes		No		No	

Volumes

Name	Oak St.				US 50	
Base Volume Input [veh/h]	30	87	106	117	196	82
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	0.00	0.00	0.00	0.00	0.00	0.00
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	30	87	106	117	196	82
Peak Hour Factor	0.8000	0.8000	0.7400	0.8100	0.8200	0.8400
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	9	27	36	36	60	24
Total Analysis Volume [veh/h]	38	109	143	144	239	98
Pedestrian Volume [ped/h]	0		0		0	

Intersection Settings

Priority Scheme	Stop	Free	Free
Flared Lane			
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance	No		
Number of Storage Spaces in Median	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.10	0.12	0.12	0.00	0.00	0.00
d_M, Delay for Movement [s/veh]	15.28	9.46	8.30	0.00	0.00	0.00
Movement LOS	C	A	A	A	A	A
95th-Percentile Queue Length [veh/ln]	0.32	0.40	0.39	0.00	0.00	0.00
95th-Percentile Queue Length [ft/ln]	8.08	10.09	9.81	0.00	0.00	0.00
d_A, Approach Delay [s/veh]	10.96		4.14		0.00	
Approach LOS	B		A		A	
d_I, Intersection Delay [s/veh]	3.63					
Intersection LOS	C					

Intersection Level Of Service Report
Intersection 633: Rainbow Blvd. / Site Access

Control Type:	Two-way stop	Delay (sec / veh):	11.7
Analysis Method:	HCM 7th Edition	Level Of Service:	B
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.016

Intersection Setup

Name						Rainbow Blvd.					
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	0	0	0	0	0	0	1	0	0	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00			30.00			45.00			45.00		
Grade [%]	0.00			0.00			0.00			0.00		
Crosswalk	No			No			No			No		

Volumes

Name							Rainbow Blvd.					
Base Volume Input [veh/h]	9	0	7	0	0	0	0	230	15	1	283	0
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	9	0	7	0	0	0	0	230	15	1	283	0
Peak Hour Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	2	0	2	0	0	0	0	58	4	0	71	0
Total Analysis Volume [veh/h]	9	0	7	0	0	0	0	230	15	1	283	0
Pedestrian Volume [ped/h]	0			0			0			0		

Intersection Settings

Priority Scheme	Stop	Stop	Free	Free
Flared Lane	No	No		
Storage Area [veh]	0	0	0	0
Two-Stage Gap Acceptance	No	No		
Number of Storage Spaces in Median	0	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.02	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
d_M, Delay for Movement [s/veh]	11.67	13.01	9.11	11.79	12.95	9.09	7.82	0.00	0.00	7.73	0.00	0.00
Movement LOS	B	B	A	B	B	A	A	A	A	A	A	A
95th-Percentile Queue Length [veh/ln]	0.07	0.07	0.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
95th-Percentile Queue Length [ft/ln]	1.85	1.85	1.85	0.00	0.00	0.00	0.00	0.00	0.00	0.04	0.02	0.00
d_A, Approach Delay [s/veh]	10.55			11.28			0.00			0.03		
Approach LOS	B			B			A			A		
d_I, Intersection Delay [s/veh]	0.32											
Intersection LOS	B											

Intersection Level Of Service Report
Intersection 634: Rainbow Blvd. / Hunt St.

Control Type:	Two-way stop	Delay (sec / veh):	13.3
Analysis Method:	HCM 7th Edition	Level Of Service:	B
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.002

Intersection Setup

Name	Hunt St.		Rainbow Blvd.			Rainbow Blvd.	
Approach	Southbound		Eastbound			Westbound	
Lane Configuration							
Turning Movement	Left	Right	U-turn	Left	Thru	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	0	0	1	0	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00		30.00			30.00	
Grade [%]	0.00		0.00			0.00	
Crosswalk	Yes		No			No	

Volumes

Name	Hunt St.		Rainbow Blvd.			Rainbow Blvd.	
Base Volume Input [veh/h]	1	19	0	8	231	297	2
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	1	19	0	8	231	297	2
Peak Hour Factor	1.0000	0.6800	1.0000	0.4600	0.8300	0.7400	1.0000
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	0	7	0	4	70	100	1
Total Analysis Volume [veh/h]	1	28	0	17	278	401	2
Pedestrian Volume [ped/h]	0		0			0	

Intersection Settings

Priority Scheme	Stop	Free	Free
Flared Lane	No		
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance	No		
Number of Storage Spaces in Median	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.00	0.03	0.00	0.01	0.00	0.00	0.00
d_M, Delay for Movement [s/veh]	13.33	9.64	10.98	8.17	0.00	0.00	0.00
Movement LOS	B	A	B	A	A	A	A
95th-Percentile Queue Length [veh/ln]	0.12	0.12	0.04	0.04	0.00	0.00	0.00
95th-Percentile Queue Length [ft/ln]	2.88	2.88	1.12	1.12	0.00	0.00	0.00
d_A, Approach Delay [s/veh]	9.77		0.47			0.00	
Approach LOS	A		A			A	
d_I, Intersection Delay [s/veh]	0.58						
Intersection LOS	B						

Intersection Level Of Service Report
Intersection 635: Oak St. / CR 105

Control Type:	Two-way stop	Delay (sec / veh):	11.2
Analysis Method:	HCM 7th Edition	Level Of Service:	B
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.034

Intersection Setup

Name	Oak St.		Oak St.		County Road 105	
Approach	Northbound		Southbound		Westbound	
Lane Configuration						
Turning Movement	Thru	Right	Left	Thru	Left	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	0	0	0	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00		30.00		30.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	No		No		No	

Volumes

Name	Oak St.		Oak St.		County Road 105	
Base Volume Input [veh/h]	159	23	12	116	16	17
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	159	23	12	116	16	17
Peak Hour Factor	0.8100	0.6700	0.7500	0.8500	0.7500	0.7900
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	49	9	4	34	5	5
Total Analysis Volume [veh/h]	196	34	16	136	21	22
Pedestrian Volume [ped/h]	0		0		0	

Intersection Settings

Priority Scheme	Free	Free	Stop
Flared Lane			No
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance			No
Number of Storage Spaces in Median	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.00	0.00	0.01	0.00	0.03	0.03
d_M, Delay for Movement [s/veh]	0.00	0.00	7.71	0.00	11.20	9.68
Movement LOS	A	A	A	A	B	A
95th-Percentile Queue Length [veh/ln]	0.00	0.00	0.03	0.03	0.19	0.19
95th-Percentile Queue Length [ft/ln]	0.00	0.00	0.67	0.67	4.85	4.85
d_A, Approach Delay [s/veh]	0.00		0.81		10.42	
Approach LOS	A		A		B	
d_I, Intersection Delay [s/veh]	1.34					
Intersection LOS	B					

Intersection Level Of Service Report
Intersection 102: Rainbow Blvd / Oak St.

Control Type:	Two-way stop	Delay (sec / veh):	15.5
Analysis Method:	HCM 2010	Level Of Service:	C
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.246

Intersection Setup

Name	Oak Street		East Rainbow Boulevard		US 50	
Approach	Southbound		Eastbound		Westbound	
Lane Configuration						
Turning Movement	Left	Right	Left	Thru	Thru	Right
Lane Width [ft]	11.48	11.48	11.48	11.48	11.48	11.48
No. of Lanes in Entry Pocket	0	1	1	0	0	1
Entry Pocket Length [ft]	100.00	50.00	400.00	100.00	100.00	350.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00		45.00		45.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	Yes		No		No	

Volumes

Name	Oak Street		East Rainbow Boulevard		US 50	
Base Volume Input [veh/h]	85	124	111	201	142	57
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	0.00	0.00	0.00	0.00	0.00	0.00
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	85	124	111	201	142	57
Peak Hour Factor	0.7600	0.9700	0.9600	0.8600	0.8900	0.6900
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	28	32	29	58	40	21
Total Analysis Volume [veh/h]	112	128	116	234	160	83
Pedestrian Volume [ped/h]	0		0		0	

Intersection Settings

Priority Scheme	Stop	Free	Free
Flared Lane			
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance	No		
Number of Storage Spaces in Median	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.25	0.13	0.09	0.00	0.00	0.00
d_M, Delay for Movement [s/veh]	15.47	9.27	7.95	0.00	0.00	0.00
Movement LOS	C	A	A	A	A	A
95th-Percentile Queue Length [veh/ln]	0.96	0.45	0.28	0.00	0.00	0.00
95th-Percentile Queue Length [ft/ln]	23.94	11.34	7.12	0.00	0.00	0.00
d_A, Approach Delay [s/veh]	12.16		2.64		0.00	
Approach LOS	B		A		A	
d_I, Intersection Delay [s/veh]	4.61					
Intersection LOS	C					

Intersection Level Of Service Report
Intersection 134: Oak St. / CR 105

Control Type:	Two-way stop	Delay (sec / veh):	12.1
Analysis Method:	HCM 2010	Level Of Service:	B
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.078

Intersection Setup

Name	Oak Street		Oak Street		CR 105	
Approach	Northbound		Southbound		Westbound	
Lane Configuration						
Turning Movement	Thru	Right	Left	Thru	Left	Right
Lane Width [ft]	11.48	11.48	11.48	11.48	11.48	11.48
No. of Lanes in Entry Pocket	0	0	0	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	62.14		62.14		31.07	
Grade [%]	0.00		0.00		0.00	
Crosswalk	No		No		No	

Volumes

Name	Oak Street		Oak Street		CR 105	
Base Volume Input [veh/h]	150	24	17	172	27	23
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	0.00	0.00	0.00	0.00	0.00	0.00
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	150	24	17	172	27	23
Peak Hour Factor	0.9100	0.6900	0.6800	0.8300	0.6100	0.6700
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	41	9	6	52	11	9
Total Analysis Volume [veh/h]	165	35	25	207	44	34
Pedestrian Volume [ped/h]	0		0		0	

Intersection Settings

Priority Scheme	Free	Free	Stop
Flared Lane			No
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance			No
Number of Storage Spaces in Median	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.00	0.00	0.02	0.00	0.08	0.04
d_M, Delay for Movement [s/veh]	0.00	0.00	7.65	0.00	12.06	9.87
Movement LOS	A	A	A	A	B	A
95th-Percentile Queue Length [veh/ln]	0.00	0.00	0.06	0.06	0.40	0.40
95th-Percentile Queue Length [ft/ln]	0.00	0.00	1.38	1.38	9.88	9.88
d_A, Approach Delay [s/veh]	0.00		0.82		11.11	
Approach LOS	A		A		B	
d_I, Intersection Delay [s/veh]	2.07					
Intersection LOS	B					

Intersection Level Of Service Report
Intersection 405: Rainbow Blvd. / Hunt St.

Control Type:	Two-way stop	Delay (sec / veh):	13.0
Analysis Method:	HCM 2010	Level Of Service:	B
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.011

Intersection Setup

Name	Hunt Street		East Rainbow Boulevard			East Rainbow Boulevard	
Approach	Southbound		Eastbound			Westbound	
Lane Configuration							
Turning Movement	Left	Right	U-turn	Left	Thru	Thru	Right
Lane Width [ft]	11.48	11.48	11.48	11.48	11.48	11.48	11.48
No. of Lanes in Entry Pocket	0	0	1	0	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00		45.00			45.00	
Grade [%]	0.00		0.00			0.00	
Crosswalk	Yes		No			No	

Volumes

Name	Hunt Street		East Rainbow Boulevard			East Rainbow Boulevard	
Base Volume Input [veh/h]	3	31	0	27	324	271	6
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	3	31	0	27	324	271	6
Peak Hour Factor	0.5800	1.0000	1.0000	0.9700	0.8400	0.9400	0.5800
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	1	8	0	7	96	72	3
Total Analysis Volume [veh/h]	5	31	0	28	386	288	10
Pedestrian Volume [ped/h]	0		0			0	

Intersection Settings

Priority Scheme	Stop	Free	Free
Flared Lane	No		
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance	No		
Number of Storage Spaces in Median	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.01	0.04	0.00	0.02	0.00	0.00	0.00
d_M, Delay for Movement [s/veh]	12.97	9.33	10.08	7.89	0.00	0.00	0.00
Movement LOS	B	A	B	A	A	A	A
95th-Percentile Queue Length [veh/ln]	0.14	0.14	0.07	0.07	0.00	0.00	0.00
95th-Percentile Queue Length [ft/ln]	3.62	3.62	1.68	1.68	0.00	0.00	0.00
d_A, Approach Delay [s/veh]	9.83		0.53			0.00	
Approach LOS	A		A			A	
d_I, Intersection Delay [s/veh]	0.77						
Intersection LOS	B						

Intersection Level Of Service Report
Intersection 633: Rainbow Blvd. / Site Access

Control Type:	Two-way stop	Delay (sec / veh):	13.5
Analysis Method:	HCM 7th Edition	Level Of Service:	B
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.036

Intersection Setup

Name							East Rainbow Boulevard			East Rainbow Boulevard		
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	0	0	0	0	0	0	1	0	0	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00			30.00			45.00			45.00		
Grade [%]	0.00			0.00			0.00			0.00		
Crosswalk	No			No			No			No		

Volumes

Name							East Rainbow Boulevard			East Rainbow Boulevard		
Base Volume Input [veh/h]	16	0	31	0	0	0	0	334	37	10	266	0
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	16	0	31	0	0	0	0	334	37	10	266	0
Peak Hour Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	4	0	8	0	0	0	0	84	9	3	67	0
Total Analysis Volume [veh/h]	16	0	31	0	0	0	0	334	37	10	266	0
Pedestrian Volume [ped/h]	0			0			0			0		

Intersection Settings

Priority Scheme	Stop	Stop	Free	Free
Flared Lane	No	No		
Storage Area [veh]	0	0	0	0
Two-Stage Gap Acceptance	No	No		
Number of Storage Spaces in Median	0	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.04	0.00	0.04	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.00	0.00
d_M, Delay for Movement [s/veh]	13.53	14.70	9.81	12.70	14.48	9.04	7.78	0.00	0.00	8.05	0.00	0.00
Movement LOS	B	B	A	B	B	A	A	A	A	A	A	A
95th-Percentile Queue Length [veh/ln]	0.24	0.24	0.24	0.00	0.00	0.00	0.00	0.00	0.00	0.02	0.01	0.00
95th-Percentile Queue Length [ft/ln]	5.93	5.93	5.93	0.00	0.00	0.00	0.00	0.00	0.00	0.42	0.21	0.00
d_A, Approach Delay [s/veh]	11.07			12.07			0.00			0.29		
Approach LOS	B			B			A			A		
d_I, Intersection Delay [s/veh]	0.87											
Intersection LOS	B											

Intersection Level Of Service Report
Intersection 102: Rainbow Blvd / Oak St.

Control Type:	Two-way stop	Delay (sec / veh):	16.6
Analysis Method:	HCM 2010	Level Of Service:	C
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.109

Intersection Setup

Name	Collegiate Peaks Byway		East Rainbow Boulevard		US 50	
Approach	Southbound		Eastbound		Westbound	
Lane Configuration						
Turning Movement	Left	Right	Left	Thru	Thru	Right
Lane Width [ft]	11.48	11.48	11.48	11.48	11.48	11.48
No. of Lanes in Entry Pocket	0	1	1	0	0	1
Entry Pocket Length [ft]	100.00	50.00	400.00	100.00	100.00	350.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00		45.00		45.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	Yes		No		No	

Volumes

Name	Collegiate Peaks Byway		East Rainbow Boulevard		US 50	
Base Volume Input [veh/h]	30	87	106	117	196	82
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	0.00	0.00	0.00	0.00	0.00	0.00
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	26	20	1	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	30	113	126	118	196	82
Peak Hour Factor	0.8000	0.8000	0.7400	0.8100	0.8200	0.8400
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	9	35	43	36	60	24
Total Analysis Volume [veh/h]	38	141	170	146	239	98
Pedestrian Volume [ped/h]	0		0		0	

Intersection Settings

Priority Scheme	Stop	Free	Free
Flared Lane			
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance	No		
Number of Storage Spaces in Median	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.11	0.15	0.14	0.00	0.00	0.00
d_M, Delay for Movement [s/veh]	16.56	9.64	8.38	0.00	0.00	0.00
Movement LOS	C	A	A	A	A	A
95th-Percentile Queue Length [veh/ln]	0.36	0.54	0.48	0.00	0.00	0.00
95th-Percentile Queue Length [ft/ln]	9.07	13.57	11.95	0.00	0.00	0.00
d_A, Approach Delay [s/veh]	11.11		4.51		0.00	
Approach LOS	B		A		A	
d_I, Intersection Delay [s/veh]	4.10					
Intersection LOS	C					

Intersection Level Of Service Report
Intersection 633: Rainbow Blvd. / Site Access

Control Type:	Two-way stop	Delay (sec / veh):	13.6
Analysis Method:	HCM 7th Edition	Level Of Service:	B
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.047

Intersection Setup

Name							East Rainbow Boulevard			East Rainbow Boulevard		
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	0	0	0	0	0	0	1	0	0	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00			30.00			45.00			45.00		
Grade [%]	0.00			0.00			0.00			0.00		
Crosswalk	No			No			No			No		

Volumes

Name							East Rainbow Boulevard			East Rainbow Boulevard		
Base Volume Input [veh/h]	9	0	7	0	0	0	0	230	15	1	283	0
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	21	0	43	36	0	0	0	0	26
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	9	0	7	21	0	43	36	230	15	1	283	26
Peak Hour Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	2	0	2	5	0	11	9	58	4	0	71	7
Total Analysis Volume [veh/h]	9	0	7	21	0	43	36	230	15	1	283	26
Pedestrian Volume [ped/h]	0			0			0			0		

Intersection Settings

Priority Scheme	Stop	Stop	Free	Free
Flared Lane	No	No		
Storage Area [veh]	0	0	0	0
Two-Stage Gap Acceptance	No	No		
Number of Storage Spaces in Median	0	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.02	0.00	0.01	0.05	0.00	0.05	0.03	0.00	0.00	0.00	0.00	0.00
d_M, Delay for Movement [s/veh]	13.14	14.40	9.15	13.62	14.74	9.75	7.97	0.00	0.00	7.73	0.00	0.00
Movement LOS	B	B	A	B	B	A	A	A	A	A	A	A
95th-Percentile Queue Length [veh/ln]	0.09	0.09	0.09	0.32	0.32	0.32	0.09	0.00	0.00	0.00	0.00	0.00
95th-Percentile Queue Length [ft/ln]	2.13	2.13	2.13	7.99	7.99	7.99	2.23	0.00	0.00	0.04	0.02	0.00
d_A, Approach Delay [s/veh]	11.40			11.02			1.02			0.02		
Approach LOS	B			B			A			A		
d_I, Intersection Delay [s/veh]	1.76											
Intersection LOS	B											

Intersection Level Of Service Report
Intersection 634: Rainbow Blvd. / Hunt St.

Control Type:	Two-way stop	Delay (sec / veh):	14.4
Analysis Method:	HCM 7th Edition	Level Of Service:	B
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.003

Intersection Setup

Name							
Approach	Southbound		Eastbound			Westbound	
Lane Configuration							
Turning Movement	Left	Right	U-turn	Left	Thru	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	0	0	1	0	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00		30.00			30.00	
Grade [%]	0.00		0.00			0.00	
Crosswalk	Yes		No			No	

Volumes

Name							
Base Volume Input [veh/h]	1	19	0	8	231	297	2
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	36	43	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	1	19	0	8	267	340	2
Peak Hour Factor	1.0000	0.6800	1.0000	0.4600	0.8300	0.7400	1.0000
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	0	7	0	4	80	115	1
Total Analysis Volume [veh/h]	1	28	0	17	322	459	2
Pedestrian Volume [ped/h]	0		0			0	

Intersection Settings

Priority Scheme	Stop	Free	Free
Flared Lane	No		
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance	No		
Number of Storage Spaces in Median	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.00	0.04	0.00	0.02	0.00	0.00	0.00
d_M, Delay for Movement [s/veh]	14.36	9.86	11.54	8.34	0.00	0.00	0.00
Movement LOS	B	A	B	A	A	A	A
95th-Percentile Queue Length [veh/ln]	0.12	0.12	0.05	0.05	0.00	0.00	0.00
95th-Percentile Queue Length [ft/ln]	3.03	3.03	1.18	1.18	0.00	0.00	0.00
d_A, Approach Delay [s/veh]	10.01		0.42			0.00	
Approach LOS	B		A			A	
d_I, Intersection Delay [s/veh]	0.52						
Intersection LOS	B						

Intersection Level Of Service Report
Intersection 635: Oak St. / CR 105

Control Type:	Two-way stop	Delay (sec / veh):	11.7
Analysis Method:	HCM 7th Edition	Level Of Service:	B
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.037

Intersection Setup

Name	Collegiate Peaks Byway		Collegiate Peaks Byway		County Road 105	
Approach	Northbound		Southbound		Westbound	
Lane Configuration						
Turning Movement	Thru	Right	Left	Thru	Left	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	0	0	0	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00		30.00		30.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	No		No		No	

Volumes

Name	Collegiate Peaks Byway		Collegiate Peaks Byway		County Road 105	
Base Volume Input [veh/h]	159	23	12	116	16	17
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	20	0	0	26	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	179	23	12	142	16	17
Peak Hour Factor	0.8100	0.6700	0.7500	0.8500	0.7500	0.7900
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	55	9	4	42	5	5
Total Analysis Volume [veh/h]	221	34	16	167	21	22
Pedestrian Volume [ped/h]	0		0		0	

Intersection Settings

Priority Scheme	Free	Free	Stop
Flared Lane			No
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance			No
Number of Storage Spaces in Median	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.00	0.00	0.01	0.00	0.04	0.03
d_M, Delay for Movement [s/veh]	0.00	0.00	7.77	0.00	11.70	9.87
Movement LOS	A	A	A	A	B	A
95th-Percentile Queue Length [veh/ln]	0.00	0.00	0.03	0.03	0.21	0.21
95th-Percentile Queue Length [ft/ln]	0.00	0.00	0.67	0.67	5.15	5.15
d_A, Approach Delay [s/veh]	0.00		0.68		10.76	
Approach LOS	A		A		B	
d_I, Intersection Delay [s/veh]	1.22					
Intersection LOS	B					

Intersection Level Of Service Report
Intersection 102: Rainbow Blvd / Oak St.

Control Type:	Two-way stop	Delay (sec / veh):	16.7
Analysis Method:	HCM 2010	Level Of Service:	C
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.267

Intersection Setup

Name	Oak Street		East Rainbow Boulevard		US 50	
Approach	Southbound		Eastbound		Westbound	
Lane Configuration						
Turning Movement	Left	Right	Left	Thru	Thru	Right
Lane Width [ft]	11.48	11.48	11.48	11.48	11.48	11.48
No. of Lanes in Entry Pocket	0	1	1	0	0	1
Entry Pocket Length [ft]	100.00	50.00	400.00	100.00	100.00	350.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00		45.00		45.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	Yes		No		No	

Volumes

Name	Oak Street		East Rainbow Boulevard		US 50	
Base Volume Input [veh/h]	85	124	111	201	142	57
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	0.00	0.00	0.00	0.00	0.00	0.00
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	28	20	3	3	0
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	85	152	131	204	145	57
Peak Hour Factor	0.7600	0.9700	0.9600	0.8600	0.8900	0.6900
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	28	39	34	59	41	21
Total Analysis Volume [veh/h]	112	157	136	237	163	83
Pedestrian Volume [ped/h]	0		0		0	

Intersection Settings

Priority Scheme	Stop	Free	Free
Flared Lane			
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance	No		
Number of Storage Spaces in Median	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.27	0.16	0.10	0.00	0.00	0.00
d_M, Delay for Movement [s/veh]	16.67	9.44	8.01	0.00	0.00	0.00
Movement LOS	C	A	A	A	A	A
95th-Percentile Queue Length [veh/ln]	1.06	0.58	0.34	0.00	0.00	0.00
95th-Percentile Queue Length [ft/ln]	26.56	14.43	8.51	0.00	0.00	0.00
d_A, Approach Delay [s/veh]	12.45		2.92		0.00	
Approach LOS	B		A		A	
d_I, Intersection Delay [s/veh]	5.00					
Intersection LOS	C					

Intersection Level Of Service Report
Intersection 134: Oak St. / CR 105

Control Type:	Two-way stop	Delay (sec / veh):	12.7
Analysis Method:	HCM 2010	Level Of Service:	B
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.084

Intersection Setup

Name	Oak Street		Oak Street		CR 105	
Approach	Northbound		Southbound		Westbound	
Lane Configuration						
Turning Movement	Thru	Right	Left	Thru	Left	Right
Lane Width [ft]	11.48	11.48	11.48	11.48	11.48	11.48
No. of Lanes in Entry Pocket	0	0	0	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	62.14		62.14		31.07	
Grade [%]	0.00		0.00		0.00	
Crosswalk	No		No		No	

Volumes

Name	Oak Street		Oak Street		CR 105	
Base Volume Input [veh/h]	150	24	17	172	27	23
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	0.00	0.00	0.00	0.00	0.00	0.00
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	20	0	0	28	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	170	24	17	200	27	23
Peak Hour Factor	0.9100	0.6900	0.6800	0.8300	0.6100	0.6700
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	47	9	6	60	11	9
Total Analysis Volume [veh/h]	187	35	25	241	44	34
Pedestrian Volume [ped/h]	0		0		0	

Intersection Settings

Priority Scheme	Free	Free	Stop
Flared Lane			No
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance			No
Number of Storage Spaces in Median	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.00	0.00	0.02	0.00	0.08	0.04
d_M, Delay for Movement [s/veh]	0.00	0.00	7.70	0.00	12.66	10.09
Movement LOS	A	A	A	A	B	B
95th-Percentile Queue Length [veh/ln]	0.00	0.00	0.06	0.06	0.42	0.42
95th-Percentile Queue Length [ft/ln]	0.00	0.00	1.41	1.41	10.56	10.56
d_A, Approach Delay [s/veh]	0.00		0.72		11.54	
Approach LOS	A		A		B	
d_I, Intersection Delay [s/veh]	1.93					
Intersection LOS	B					

Intersection Level Of Service Report
Intersection 405: Rainbow Blvd. / Hunt St.

Control Type:	Two-way stop	Delay (sec / veh):	13.8
Analysis Method:	HCM 2010	Level Of Service:	B
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.012

Intersection Setup

Name	Hunt Street		East Rainbow Boulevard			East Rainbow Boulevard	
Approach	Southbound		Eastbound			Westbound	
Lane Configuration							
Turning Movement	Left	Right	U-turn	Left	Thru	Thru	Right
Lane Width [ft]	11.48	11.48	11.48	11.48	11.48	11.48	11.48
No. of Lanes in Entry Pocket	0	0	1	0	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00		45.00			45.00	
Grade [%]	0.00		0.00			0.00	
Crosswalk	Yes		No			No	

Volumes

Name	Hunt Street		East Rainbow Boulevard			East Rainbow Boulevard	
Base Volume Input [veh/h]	3	31	0	27	324	271	6
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	39	41	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	3	31	0	27	363	312	6
Peak Hour Factor	0.5800	1.0000	1.0000	0.9700	0.8400	0.9400	0.5800
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	1	8	0	7	108	83	3
Total Analysis Volume [veh/h]	5	31	0	28	432	332	10
Pedestrian Volume [ped/h]	0		0			0	

Intersection Settings

Priority Scheme	Stop	Free	Free
Flared Lane	No		
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance	No		
Number of Storage Spaces in Median	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.01	0.04	0.00	0.02	0.00	0.00	0.00
d_M, Delay for Movement [s/veh]	13.78	9.48	10.44	8.00	0.00	0.00	0.00
Movement LOS	B	A	B	A	A	A	A
95th-Percentile Queue Length [veh/ln]	0.15	0.15	0.07	0.07	0.00	0.00	0.00
95th-Percentile Queue Length [ft/ln]	3.80	3.80	1.75	1.75	0.00	0.00	0.00
d_A, Approach Delay [s/veh]	10.08		0.49			0.00	
Approach LOS	B		A			A	
d_I, Intersection Delay [s/veh]	0.70						
Intersection LOS	B						

Intersection Level Of Service Report
Intersection 633: Rainbow Blvd. / Site Access

Control Type:	Two-way stop	Delay (sec / veh):	15.5
Analysis Method:	HCM 7th Edition	Level Of Service:	C
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.044

Intersection Setup

Name							East Rainbow Boulevard			East Rainbow Boulevard		
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	0	0	0	0	0	0	1	0	0	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00			30.00			45.00			45.00		
Grade [%]	0.00			0.00			0.00			0.00		
Crosswalk	No			No			No			No		

Volumes

Name							East Rainbow Boulevard			East Rainbow Boulevard		
Base Volume Input [veh/h]	16	0	31	0	0	0	0	334	37	10	266	0
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	23	0	41	39	0	0	0	0	31
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	16	0	31	23	0	41	39	334	37	10	266	31
Peak Hour Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	4	0	8	6	0	10	10	84	9	3	67	8
Total Analysis Volume [veh/h]	16	0	31	23	0	41	39	334	37	10	266	31
Pedestrian Volume [ped/h]	0			0			0			0		

Intersection Settings

Priority Scheme	Stop	Stop	Free	Free
Flared Lane	No	No		
Storage Area [veh]	0	0	0	0
Two-Stage Gap Acceptance	No	No		
Number of Storage Spaces in Median	0	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.04	0.00	0.04	0.06	0.00	0.05	0.03	0.00	0.00	0.01	0.00	0.00
d_M, Delay for Movement [s/veh]	15.51	16.60	9.92	14.98	16.79	9.84	7.95	0.00	0.00	8.05	0.00	0.00
Movement LOS	C	C	A	B	C	A	A	A	A	A	A	A
95th-Percentile Queue Length [veh/ln]	0.27	0.27	0.27	0.35	0.35	0.35	0.10	0.00	0.00	0.02	0.01	0.00
95th-Percentile Queue Length [ft/ln]	6.66	6.66	6.66	8.87	8.87	8.87	2.39	0.00	0.00	0.42	0.21	0.00
d_A, Approach Delay [s/veh]	11.82			11.69			0.76			0.26		
Approach LOS	B			B			A			A		
d_I, Intersection Delay [s/veh]	2.05											
Intersection LOS	C											

Intersection Level Of Service Report
Intersection 102: Rainbow Blvd / Oak St.

Control Type:	Two-way stop	Delay (sec / veh):	16.4
Analysis Method:	HCM 2010	Level Of Service:	C
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.115

Intersection Setup

Name	Collegiate Peaks Byway		East Rainbow Boulevard		US 50	
Approach	Southbound		Eastbound		Westbound	
Lane Configuration						
Turning Movement	Left	Right	Left	Thru	Thru	Right
Lane Width [ft]	11.48	11.48	11.48	11.48	11.48	11.48
No. of Lanes in Entry Pocket	0	1	1	0	0	1
Entry Pocket Length [ft]	100.00	50.00	400.00	100.00	100.00	350.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00		45.00		45.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	Yes		No		No	

Volumes

Name	Collegiate Peaks Byway		East Rainbow Boulevard		US 50	
Base Volume Input [veh/h]	30	87	106	117	196	82
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	0.00	0.00	0.00	0.00	0.00	0.00
Growth Factor	1.0840	1.0840	1.0840	1.0840	1.0840	1.0840
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	33	94	115	127	212	89
Peak Hour Factor	0.8000	0.8000	0.7400	0.8100	0.8200	0.8400
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	10	29	39	39	65	26
Total Analysis Volume [veh/h]	41	118	155	157	259	106
Pedestrian Volume [ped/h]	0		0		0	

Intersection Settings

Priority Scheme	Stop	Free	Free
Flared Lane			
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance	No		
Number of Storage Spaces in Median	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.12	0.13	0.13	0.00	0.00	0.00
d_M, Delay for Movement [s/veh]	16.44	9.59	8.43	0.00	0.00	0.00
Movement LOS	C	A	A	A	A	A
95th-Percentile Queue Length [veh/ln]	0.39	0.45	0.44	0.00	0.00	0.00
95th-Percentile Queue Length [ft/ln]	9.68	11.23	11.04	0.00	0.00	0.00
d_A, Approach Delay [s/veh]	11.36		4.19		0.00	
Approach LOS	B		A		A	
d_I, Intersection Delay [s/veh]	3.72					
Intersection LOS	C					

Intersection Level Of Service Report
Intersection 633: Rainbow Blvd. / Site Access

Control Type:	Two-way stop	Delay (sec / veh):	12.0
Analysis Method:	HCM 7th Edition	Level Of Service:	B
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.019

Intersection Setup

Name							East Rainbow Boulevard			East Rainbow Boulevard		
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	0	0	0	0	0	0	1	0	0	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00			30.00			45.00			45.00		
Grade [%]	0.00			0.00			0.00			0.00		
Crosswalk	No			No			No			No		

Volumes

Name							East Rainbow Boulevard			East Rainbow Boulevard		
Base Volume Input [veh/h]	9	0	7	0	0	0	0	230	15	1	283	0
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0840	1.0840	1.0840	1.0840	1.0840	1.0840	1.0840	1.0840	1.0840	1.0840	1.0840	1.0840
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	10	0	8	0	0	0	0	249	16	1	307	0
Peak Hour Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	3	0	2	0	0	0	0	62	4	0	77	0
Total Analysis Volume [veh/h]	10	0	8	0	0	0	0	249	16	1	307	0
Pedestrian Volume [ped/h]	0			0			0			0		

Intersection Settings

Priority Scheme	Stop			Stop			Free			Free		
Flared Lane	No			No								
Storage Area [veh]	0			0			0			0		
Two-Stage Gap Acceptance	No			No								
Number of Storage Spaces in Median	0			0			0			0		

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.02	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
d_M, Delay for Movement [s/veh]	12.04	13.50	9.20	12.18	13.43	9.16	7.88	0.00	0.00	7.78	0.00	0.00
Movement LOS	B	B	A	B	B	A	A	A	A	A	A	A
95th-Percentile Queue Length [veh/ln]	0.09	0.09	0.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
95th-Percentile Queue Length [ft/ln]	2.16	2.16	2.16	0.00	0.00	0.00	0.00	0.00	0.00	0.04	0.02	0.00
d_A, Approach Delay [s/veh]	10.78			11.59			0.00			0.03		
Approach LOS	B			B			A			A		
d_I, Intersection Delay [s/veh]	0.34											
Intersection LOS	B											

Intersection Level Of Service Report
Intersection 634: Rainbow Blvd. / Hunt St.

Control Type:	Two-way stop	Delay (sec / veh):	14.0
Analysis Method:	HCM 7th Edition	Level Of Service:	B
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.002

Intersection Setup

Name							
Approach	Southbound		Eastbound			Westbound	
Lane Configuration							
Turning Movement	Left	Right	U-turn	Left	Thru	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	0	0	1	0	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00		30.00			30.00	
Grade [%]	0.00		0.00			0.00	
Crosswalk	Yes		No			No	

Volumes

Name							
Base Volume Input [veh/h]	1	19	0	8	231	297	2
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0840	1.0840	1.0840	1.0840	1.0840	1.0840	1.0840
In-Process Volume [veh/h]	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	1	21	0	9	250	322	2
Peak Hour Factor	1.0000	0.6800	1.0000	0.4600	0.8300	0.7400	1.0000
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	0	8	0	5	75	109	1
Total Analysis Volume [veh/h]	1	31	0	20	301	435	2
Pedestrian Volume [ped/h]	0		0			0	

Intersection Settings

Priority Scheme	Stop	Free	Free
Flared Lane	No		
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance	No		
Number of Storage Spaces in Median	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.00	0.04	0.00	0.02	0.00	0.00	0.00
d_M, Delay for Movement [s/veh]	14.02	9.79	11.34	8.28	0.00	0.00	0.00
Movement LOS	B	A	B	A	A	A	A
95th-Percentile Queue Length [veh/ln]	0.13	0.13	0.05	0.05	0.00	0.00	0.00
95th-Percentile Queue Length [ft/ln]	3.28	3.28	1.36	1.36	0.00	0.00	0.00
d_A, Approach Delay [s/veh]	9.92		0.52			0.00	
Approach LOS	A		A			A	
d_I, Intersection Delay [s/veh]	0.61						
Intersection LOS	B						

Intersection Level Of Service Report
Intersection 635: Oak St. / CR 105

Control Type:	Two-way stop	Delay (sec / veh):	11.5
Analysis Method:	HCM 7th Edition	Level Of Service:	B
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.039

Intersection Setup

Name	Collegiate Peaks Byway		Collegiate Peaks Byway		County Road 105	
Approach	Northbound		Southbound		Westbound	
Lane Configuration						
Turning Movement	Thru	Right	Left	Thru	Left	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	0	0	0	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00		30.00		30.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	No		No		No	

Volumes

Name	Collegiate Peaks Byway		Collegiate Peaks Byway		County Road 105	
Base Volume Input [veh/h]	159	23	12	116	16	17
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0840	1.0840	1.0840	1.0840	1.0840	1.0840
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	172	25	13	126	17	18
Peak Hour Factor	0.8100	0.6700	0.7500	0.8500	0.7500	0.7900
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	53	9	4	37	6	6
Total Analysis Volume [veh/h]	212	37	17	148	23	23
Pedestrian Volume [ped/h]	0		0		0	

Intersection Settings

Priority Scheme	Free	Free	Stop
Flared Lane			No
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance			No
Number of Storage Spaces in Median	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.00	0.00	0.01	0.00	0.04	0.03
d_M, Delay for Movement [s/veh]	0.00	0.00	7.75	0.00	11.51	9.83
Movement LOS	A	A	A	A	B	A
95th-Percentile Queue Length [veh/ln]	0.00	0.00	0.03	0.03	0.22	0.22
95th-Percentile Queue Length [ft/ln]	0.00	0.00	0.71	0.71	5.42	5.42
d_A, Approach Delay [s/veh]	0.00		0.80		10.67	
Approach LOS	A		A		B	
d_I, Intersection Delay [s/veh]	1.35					
Intersection LOS	B					

Intersection Level Of Service Report
Intersection 102: Rainbow Blvd / Oak St.

Control Type:	Two-way stop	Delay (sec / veh):	16.8
Analysis Method:	HCM 2010	Level Of Service:	C
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.284

Intersection Setup

Name	Oak Street		East Rainbow Boulevard		US 50	
Approach	Southbound		Eastbound		Westbound	
Lane Configuration						
Turning Movement	Left	Right	Left	Thru	Thru	Right
Lane Width [ft]	11.48	11.48	11.48	11.48	11.48	11.48
No. of Lanes in Entry Pocket	0	1	1	0	0	1
Entry Pocket Length [ft]	100.00	50.00	400.00	100.00	100.00	350.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00		45.00		45.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	Yes		No		No	

Volumes

Name	Oak Street		East Rainbow Boulevard		US 50	
Base Volume Input [veh/h]	85	124	111	201	142	57
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	0.00	0.00	0.00	0.00	0.00	0.00
Growth Factor	1.0840	1.0840	1.0840	1.0840	1.0840	1.0840
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	92	134	120	218	154	62
Peak Hour Factor	0.7600	0.9700	0.9600	0.8600	0.8900	0.6900
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	30	35	31	63	43	22
Total Analysis Volume [veh/h]	121	138	125	253	173	90
Pedestrian Volume [ped/h]	0		0		0	

Intersection Settings

Priority Scheme	Stop	Free	Free
Flared Lane			
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance	No		
Number of Storage Spaces in Median	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.28	0.14	0.10	0.00	0.00	0.00
d_M, Delay for Movement [s/veh]	16.79	9.37	8.03	0.00	0.00	0.00
Movement LOS	C	A	A	A	A	A
95th-Percentile Queue Length [veh/ln]	1.16	0.50	0.32	0.00	0.00	0.00
95th-Percentile Queue Length [ft/ln]	28.93	12.51	7.88	0.00	0.00	0.00
d_A, Approach Delay [s/veh]	12.84		2.66		0.00	
Approach LOS	B		A		A	
d_I, Intersection Delay [s/veh]	4.81					
Intersection LOS	C					

Intersection Level Of Service Report
Intersection 134: Oak St. / CR 105

Control Type:	Two-way stop	Delay (sec / veh):	12.5
Analysis Method:	HCM 2010	Level Of Service:	B
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.089

Intersection Setup

Name	Oak Street		Oak Street		CR 105	
Approach	Northbound		Southbound		Westbound	
Lane Configuration						
Turning Movement	Thru	Right	Left	Thru	Left	Right
Lane Width [ft]	11.48	11.48	11.48	11.48	11.48	11.48
No. of Lanes in Entry Pocket	0	0	0	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	62.14		62.14		31.07	
Grade [%]	0.00		0.00		0.00	
Crosswalk	No		No		No	

Volumes

Name	Oak Street		Oak Street		CR 105	
Base Volume Input [veh/h]	150	24	17	172	27	23
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	0.00	0.00	0.00	0.00	0.00	0.00
Growth Factor	1.0840	1.0840	1.0840	1.0840	1.0840	1.0840
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	163	26	18	186	29	25
Peak Hour Factor	0.9100	0.6900	0.6800	0.8300	0.6100	0.6700
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	45	9	7	56	12	9
Total Analysis Volume [veh/h]	179	38	26	224	48	37
Pedestrian Volume [ped/h]	0		0		0	

Intersection Settings

Priority Scheme	Free	Free	Stop
Flared Lane			No
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance			No
Number of Storage Spaces in Median	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.00	0.00	0.02	0.00	0.09	0.04
d_M, Delay for Movement [s/veh]	0.00	0.00	7.69	0.00	12.51	10.10
Movement LOS	A	A	A	A	B	B
95th-Percentile Queue Length [veh/ln]	0.00	0.00	0.06	0.06	0.45	0.45
95th-Percentile Queue Length [ft/ln]	0.00	0.00	1.46	1.46	11.37	11.37
d_A, Approach Delay [s/veh]	0.00		0.80		11.46	
Approach LOS	A		A		B	
d_I, Intersection Delay [s/veh]	2.13					
Intersection LOS	B					

Intersection Level Of Service Report
Intersection 405: Rainbow Blvd. / Hunt St.

Control Type:	Two-way stop	Delay (sec / veh):	13.5
Analysis Method:	HCM 2010	Level Of Service:	B
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.012

Intersection Setup

Name	Hunt Street		East Rainbow Boulevard			East Rainbow Boulevard	
Approach	Southbound		Eastbound			Westbound	
Lane Configuration							
Turning Movement	Left	Right	U-turn	Left	Thru	Thru	Right
Lane Width [ft]	11.48	11.48	11.48	11.48	11.48	11.48	11.48
No. of Lanes in Entry Pocket	0	0	1	0	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00		45.00			45.00	
Grade [%]	0.00		0.00			0.00	
Crosswalk	Yes		No			No	

Volumes

Name	Hunt Street		East Rainbow Boulevard			East Rainbow Boulevard	
Base Volume Input [veh/h]	3	31	0	27	324	271	6
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Growth Factor	1.0840	1.0840	1.0840	1.0840	1.0840	1.0840	1.0840
In-Process Volume [veh/h]	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	3	34	0	29	351	294	7
Peak Hour Factor	0.5800	1.0000	1.0000	0.9700	0.8400	0.9400	0.5800
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	1	9	0	7	104	78	3
Total Analysis Volume [veh/h]	5	34	0	30	418	313	12
Pedestrian Volume [ped/h]	0		0			0	

Intersection Settings

Priority Scheme	Stop	Free	Free
Flared Lane	No		
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance	No		
Number of Storage Spaces in Median	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.01	0.04	0.00	0.02	0.00	0.00	0.00
d_M, Delay for Movement [s/veh]	13.55	9.44	10.32	7.96	0.00	0.00	0.00
Movement LOS	B	A	B	A	A	A	A
95th-Percentile Queue Length [veh/ln]	0.16	0.16	0.07	0.07	0.00	0.00	0.00
95th-Percentile Queue Length [ft/ln]	4.03	4.03	1.85	1.85	0.00	0.00	0.00
d_A, Approach Delay [s/veh]	9.97		0.53			0.00	
Approach LOS	A		A			A	
d_I, Intersection Delay [s/veh]	0.77						
Intersection LOS	B						

Intersection Level Of Service Report
Intersection 633: Rainbow Blvd. / Site Access

Control Type:	Two-way stop	Delay (sec / veh):	14.2
Analysis Method:	HCM 7th Edition	Level Of Service:	B
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.041

Intersection Setup

Name						East Rainbow Boulevard			East Rainbow Boulevard		
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	0	0	0	0	0	0	1	0	0	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00			30.00			45.00			45.00		
Grade [%]	0.00			0.00			0.00			0.00		
Crosswalk	No			No			No			No		

Volumes

Name							East Rainbow Boulevard			East Rainbow Boulevard		
Base Volume Input [veh/h]	16	0	31	0	0	0	0	334	37	10	266	0
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0840	1.0840	1.0840	1.0840	1.0840	1.0840	1.0840	1.0840	1.0840	1.0840	1.0840	1.0840
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	17	0	34	0	0	0	0	362	40	11	288	0
Peak Hour Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	4	0	9	0	0	0	0	91	10	3	72	0
Total Analysis Volume [veh/h]	17	0	34	0	0	0	0	362	40	11	288	0
Pedestrian Volume [ped/h]	0			0			0			0		

Intersection Settings

Priority Scheme	Stop	Stop	Free	Free
Flared Lane	No	No		
Storage Area [veh]	0	0	0	0
Two-Stage Gap Acceptance	No	No		
Number of Storage Spaces in Median	0	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.04	0.00	0.04	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.00	0.00
d_M, Delay for Movement [s/veh]	14.21	15.48	10.00	13.25	15.21	9.10	7.83	0.00	0.00	8.13	0.00	0.00
Movement LOS	B	C	A	B	C	A	A	A	A	A	A	A
95th-Percentile Queue Length [veh/ln]	0.27	0.27	0.27	0.00	0.00	0.00	0.00	0.00	0.00	0.02	0.01	0.00
95th-Percentile Queue Length [ft/ln]	6.77	6.77	6.77	0.00	0.00	0.00	0.00	0.00	0.00	0.46	0.23	0.00
d_A, Approach Delay [s/veh]	11.40			12.52			0.00			0.30		
Approach LOS	B			B			A			A		
d_I, Intersection Delay [s/veh]	0.89											
Intersection LOS	B											

Intersection Level Of Service Report
Intersection 102: Rainbow Blvd / Oak St.

Control Type:	Two-way stop	Delay (sec / veh):	17.9
Analysis Method:	HCM 2010	Level Of Service:	C
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.128

Intersection Setup

Name	Collegiate Peaks Byway		East Rainbow Boulevard		US 50	
Approach	Southbound		Eastbound		Westbound	
Lane Configuration						
Turning Movement	Left	Right	Left	Thru	Thru	Right
Lane Width [ft]	11.48	11.48	11.48	11.48	11.48	11.48
No. of Lanes in Entry Pocket	0	1	1	0	0	1
Entry Pocket Length [ft]	100.00	50.00	400.00	100.00	100.00	350.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00		45.00		45.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	Yes		No		No	

Volumes

Name	Collegiate Peaks Byway		East Rainbow Boulevard		US 50	
Base Volume Input [veh/h]	30	87	106	117	196	82
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	0.00	0.00	0.00	0.00	0.00	0.00
Growth Factor	1.0840	1.0840	1.0840	1.0840	1.0840	1.0840
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	26	20	1	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	33	120	135	128	212	89
Peak Hour Factor	0.8000	0.8000	0.7400	0.8100	0.8200	0.8400
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	10	38	46	40	65	26
Total Analysis Volume [veh/h]	41	150	182	158	259	106
Pedestrian Volume [ped/h]	0		0		0	

Intersection Settings

Priority Scheme	Stop	Free	Free
Flared Lane			
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance	No		
Number of Storage Spaces in Median	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.13	0.17	0.15	0.00	0.00	0.00
d_M, Delay for Movement [s/veh]	17.90	9.78	8.52	0.00	0.00	0.00
Movement LOS	C	A	A	A	A	A
95th-Percentile Queue Length [veh/ln]	0.44	0.59	0.53	0.00	0.00	0.00
95th-Percentile Queue Length [ft/ln]	10.89	14.85	13.29	0.00	0.00	0.00
d_A, Approach Delay [s/veh]	11.52		4.56		0.00	
Approach LOS	B		A		A	
d_I, Intersection Delay [s/veh]	4.19					
Intersection LOS	C					

Intersection Level Of Service Report
Intersection 633: Rainbow Blvd. / Site Access

Control Type:	Two-way stop	Delay (sec / veh):	14.1
Analysis Method:	HCM 7th Edition	Level Of Service:	B
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.050

Intersection Setup

Name							East Rainbow Boulevard			East Rainbow Boulevard		
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	0	0	0	0	0	0	1	0	0	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00			30.00			45.00			45.00		
Grade [%]	0.00			0.00			0.00			0.00		
Crosswalk	No			No			No			No		

Volumes

Name							East Rainbow Boulevard			East Rainbow Boulevard		
Base Volume Input [veh/h]	9	0	7	0	0	0	0	230	15	1	283	0
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0840	1.0840	1.0840	1.0840	1.0840	1.0840	1.0840	1.0840	1.0840	1.0840	1.0840	1.0840
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	21	0	43	36	0	0	0	0	26
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	10	0	8	21	0	43	36	249	16	1	307	26
Peak Hour Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	3	0	2	5	0	11	9	62	4	0	77	7
Total Analysis Volume [veh/h]	10	0	8	21	0	43	36	249	16	1	307	26
Pedestrian Volume [ped/h]	0			0			0			0		

Intersection Settings

Priority Scheme	Stop	Stop	Free	Free
Flared Lane	No	No		
Storage Area [veh]	0	0	0	0
Two-Stage Gap Acceptance	No	No		
Number of Storage Spaces in Median	0	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.02	0.00	0.01	0.05	0.00	0.05	0.03	0.00	0.00	0.00	0.00	0.00
d_M, Delay for Movement [s/veh]	13.62	15.00	9.25	14.14	15.34	9.87	8.03	0.00	0.00	7.78	0.00	0.00
Movement LOS	B	B	A	B	C	A	A	A	A	A	A	A
95th-Percentile Queue Length [veh/ln]	0.10	0.10	0.10	0.33	0.33	0.33	0.09	0.00	0.00	0.00	0.00	0.00
95th-Percentile Queue Length [ft/ln]	2.50	2.50	2.50	8.32	8.32	8.32	2.27	0.00	0.00	0.04	0.02	0.00
d_A, Approach Delay [s/veh]	11.68			11.27			0.96			0.02		
Approach LOS	B			B			A			A		
d_I, Intersection Delay [s/veh]	1.71											
Intersection LOS	B											

Intersection Level Of Service Report
Intersection 634: Rainbow Blvd. / Hunt St.

Control Type:	Two-way stop	Delay (sec / veh):	15.1
Analysis Method:	HCM 7th Edition	Level Of Service:	C
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.003

Intersection Setup

Name							
Approach	Southbound		Eastbound			Westbound	
Lane Configuration							
Turning Movement	Left	Right	U-turn	Left	Thru	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	0	0	1	0	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00		30.00			30.00	
Grade [%]	0.00		0.00			0.00	
Crosswalk	Yes		No			No	

Volumes

Name							
Base Volume Input [veh/h]	1	19	0	8	231	297	2
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0840	1.0840	1.0840	1.0840	1.0840	1.0840	1.0840
In-Process Volume [veh/h]	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	36	43	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	1	21	0	9	286	365	2
Peak Hour Factor	1.0000	0.6800	1.0000	0.4600	0.8300	0.7400	1.0000
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	0	8	0	5	86	123	1
Total Analysis Volume [veh/h]	1	31	0	20	345	493	2
Pedestrian Volume [ped/h]	0		0			0	

Intersection Settings

Priority Scheme	Stop	Free	Free
Flared Lane	No		
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance	No		
Number of Storage Spaces in Median	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.00	0.04	0.00	0.02	0.00	0.00	0.00
d_M, Delay for Movement [s/veh]	15.14	10.01	11.94	8.45	0.00	0.00	0.00
Movement LOS	C	B	B	A	A	A	A
95th-Percentile Queue Length [veh/ln]	0.14	0.14	0.06	0.06	0.00	0.00	0.00
95th-Percentile Queue Length [ft/ln]	3.44	3.44	1.43	1.43	0.00	0.00	0.00
d_A, Approach Delay [s/veh]	10.17		0.46			0.00	
Approach LOS	B		A			A	
d_I, Intersection Delay [s/veh]	0.55						
Intersection LOS	C						

Intersection Level Of Service Report
Intersection 635: Oak St. / CR 105

Control Type:	Two-way stop	Delay (sec / veh):	12.0
Analysis Method:	HCM 7th Edition	Level Of Service:	B
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.042

Intersection Setup

Name	Collegiate Peaks Byway		Collegiate Peaks Byway		County Road 105	
Approach	Northbound		Southbound		Westbound	
Lane Configuration						
Turning Movement	Thru	Right	Left	Thru	Left	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	0	0	0	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00		30.00		30.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	No		No		No	

Volumes

Name	Collegiate Peaks Byway		Collegiate Peaks Byway		County Road 105	
Base Volume Input [veh/h]	159	23	12	116	16	17
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0840	1.0840	1.0840	1.0840	1.0840	1.0840
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	20	0	0	26	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	192	25	13	152	17	18
Peak Hour Factor	0.8100	0.6700	0.7500	0.8500	0.7500	0.7900
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	59	9	4	45	6	6
Total Analysis Volume [veh/h]	237	37	17	179	23	23
Pedestrian Volume [ped/h]	0		0		0	

Intersection Settings

Priority Scheme	Free	Free	Stop
Flared Lane			No
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance			No
Number of Storage Spaces in Median	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.00	0.00	0.01	0.00	0.04	0.03
d_M, Delay for Movement [s/veh]	0.00	0.00	7.81	0.00	12.04	10.03
Movement LOS	A	A	A	A	B	B
95th-Percentile Queue Length [veh/ln]	0.00	0.00	0.03	0.03	0.23	0.23
95th-Percentile Queue Length [ft/ln]	0.00	0.00	0.71	0.71	5.76	5.76
d_A, Approach Delay [s/veh]	0.00		0.68		11.03	
Approach LOS	A		A		B	
d_I, Intersection Delay [s/veh]	1.24					
Intersection LOS	B					

Generated with PTV VISTRO

Scenario 8: 8 2042 PM Base + Project

Version 2022 (SP 0-3)

Intersection Level Of Service Report
Intersection 102: Rainbow Blvd / Oak St.

Control Type:	Two-way stop	Delay (sec / veh):	18.3
Analysis Method:	HCM 2010	Level Of Service:	C
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.310

Intersection Setup

Name	Oak Street		East Rainbow Boulevard		US 50	
Approach	Southbound		Eastbound		Westbound	
Lane Configuration						
Turning Movement	Left	Right	Left	Thru	Thru	Right
Lane Width [ft]	11.48	11.48	11.48	11.48	11.48	11.48
No. of Lanes in Entry Pocket	0	1	1	0	0	1
Entry Pocket Length [ft]	100.00	50.00	400.00	100.00	100.00	350.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00		45.00		45.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	Yes		No		No	

Volumes

Name	Oak Street		East Rainbow Boulevard		US 50	
Base Volume Input [veh/h]	85	124	111	201	142	57
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	0.00	0.00	0.00	0.00	0.00	0.00
Growth Factor	1.0840	1.0840	1.0840	1.0840	1.0840	1.0840
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	28	20	3	3	0
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	92	162	140	221	157	62
Peak Hour Factor	0.7600	0.9700	0.9600	0.8600	0.8900	0.6900
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	30	42	36	64	44	22
Total Analysis Volume [veh/h]	121	167	146	257	176	90
Pedestrian Volume [ped/h]	0		0		0	

Intersection Settings

Priority Scheme	Stop	Free	Free
Flared Lane			
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance	No		
Number of Storage Spaces in Median	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.31	0.17	0.11	0.00	0.00	0.00
d_M, Delay for Movement [s/veh]	18.31	9.54	8.09	0.00	0.00	0.00
Movement LOS	C	A	A	A	A	A
95th-Percentile Queue Length [veh/ln]	1.30	0.63	0.38	0.00	0.00	0.00
95th-Percentile Queue Length [ft/ln]	32.44	15.71	9.39	0.00	0.00	0.00
d_A, Approach Delay [s/veh]	13.23		2.93		0.00	
Approach LOS	B		A		A	
d_I, Intersection Delay [s/veh]	5.22					
Intersection LOS	C					

Intersection Level Of Service Report
Intersection 134: Oak St. / CR 105

Control Type:	Two-way stop	Delay (sec / veh):	13.2
Analysis Method:	HCM 2010	Level Of Service:	B
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.096

Intersection Setup

Name	Oak Street		Oak Street		CR 105	
Approach	Northbound		Southbound		Westbound	
Lane Configuration						
Turning Movement	Thru	Right	Left	Thru	Left	Right
Lane Width [ft]	11.48	11.48	11.48	11.48	11.48	11.48
No. of Lanes in Entry Pocket	0	0	0	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	62.14		62.14		31.07	
Grade [%]	0.00		0.00		0.00	
Crosswalk	No		No		No	

Volumes

Name	Oak Street		Oak Street		CR 105	
Base Volume Input [veh/h]	150	24	17	172	27	23
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	0.00	0.00	0.00	0.00	0.00	0.00
Growth Factor	1.0840	1.0840	1.0840	1.0840	1.0840	1.0840
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	20	0	0	28	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	183	26	18	214	29	25
Peak Hour Factor	0.9100	0.6900	0.6800	0.8300	0.6100	0.6700
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	50	9	7	64	12	9
Total Analysis Volume [veh/h]	201	38	26	258	48	37
Pedestrian Volume [ped/h]	0		0		0	

Intersection Settings

Priority Scheme	Free	Free	Stop
Flared Lane			No
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance			No
Number of Storage Spaces in Median	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.00	0.00	0.02	0.00	0.10	0.04
d_M, Delay for Movement [s/veh]	0.00	0.00	7.74	0.00	13.15	10.34
Movement LOS	A	A	A	A	B	B
95th-Percentile Queue Length [veh/ln]	0.00	0.00	0.06	0.06	0.49	0.49
95th-Percentile Queue Length [ft/ln]	0.00	0.00	1.48	1.48	12.18	12.18
d_A, Approach Delay [s/veh]	0.00		0.71		11.93	
Approach LOS	A		A		B	
d_I, Intersection Delay [s/veh]	2.00					
Intersection LOS	B					

Intersection Level Of Service Report
Intersection 405: Rainbow Blvd. / Hunt St.

Control Type:	Two-way stop	Delay (sec / veh):	14.4
Analysis Method:	HCM 2010	Level Of Service:	B
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.013

Intersection Setup

Name	Hunt Street		East Rainbow Boulevard			East Rainbow Boulevard	
Approach	Southbound		Eastbound			Westbound	
Lane Configuration							
Turning Movement	Left	Right	U-turn	Left	Thru	Thru	Right
Lane Width [ft]	11.48	11.48	11.48	11.48	11.48	11.48	11.48
No. of Lanes in Entry Pocket	0	0	1	0	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00		45.00			45.00	
Grade [%]	0.00		0.00			0.00	
Crosswalk	Yes		No			No	

Volumes

Name	Hunt Street		East Rainbow Boulevard			East Rainbow Boulevard	
Base Volume Input [veh/h]	3	31	0	27	324	271	6
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Growth Factor	1.0840	1.0840	1.0840	1.0840	1.0840	1.0840	1.0840
In-Process Volume [veh/h]	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	39	41	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	3	34	0	29	390	335	7
Peak Hour Factor	0.5800	1.0000	1.0000	0.9700	0.8400	0.9400	0.5800
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	1	9	0	7	116	89	3
Total Analysis Volume [veh/h]	5	34	0	30	464	356	12
Pedestrian Volume [ped/h]	0		0			0	

Intersection Settings

Priority Scheme	Stop	Free	Free
Flared Lane	No		
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance	No		
Number of Storage Spaces in Median	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.01	0.04	0.00	0.02	0.00	0.00	0.00
d_M, Delay for Movement [s/veh]	14.42	9.60	10.68	8.07	0.00	0.00	0.00
Movement LOS	B	A	B	A	A	A	A
95th-Percentile Queue Length [veh/ln]	0.17	0.17	0.08	0.08	0.00	0.00	0.00
95th-Percentile Queue Length [ft/ln]	4.23	4.23	1.92	1.92	0.00	0.00	0.00
d_A, Approach Delay [s/veh]	10.22		0.49			0.00	
Approach LOS	B		A			A	
d_I, Intersection Delay [s/veh]	0.71						
Intersection LOS	B						

Intersection Level Of Service Report
Intersection 633: Rainbow Blvd. / Site Access

Control Type:	Two-way stop	Delay (sec / veh):	16.4
Analysis Method:	HCM 7th Edition	Level Of Service:	C
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.051

Intersection Setup

Name							East Rainbow Boulevard			East Rainbow Boulevard		
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	0	0	0	0	0	0	1	0	0	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00			30.00			45.00			45.00		
Grade [%]	0.00			0.00			0.00			0.00		
Crosswalk	No			No			No			No		

Volumes

Name							East Rainbow Boulevard			East Rainbow Boulevard		
Base Volume Input [veh/h]	16	0	31	0	0	0	0	334	37	10	266	0
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0840	1.0840	1.0840	1.0840	1.0840	1.0840	1.0840	1.0840	1.0840	1.0840	1.0840	1.0840
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	23	0	41	39	0	0	0	0	31
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	17	0	34	23	0	41	39	362	40	11	288	31
Peak Hour Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	4	0	9	6	0	10	10	91	10	3	72	8
Total Analysis Volume [veh/h]	17	0	34	23	0	41	39	362	40	11	288	31
Pedestrian Volume [ped/h]	0			0			0			0		

Intersection Settings

Priority Scheme	Stop	Stop	Free	Free
Flared Lane	No	No		
Storage Area [veh]	0	0	0	0
Two-Stage Gap Acceptance	No	No		
Number of Storage Spaces in Median	0	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.05	0.00	0.04	0.06	0.00	0.05	0.03	0.00	0.00	0.01	0.00	0.00
d_M, Delay for Movement [s/veh]	16.37	17.55	10.13	15.72	17.74	9.98	8.00	0.00	0.00	8.13	0.00	0.00
Movement LOS	C	C	B	C	C	A	A	A	A	A	A	A
95th-Percentile Queue Length [veh/ln]	0.31	0.31	0.31	0.37	0.37	0.37	0.10	0.00	0.00	0.02	0.01	0.00
95th-Percentile Queue Length [ft/ln]	7.63	7.63	7.63	9.34	9.34	9.34	2.44	0.00	0.00	0.46	0.23	0.00
d_A, Approach Delay [s/veh]	12.21			12.04			0.71			0.27		
Approach LOS	B			B			A			A		
d_I, Intersection Delay [s/veh]	2.03											
Intersection LOS	C											

Engineers Opinion of Probable Cost
Salida Crossings - Salida, CO

Project: 17202 - Salida Crossings
Prepared By: Phelps Engineering
Description: Engineer's Opinion of Probable Cost
Date: 2022.10.27

Item	Quantity	Unit	Unit Cost	Cost Per Item	Comments
Demolition					
Mobilization	1	LS	$5,000.00	$5,000.00	
Saw Cut Existing Asphalt	50	LF	$15.00	$750.00	
Remove Existing Asphalt	24	SY	$17.00	$408.00	
			Demolition Subtotal:	$6,158.00	
Earthwork					
Mobilization	1	LS	$7,000.00	$7,000.00	
Clearing & Stockpile	2000	CY	$3.50	$7,000.00	
Cut to Fill On-Site	2000	CY	$4.00	$8,000.00	
Temporary Erosion & Sediment Control	1	LS	$20,000.00	$20,000.00	
Seeding & Mulching	1	AC	$750.00	$750.00	
			Earthwork Subtotal:	$42,750.00	
Roadway & Site Improvements					
Mobilization	1	LS	$9,000.00	$9,000.00	
Residential	0	LF	$223.00	$0.00	
Concrete Crosspan	1	EA	$1,500.00	$1,500.00	
Handicap Ramps	0	EA	$1,900.00	$0.00	
Striping (other)	100	LF	$2.00	$200.00	
Signs	20	EA	$350.00	$7,000.00	
Traffic Control (Temporary)	5	DAY	$2,500.00	$12,500.00	
Monument Sign	1	EA	$8,000.00	$8,000.00	
			Roadway & Site Improvements Subtotal:	$38,200.00	
Storm Drainage					
Mobilization	1	LS	$9,000.00	$9,000.00	
18" STM	215	LF	$85.00	$18,275.00	
Riprap	12	SY	$85.00	$1,020.00	
Storm Manhole (4' Dia.)	2	EA	$2,900.00	$5,800.00	
Connect to Existing Inlet	1	EA	$4,400.00	$4,400.00	
			Storm Drainage Subtotal:	$38,495.00	
Potable & Non-Potable Water					
Connect to Existing	2	EA	$2,600.00	$5,200.00	
8" PVC	1050	LF	$58.00	$60,900.00	
Fire Hydrant Assy.	1	EA	$6,800.00	$6,800.00	
Bends & Fittings	4	EA	$600.00	$2,400.00	
Gate Valves	4	EA	$1,300.00	$5,200.00	
Service Stubs	2	EA	$1,800.00	$3,600.00	
Water Meters	0	EA	$150.00	$0.00	
Inspection Fee	1	LS	$300.00	$300.00	
Inspection Point Charges	10	EA	$150.00	$1,500.00	Per each connection point, bend & fitting
			Potable Water Subtotal	$85,900.00	
Sanitary Sewer					
8" Sanitary Sewer PVC	40	LF	$65.00	$2,600.00	
Manhole (4' DIA)	1	EA	$3,500.00	$3,500.00	
Service Stubs	0	EA	$1,200.00	$0.00	
Connect to Existing	1	EA	$1,200.00	$1,200.00	
Sewer Connection Fees	1	EA	$6,376.00	$6,376.00	Before Building Permit Issued
			Sanitary Sewer Subtotal	$13,676.00	
			Total:	**$225,179.00**	
			Contingencies (10%):	$22,517.90	
Other					
Survey & Staking	1	LS	3.00%	$7,430.91	
Testing & Inspections	1	LS	3.00%	$7,430.91	
Engineering Construction Services	1	LS	4.00%	$9,907.88	
Dry Utilities	1	EA	2500.00	$2,500.00	
Landscape/Irrigation	0	SF	$2.00	$0.00	In Contengencies
			Subtotal	$27,269.69	
			Grand Total:	**$274,967**	

PHELPS ENGINEERING
DESIGN & DEVELOPMENT SERVICES

November 3, 2022

Thank you for the review of plans for Salida Crossings, below are our response to comments indicated in RED.

RE: Salida Crossings, Salida, Colorado
Salida Public Works Agency Review

To: Bill Almquist, Community Development Director, City of Salida

Public Works has completed review of the Civil Construction Plans dated 10/27/2022.

Plat

1) Utility Easements shall extend a minimum of 7.5-ft beyond public utility improvements.
    a. Acknowledged, utility easements extended where applicable
2) Provide a plat for review with utility improvements overlay.
    a. Plat with utilities shown has been provided

Drainage Report

1) Provide a signed and stamped copy for review.
    a. Signed and stamped report has been provided.
2) Update existing imperviousness values as the site is soil. Recalculate detention.
    a. Existing imperviousness values will be revised to show soil conditions. PES will continue to use the release rate per pre-demo conditions in order to provide a conservative analysis of historic site conditions.

Plans

1) Provide a signed and stamped copy for review.
    a. Signed and stamped plans are provided.
2) The water main connection on the west end will be at Caldwell and not Hunt.
    a. Acknowledged and updated
3) Applicant to work with City on water main re-alignment through site.
    a. Acknowledged

4) Provide additional detail of existing improvements in CDOT ROW including street lights and sidewalks. Relocate proposed private storm sewer out of CDOT ROW and onto subject property. Avoid new streetscape improvements to the greatest extent possible.
    a). We are awaiting revised survey to show improvements made along Hwy 50. PES will provide additional detail prior to acceptance and construction.

General

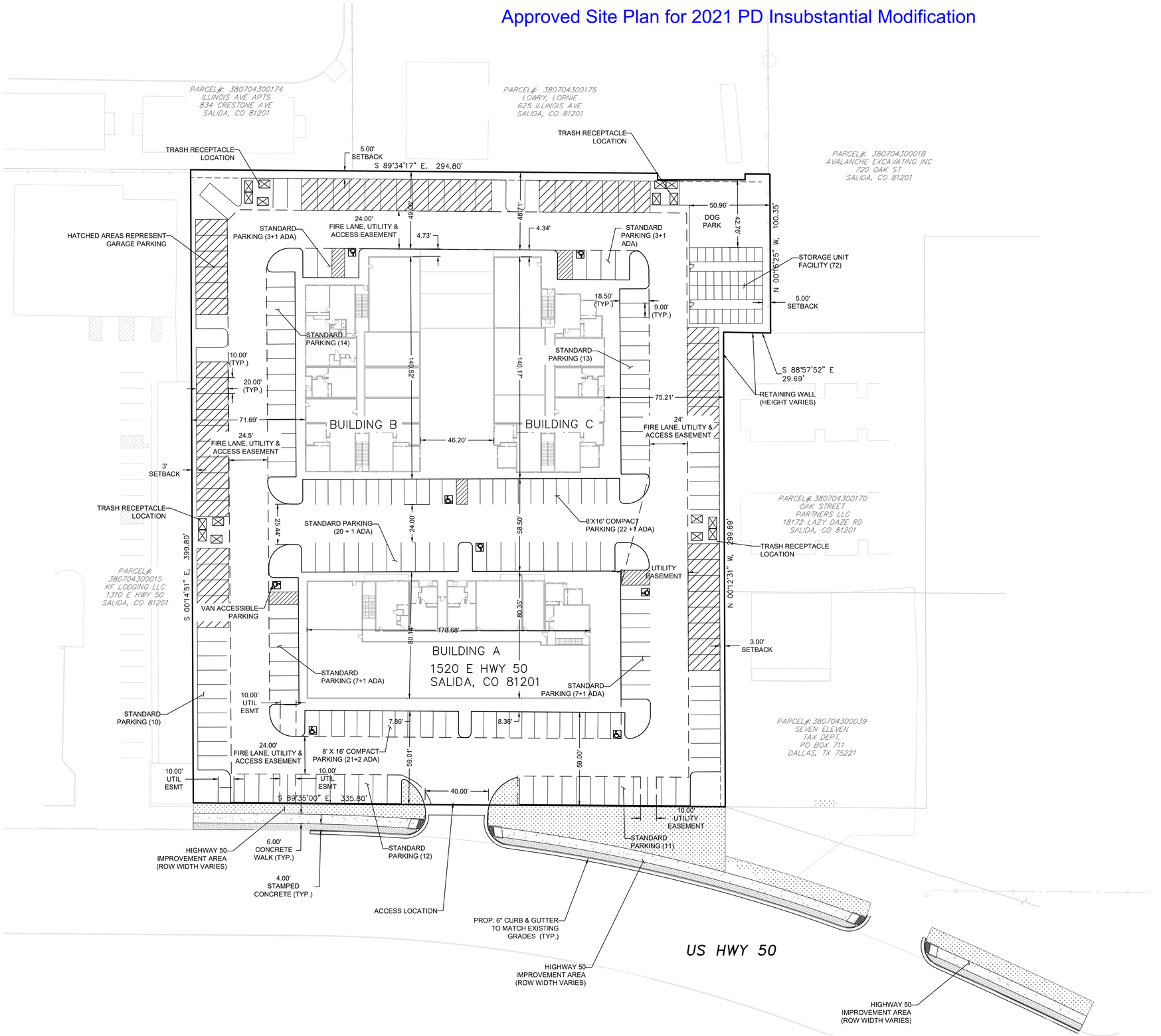
1) Provide record of CDOT utility and access permits.
    a. Record of CDOT correspondence provided
2) Provide record of SUE in CDOT ROW.
    a. Acknowledged

The above items shall be addressed prior to issuance of improvements agreement and/or building permits. A detailed engineering review of the site improvements is recommended. The contractor shall provide product submittals for work occurring in the right-of-way and shall obtain necessary permits. A preconstruction meeting with Public Works shall be scheduled and completed prior to initiation of work.
Acknowledged

Sincerely,

Joe Pucillo
Phelps Engineering

Approved Site Plan for 2021 PD Insubstantial Modification



0 15 30 60

1 inch = 30 ft. Horizontal

LEGEND:

- EXISTING CONTOURS (8600)
- PROPOSED CONTOURS (8600)
- PROPOSED STORM SEWER W/INLET AND FES
- PROPOSED WATER LINE W/FIRE HYDRANT
- FUTURE WATER LINE W/FIRE HYDRANT
- PROPOSED SANITARY SEWER W/MANHOLE
- FUTURE SANITARY SEWER W/MANHOLE
- DRAINAGE FLOWLINE
- PROPOSED BOUNDARY LINE
- PROPOSED TRACT
- PROPOSED EASEMENT LINE
- PROPOSED ROAD CENTER LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED EDGE OF PAVEMENT
- PROPOSED CURB & GUTTER
- EXISTING TRASH ENCLOSURE
- EXISTING LIGHT POLE
- EXISTING STORM SEWER MANHOLE
- EXISTING INLET
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING UTILITY POLE
- EXISTING UNDERGROUND WATER LINES (WAT)
- EXISTING UNDERGROUND GAS LINES (GAS)
- EXISTING UNDERGROUND SANITARY SEWER LINES (SAN)
- EXISTING OVERHEAD UTILITY LINES (OHP)
- EXISTING FENCE (X)
- PROPOSED PUBLIC SIDEWALK
- 20'X10' SINGLE GARAGE PARKING (55 UNITS)
- STANDARD PARKING = 128 STALLS
- COMPACT PARKING = 44 STALLS
- TOTAL PARKING = 227 STALLS (8 ADA)
- 16 TRASH RECEPTACLES

No.	REVISIONS	DATE	BY
1	PER CITY COMMENTS	2/6/2018	JP
2	PER CITY COMMENTS	8/9/2019	JP
3	PER CITY COMMENTS	4/8/2020	JP

PHELPS ENGINEERING
7200 E HAMPDEN AVE. SUITE 300, DENVER, CO 80244

NOT FOR CONSTRUCTION

SCALE: SEE SHEET
DESIGNED BY: JP
DRAWN BY: JP
CHECKED BY: CD

FINAL DEVELOPMENT PLAN
SITE PLAN

SALIDA CROSSINGS
CITY OF SALIDA, COLORADO

DATE 4/8/2020
PROJECT NO. 17202

1 of 1

Drawing name: S:\Entitlement Engineering\17202 - Salida Commons\CAD\Sheets\site plan.dwg SITE PLAN Mar 01, 2021 3:32pm by: JPucillo

Originally Approved PD Developlment Plan- 2018

FINAL DEVELOPMENT PLAN
SALIDA CROSSINGS
A PORTION OF THE SW 1/ 4 OF NW 1/ 4 OF SW 1/ 4 SECTION 4, TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE NEW MEXICO P.M. COUNTY OF CHAFFEE, STATE OF COLORADO

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL PERSONS BY THESE PRESENTS THAT SALIDA CROSSINGS 134, LLC, IS THE FEE OWNER OF THE FOLLOWING DESCRIBED PROPERTY:

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW¼NW¼¼ SW¼¼) OF SECTION 4, TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, CHAFFEE COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY BOUNDARY OF U.S. HIGHWAY NO. 50, WHENCE THE SOUTHEAST CORNER (BRASS CAP) OF SAID SECTION 4 BEARS SOUTH 72°19.0' EAST 4848.6 FEET, AND WHENCE THE HIGHWAY RIGHT-OF-WAY MARKER (BRASS CAP) OF STATION 2301+12 OF THE CENTERLINE SURVEY OF SAID HIGHWAY BEARS SOUTH 89°30' EAST 127.0 FEET, SAID COMMENCING POINT BEING MARKED BY A POINT IN THE EASTERLY SIDE OF 24 INCH C.M.P. CULVERT AND BEING WITNESSED BY A 5/8 INCH STEEL REINFORCING BAR 2 FEET LAND DRIVEN INTO THE GROUND AND HAVING A ONE INCH ALUMINUM CAP WHICH IS NORTH 89°30' WEST 3.0 FEET FROM SAID COMMENCING POINT ALSO BEING THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED:
THENCE NORTH 0°14.6' WEST 300.0 FEET TO A REINFORCING BAR AS DESCRIBED ABOVE;
THENCE SOUTH 89°30' EAST 28.8 FEET;
THENCE NORTH 0°14.6' WEST 100.0 FEET;
THENCE NORTH 89°30' WEST 365.4 FEET TO THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED IN BOOK 251 AT PAGE 423 OF THE RECORDS OF CHAFFEE COUNTY, COLORADO; THENCE SOUTH 0°20' EAST 400 FEET ALONG THE EAST BOUNDARIES OF THE TRACTS DESCRIBED IN BOOK 251 AT PAGE 423 AND IN BOOK 260 AT PAGE 184 OF THE RECORDS OF CHAFFEE COUNTY, COLORADO;
THENCE SOUTH 89°30' EAST 336 FEET ALONG THE NORTHERLY RIGHT-OF-WAY BOUNDARY OF U.S. HIGHWAY NO. 50 TO THE POINT OF BEGINNING.

EXECUTED THIS 15 DAY OF April, 20 20

BY:

COUNTY OF CHAFFEE)
) SS.
STATE OF COLORADO)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF April, 20 20 BY DUANE COZART AS SALIDA CROSSINGS 134, LLC, MANAGING MEMBER, WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES April 15, 2021

KRISTI S. JEFFERSON
Notary Public
State of Colorado
Notary ID # 20094017716
My Commission Expires February 15, 2021

CERTIFICATION OF TITLE

I, Gwendolyn Allen, A LICENSED INSURANCE AGENT IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE PROPERTY HEREBY DEDICATED AND AS SHOWN AND DESCRIBED ON THIS FINAL DEVELOPMENT PLAN AND FOUND THE TITLE VESTED IN SALIDA CROSSINGS 134, LLC, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES EXCEPT AS LISTED BELOW:

Effective as of 4/14/2020 - Deed of Trust Recorded as Rec. No. 452894
Time 8:00 am

DATED THIS 15 DAY OF April, 20 20

TITLE AGENT

CITY COUNCIL APPROVAL

THIS DEVELOPMENT PLAN IS APPROVED FOR FILING ON THIS 15 DAY OF April, 20 20

MAYOR

PLANNING COMMISSION APPROVAL

THIS DEVELOPMENT PLAN IS APPROVED BY THE CITY OF SALIDA PLANNING COMMISSION ON THIS 15 DAY OF April, 20 20

CHAIRMAN

CLERK AND RECORDER'S CERTIFICATE

THIS FINAL DEVELOPMENT PLAN WAS FILED IN THE OFFICE OF THE CLERK AND RECORDER OF CHAFFEE COUNTY, COLORADO AT 8:30 P.M. ON THIS 17th DAY OF April, 20 20 UNDER RECEPTION NUMBER 458354

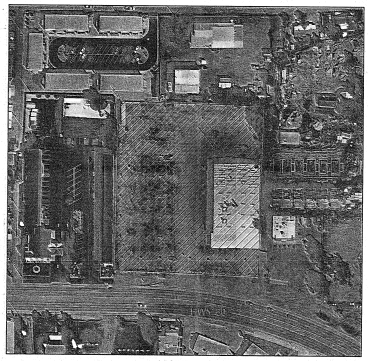
Patricia Trumbich (Deputy Recorder)
CHAFFEE COUNTY CLERK AND RECORDER

LAND SURVEYOR'S CERTIFICATE

I, Robert J. Rubino, A REGISTERED LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS LAND SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION AND THAT THE PLAT REPRESENTS THE RESULTS OF SAID SURVEY AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

DATE 4-15-20

COLORADO P.L.S. 14142



VICINITY MAP
SCALE: 1" = 100'

ORDINANCE 2018-04
EXHIBIT B: DEVELOPMENT PLAN

Exhibit	Sheet Title	Page
1	Cover Sheet	1 of 3
2	Existing Conditions	*
3	Existing Zoning Map	*
4	Phasing Plan	2 of 3
5	Site Plan	3 of 3
6	Grading Plan	*
7	Utility Plan	*
8	Landscape Plan	*

EXHIBIT C: SALIDA CROSSINGS ARCHITECTURAL PLANS

1	Plan Calculations page A0	*
2	First Floor Plan Building A page A1	*
3	Upper Floor Plan Building A page A2	*
4	First Floor Plan Building B & C page A3	*
5	Middle Floor Plans Building B & C page A4	*
6	North and South Elevation Building A page A5	*
7	West and East Elevation Building A page A6	*
8	East and West Elevation Building B & C; South and North Elevation Building B page A7	*
9	Fourth Floor Plan Buildings B & C page A8	*
*	These Exhibits shall be on record with the Salida City Clerk	

CONTACTS:

OWNER:
SALIDA CROSSINGS 134, LLC
14300 W US HWY 50
SALIDA, CO 81201
CONTACT: DUANE COZART

SURVEYOR:
RUBINO SURVEYING
3312 AIRPORT ROAD
BOULDER, CO 80301
PHONE: (303) 494-9515
CONTACT: BOB RUBINO

CIVIL ENGINEER
PHELPS ENGINEERING SERVICES
7200 E. HAMPDEN AVE. SUITE 300
DENVER, CO 80224
PHONE: (303) 288-1644
CONTACT: LONNY PHELPS

SUBMITTAL DATES
1ST - DECEMBER 18, 2017
2nd - FEBRUARY 5, 2018

SAL
532 A

458354
458354 4/17/2020 2:30 PM PLAT Lori A Mitchell
1 of 3 R $0.00 D $0.00 T $0.00 CO Chaffee County Clerk

Proposed Land Use *

Property Size (Sq. Ft.)	**137,254**
Building A	
Building Size (Sq. Ft.)	14,853
No. of Dwellings	38
2-Bedroom Units	12
1-Bedroom Units	26
Commercial Size (Sq. Ft.)	7,561
Building Height	37'-8"
Building B	
Building Size (Sq. Ft.)	13,374
No. of Dwellings	48
2-Bedroom Units	18
1-Bedroom Units	30
Office/Retail (Sq. Ft.)	5,137
Building Height	48'-1"
Building C	
Building Size (Sq. Ft.)	13,374
No. of Dwellings	48
2-Bedroom Units	18
1-Bedroom Units	30
Office/Retail (Sq. Ft.)	5,137
Building Height	48'-1"
Parking Requirements **	
Retail Parking (10,765 SF/250 SF per space)	43spaces
Residential (1 space per building)	
3 buildings	3 spaces
1.5 spaces per building per 120 remaining units	191 spaces
Subtotal Spaces Required	240 spaces
25% Reduction for Mixed Use	-60 spaces
Total Spaces Required	180 spaces
Total Spaces Provided	107 spaces
Total Covered Spaces Provided	65 spaces

Site Data Table

	C-1	PD
Residential Density (units/acre)	15.5	38.7
Residential Density (units/lot af)	2,800	1,125
Number of Units	49	122
Lot Coverage - Buildings	60%	38%
Lot Coverage - Paving	60%	48%
Coverage Cumulative	90%	86%
Minimum Landscape Area	10%	14%
Primary Building Side Setback (ft)	5	65-75
Primary Building Front Setback (ft)	10	75
Primary Building Rear Setback (ft)	5	50
Accessory Building Side Setback (ft)	3	5
Accessory Building Rear Setback (ft)	5	5
Maximum Height Primary Building (ft/st)	35	37/8 - 48/1
Maximum Height Accessory Building (ft)	25	15
Property Size (Sq. Ft.)		137,254
Min. Lot Frontage (Ft.)		335-7"
Max. Lot Coverage (Structures)	60%	38%
Min. Setback from Side Lot Line (Ft.)		5
Min. Setback from Rear Lot Line (Ft.)		5
Min. Setback from Front Lot Line (Ft.)		10

* AMENDED BY CONDITION 9

** AMENDED BY CONDITIONS 10 & 11

TRIP GENERATION RATES

Description/ITE Code	Units	Rate Weekday Daily Traffic	PM Peak Period Rate	% PM In	% PM Out	Expected Units	Calculated Daily Trips	PM Trips Total	PM In	PM Out
Apartment 220	DU	6.65	0.62	65	35	134	891	83	54	29
General Office 710	KSF	11.01	1.49	17	83	7.1	78	11	2	9
Shopping Center 820	KSF	42.94	3.37	49	51	9	385	30	15	15
TOTAL							**1354**	**124**	**71**	**53**

Notes:
DU = Dwelling Units
KSF = Units of 1,000 Square Feet

ORDINANCE 2018-04
EXHIBIT D: CONDITIONS OF APPROVAL FOR SALIDA CROSSINGS PD

1. THE OWNER SHALL PAY IN LIEU OF LAND DEDICATION OR CONVEYANCE FOR A PUBLIC SCHOOL FACILITY AN AMOUNT OF THREE HUNDRED FIFTY-FOUR DOLLARS ($354.00) PER RESIDENTIAL DWELLING UNIT. THE OWNER MAY ELECT FOR SUCH AMOUNT TO BE PAID BY THE OWNER OF A PARTICULAR LOT AND/OR UNIT AT THE TIME A RESIDENTIAL BUILDING PERMIT IS OBTAINED.
2. THE DEVELOPMENT PLAN FOR THE ENTIRE SITE SHALL CONSIST OF THE "DEVELOPMENT PLAN, SALIDA CROSSINGS" DATED 11/20/2017; "SALIDA CROSSINGS" ARCHITECTURAL PLANS DATED 3/7/2018 AND THESE CONDITIONS OF APPROVAL.
3. AT THE TIME OF ISSUANCE OF A BUILDING PERMIT FOR THE PROJECT, THE DEVELOPER SHALL SUBMIT THE TOTAL OF PARKS, TRAILS AND OPEN SPACE IN LIEU FEES TOTALING $2,000 PER UNIT.
4. DEVELOPER SHALL AGREE TO COMPLETE THE HIGHWAY 50 CORRIDOR IMPROVEMENT PLAN IMPROVEMENTS, CONSISTING OF SIDEWALKS, PARKWAY AND STREET LIGHTING FOR THE PROJECT'S FRONTAGE AND CONTINUING TO THE INTERSECTION OF HIGHWAY 291 (OAK STREET). THE WORK SHALL BE COMPLETE PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY FOR THE PROJECT, OR AN APPROPRIATE IN LIEU AMOUNT AND AGREEMENT IS PROVIDED.
5. A MINIMUM OF THIRTY OF THE PROPOSED RESIDENTIAL UNITS SHALL BE DEED RESTRICTED FOR WORK FORCE HOUSING: GENERALLY AS DESCRIBED BELOW:
   - PHASE 1 (BUILDING A) WILL HAVE FOUR (4) UNITS (I BEDROOM AND 1 BATH) RESTRICTED TO HOUSEHOLDS EARNING 70% OR LESS OF THE CHAFFEE COUNTY AVERAGE MEDIAN INCOME (AMI) AND SIX (6) UNITS (2 BEDROOM AND 1 BATH) RESTRICTED TO HOUSEHOLDS EARNING 70% OR LESS AMI;
   - PHASE 2 (BUILDING B) WILL HAVE FIVE (5) UNITS (I BEDROOM AND 1 BATH) RESTRICTED TO HOUSEHOLDS EARNING 70% OR LESS OF THE AMI; FOUR (4) UNITS (2 BEDROOM AND 1 BATH) RESTRICTED TO HOUSEHOLDS EARNING 70% OR LESS AMI AND ONE (1) UNIT (2 BEDROOM AND 2 BATH) RESTRICTED TO HOUSEHOLDS EARNING 80% OR LESS AMI; AND
   - PHASE 3 (BUILDING C) WILL HAVE FIVE (5) UNITS (1 BEDROOM AND 1 BATH) RESTRICTED TO HOUSEHOLDS EARNING 70% OR LESS OF THE AMI; FOUR (4) UNITS (2 BEDROOM AND 1 BATH) RESTRICTED TO HOUSEHOLDS EARNING 70% OR LESS AMI AND ONE (1) UNIT (2 BEDROOM AND 2 BATH) RESTRICTED TO HOUSEHOLDS EARNING 80% OR LESS AMI; AND
   - THE MAXIMUM AMI STATED ABOVE MAY BE INCREASED OR DECREASED UP TO 10% FOR INDIVIDUAL HOUSEHOLDS. A CONDITION OF THE SUBSEQUENT DEVELOPMENT AGREEMENT(CONDITION #8) SHALL BE THAT THE DEVELOPER MAKE ANNUAL REPORTS TO THE CITY COUNCIL DETAILING CHANGES IN THE PRICING MODEL BASED UPON CHANGES TO THE COLORADO HOUSING AND FINANCE AUTHORITY COUNTY INCOME AND RENT TABLES FOR CHAFFEE COUNTY; AND
   - THE DEVELOPER WILL MAKE A GOOD FAITH EFFORT TO DISPERSE THE UNITS WITHIN THE FIRST THREE FLOORS OF EACH BUILDING.
   - THE HOA DUES FOR THE DEED RESTRICTED UNITS SHALL BE DISCOUNTED BY A MINIMUM OF 25%.
6. THE DEED RESTRICTION SHALL ADDRESS INCOME AND EMPLOYMENT QUALIFICATIONS; PROPOSED LOTTERY OR OTHER EQUITABLE SYSTEM FOR THE INITIAL SALE OF THE UNITS, AND BE APPROVED BY THE CITY COUNCIL. THE ENFORCEMENT OF THE DEED RESTRICTIONS WILL BE BY THE FUTURE CHAFFEE COUNTY HOUSING OFFICE, UNLESS IT DOES NOT EXIST AT THE TIME OF THE FIRST SALE OFA DEED RESTRICTED UNIT, IN WHICH CASE IT SHALL BE THE ONUS OF THE CITY OF SALIDA TO DESIGNATE AM APPROPRIATE ENTITY.
7. DEVELOPER SHALL MAKE CORRECTIONS TO THE IMPROVEMENT PLANS AS DESCRIBED BY THE PUBLIC WORKS DIRECTOR.
8. DEVELOPER SHALL ENTER INTO A DEVELOPMENT AGREEMENT TO ADDRESS THE IMPROVEMENTS REQUIRED FOR THE PROJECT AS WELL AS THOSE REQUIREMENTS CONTAINED IN CONDITIONS ABOVE PRIOR TO ISSUANCE OF A BUILDING PERMIT.
9. THE GROUND FLOOR SPACE OF BUILDING A SHALL INCLUDE A MINIMUM OF 7,515 SQUARE FEET OF RETAIL USES AND SERVICES. BUILDINGS B AND C SHALL HAVE A MINIMUM OF 3, 122 SQUARE FEET OF OFFICE AND/OR RETAIL USES. THERE SHALL BE NO SHORT TERM RENTALS ALLOWED IN THE DEVELOPMENT.
10. THE FINAL DEVELOPMENT PLAN SHALL BE AMENDED TO REDUCE THE NUMBER OF DWELLING UNITS TO A MAXIMUM OF 122; INCREASE THE REQUIRED PARKING TO A RANGE OF 256-268 SPACES WHICH INCLUDES SPACES PROVIDED UNDER BUILDINGS B AND C; AND REMOVE REQUIREMENT FOR COVERED OUTDOOR PARKING
11. THE REQUIRED PARKING MAY BE REDUCED TO 225 IF THE FORMER PARKING AREA IS UTILIZED FOR REQUIRED OPEN SPACE FOR A STATE CERTIFIED DAY CARE CENTER.

No.	REVISIONS	DATE	BY
1	PER CITY COMMENTS	2/6/2018	JP
2	PER CITY COMMENTS	8/9/2019	BJ
3	PER CITY COMMENTS	4/8/2020	BJ

PHELPS ENGINEERING
7200 E. HAMPDEN AVE. SUITE 300 DENVER, CO 80224

SCALE: SEE SHEET
DESIGNED BY: JP
DRAWN BY: JP
CHECKED BY: CO

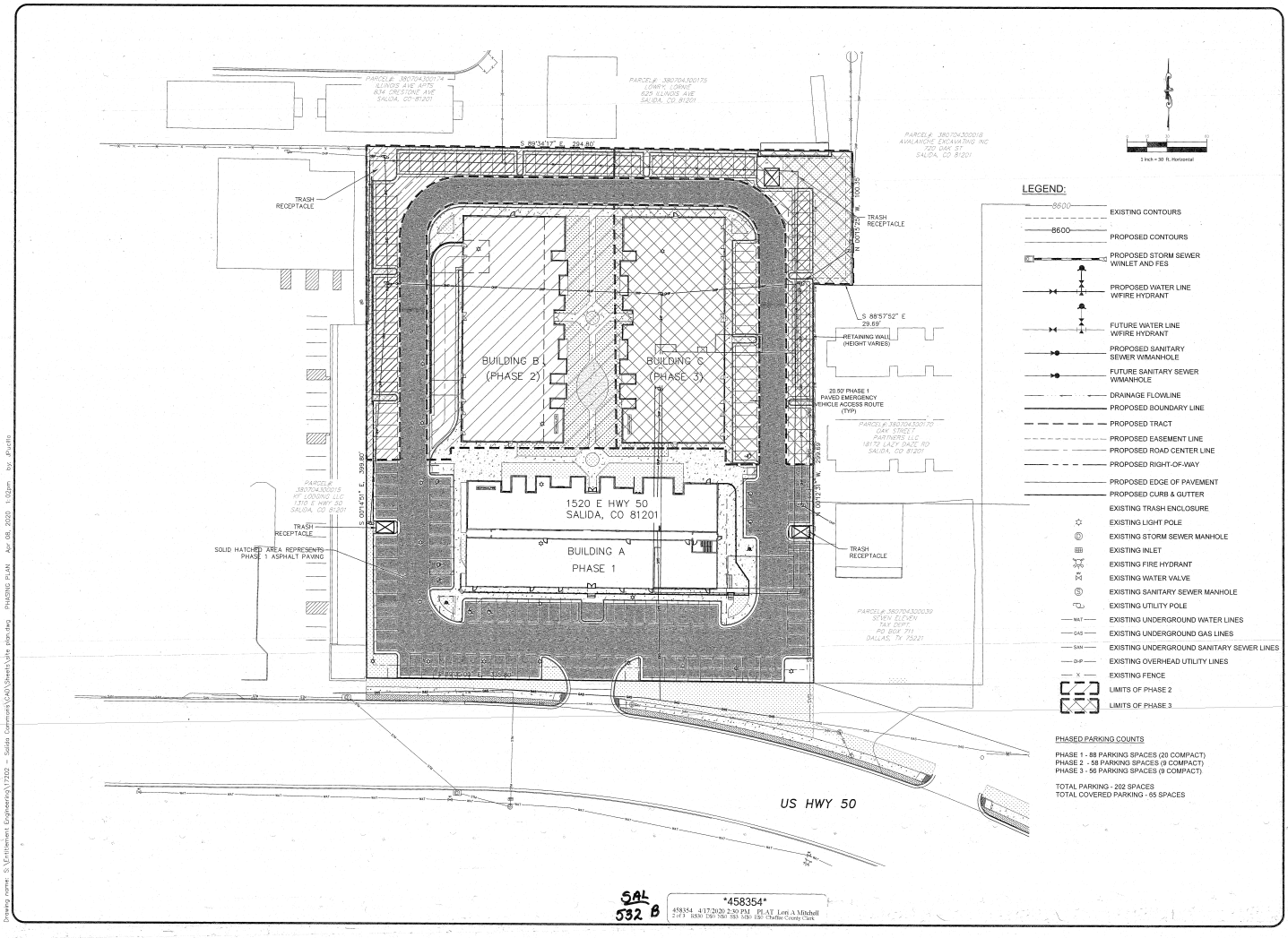
FINAL DEVELOPMENT PLAN
COVER SHEET

SALIDA CROSSINGS
CITY OF SALIDA, COLORADO

DATE 4/8/2020
PROJECT NO. 17202

1 of 3

Drawing name: S:\Entitlement Engineering\17202 - Salida Commons\CAD\Sheets\cover sheet.dwg - COVER SHEET - Apr 13, 2020 - 9:03am - by: JPuckle



No.	REVISIONS	DATE	BY
1	PER CITY COMMENTS	2/6/2019	JP
2	PER CITY COMMENTS	6/6/2019	JP
3	PER CITY COMMENTS	4/9/2020	JP

PHELPS ENGINEERING
2200 HAMPDEN AVE. SUITE 300, DENVER, CO 80204

SCALE: SEE SHEET
DESIGNED BY: JP
DRAWN BY: JP
CHECKED BY: CD

FINAL DEVELOPMENT PLAN
PHASING PLAN

SALIDA CROSSINGS
CITY OF SALIDA, COLORADO

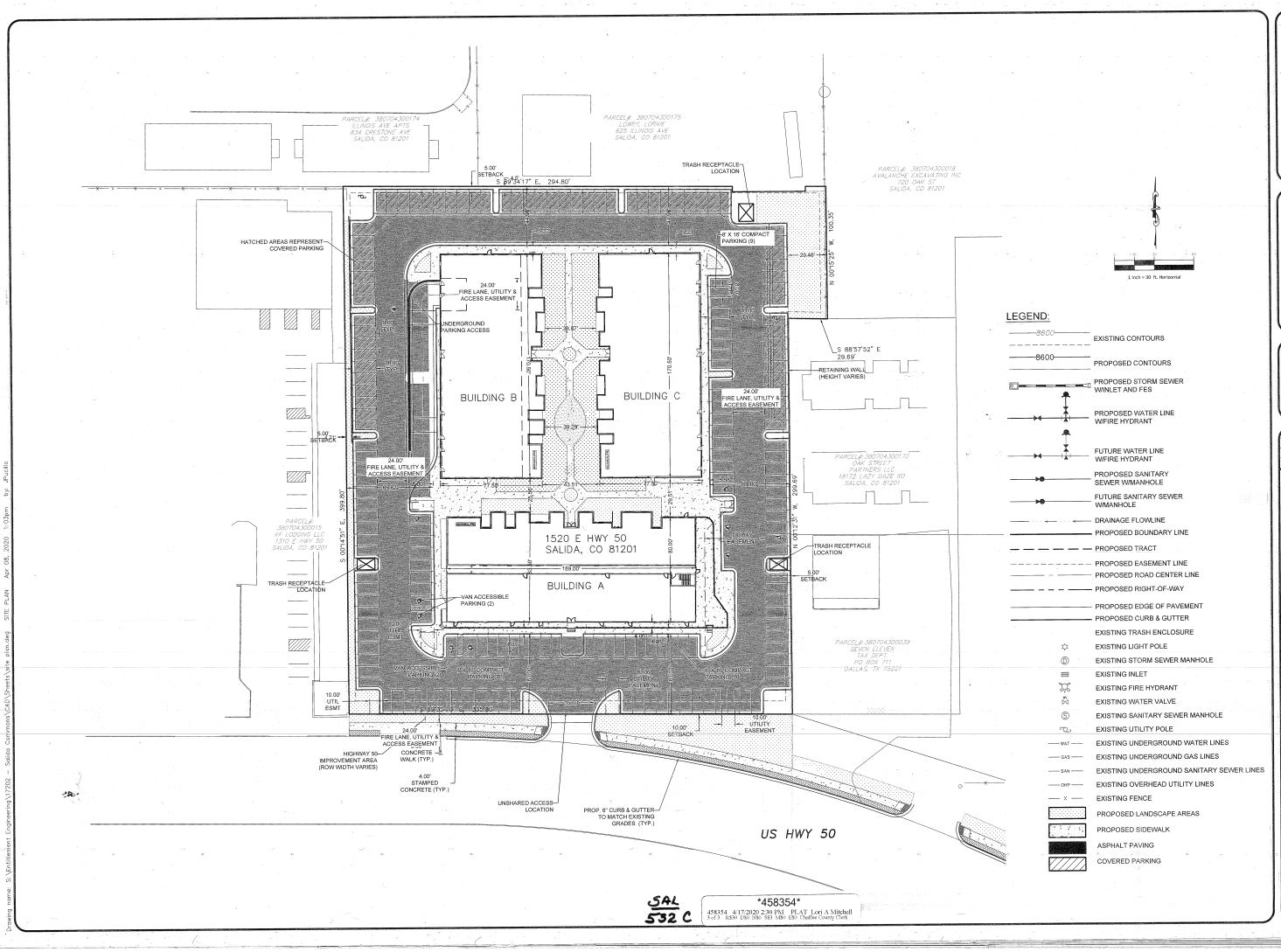
DATE 4/9/2020
PROJECT NO. 17202

2 of 3

SAL 532 B

458354
458354 4/17/2020 2:30 PM PLAT Lori A Mitchell
2 of 3 R$0.00 D$0.00 S$0.00 E$0.00 Chaffee County Clerk

Drawing name: S:\Entitlement Engineering\17202 - Salida Crossings\CAD\Sheets\site plan.dwg PHASING PLAN Apr 09, 2020 1:02pm by: JPuckett



No.	REVISIONS	DATE	BY
1	PER CITY COMMENTS	2/5/2018	JP
2	PER CITY COMMENTS	6/5/2020	JP
3	PER CITY COMMENTS	4/8/2020	JP

PHELPS ENGINEERING
1200 E HAMPDEN AVE SUITE 330, DENVER, CO 80234

SCALE: SEE SHEET
DESIGNED BY: JP
DRAWN BY: JP
CHECKED BY: CO

FINAL DEVELOPMENT PLAN
SITE PLAN

SALIDA CROSSINGS
CITY OF SALIDA, COLORADO

DATE: 4/8/2020
PROJECT NO. 17202

3 of 3

SAL 532 C

458354
458354 4/17/2020 2:30 PM PLAT Lori A Mitchell
3 of 3 SASN 1501 SSC 553 MBG 1501 Chaffee County Clerk

Drawing name: S:\Entitlement Engineering\17202 - Salida Commons\CAD\Sheets\site plan.dwg SITE PLAN Apr 08, 2020 - 1:03pm by: JPuddle

Legal Notice

CPAXLP

PUBLIC NOTICE

Notice is hereby given that the Chaffee County Board of County Commissioners will hold a Public Hearing to consider the following application:

Name of Project: Adams Agricultural Subdivision Exemption #4
Owner & Applicant: Karin Adams
Location: 11460 County Road 140, Salida
Zone: Commercial & Rural
Request: Agricultural Subdivision Exemption to subdivide a total of 74.34 acres into two lots. This subdivision would result in Lot "E" comprising 2.54 acres and Lot "B" comprising the remaining 71.80 acres. Individual wells and individual on-site wastewater treatment systems are proposed to serve the property.
Board of County Commission Hearing: Tuesday, January 3, 2023 at 9:00 a.m., held in the Commissioner's Meeting Room at 104 Crestone Ave., Salida. Connect to the Zoom Meeting: https://us02web.zoom.us/j/109079543
This proposed land use application is available to review at the following link: https://chaffeecoco.civicclerk.com/web/home.aspx
This proposed land use application can also be reviewed in-person by visiting the Planning Department at 104 Crestone Avenue, Salida or at the Buena Vista Annex, 112 Linderman Avenue.
Public comments can be made via ChaffeeSpeaks.org, or at the Public Hearing in-person or via Zoom. All comments received are part of the public record. The deadline for receiving comments via ChaffeeSpeaks.org is the Friday before the hearing by 12:00 noon.
Please note it is inappropriate to personally contact individual County Commissioners or Planning Commissioners 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.
Published in The Mountain Mail December 2, 2022

PUBLIC NOTICE

Notice is hereby given that the Chaffee County Board of County Commissioners will hold a Public Hearing to consider the following application:

Name of Project: Shelman Heritage Water Subdivision Exemption
Owner & Applicant: Starr Miller & Jason Shelman
Location: 9770 County Road 156, Salida
Zone: Residential
Request: Heritage Water Subdivision Exemption to subdivide a total of 5.32 acres into two lots. This subdivision would result in Lot 1 comprising 2.02 acres and Lot 2 comprising the remaining 3.31 acres. Individual wells and individual on-site wastewater treatment systems are proposed to serve the property.
Board of County Commission Hearing: Tuesday, January 3, 2023 at 9:00 a.m., held in the Commissioner's Meeting Room at 104 Crestone Ave., Salida. Connect to the Zoom Meeting: https://us02web.zoom.us/j/109079543
This proposed land use application is available to review at the following link: https://chaffeecoco.civicclerk.com/web/home.aspx
This proposed land use application can also be reviewed in-person by visiting the Planning Department at 104 Crestone Avenue, Salida or at the Buena Vista Annex, 112 Linderman Avenue.
Public comments can be made via ChaffeeSpeaks.org, or at the Public Hearing in-person or via Zoom. All comments received are part of the public record. The deadline for receiving comments via ChaffeeSpeaks.org is the Friday before the hearing by 12:00 noon.
Please note it is inappropriate to personally contact individual County Commissioners or Planning Commissioners 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.
Published in The Mountain Mail December 2, 2022

PUBLIC NOTICE
NOTICE TO CREDITORS

Estate of **Laurie Violet James, a/k/a Laurie V. James, a/k/a Laurie James**, Deceased
Case Number **2022PR30038**

All persons having claims against the above named estate are required to present them to the personal representative or to District Court of Chaffee, County, Colorado on or before March 25, 2023, or the claims may be forever barred.

Pete Cordova, #11881
1604 H Street
Salida, CO 81201

Attorney for Personal Representative:
Pete Cordova, Esq.
Cordova Law Firm, LLP
1604 H Street
Salida, CO 81201
Phone Number: (719) 539-6679
E-mail: pete@cordovalaw.com
Fax Number: (719) 539-3020
Atty. Reg. #: 11881
Published in The Mountain Mail November 25, December 2 and 9, 2022

PUBLIC NOTICE
CHAFFEE COUNTY LANDFILL
WEIGHT CHARGES
HOURS OF OPERATION:
8:00 am TO 3:30 pm
MONDAY THRU SATURDAY,
CLOSED HOLIDAYS
MUST BE UNLOADED BY 4:00 PM
LOADS AFTER 3:30 pm
WILL NOT BE ACCEPTED
Landfill phone number (719) 539-3738;
Accounts Receivable (719) 539-3463
www.chaffeecounty.org
Shannon Wilcox, Supervisor
(719) 207-1485
SCALE ATTENDENT DETERMINES WHETHER LOAD IS TONNAGE OR YARDAGE

PER TON OUT-OF-COUNTY
1 COMPACTED TRASH $44.00 $90.00 per CY/$175.00/ton
2 LOOSE TRASH $46.00 $45.00 per CY
3 CONSTRUCTION/SHINGLES/STUMPS $46.00 $45.00 per CY
4 BRUSH/YARD WASTE $46.00 $45.00 per CY
6 CONCRETE - $46.00 NO OUT-OF-COUNTY
must be broken into 1 ft lengths or smaller. Contractors - call for recycling options
8 DIRT, CLEAN FILL $3.00 NO OUT-OF-COUNTY
10 YARD WASTE/TON $46.00 NO OUT-OF-COUNTY
HOUSEHOLD/YARD/CONSTRUCTION BY YARD $12.75 $45 per CY
MATTRESSES AND BOX SPRINGS $5.00 NO OUT-OF-COUNTY
TIRES (NO RIMS): NO OUT-OF-COUNTY
AUTO $7 to $12 OR $.30/LB NO OUT-OF-COUNTY
TRUCK/TRACTOR $20. to $30 OR $.30/lb NO OUT-OF-COUNTY
TIRES FROM SHOPS DO NOT ACCEPT NO OUT-OF-COUNTY
TIRES (W/RIMS):
AUTO $12.00 NO OUT-OF-COUNTY
TRUCK DO NOT ACCEPT
ANIMALS: $10.00 NO OUT-OF-COUNTY, $10 TO UNLOAD
BATTERIES: $5.00 NO OUT-OF-COUNTY
APPLIANCES AS LISTED: NO OUT-OF-COUNTY
STOVES, WATER HEATERS, WASHERS, DRYERS $10.00
ALL FREON APPLIANCES $40.00
MUST HAVE DOORS AND SHELVES REMOVED or CALL FOR RECYCLING OPTIONS
NO CUT FREON LINES AS PER EPA RULES
ELECTRONIC WASTE: NO OUT-OF-COUNTY
E-WASTE $.60 PER POUND/$10.00 MINIMUM
TV & MONITORS 1" TO 29" $20.00
TV & MONITORS 30 "+ SCREEN $40.00
THERE WILL BE A $100.00 FINE FOR ALL TVs AND MONITORS PUT INTO THE TRASH INSTEAD OF RECYCLED.
MINIMUM FEE - $10.00 in County; $20.00 out-of-County. The County Waste Disposal accepts bagged household trash at MINIMUM FEE of $10 per load. OUT-OF-COUNTY is $10 per bag.
RATES EFFECTIVE 1/1/2023
Credit Card, Cash or Local Checks Only
CHAFFEE COUNTY RESERVES THE RIGHT TO REFUSE ANY OR ALL TRASH
NO HAZARDOUS MATERIALS ACCEPTED AT THIS LANDFILL
NO HOT or SMOLDERING TRASH ACCEPTED
NO AUTOMOBILES ACCEPTED
NO ASPHALT or PAVEMENT
NO RUMMAGING
PIPE AND WIRE MUST BE CUT TO 8 FT, OR SMALLER
PAINT CANS MUST BE EMPTY OR PAINT DRIED OUT, NO LIDS ON CANS
OIL DRUMS MUST BE EMPTY AND HAVE LIDS CUT OFF
ALL TANKS MUST BE EMPTY AND VALVES REMOVED
CUSTOMERS DUMPING AT THE CHAFFEE COUNTY LANDFILL PROOF OF RESIDENCY POLICY:
IN-COUNTY CUSTOMERS:
ACCEPTABLE PROOF CAN BE IN THE FORM OF A DRIVER'S LICENSE OR PHOTO IDENTIFICATION CARD, UTILITY BILL, OR COPY/PICTURE OF BUILDING PERMIT.
OUT-OF-COUNTY CUSTOMERS WHO OWN PROPERTY IN CHAFFEE COUNTY:
ACCEPTABLE PROOF CAN BE IN THE FORM OF A DRIVER'S LICENSE OR PHOTO IDENTIFICATION
CARD AND A PROPERTY OWNERSHIP DOCUMENT FROM THE COUNTY TREASURER'S OFFICE.
ALL OTHER CUSTOMERS:
PRICES WILL BE AT THE OUT-OF-COUNTY RATES FOR DUMPING.
Published in The Mountain Mail December 2, 2022

PUBLIC NOTICE
NOTICE OF PUBLIC HEARING BEFORE THE CITY COUNCIL FOR THE CITY OF SALIDA CONCERNING PLANNED DEVELOPMENT MODIFICATION AND MAJOR SUBDIVISION APPLICATIONS

TO ALL MEMBERS OF THE PUBLIC AND INTERESTED PERSONS: PLEASE TAKE NOTICE that on Tuesday, December 20th, 2022 at or about the hour of 6:00 p.m., a public hearing will be conducted by the City of Salida City Council at City Council Chambers, 448 East First Street, Suite 190, Salida, Colorado on applications submitted by BV Investments, LLC for a Planned Development Modification and a Major Subdivision for the Salida Crossings Planned Development. The 3.15 acre subject property is located at 1520 E. Highway 50 and is legally described as "A portion of the SW ¼ of the NW ¼ or the SW ¼ Section 4, Township 49 North, Range 9 East of the New Mexico P.M. County of Chaffee, State of Colorado".
The modification request is to reduce the number of mixed-use buildings from 3 to 2, to reduce the overall unit count, reduce the height of said buildings, and incorporate approximately 20 townhomes into the development plan, among other changes. The subdivision request is to create 22 lots (including 20 townhome lots and 2 lots for mixed-use buildings) within the PD, plus common elements/outlots to be owned by an HOA. Interested persons are encouraged to attend the public hearing in person or online at: https://attendee.gotowebinar.com/register/6382995264411204366. Further information on the application may be obtained from the Community Development Department, (719) 530-2634.
*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 in-person or via the above GoToWebinar link so your comments can be made part of the record.
Published in The Mountain Mail December 2, 2022

PUBLIC NOTICE
NOTICE:

Notice is hereby given pursuant to anyone or more Decrees in Case No. 92CW84, 94CW5, 94CW41, 94CW42, 96CW17, 03CW55 and 06CW32 Division 2, Water Court that during the month of November 2022 the following parties applied for augmentation through the office of Upper Arkansas Water Conservancy District (UAWCD).
Name Christopher Thomas Bainbridge
Address 9591 Mint Ln, Salida, CO 81201
Chaffee County Well
Type S11, T50N, R8E, NM PM
Qty. of Water .100-af
The applications are available for review in the office of UAWCD, 339 E. Hwy 50, Salida, Colorado during normal business hours. Any affected person may file comments with the State Engineer within sixty days of the date of publication of such monthly notice. Any affected person not satisfied by the State Engineer's application of the terms and conditions established for this plan for augmentation to a specific structure, may then apply to the Water Court for a de novo hearing, under the Court's retained jurisdiction, whether the terms and conditions of the decree approving the plan for augmentation have been met with respect to the request for an authorized diversion included within that application to the State Engineer. Such de novo hearing shall be pursuant to Water Right Determination and Administration Act of 1969. Authorized diversions located within the augmentation plan areas included in the plan for augmentation, by either an uncontested approval by the State Engineer or Order of the Court, shall be part of the decreed plan for augmentation.
Published in The Mountain Mail December 2, 2022

PUBLIC NOTICE

Notice is hereby given that under and pursuant to the statutes of the State of Colorado Section 38-21.5-103 C.R.S. the personal property of:

Daniel Cramer
9663 CR 150, Salida, CO 81201

Our lien will be enforced at A & A Storage of Poncha Springs LLLP, 11190 W. Hwy 50, Poncha Springs, CO 81242
Unit Contents: Dresser, shelves, file cabinet, washer & dryer, guitar case, exercise bike, dishes, unknown boxes
Our lien will be enforced and property disposed of at 10:00 AM 12-12-2022
Unit Number 364
Published in The Mountain Mail December 2 and 9, 2022

PUBLIC NOTICE

Notice is hereby given that under and pursuant to the statutes of the State of Colorado Section 38-21.5-103 C.R.S. the personal property of:

Mrs. Earl Pearson
910 J St. D5, Salida, CO 81201

Our lien will be enforced at A & A Storage of Poncha Springs LLLP, 11190 W. Hwy 50, Poncha Springs, CO 81242
Unit Contents: Broken desk, TV, pictures, lamp, skateboard, unknown boxes
Our lien will be enforced and property disposed of at 10:00 AM 12-12-2022
Unit Number 127
Published in The Mountain Mail December 2 and 9, 2022

PUBLIC NOTICE

Notice is hereby given that under and pursuant to the statutes of the State of Colorado Section 38-21.5-103 C.R.S. the personal property of:

Mrs. Earl Pearson
910 J St. D5, Salida, CO 81201

Our lien will be enforced at A & A Storage of Poncha Springs LLLP, 11190 W. Hwy 50, Poncha Springs, CO 81242
Unit Contents: Chair, ottoman, wood chair, wheelchair, unknown boxes
Our lien will be enforced and property disposed of at 10:00 AM 12-12-2022
Unit Number 128
Published in The Mountain Mail December 2 and 9, 2022

PUBLIC NOTICE

Notice is hereby given that under and pursuant to the statutes of the State of Colorado Section 38-21.5-103 C.R.S. the personal property of:

Mrs. Earl Pearson
910 J St. D5, Salida, CO 81201

Our lien will be enforced at A & A Storage of Poncha Springs LLLP, 11190 W. Hwy 50, Poncha Springs, CO 81242
Unit Contents: Carrier set, speaker, end table, dresser, microwave, unknown
Our lien will be enforced and property disposed of at 10:00 AM 12-12-2022
Unit Number 549
Published in The Mountain Mail December 2 and 9, 2022

CPAXLP

Item 4.



THE MOUNTAIN MAIL

THE MOUNTAIN MAIL The Chaffee County Times

FOR LEGAL NOTICES

running in The Mountain Mail and Chaffee County Times newspapers

Please send notices to
legals@avpsalida.com

(Email formats: Word docs preferred; PDFs can be accepted)

Questions? Contact The Mountain Mail 719-539-6691

YOU SHOULD ADVERTISE RIGHT MEOW



PLACE A CLASSIFIED
ANYTIME ONLINE
THEMOUNTAINMAIL.COM

- 334 -

CALL: 719.539.6691 EMAIL: CLASSIFIEDS@THEMOUNTAINMAIL.COM VISIT THE OFFICE: 125 E. 2ND ST., SALIDA

CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Community Development	Bill Almquist - Community Development Director	December 20, 2022

ITEM:
Resolution 2022-62: A Resolution of the City Council for the City of Salida, Colorado Approving the Subdivision Plat for the Salida Crossings Major Subdivision (Public Hearing)

REQUEST SUMMARY:
The request is to subdivide the 3.15 acre property located at 1520 E. Hwy 50 (the Salida Crossings Planned Development) into 22 lots (2 for mixed-use buildings and 20 townhome lots) plus a common outlot that would include HOA-owned and maintained limited common elements such as drive access, parking, and private open space area(s). This subdivision is also contingent upon final approval of a modification to the existing PD, to be considered by City Council as part of an earlier public hearing.

APPLICANT: The applicant is BV Investments, LLC, 401 Whitewing Ln, Murphy, TX 75094. The representative for the applicant is Bernard Weber.

SITE LOCATION: 1520 E. Hwy 50, Salida, CO.



CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Community Development	Bill Almquist - Community Development Director	December 20, 2022

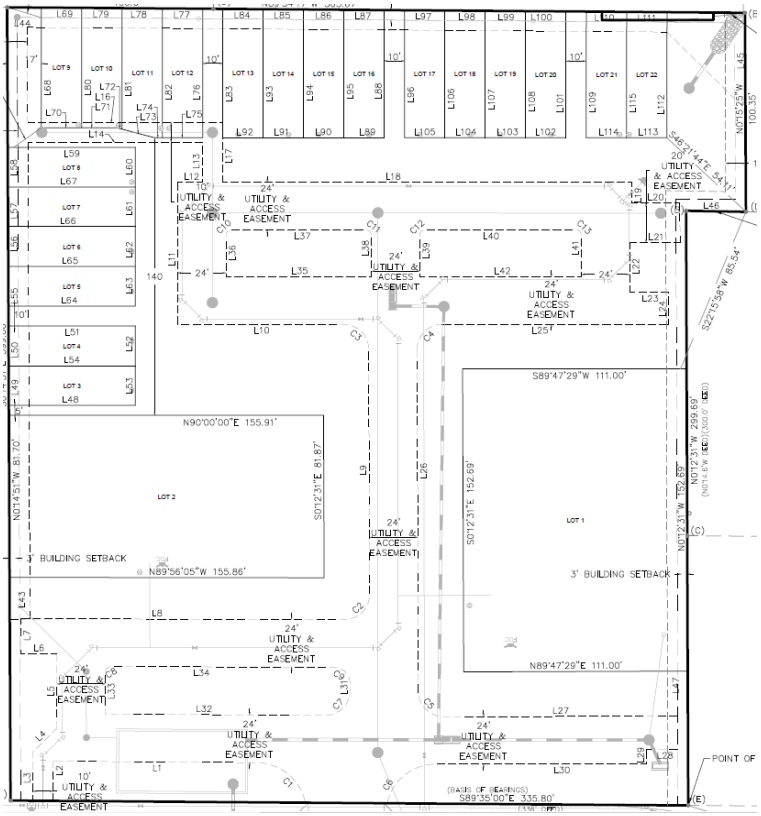


Figure 1: Proposed Subdivision Plat

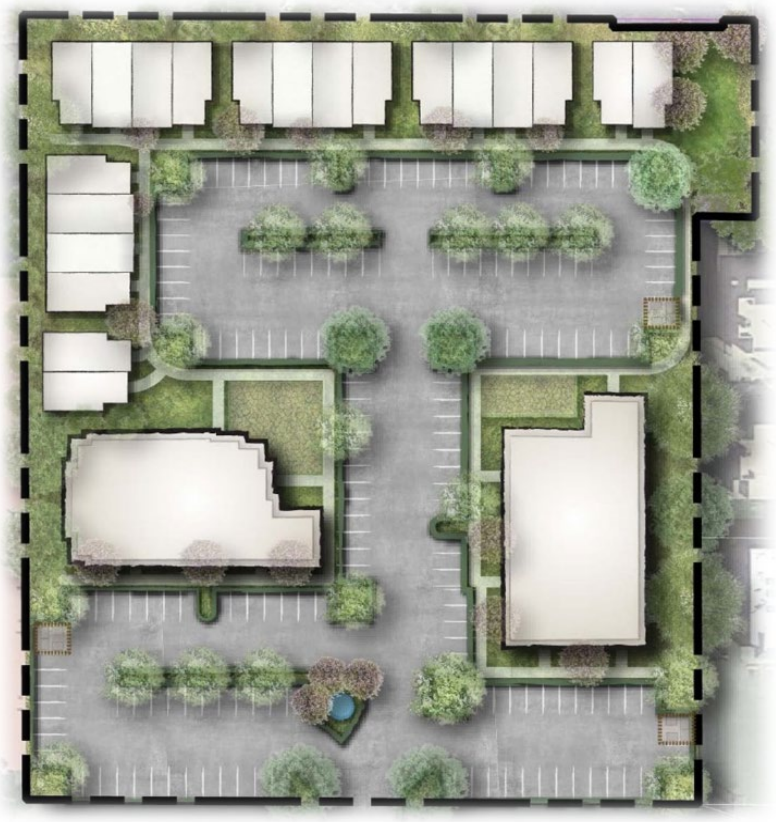


Figure 2: Colorized Representation of Proposed Site Plan

BACKGROUND AND PROCESS:

Salida Crossings is a Planned Development (PD) currently approved for 3 mixed-use buildings and a total of 122 residential units on a single lot. The PD was originally approved by the City Council through the adoption of Ordinance 2018-04 on March 20, 2018. The ordinance was referred to a special ballot question on September 25, 2018 and was approved by a vote of the electorate. The approved development and property was sold in August 2021 to BV Investments, LLC, who has requested a modification to the existing Planned Development in order to change the layout and components of the project.

The proposed modified PD would include 2 mixed-use buildings—both with commercial space on the ground floor and two residential floors above. Each mixed-use buildings would have 36 residential units (including 15

CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Community Development	Bill Almquist - Community Development Director	December 20, 2022

one-bedrooms, 17 two-bedrooms, and 4 three-bedroom units) and approximately 4,000 SF and 6,000 SF, respectively. Additionally, the development proposes 20 three-bedroom, ~1,500 SF townhomes located towards the rear/northwest portion of the property. All of the individual buildings (mixed-use and townhomes) are proposed to sit on their own platted lots (22 in all) and take access from the internal private drive. The applicant is proposing that 24 out of the total of 92 residential units (26%) be permanently deed-restricted as affordable.

The major subdivision request was considered by Planning Commission at the December 13, 2022 public hearing and received a recommendation of approval with conditions. City Council conducted a first reading of the PD modification request on December 6, 2022 and will have conducted a second reading and public hearing for that request on December 20, 2022, prior to reviewing the subdivision request.

MAJOR SUBDIVISION PLAT REVIEW

A major subdivision requires a recommendation from the Planning Commission and final approval by the City Council. In this case, the major subdivision would require final approval (and effectiveness) of the PD modification prior to the subdivision being approved and becoming effective. Approval of the subdivision would also be required before the new development plan (the proposed modified PD) can be recorded.

The proposed major subdivision must comply with the following standards:

1. Comprehensive Plan.

The proposed subdivision is consistent with the Comprehensive Plan, which promotes diverse residential housing types (including affordable housing) and efficient use of existing services via infill. Staff finds that the subdivision's design and proposed use is compatible with surrounding land uses (both residential and commercial) and will not create unreasonable adverse effects on neighboring properties, especially as conditioned by the requirements of the subdivision and PD modification. This standard is met.

2. Zone District Standards.

The proposed subdivision will comply with the underlying C-1 Commercial zone district dimensional standards and other applicable standards of the Land Use and Development Code, with the exceptions specifically granted and detailed in the proposed PD Planned Development (PD) modification. This standard is met.

3. Improvements.

No public streets are proposed for the development, however, one of the conditions of the original PD approval was that the applicant "complete the Highway 50 corridor improvement plan improvements, consisting of sidewalks, parkway, and street lighting for the project's frontage and continuing to the intersection of Highway

CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Community Development	Bill Almquist - Community Development Director	December 20, 2022

291 (Oak Street). The work shall be complete prior to issuance of any certificate of occupancy for the project, or an appropriate in-lieu amount and agreement is provided." Much of that work has since been completed as part of a recent project, but no fees-in-lieu have yet been remitted. There is also an area, ranging between approximately 1 and 10 feet wide between the back of the existing sidewalk and the front property line. This area (combined with the proposed landscaping strip for the front few feet of the site) would be ideal for either a depressed bio-swale (to collect and infiltrate stormwater) or a landscape strip (with trees and shrubs) to both soften the visual impact of the parking area and to help further dampen noise from the adjacent highway. There is also an area south of the sidewalk and north of the proposed curb that will require treatment. Therefore, the following conditions of approval are recommended to be included as plat notes:

- *"Developer shall remit all fees-in-lieu, as determined by the Public Works Director, for work done along Highway 50, prior to issuance of any certificate of occupancy for the project, as stated in the original PD approval."*
- *"Developer shall construct a landscaping strip (which could include a stormwater-detaining bio-swale) for the approximately 1-10 feet of ROW between the back of the existing sidewalk and the subject property, to be reviewed and approved by staff, prior to issuance of any certificate of occupancy for the project. Such landscape strip shall include a minimum of six (6) trees and various shrubbery to be planted and effectively maintained by the developer and HOA. All required trees shall be replaced upon mortality, unless specifically authorized by staff."*
- *"Developer shall construct an additional landscaping strip between the to-be-constructed curb beside the deceleration lane and the outside of the sidewalk. No trees are required in such strip, but there shall be some live cover in the form of shrubs or grasses to be maintained by developer/HOA."*

Currently, there is no public water main between the alley immediately west of the adjacent Gateway Inn and Oak Street/Hwy 291. Such water access will be necessary to complete the project and will be constructed by the developer, consistent with Sections 16-2-60 and 16-8-50. Therefore, the following condition of approval is recommended:

- *The applicant shall install a water line, consistent with Public Works standards, extending from the "alley" immediately west of the adjacent Gateway Inn (technically Caldwell Street) all the way to Oak Street/Hwy 291. The construction will be eligible for some cost reimbursement based upon a formula created by the Public Works director and specified in the SIA/DIA.*

The applicants have indicated that they would like to avoid disturbing any of the newly constructed sidewalks, parkway, or street light infrastructure that has been placed in front of their property and therefore request to locate a portion of the required water line across nearly 330 feet of their property, where it will not impact the recent work. Public Works has reviewed these plans and recommends the following conditions of approval:

CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Community Development	Bill Almquist - Community Development Director	December 20, 2022

- *The applicant may locate a portion of the required water line on the subject property, leaving a minimum of 5-foot clearance on either side of the line and shall dedicate a minimum 10-foot public utility easement (PUE) for access to said utilities on the plat.*
- *Private utility easements shall also be required per review and final approval of local utility providers and shown on the development plan and subdivision plat.*

Regarding access to/from Highway 50, the applicants have applied for an access permit from CDOT, however that agency is considerably behind on processing of such requests. Based upon previous discussions with CDOT, staff has no reason to believe that this project will be denied such a permit, however, the following conditions of approval are recommended:

- *A plat note shall be added that states "All required access permits from CDOT must be received and reviewed by staff prior to issuance of building permits."*
- *The developer shall enter into a Subdivision/Development Improvements Agreement to address the improvements required for the project as well as other conditions of approval, prior to issuance of a building permit.*

Additional detailed review regarding stormwater detention, ADA, and other items that are not anticipated to affect the overall site plan is being completed by engineering staff. The following condition of approval is recommended should additional related recommendations/requirements arise out of such review:

- *The applicant must meet the requirements of the Public Works Director and City engineering consultants, and all remaining engineering recommendations/requirements shall be incorporated prior to as part of the Subdivision/Development Improvements Agreement.*

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

4. Natural Features.

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

5. Floodplains.

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

6. Noise Reduction.

CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Community Development	Bill Almquist - Community Development Director	December 20, 2022

This property borders US Highway 50. The site plan proposes all residential units to be set back from the highway curb by a minimum of approximately 90 feet. The townhomes are to be set back over 200 feet. The landscaping plan shows a number deciduous trees and shrubs between the highway and the buildings. The afore-recommended conditions of additional trees and landscaping at the front of the site will further dampen the noise impacts from highway traffic. As proposed and further conditioned, this standard is met.

7. Future Streets.

The subdivided lots are not intended for future re-subdivision, nor are there any necessary or logical future street connections through the site, especially given its location along the highway and future adjacent road configurations. All other required access and utility easements are provided through this development. This standard is met.

8. Parks, Trails and Open Space.

No public open space dedication is proposed nor desired by the City within this development, due to the location, access, and nature of surrounding development. As noted below, however, the applicant has proposed to provide private open space within the development as part of the PD modification. The following condition of approval is recommended as a plat note:

- *"Applicable fees-in-lieu for Open Space and for Fair Contributions to Schools shall be required prior to certificate of occupancy for all units."*

9. Common Recreation Facilities.

The applicant has proposed a private open space area in the northeast corner of the site. As it is likely that families will occupy this development (and given that recreational and open space opportunities are limited in this particular part of town), the following condition of approval is recommended as a plat note:

- *"Developer shall provide a flexible recreational playscape or similar amenities to encourage play and outdoor activity for people of all ages in one or more of the open space/landscape areas on the site. The facility shall be constructed prior to CO of either mixed-use building, and access to said area(s) shall be provided via sidewalks that will connect the mixed-use buildings and the townhomes. Security fencing is also recommended for said amenities."*

These areas as proposed and conditioned are not anticipated to interfere with neighboring developments. As such, this standard is met.

10. Lots and Blocks.

CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Community Development	Bill Almquist - Community Development Director	December 20, 2022

The size, shape, and orientation of the lots are appropriate to the design and location of proposed subdivision and type of development contemplated, especially given the lack of a public thru-street. This standard is met.

11. Architecture.

This standard states that it "is intended to prevent monotonous streetscapes and offer consumers a wider choice of housing styles. To avoid uniformity and lack of variety in design among housing units within the subdivision, no residential facade 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 façade elevations… 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 this requirement. Such an exception may be granted if the petitioner demonstrates that the proposed plan uses repetition for an architectural purpose, such allusion to historical repetition that would not create a monotonous streetscape of the types this standard seeks to prevent."

The applicants' elevations show the duplexes and four-plexes with nearly the exact same architectural elements. In staff's opinion, the above code language applies primarily to detached units, not so much to multi-plex buildings. Staff recognizes the architectural challenges and costs associated with significant differentiation of units within a singular building. In this case, staff believes it would be more appropriate for the developer to provide some level of architectural differentiation between each four-plex building, rather than between individual units. As a plat note, the following condition of approval is recommended:

- *"The applicant shall provide, at time of building permits, with elevations showing distinct variation between the facades of each four-plex building. Such variation may be provided via differentiated roof styles and/or patio and door and shall be approved by staff. The duplexes, given their physical separation from each other, may maintain the same architectural style, but be differentiated from each adjacent four-plex. The developer shall also include architectural elements on windows and doors of the mixed-use buildings, to break up the façade elevations."*

12. Codes.

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

13. Inclusionary Housing.

The applicants have proposed to meet the current Inclusionary Housing standards with the construction and deed restriction of 24 out of the 92 units (26%) at between up to 100% - 140% AMI, and all located in the mixed-use buildings. The previous iteration of the PD required 30 out of the 122 units (24.6%) to be deed

CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Community Development	Bill Almquist - Community Development Director	December 20, 2022

restricted at 80% AMI or less. While staff supports the overall number of deed-restricted units and the adjustment of AMI levels to meet current needs and financial realities, staff suggests that—in order to provide affordable units that are more representative of the overall development—the applicants provide two (2) duplex units as affordable to a household at up to 160% AMI, in addition to 20 units within the mixed-use buildings, as shown below:

Max AMI Price:	**100%**	**120%**	**140%**	**160%**
Townhomes:	0	0	0	2
Condominiums	8	8	6	0

The following conditions of approval are recommended to be included on the subdivision plat and in the Inclusionary Housing Agreement, in regards to Inclusionary Housing:

- *A minimum of two of the townhome units shall be permanently deed-restricted to be sold at prices no greater than what is affordable to households earning 160% of area median income (AMI).*

- *A minimum of 22 of the condominium units shall be permanently deed-restricted to be sold at prices no greater than what is affordable to households earning 100% AMI (8 units); 120% AMI (8 units); and 140% AMI (6 units). Owner of the mixed use building shall disperse the deed-restricted units evenly between buildings and such units shall be dispersed between floors.*

- *If the deed-restricted units are to be rentals, then the provisions of the current Inclusionary Housing policies will control for all units (rents for each of the units would be no more than what is affordable to households earning up to 80% AMI or up to 100% AMI, with at least fifty percent of the units at up to 80% AMI).*

- *HOA fees for deed-restricted units shall not be greater than ordinary fees for utilities, trash services, and the like, and owners of such units shall not be responsible for any special assessments. HOA document language regarding such fees shall be approved by City Attorney.*

- *The deed restrictions shall address income and employment qualifications, proposed lottery or other equitable systems for the initial sale of the units, and be approved by the City Council. The enforcement of the deed restrictions will be by the Chaffee Housing Authority at the time of the first sale (or rental) of a deed-restricted unit; otherwise, it shall be the onus of the City of Salida to designate an appropriate entity.*

CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Community Development	Bill Almquist - Community Development Director	December 20, 2022

The applicants have indicated that will need to construct the townhomes first as part of the development and, due to the requirements of the mixed-use buildings, they will not be able to be constructed until towards the end of the project (they intend to build fourteen (14) of the townhomes first, and will begin construction of last six (6) townhomes at the same time as the first mixed-use building. The second mixed-use building will be the final building constructed). This could have bearing on the provision of the deed-restricted units, especially if parts of the project were to languish for considerable time. Upon further discussions with the developer, staff has formulated the following conditions of approval to ensure that the required inclusionary housing units are provided within a reasonable timeframe:

- *Both required deed-restricted townhome units shall be constructed and receive CO prior to the 6th townhome unit receiving CO.*
- *The first mixed-use building (which shall include a minimum of 11 deed-restricted units) shall receive, at minimum, preliminary mechanical inspection approvals (framing walls constructed, etc. prior to drywall) prior to CO for the remaining six (6) townhomes.*

As conditioned, this standard will be met.

RESPONSE FROM REFERRAL DEPARTMENTS AND AGENCIES:

Fire Department – Assistant Fire Chief, Kathy Rohrich **–** *Fire Department has no concerns at this time.*

Police Department – Chief Russ Johnson – *No issues from PD.*

Public Works Department – Director, David Lady – See Below:

Public Works has completed review of the Civil Construction Plans dated 10/27/2022.

Plat

1) Utility Easements shall extend a minimum of 7.5-ft beyond public utility improvements.

2) Provide a plat for review with utility improvements overlay.

Drainage Report

1) Provide a signed and stamped copy for review.

2) Update existing imperviousness values as the site is soil. Recalculate detention.

Plans

1) Provide a signed and stamped copy for review.

CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Community Development	Bill Almquist - Community Development Director	December 20, 2022

2) The water main connection on the west end will be at Caldwell and not Hunt.

3) Applicant to work with City on water main re-alignment through site.

4) Provide additional detail of existing improvements in CDOT ROW including street lights and sidewalks. Relocate proposed private storm sewer out of CDOT ROW and onto subject property. Avoid new streetscape improvements to the greatest extent possible.

General

1) Provide record of CDOT utility and access permits.

2) Provide record of SUE in CDOT ROW.

The above items shall be addressed prior to issuance of improvements agreement and/or building permits. A detailed engineering review of the site improvements is recommended. The contractor shall provide product submittals for work occurring in the right-of-way and shall obtain necessary permits. A preconstruction meeting with Public Works shall be scheduled and completed prior to initiation of work.

Finance Department - Renee Thonhoff, Staff Accountant – *No Issues*

Chaffee County Planning Department – Miles Cottom, Planning Director -- *The County does not have any comment to make on this application.*

Xcel Energy – Sterling Waugh – *… We have a mix of 1 phase and 3ph customers and will need large pieces of equipment to serve this development. A 10' alley is not enough room for Xcel to place equipment and have the land still drivable. Xcel will need 15' easement instead of 10' on the perimeters of this development. The 10' front lot easement on the residential lots can stay as is. We will need a 20'x20' pocket easement for a large cabinet. Please also have the water meter pits not on the corner of the residential lots so we can place equipment on the corner. The customer also can apply for service through Xcel's web page and work directly with an Xcel rep to fine tune the easements.*

Atmos Energy – No comments were received.

PLANNING COMMISSION RECOMMENDATION

Planning Commission reviewed the major subdivision proposal at a public hearing on December 13, 2022 and unanimously recommended approval subject to the following conditions, with recommended additions and changes—many of which could also be incorporated into the PD modification:

CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Community Development	Bill Almquist - Community Development Director	December 20, 2022

1. The developer shall provide an updated development plan and subdivision plat for review and approval by staff prior to recording.

2. The developer shall enter into a Subdivision/Development Improvements Agreement to address the improvements required for the project as well as other conditions of approval, prior to issuance of a building permit.

3. The applicant must meet the requirements of the Public Works Director and City engineering consultants, and all remaining engineering recommendations/requirements shall be incorporated prior to as part of the Subdivision/Development Improvements Agreement.

4. Private utility easements shall also be required per review and final approval of local utility providers and shown on the development plan and subdivision plat.

5. The subdivision plat shall not be recorded until an approved PD modification plan and approved Development/Subdivision Improvements Agreement are recorded.

6. The applicant shall install a water line, consistent with Public Works standards, extending from the "alley" immediately west of the adjacent Gateway Inn (technically Caldwell Street) all the way to Oak Street/Hwy 291. The construction will be eligible for some cost reimbursement based upon a formula created by the Public Works director and specified in the SIA/DIA.

7. The applicant may locate a portion of the required water line on the subject property, leaving a minimum of 5-foot clearance on either side of the line and shall dedicate a minimum 10-foot public utility easement (PUE) for access to said utilities on the plat.

8. A plat note shall be added that states that "Developer shall remit all fees-in-lieu, as determined by the Public Works Director, for work done along Highway 50, prior to issuance of any certificate of occupancy for the project, as stated in the original PD approval".

9. A plat note shall be added that states "The development will be subject to dimensional standards and any other requirements of the approved Salida Crossings Planned Development modification."

10. A plat note shall be added that states that "The southwest and northern parking areas shall have one-way circulations (in a counter-clockwise direction) and shall be provided with appropriate signage, aisle markings, and a landscape island/curbing that will prevent wrong-way traffic, while still providing ample turning radii for fire apparatus and other large vehicles."

CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Community Development	Bill Almquist - Community Development Director	December 20, 2022

11. A plat note shall be added that states that “Developer shall construct a landscaping strip (which could include a stormwater-detaining bio-swale) for the approximately 1-10 feet of ROW between the back of the existing sidewalk and the subject property, to be reviewed and approved by staff, prior to issuance of any certificate of occupancy for the project. Such landscape strip shall include a minimum of six (6) trees and various shrubbery to be planted and effectively maintained by the developer and HOA. All required trees shall be replaced upon mortality, unless specifically authorized by staff.”

12. A plat note shall be added that states that “Developer shall construct an additional landscaping strip between the to-be-constructed curb beside the deceleration lane and the outside of the sidewalk. No trees are required in such strip, but there shall be some live cover in the form of shrubs or grasses to be maintained by developer/HOA.”

13. A plat note shall be added that states that “Fees-in-lieu for Open Space and for Fair Contributions for Public School Sites shall be paid at the time of building permit submittal of any residential units.”

14. A plat note shall be added that states “No short-term vacation rental licenses shall be permitted in the development.”

15. A plat note shall be added that states that “Developer shall provide a flexible recreational playscape or similar amenities to encourage play and outdoor activity for people of all ages in one or more of the open space/landscape areas on the site. The facility shall be constructed prior to CO of either mixed-use building, and access to said area(s) shall be provided via sidewalks that will connect the mixed-use buildings and the townhomes. Security fencing is also recommended for said amenities.”

16. A plat note shall be added that states that “The applicant shall provide, at time of building permits, with elevations showing distinct variation between the facades of each four-plex building. Such variation may be provided via differentiated roof styles and/or patio and door and shall be approved by staff. The duplexes, given their physical separation from each other, may maintain the same architectural style, but be differentiated from each adjacent four-plex. The developer shall also include architectural elements on windows and doors of the mixed-use buildings, to break up the façade elevations.”

17. A plat note shall be added that states that “The ground floor space of the two commercial buildings shall include a maximum total of 10,000 SF of commercial space.”

18. A plat note shall be added that states that “All required access permits from CDOT must be received and reviewed by staff prior to issuance of building permits.”

19. A plat note shall be added that states “The developer shall provide ample bike parking (minimum one space per unit, in an area with good visibility to/from the development) for each of the mixed-use buildings.”

CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Community Development	Bill Almquist - Community Development Director	December 20, 2022

20. In regards to the 24 proposed deed-restricted units, the following plat notes shall be added:
    a. A minimum of two of the townhome units shall be permanently deed-restricted to be sold at prices no greater than what is affordable to households earning 160% of area median income (AMI).
    b. A minimum of 22 of the condominium units shall be permanently deed-restricted to be sold at prices no greater than what is affordable to households earning 100% AMI (8 units); 120% AMI (8 units); and 140% AMI (6 units). Owner of the mixed-use buildings shall disperse the deed-restricted units evenly between buildings and such units shall be dispersed between floors.
    c. If the deed-restricted units are to be rentals, then the provisions of the current Inclusionary Housing policies will control for all units (rents for each of the units would be no more than what is affordable to households earning up to 80% AMI or up to 100% AMI, with at least fifty percent of the units at up to 80% AMI).
    d. HOA fees for deed-restricted units shall not be greater than ordinary fees for utilities, trash services, and the like, and owners of such units shall not be responsible for any special assessments. HOA document language regarding such fees shall be approved by City Attorney.
    e. The deed restrictions shall address income and employment qualifications, proposed lottery or other equitable systems for the initial sale of the units, and be approved by the City Council. The enforcement of the deed restrictions will be by the Chaffee Housing Authority at the time of the first sale (or rental) of a deed-restricted unit; otherwise, it shall be the onus of the City of Salida to designate an appropriate entity.
    f. Both required deed-restricted townhome units shall be constructed and receive CO prior to the 6th townhome unit receiving CO.
    g. The first mixed-use building (which shall include a minimum of 11 deed-restricted units) shall receive, at minimum, preliminary mechanical inspection approvals (framing walls constructed, etc. prior to drywall) prior to CO for the remaining six (6) townhomes.

ADDITIONAL RECOMMENDATIONS FROM PLANNING COMMISSION

The following recommendations regarding the project came from their review of the proposed subdivision, but are also relevant to the Planned Development modification. These are not conditions of approval:

- Consider including in the HOA covenants a prohibition of extra-large vehicles (such as RVs and long trailers), so as to protect parking spaces.
- Consider an outdoor dog park/relief area, especially for residents of the mixed-use buildings.

CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Community Development	Bill Almquist - Community Development Director	December 20, 2022

- Developer is highly encouraged to provide space within one of the mixed-use buildings specifically for a childcare facility, with outdoor access that would conform with state requirements.
- Consider additional electric charging stations within the development.

RECOMMENDED FINDINGS:
The application, as conditioned, is in compliance with the review standards for Major Subdivisions found at Section 16-6-120 of the Land Use Code and is consistent with the efficient development and preservation of the approved PD modification.

RECOMMENDED MOTION:
"I make a motion to approve Resolution 2022-62: A Resolution of the City Council for the City of Salida, Colorado Approving the Subdivision Plat for the Salida Crossings Major Subdivision"

Attachments:

Resolution 2022-62 and exhibits
Major Subdivision Application Materials
Landscape and Draft Elevation drawings
Traffic Study
Proof of Notice

CITY OF SALIDA, COLORADO
RESOLUTION NO. 62
(Series 2022)

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO APPROVING THE SUBDIVISION PLAT FOR THE SALIDA CROSSINGS MAJOR SUBDIVISION

WHEREAS, the property owners, BV Investments, LLC ("Developers") submitted application for approval of a Major Impact Review for Salida Crossings Major Subdivision; and

WHEREAS, the property ("Property") that is subject to the proposed subdivision consists of 3.15 acres located at 1520 E. Highway 50, particularly described in **Exhibit A**; and

WHEREAS, the property is zoned Planned Development (PD) and subject to specific conditions and dimensional standards of the Salida Crossings PD modification; and

WHEREAS, on December 13, 2022, the Salida Planning Commission held a public hearing and recommended approval with conditions of the Salida Crossings Major Subdivision, consisting of 22 lots plus a common outlot; and

WHEREAS, the Salida City Council held a duly noticed public hearing on Dec 20, 2022.

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

The Salida Crossings Major Subdivision is hereby approved, subject to the conditions described in **Exhibit B** and incorporated herein:

RESOLVED, APPROVED AND ADOPTED on this 20th day of December, 2022.

CITY OF SALIDA, COLORADO

_____
Mayor

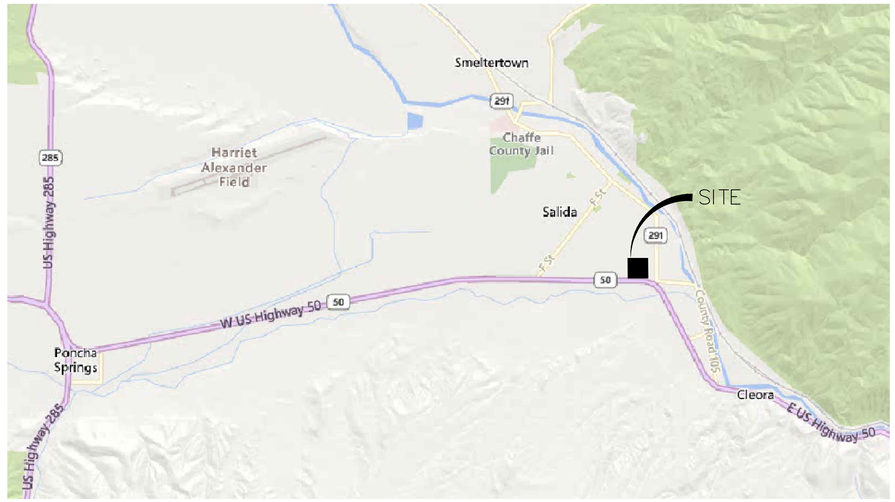
(SEAL)

ATTEST:

_____
City Clerk/Deputy City Clerk

FINAL PLAT
SALIDA CROSSINGS MAJOR SUBDIVISION
A PORTION OF THE SW 1/ 4 OF NW 1/ 4 OF SW 1/ 4 SECTION 4, TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE NEW MEXICO P.M. COUNTY OF CHAFFEE, STATE OF COLORADO

Exhibit A



CERTIFICATE OF TITLE INSURANCE:

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING ALL OF THE OWNER(S), MORTGAGEE(S) AND LIEN HOLDER(S) OF CERTAIN LAND IN THE CITY OF SALIDA, CHAFFEE COUNTY, COLORADO, DESCRIBED AS FOLLOWS: BEGINNING _____, CONTAINING _____ ACRES, MORE OR LESS, _____ HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS OR TRACTS, AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF _____, AND DO HEREBY DEDICATE TO THE CITY OF SALIDA AS PUBLIC ROADS, THE STREETS AND ROADS AS SHOWN ON SAID PLAT, THESE BEING _____. THE UNDERSIGNED HEREBY FURTHER DEDICATE TO THE PUBLIC ALL UTILITY EASEMENTS ON THE PROPERTY AS DESCRIBED AND AS SHOWN HEREON. THE UNDERSIGNED HEREBY FURTHER DEDICATE TO THE PUBLIC UTILITIES THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES AND APPURTENANCES TO PROVIDE SUCH UTILITY SERVICES WITHIN THIS SUBDIVISION OR PROPERTY CONTIGUOUS THERETO, UNDER, ALONG AND ACROSS PUBLIC ROADS AS SHOWN ON THIS PLAT AND ALSO UNDER, ALONG AND ACROSS UTILITY EASEMENTS AS SHOWN HEREON. THE LANDS COMPRISING THIS SUBDIVISION ARE SUBJECT TO CERTAIN COVENANTS WHICH ARE RECORDED IN BOOK _____ AT PAGE _____ OF THE RECORDS OF CHAFFEE COUNTY, COLORADO.

EXECUTED THIS _____ DAY OF _____, 20__.

OWNER(S): MORTGAGEE(S)/LIENHOLDER(S):

_____ _____

COUNTY OF CHAFFEE)
) SS.
STATE OF COLORADO)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____ 20__, BY _____. WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES _____.

_____
NOTARY PUBLIC

SURVEYOR'S CERTIFICATE:

I, _____, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY SUPERVISION, THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY.

_____
REGISTERED LAND SURVEYOR

TITLE CERTIFICATE:

I, _____, AN (ATTORNEY AT LAW DULY LICENSED TO PRACTICE BEFORE THE COURTS OF RECORD OR A LICENSED TITLE INSURANCE AGENT REPRESENTING _____) IN THE STATE OF COLORADO, CERTIFY THAT I HAVE EXAMINED TITLE TO THE PROPERTY DESCRIBED HEREIN AND THAT IN MY OPINION TITLE TO THE ABOVE DESCRIBED REAL PROPERTY IS HELD BY _____.

SIGNED THIS ____ DAY OF _____, 20__.

_____
ATTORNEY AT LAW

LEGAL DESCRIPTION:

COMMENCING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY BOUNDARY OF U.S. HIGHWAY NO. 50, WHENCE THE SOUTHEAST CORNER (BRASS CAP) OF SAID SECTION 4 BEARS SOUTH 72°19.0' EAST 4848.6 FEET, AND WHENCE THE HIGHWAY RIGHT-OF-WAY CORNER (BRASS CAP) OF STATION 2301+12 OF THE CENTERLINE SURVEY OF SAID HIGHWAY BEARS SOUTH 89° 35' EAST 127.0FEET, SAID COMMENCING POINT BEING MARKED BE A POINT IN THE EASTERLY SIDE OF 24 INCH CMP CULVERT AND BEING WITNESSED BY A 5/8 INCH STEEL REINFORCING BAR 2 FEET LAND DRIVEN INTO THE GROUND AND HAVING A ONE INCH ALUMINUM CAP WHICH IS NORTH 89°35' WEST 3.0 FEET FROM SAID COMMENCING POINT ALSO BEING THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;
THENCE NORTH 0°14.6' WEST 300.0 FEET TO A REINFORCING BAR AS DESCRIBED ABOVE;
THENCE SOUTH 89°35' EAST 28.8 FEET;
THENCE NORTH 0°14.6' WEST 100.0 FEET;
THENCE NORTH 89°35' WEST 365.4 FEET TO THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED IN BOOK 251 AT PAGE 423 OF THE RECORDS OF GHAFFEE COUNTY, COLORADO;
THENCE SOUTH 0°20' EAST 400 FEET ALONG THE EAST BOUNDARIES OF THE TRACTS DESCRIBED IN BOOK 251 AT PAGE 423 AND IN BOOK 260 AT PAGE 184 OF THE RECORDS OF CHAFFEE COUNTY, COLORADO;
THENCE SOUTH 89°35' EAST 336 FEET ALONG THE NORTHERLY RIGHT-OF-WAY BOUNDARY OF U.S. HIGHWAY NO. 50 TO THE POINT OF BEGINNING.

CITY COUNCIL APPROVAL:

THIS PLAT IS APPROVED BY THE SALIDA CITY COUNCIL THIS __ DAY OF 20___.

_____ _____
MAYOR

THIS PLAT IS APPROVED FOR FILING AND THE CITY HEREBY ACCEPTS THE DEDICATION OF THE STREETS AND ROADS SHOWN HEREON SUBJECT TO THE PROVISIONS IN "STREET MAINTENANCE" SET FORTH ABOVE, AND FURTHER ACCEPTS THE DEDICATION OF THE EASEMENTS SHOWN HEREON.

SIGNED THIS _____ DAY OF _____, 20__.

CITY OF SALIDA

BY:_____
MAYOR

PROJECT CONTACTS:

OWNER: BV INVESTMENTS 401 WHITEWIGN MURPHY, TX 75094	CIVIL ENGINEER: PHELPS ENGINEERING SERVICES, INC. LONNY PHELPS, P.E. 3522 SOUTH EMMERSON STREET ENGLEWOOD, CO 80113 PHONE: (303) 298-1644
DEVELOPER: LOUCIOS ENTERPRISES LLC 2605 FAIRHILL LANE FLOWER, TX 75022	SURVEYOR: RUBINO SURVEYING ROBERT J. RUBINO, PLS 14142 3312 AIRPORT ROAD BOULDER, CO 80301 (303) 464-9515

TITLE EXCEPTIONS ACCORDING TO FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 17-05749 EFFECTIVE NOVEMBER 1, 2017:

1. SUBJECT TO ANY VESTED AND ACCRUED WATER RIGHTS FOR MINING, AGRICULTURAL, MANUFACTURING OR OTHER PURPOSES, AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS AS MAY BE RECOGNIZED AND ACKNOWLEDGED BY THE LOCAL CUSTOMS, LAWS AND DECISIONS OF COURT AND ALSO SUBJECT TO THE RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM, SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED, AS PROVIDED BY LAW, IN U.S. PATENT ISSUED JANUARY 20, 1882 AND RECORDED MARCH 4, 1882 IN BOOK 23 AT PAGE 139. (NOT PLOTTABLE)
2. EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO IN INSTRUMENT RECORDED MARCH 14, 1979 IN BOOK 423 AT PAGE 713. (PLOTTED AND SHOWN HEREON)
3. EXHIBIT B DEED RESTRICTIONS AS SET FORTH IN DOCUMENT RECORDED SEPTEMBER 5, 2017 AS RECEPTION NO. 437005. (NOT PLOTTABLE)
4. NOTE: THE FOLLOWING NOTICES PURSUANT TO CRS 9-1.5-103 CONCERNING UNDERGROUND FACILITIES HAVE BEEN FILED WITH THE CLERK AND RECORDER. THESE STATEMENTS ARE GENERAL AND DO NOT NECESSARILY GIVE NOTICE OF UNDERGROUND FACILITIES WITHIN THE SUBJECT PROPERTY:
   - 4.a. MOUNTAIN BELL TELEPHONE COMPANY - FILED OCTOBER 2, 1981, RECEPTION NO. 211211;
   - 4.b. PUBLIC SERVICE COMPANY OF COLORADO - FILED NOVEMBER 2, 1981, RECEPTION NO. 211929;
   - 4.c. WESTERN SLOPE GAS COMPANY - DECEMBER 11, 1981, RECEPTION NO. 212569 AND FILED MAY 24, 1985, RECEPTION NO. 234357; (COMPANY NAME AMENDED TO "WESTERN GAS SUPPLY COMPANY" BY CERTIFICATES RECORDED JUNE 27, 1988 IN BOOK 497 AT PAGE 103); MERGED WITH PUBLIC SERVICE COMPANY OF COLORADO PER INSTRUMENT RECORDED JANUARY 25, 1993 IN BOOK 531 AT PAGE 694. (NOT PLOTTABLE - NO SPECIFIC LOCATION GIVEN)
   - 4.d. GREELEY GAS COMPANY - FILED NOVEMBER 18, 1981, AT RECEPTION NO. 212196. (NOT PLOTTABLE - NO SPECIFIC LOCATION GIVEN)
   - 4.e. LETTER FROM UTILITY NOTIFICATION CENTER OF COLORADO DISCLOSING LOCAL FACILITIES ACCESS THROUGH "ONE CALL SYSTEM" RECORDED SEPTEMBER 14, 1988 IN BOOK 498 AT PAGE 950. (NOT PLOTTABLE)
5. TERMS AND CONDITIONS SET FORTH IN DECLARATION OF UTILITY EASEMENT RECORDED OCTOBER 24, 2017 AS RECEPTION NO. 438348. (PLOTTED AND SHOWN HEREON)
6. TERMS AND CONDITIONS SET FORTH IN DECLARATION OF UTILITY EASEMENT RECORDED OCTOBER 24, 2017 AS RECEPTION NO. 438348. (PLOTTED AND SHOWN HEREON)
7. THE EFFECT, IF ANY, OF THE FOLLOWING MATTERS AS SHOWN ON THAT CERTAIN A.L.T.A./N.S.P.S. LAND TITLE SURVEY PREPARED BY ROBERT RUBINO, PLS 14142, DRAWING NO. 171191.DWG DATED OCTOBER 10, 2017
   - 7.a. ANY LOSS OR CLAIM RESULTING FROM FAILURE OF EXISTING FENCING TO PRECISELY FOLLOW SUBJECT BOUNDARY LINES.
   - 7.b. POSSIBLE ENCROACHMENT OF "WOOD WALL" ALONG THE WESTERLY BOUNDARY OF SUBJECT PROPERTY.
   - 7.c. UTILITY POLES AND OVERHEAD UTILITY LINES AND POSSIBLE UNRECORDED EASEMENTS THEREFOR.
   - 7.d. ENCROACHMENT OF "BOX CAR" ONTO SUBJECT PROPERTY

NOTE: UPON RECORDATION OF "ENCROACHMENT EASEMENT AGREEMENTS" AS SET FORTH AS A REQUIREMENT IN SCHEDULE B-I HEREIN, THIS EXCEPTION SHALL BE DELTED. (SEE SURVEY)

8. TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS SET FORTH IN ENCROACHMENT AGREEMENTS RECORDED _____, AS RECEPTION NO. _____ AND _____ AS RECEPTION NO. _____, AND _____ AS RECEPTION NO. _____ (NOT ADDRESSED)

TITLE NOTES:

1. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATE SHOWN HEREON.
2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY RUBINO SURVEYING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD, RIGHT OF WAY OR TITLE OF RECORD. RUBINO SURVEYING RELIED UPON FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 17-05491.
3. THIS SURVEY IS VALID ONLY IF PRINT HAS SEAL AND SIGNATURE OF SURVEYOR.

PLAT NOTES:

1. DEVELOPER SHALL REMIT ALL FEES-IN-LIEU, AS DETERMINED BY THE PUBLIC WORKS DIRECTOR, FOR WORK DONE ALONG HIGHWAY 50, PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY FOR THE PROJECT, AS STATED IN THE ORIGINAL PD APPROVAL.
2. THE DEVELOPMENT WILL BE SUBJECT TO DIMENSIONAL STANDARDS AND ANY OTHER REQUIREMENTS OF THE APPROVED SALIDA CROSSINGS PLANNED DEVELOPMENT MODIFICATION.
3. THE SOUTHWEST AND NORTHERN PARKING AREAS SHALL HAVE ONE-WAY CIRCULATIONS (IN A COUNTER-CLOCKWISE DIRECTION) AND SHALL BE PROVIDED WITH APPROPRIATE SIGNAGE, AISLE MARKINGS, AND A LANDSCAPE ISLAND/CURBING THAT WILL PREVENT WRONG-WAY TRAFFIC, WHILE STILL PROVIDING AMPLE TURNING RADII FOR FIRE APPARATUS AND OTHER LARGE VEHICLES.
4. DEVELOPER SHALL CONSTRUCT A LANDSCAPING STRIP (WHICH COULD INCLUDE A STORMWATER-DETAINING BIO-SWALE) FOR THE APPROXIMATELY 1-10 FEET OF ROW BETWEEN THE BACK OF THE EXISTING SIDEWALK AND THE SUBJECT PROPERTY, TO BE REVIEWED AND APPROVED BY STAFF, PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY FOR THE PROJECT. SUCH LANDSCAPE STRIP SHALL INCLUDE A MINIMUM OF SIX (6) TREES AND VARIOUS SHRUBBERY TO BE PLANTED AND EFFECTIVELY MAINTAINED BY THE DEVELOPER AND HOA. ALL REQUIRED TREES SHALL BE REPLACED UPON MORTALITY, UNLESS SPECIFICALLY AUTHORIZED BY STAFF.
5. DEVELOPER SHALL CONSTRUCT AN ADDITIONAL LANDSCAPING STRIP BETWEEN THE TO-BE-CONSTRUCTED CURB BESIDE THE DECELERATION LANE AND THE OUTSIDE OF THE SIDEWALK. NO TREES ARE REQUIRED IN SUCH STRIP, BUT THERE SHALL BE SOME LIVE COVER IN THE FORM OF SHRUBS OR GRASSES TO BE MAINTAINED BY DEVELOPER/HOA.
6. FEES-IN-LIEU FOR OPEN SPACE AND FOR FAIR CONTRIBUTIONS FOR PUBLIC SCHOOL SITES SHALL BE PAID AT THE TIME OF BUILDING PERMIT SUBMITTAL OF ANY RESIDENTIAL UNITS.
7. NO SHORT-TERM VACATION RENTAL LICENSES SHALL BE PERMITTED IN THE DEVELOPMENT.
8. DEVELOPER SHALL PROVIDE A FLEXIBLE RECREATIONAL PLAYSCAPE OR SIMILAR AMENITIES TO ENCOURAGE PLAY AND OUTDOOR ACTIVITY FOR PEOPLE OF ALL AGES IN ONE OR MORE OF THE OPEN SPACE/LANDSCAPE AREAS ON THE SITE. THE FACILITY SHALL BE CONSTRUCTED PRIOR TO CO OF EITHER MIXED-USE BUILDING, AND ACCESS TO SAID AREA(S) SHALL BE PROVIDED VIA SIDEWALKS THAT WILL CONNECT THE MIXED-USE BUILDINGS AND THE TOWNHOMES. SECURITY FENCING IS ALSO RECOMMENDED FOR SAID AMENITIES.
9. THE APPLICANT SHALL PROVIDE, AT TIME OF BUILDING PERMITS, WITH ELEVATIONS SHOWING DISTINCT VARIATION BETWEEN THE FACADES OF EACH FOUR-PLEX BUILDING. SUCH VARIATION MAY BE PROVIDED VIA DIFFERENTIATED ROOF STYLES AND/OR PATIO AND DOOR AND SHALL BE APPROVED BY STAFF. THE DUPLEXES, GIVEN THEIR PHYSICAL SEPARATION FROM EACH OTHER, MAY MAINTAIN THE SAME ARCHITECTURAL STYLE, BUT BE DIFFERENTIATED FROM EACH ADJACENT FOUR-PLEX. THE DEVELOPER SHALL ALSO INCLUDE ARCHITECTURAL ELEMENTS ON WINDOWS AND DOORS OF THE MIXED-USE BUILDINGS, TO BREAK UP THE FAÇADE ELEVATIONS.
10. THE GROUND FLOOR SPACE OF THE TWO COMMERCIAL BUILDINGS SHALL INCLUDE A MAXIMUM TOTAL OF 10,000 SF OF COMMERCIAL SPACE.
11. ALL REQUIRED ACCESS PERMITS FROM CDOT MUST BE RECEIVED AND REVIEWED BY STAFF PRIOR TO ISSUANCE OF BUILDING PERMITS.
12. THE DEVELOPER SHALL PROVIDE AMPLE BIKE PARKING (MINIMUM ONE SPACE PER UNIT, IN AN AREA WITH GOOD VISIBILITY TO/FROM THE DEVELOPMENT) FOR EACH OF THE MIXED-USE BUILDINGS.
13. A MINIMUM OF TWO OF THE TOWNHOME UNITS SHALL BE PERMANENTLY DEED-RESTRICTED TO BE SOLD AT PRICES NO GREATER THAN WHAT IS AFFORDABLE TO HOUSEHOLDS EARNING 160% OF AREA MEDIAN INCOME (AMI).
14. A MINIMUM OF 22 OF THE CONDOMINIUM UNITS SHALL BE PERMANENTLY DEED-RESTRICTED TO BE SOLD AT PRICES NO GREATER THAN WHAT IS AFFORDABLE TO HOUSEHOLDS EARNING 100% AMI (8 UNITS); 120% AMI (8 UNITS); AND 140% AMI (6 UNITS). OWNER OF THE MIXED-USE BUILDINGS SHALL DISPERSE THE DEED-RESTRICTED UNITS EVENLY BETWEEN BUILDINGS AND SUCH UNITS SHALL BE DISPERSED BETWEEN FLOORS.
15. IF THE DEED-RESTRICTED UNITS ARE TO BE RENTALS, THEN THE PROVISIONS OF THE CURRENT INCLUSIONARY HOUSING POLICIES WILL CONTROL FOR ALL UNITS (RENTS FOR EACH OF THE UNITS WOULD BE NO MORE THAN WHAT IS AFFORDABLE TO HOUSEHOLDS EARNING UP TO 80% AMI OR UP TO 100% AMI, WITH AT LEAST FIFTY PERCENT OF THE UNITS AT UP TO 80% AMI).
16. HOA FEES FOR DEED-RESTRICTED UNITS SHALL NOT BE GREATER THAN ORDINARY FEES FOR UTILITIES, TRASH SERVICES, AND THE LIKE, AND OWNERS OF SUCH UNITS SHALL NOT BE RESPONSIBLE FOR ANY SPECIAL ASSESSMENTS. HOA DOCUMENT LANGUAGE REGARDING SUCH FEES SHALL BE APPROVED BY CITY ATTORNEY.
17. THE DEED RESTRICTIONS SHALL ADDRESS INCOME AND EMPLOYMENT QUALIFICATIONS, PROPOSED LOTTERY OR OTHER EQUITABLE SYSTEMS FOR THE INITIAL SALE OF THE UNITS, AND BE APPROVED BY THE CITY COUNCIL. THE ENFORCEMENT OF THE DEED RESTRICTIONS WILL BE BY THE CHAFFEE HOUSING AUTHORITY AT THE TIME OF THE FIRST SALE (OR RENTAL) OF A DEED-RESTRICTED UNIT; OTHERWISE, IT SHALL BE THE ONUS OF THE CITY OF SALIDA TO DESIGNATE AN APPROPRIATE ENTITY.
18. BOTH REQUIRED DEED-RESTRICTED TOWNHOME UNITS SHALL BE CONSTRUCTED AND RECEIVE CO PRIOR TO THE 6TH TOWNHOME UNIT RECEIVING CO.
19. THE FIRST MIXED-USE BUILDING (WHICH SHALL INCLUDE A MINIMUM OF 11 DEED-RESTRICTED UNITS) SHALL RECEIVE, AT MINIMUM, PRELIMINARY MECHANICAL INSPECTION APPROVALS (FRAMING WALLS CONSTRUCTED, ETC. PRIOR TO DRYWALL) PRIOR TO CO FOR THE REMAINING SIX (6) TOWNHOMES.

No.	REVISIONS	DATE	BY
1	PER CITY COMMENTS	12/16/2022	JP

PHELPS ENGINEERING

SCALE: SEE SHEET
DESIGNED BY: JJP
DRAWN BY: ZJD
CHECKED BY: RR

FINAL PLAT

SALIDA CROSSINGS
CITY OF SALIDA
CHAFFEE COUNTY, CO

DATE
12/16/2022

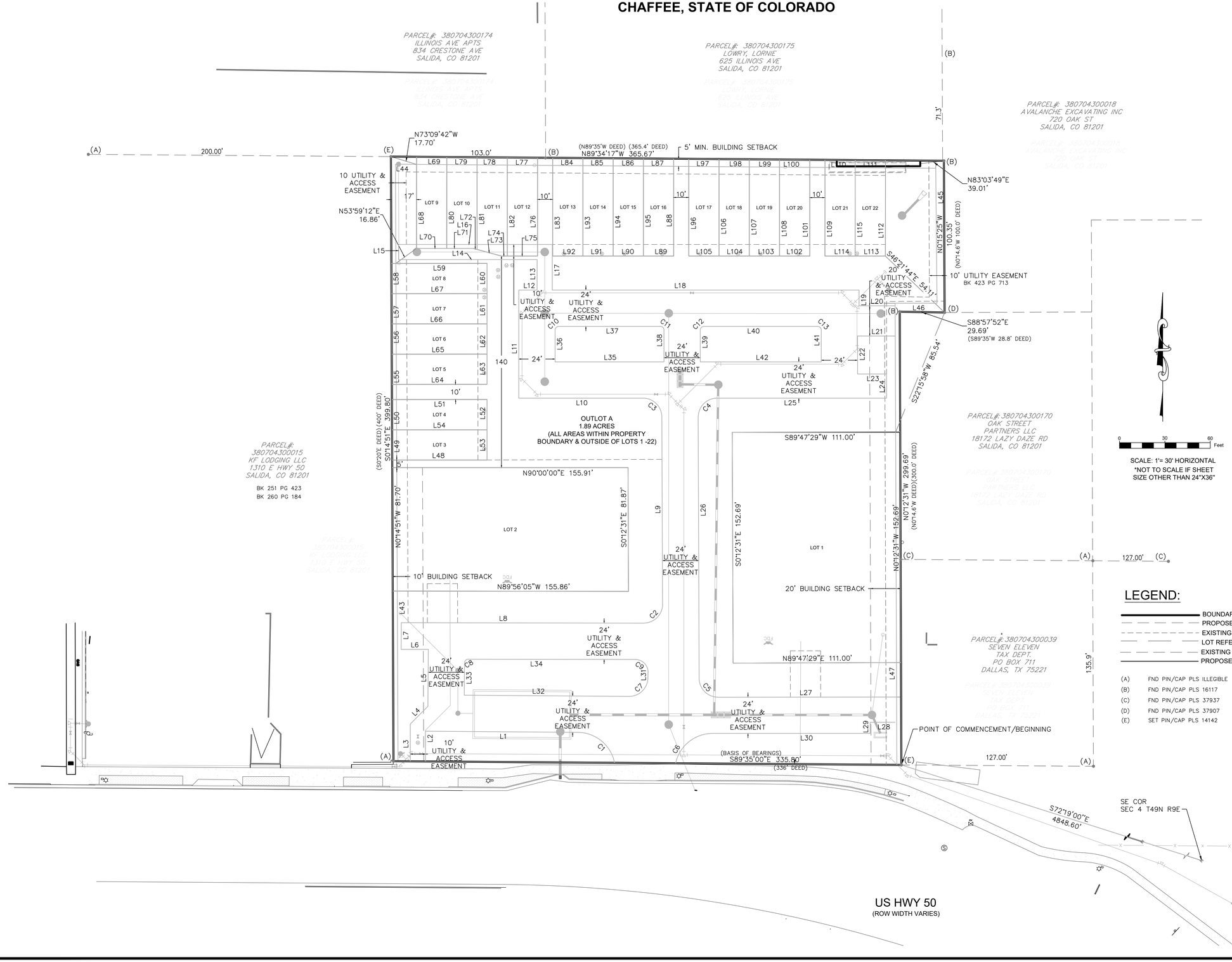
PROJECT NO.
17202

Drawing name: C:\Users\JPucillo\OneDrive - Phelps Engineering Services\Company\Entitlement Engineering\17202 - Solida Commons\CAD\Sheets\PRELIM PLAT\17202 - COVER PLAT.dwg COVER SHEET Dec 16, 2022 1:21pm by: JPucillo

FINAL PLAT

SALIDA CROSSINGS MAJOR SUBDIVISION

A PORTION OF THE SW 1/ 4 OF NW 1/ 4 OF SW 1/ 4 SECTION 4, TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE NEW MEXICO P.M. COUNTY OF CHAFFEE, STATE OF COLORADO



SCALE: 1'= 30' HORIZONTAL
*NOT TO SCALE IF SHEET SIZE OTHER THAN 24"X36"

LEGEND:

- BOUNDARY LINE
- PROPOSED SETBACK
- EXISTING EASEMENT
- LOT REFERENCE LINE
- EXISTING LOT LINE
- PROPOSED LOT LINE

(A) FND PIN/CAP PLS ILLEGIBLE
(B) FND PIN/CAP PLS 16117
(C) FND PIN/CAP PLS 37937
(D) FND PIN/CAP PLS 37907
(E) SET PIN/CAP PLS 14142

No.	REVISIONS	DATE	BY
1	PER CITY COMMENTS	12/16/2022	JP

PHELPS ENGINEERING

SCALE: SEE SHEET
DESIGNED BY: JJP
DRAWN BY: ZJD
CHECKED BY: RR

FINAL PLAT

SALIDA CROSSINGS
CITY OF SALIDA
CHAFFEE COUNTY, CO

DATE
12/16/2022
PROJECT NO.
17202

Drawing name: C:\Users\JPucillo\OneDrive - Phelps Engineering Services\Company\Entitlement Engineering\17202 - Salida Commons\CAD\Sheets\PRELIM PLAT\17202 - PLAT.dwg PLAT MAP Dec. 16, 2022 1:27pm by: JPucillo

FINAL PLAT
SITE INFORMATION

LINE TABLE		
LINE	LENGTH	BEARING
L1	100.65	N89°34'55.02"W
L2	19.97	S0°04'44.10"E
L3	24.75	S0°04'44.10"E
L4	16.48	S44°55'54.43"W
L5	37.68	N0°25'04.98"E
L6	18.00	N90°00'00.00"E
L7	17.62	S0°25'04.98"W
L8	160.24	S89°53'41.87"E
L9	123.75	N0°12'31.17"W
L10	82.14	N90°00'00.00"W
L11	71.50	N0°00'00.00"E
L12	12.14	N90°00'00.00"E
L13	20.19	N0°03'43.70"E
L14	91.64	N90°00'00.00"W
L15	10.00	N0°00'00.00"E
L16	101.64	N90°00'00.00"E
L17	30.19	S0°00'22.10"E
L18	202.83	N90°00'00.00"E
L19	10.40	S0°00'01.46"E
L20	23.84	N89°57'57.40"E

LINE TABLE		
LINE	LENGTH	BEARING
L21	24.92	S89°59'12.58"E
L22	25.10	S0°00'00.00"E
L23	19.16	N90°00'00.00"W
L24	16.00	N0°00'00.00"E
L25	112.02	N90°00'00.00"W
L26	172.72	N0°12'31.17"W
L27	118.02	S89°56'29.68"W
L28	16.50	S89°47'28.83"W
L29	7.28	N0°00'00.00"E
L30	104.20	N90°00'00.00"E
L31	3.46	N0°25'04.98"E
L32	108.86	S89°34'55.02"E
L33	21.30	S0°25'04.98"W
L34	110.33	N89°55'42.55"W
L35	72.00	N90°00'00.00"W
L36	21.00	N0°00'00.00"E
L37	67.00	N90°00'00.00"E
L38	21.00	S0°00'00.00"E
L39	21.00	N0°00'00.00"E
L40	75.00	N90°00'00.00"E

LINE TABLE		
LINE	LENGTH	BEARING
L41	21.00	S0°00'00.00"E
L42	80.00	N90°00'00.00"W
L43	394.80	S0°14'50.62"E
L44	357.26	S89°34'17.46"E
L45	89.27	S0°31'19.50"E
L46	27.71	N90°00'00.00"W
L47	305.26	S0°13'08.18"E
L48	62.67	S89°59'17.37"W
L49	20.00	N0°14'50.62"W
L50	20.00	N0°14'50.62"W
L51	62.85	N89°58'48.74"E
L52	20.01	S0°00'00.00"E
L53	20.00	S0°00'00.00"E
L54	62.76	N89°59'17.43"E
L55	20.00	N0°14'50.62"W
L56	20.01	N0°14'50.62"W
L57	19.99	N0°14'50.62"W
L58	20.00	N0°14'50.62"W
L59	63.24	N89°59'17.75"E
L60	20.00	S0°00'00.00"E

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	25.00'	34.24'	N50°20'42"W	31.63'	78°28'25"	20.42'
C2	12.50'	19.70'	N44°55'53"E	17.72'	90°16'49"	12.56'
C3	12.50'	19.59'	N45°06'16"W	17.65'	89°47'29"	12.45'
C4	12.50'	19.68'	S44°53'44"W	17.71'	90°12'31"	12.55'
C5	12.50'	19.63'	N45°12'31"W	17.68'	90°00'00"	12.50'
C6	25.00'	34.02'	N51°01'02"E	31.45'	77°57'57"	20.23'
C7	12.50'	19.63'	N45°25'05"E	17.68'	90°00'00"	12.50'
C8	2.50'	3.91'	S45°14'41"W	3.52'	89°39'12"	2.48'
C9	8.50'	13.40'	N44°45'19"W	12.06'	90°20'48"	8.55'
C10	2.50'	3.93'	N45°00'00"E	3.54'	90°00'00"	2.50'
C11	2.50'	3.93'	S45°00'00"E	3.54'	90°00'00"	2.50'
C12	2.50'	3.93'	N45°00'00"E	3.54'	90°00'00"	2.50'
C13	2.50'	3.93'	S45°00'00"E	3.54'	90°00'00"	2.50'

Parcel Name	Square Feet	Acres
LOT 1	16468.783	0.378
LOT 2	12502.44	0.287
LOT 3	1194.347	0.027
LOT 4	1196.46	0.027
LOT 5	1198.666	0.028
LOT 6	1200.389	0.028
LOT 7	1202.123	0.028
LOT 8	1203.847	0.028
LOT 9	1109.793	0.025
LOT 10	1107.763	0.025
LOT 11	1169.754	0.027
LOT 12	1201.899	0.028
LOT 13	1197.412	0.027
LOT 14	1194.417	0.027
LOT 15	1191.433	0.027
LOT 16	1188.438	0.027
LOT 17	1183.951	0.027
LOT 18	1180.959	0.027
LOT 19	1177.968	0.027
LOT 20	1174.976	0.027
LOT 21	1170.489	0.027
LOT 22	1167.88	0.027

LINE TABLE		
LINE	LENGTH	BEARING
L61	20.00	S0°00'00.00"E
L62	20.00	S0°00'00.00"E
L63	20.00	S0°00'00.00"E
L64	62.89	N89°59'17.52"E
L65	62.98	N89°59'17.57"E
L66	63.06	S89°59'59.42"E
L67	63.15	N89°59'17.69"E
L68	60.56	S0°02'07.35"W
L69	20.00	N89°29'39.85"W
L70	20.00	N90°00'00.00"E
L71	17.33	N90°00'00.00"E
L72	2.76	S75°00'00.00"E
L73	16.77	S75°00'00.00"E
L74	3.80	N90°00'00.00"E
L75	20.00	N90°00'00.00"W
L76	64.95	S0°02'08.47"W
L77	20.00	N89°31'47.30"W
L78	20.00	N89°31'47.30"W
L79	20.00	N89°31'47.30"W
L80	60.39	S0°02'20.52"W

LINE TABLE		
LINE	LENGTH	BEARING
L81	60.94	S0°02'18.30"W
L82	65.11	S0°02'08.52"W
L83	64.95	S0°01'58.76"W
L84	20.00	N89°34'17.46"W
L85	20.00	N89°34'17.46"W
L86	20.00	N89°34'17.46"W
L87	19.96	N89°34'14.80"W
L88	64.35	S0°00'00.00"E
L89	20.00	N90°00'00.00"W
L90	20.00	N90°00'00.00"W
L91	20.00	N90°00'00.00"W
L92	20.00	N90°00'00.00"W
L93	64.80	S0°01'59.03"W
L94	64.65	S0°01'59.87"W
L95	64.50	S0°01'59.58"W
L96	64.27	S0°00'00.00"E
L97	20.04	N89°34'17.46"W
L98	20.00	N89°34'17.46"W
L99	19.96	N89°34'17.46"W
L100	20.04	N89°34'17.46"W

LINE TABLE		
LINE	LENGTH	BEARING
L101	63.67	S0°02'01.13"W
L102	20.00	N90°00'00.00"W
L103	20.00	N90°00'00.00"W
L104	20.00	N90°00'00.00"W
L105	20.00	N90°00'00.00"W
L106	64.12	S0°02'00.28"W
L107	63.97	S0°02'00.56"W
L108	63.82	S0°00'00.00"E
L109	63.60	S0°00'00.00"E
L110	20.04	N89°34'17.46"W
L111	19.97	N89°34'17.46"W
L112	63.30	S0°00'27.80"E
L113	20.01	S89°59'40.53"W
L114	20.00	N90°00'00.00"W
L115	63.45	S0°02'01.56"W

No.	REVISIONS	DATE	BY
1	PER CITY COMMENTS	12/16/2022	JP

PHELPS ENGINEERING

SCALE: SEE SHEET
DESIGNED BY: JJP
DRAWN BY: ZJD
CHECKED BY: RR

FINAL PLAT

SALIDA CROSSINGS
CITY OF SALIDA
CHAFFEE COUNTY, CO

DATE
10/27/2022

PROJECT NO.
17202

3 of 3

Drawing name: C:\Users\JPucillo\OneDrive - Phelps Engineering Services\Company\Entitlement Engineering\17202 - Salida Commons\CAD\Sheets\PRELIM PLAT\17202 - PLAT.dwg SITE INFORMATION Dec. 16, 2022 11:27am by: JPucillo

Exhibit B:
Conditions of Approval for Salida Crossings Major Subdivision

1. The developer shall provide an updated development plan and subdivision plat for review and approval by staff prior to recording.
2. The developer shall enter into a Subdivision/Development Improvements Agreement to address the improvements required for the project as well as other conditions of approval, prior to issuance of a building permit.
3. The applicant must meet the requirements of the Public Works Director and City engineering consultants, and all remaining engineering recommendations/requirements shall be incorporated prior to as part of the Subdivision/Development Improvements Agreement.
4. Private utility easements shall also be required per review and final approval of local utility providers and shown on the development plan and subdivision plat.
5. The subdivision plat shall not be recorded until an approved PD modification plan and approved Development/Subdivision Improvements Agreement are recorded.
6. The applicant shall install a water line, consistent with Public Works standards, extending from the "alley" immediately west of the adjacent Gateway Inn (technically Caldwell Street) all the way to Oak Street/Hwy 291. The construction will be eligible for some cost reimbursement based upon a formula created by the Public Works director and specified in the SIA/DIA.
7. The applicant may locate a portion of the required water line on the subject property, leaving a minimum of 5-foot clearance on either side of the line and shall dedicate a minimum 10-foot public utility easement (PUE) for access to said utilities on the plat.
8. A plat note shall be added that states that "Developer shall remit all fees-in-lieu, as determined by the Public Works Director, for work done along Highway 50, prior to issuance of any certificate of occupancy for the project, as stated in the original PD approval".
9. A plat note shall be added that states "The development will be subject to dimensional standards and any other requirements of the approved Salida Crossings Planned Development modification."
10. A plat note shall be added that states that "The southwest and northern parking areas shall have one-way circulations (in a counter-clockwise direction) and shall be provided with appropriate signage, aisle markings, and a landscape island/curbing that will prevent wrong-way traffic, while still providing ample turning radii for fire apparatus and other large vehicles."
11. A plat note shall be added that states that "Developer shall construct a landscaping strip (which could include a stormwater-detaining bio-swale) for the approximately 1-10 feet of ROW between the back of the existing sidewalk and the subject property, to be reviewed and approved by staff, prior to issuance of any certificate of occupancy for the project. Such landscape strip shall include a minimum of six (6) trees and various shrubbery to be planted and effectively maintained by the developer and HOA. All required trees shall be replaced upon mortality, unless specifically authorized by staff."
12. A plat note shall be added that states that "Developer shall construct an additional landscaping strip between the to-be-constructed curb beside the deceleration lane and the outside of the sidewalk. No trees are required in such strip, but there shall be some live cover in the form of shrubs or grasses to be maintained by developer/HOA."
13. A plat note shall be added that states that "Fees-in-lieu for Open Space and for Fair Contributions for Public School Sites shall be paid at the time of building permit submittal of any residential units."

14. A plat note shall be added that states “No short-term vacation rental licenses shall be permitted in the development.”
15. A plat note shall be added that states that “Developer shall provide a flexible recreational playscape or similar amenities to encourage play and outdoor activity for people of all ages in one or more of the open space/landscape areas on the site. The facility shall be constructed prior to CO of either mixed-use building, and access to said area(s) shall be provided via sidewalks that will connect the mixed-use buildings and the townhomes. Security fencing is also recommended for said amenities.”
16. A plat note shall be added that states that “The applicant shall provide, at time of building permits, with elevations showing distinct variation between the facades of each four-plex building. Such variation may be provided via differentiated roof styles and/or patio and door and shall be approved by staff. The duplexes, given their physical separation from each other, may maintain the same architectural style, but be differentiated from each adjacent four-plex. The developer shall also include architectural elements on windows and doors of the mixed-use buildings, to break up the façade elevations.”
17. A plat note shall be added that states that “The ground floor space of the two commercial buildings shall include a maximum total of 10,000 SF of commercial space.”
18. A plat note shall be added that states that “All required access permits from CDOT must be received and reviewed by staff prior to issuance of building permits.”
19. A plat note shall be added that states “The developer shall provide ample bike parking (minimum one space per unit, in an area with good visibility to/from the development) for each of the mixed-use buildings.”
20. In regards to the 24 proposed deed-restricted units, the following plat notes shall be added:

a. A minimum of two of the townhome units shall be permanently deed-restricted to be sold at prices no greater than what is affordable to households earning 160% of area median income (AMI).

b. A minimum of 22 of the condominium units shall be permanently deed-restricted to be sold at prices no greater than what is affordable to households earning 100% AMI (8 units); 120% AMI (8 units); and 140% AMI (6 units). Owner of the mixed-use buildings shall disperse the deed-restricted units evenly between buildings and such units shall be dispersed between floors.

c. If the deed-restricted units are to be rentals, then the provisions of the current Inclusionary Housing policies will control for all units (rents for each of the units would be no more than what is affordable to households earning up to 80% AMI or up to 100% AMI, with at least fifty percent of the units at up to 80% AMI).

d. HOA fees for deed-restricted units shall not be greater than ordinary fees for utilities, trash services, and the like, and owners of such units shall not be responsible for any special assessments. HOA document language regarding such fees shall be approved by City Attorney.

e. The deed restrictions shall address income and employment qualifications, proposed lottery or other equitable systems for the initial sale of the units, and be approved by the City Council. The enforcement of the deed restrictions will be by the Chaffee Housing Authority at the time of the first sale (or rental) of a deed-restricted unit; otherwise, it shall be the onus of the City of Salida to designate an appropriate entity.

f. Both required deed-restricted townhome units shall be constructed and receive CO prior to the 6th townhome unit receiving CO.

g. The first mixed-use building (which shall include a minimum of 11 deed-restricted units) shall receive, at minimum, preliminary mechanical inspection approvals (framing walls constructed, etc. prior to drywall) prior to CO for the remaining six (6) townhomes.

GENERAL DEVELOPMENT APPLICATION

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

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

- ☐ Annexation
- ☐ Pre-Annexation Agreement
- ☐ 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)_____
- ☐ Other:_____

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

A. Applicant Information

Name of Applicant: Salida Crossings (Bernard Weber)

Mailing Address: 2605 Fairhill LN Flower TX 75022

Telephone Number: 970-390-6902 FAX: _____

Email Address: bwconcept30inc@gmail.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: Salida Crossings

Street Address: 1520 HWY 50 Salida CO

Legal Description: Lot__SW ¼ section 4_____ Block Subdivision_Township 49 North Range_____ (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 BJ BERNARD WEBER Date 10.27.22

Signature of property owner_____ Date_____

☐ 12. A plan for locations and specifications of street lights, signs and traffic control devices. PES e.t PL

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 Plan is consistent with stated goals in the following ways:
Improved standards for structures, landscaping, and
signage will improve the overall attractiveness and livability of Salida.
2. New development will be focused within or adjacent to the city to preserve the rural, scenic character of the surrounding area's open spaces and agricultural lands.
3. Highway 50 will be an attractive commercial corridor that safely and efficiently accommodates pedestrians, bicycles, and automobiles.
4. Community gateways along major roadway corridors
will create a positive and unique identity.

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.

Highway 50 Corridor Overlay (50 CO).
Building Setbacks. To create a consistent image throughout the corridor, new construction should be developed in a manner that complements the historic pattern of buildings being located close to the highway
Architectural Standards:
1. Materials. With new construction, including an addition, two (2) or more materials must be used for exterior materials excluding roofing 2. Façade treatment. Long, blank walls must be avoided. 3. Fenestration. A minimum of twenty percent (20%) of the front façade of a building which houses a principal use on the parcel shall be glass. 4. Building Height. Additional height may be considered through the Planned Development process if it results in achieving one (1) or more goals of the Comprehensive Plan regarding infill development,

b. Site Development Standards. The parking, landscaping, sign and improvements standards.

Sidewalks shall be provided within the Highway 50 Corridor Overlay (50 CO). Sidewalks fronting Highway 50 shall be detached sidewalks with a width of six (6) feet. The parkway located between the curb or travel lane and the sidewalk shall be four (4) feet wide. Landscaping Standards. The minimum landscape area applicable to any property in the Highway 50 Corridor Overlay (50 CO) shall be that required in the underlying zone district. At a minimum, this landscaping shall be located along the road frontages identified herein and shall also be located within and around the parking areas, as described in Section 16-8-90 below.(i)Highway frontage buffer. There shall be an average of one (1) tree planted per thirty (30) feet of the property's highway frontage adjacent to the highway.

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 Salida Crossings property is located in the City of Salida, CO. This property currently contains an old service garage and office building and is zoned C-1 Commercial with a PD overlay. Adjacent to the subject property: a 9-unit apartment building and single-family home to the north, 7-11 convenience store and apartments to the east, a mix of residential apartments, a motel, single-family residence and office building to the south, and a motel to the west.

Salida Crossings is an attainable, mixed-use Planned Development on 3.15 ac consisting of retail space, office space, and affordable housing in the City of Salida that is compatible with and enhances the character of neighboring uses by providing an ability to work and live in the same complex or walk and/or commute by bicycle to the downtown area – less than a mile away.

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.

Once built, the project will be operated under the direction of an HOA and the impacts on the surrounding properties will be minimized with respect to noise, odors, vibrations, glare or similar conditions. In addition, the project will follow permitted principal or accessory uses as allowed within the C-1 zoning with a PD overlay.
It is expected that during the construction phases of the project, normal construction work hours and days will be established and will follow all City guidelines and rules as outlined in the City of Salida Code of Ordinances.

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.

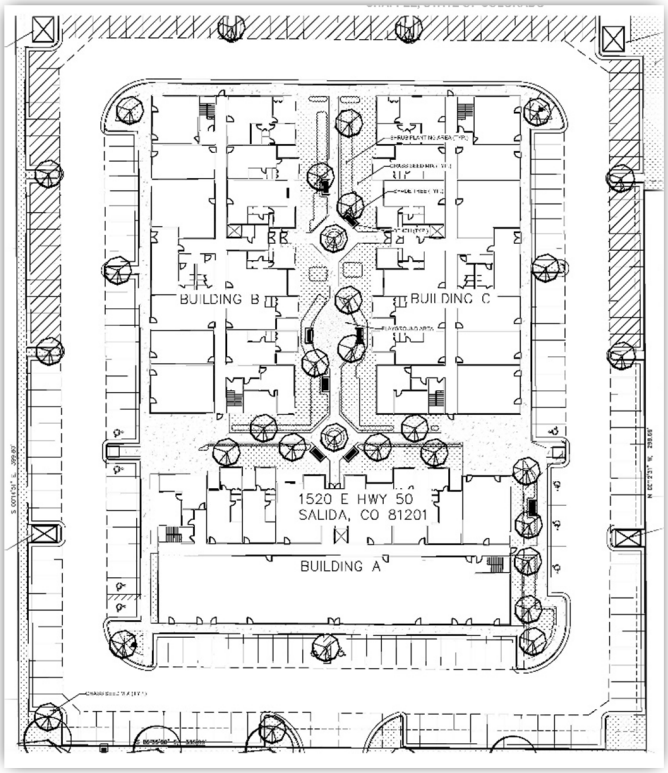
Existing drainage conditions exhibit characteristics such that adjacent properties to the north and east may experience some flooding resulting from undetained or mitigated runoff from the subject property. Post-development conditions will alleviate a large majority of this condition by re-routing runoff that originates on the subject property to a proposed underground stormwater detention vault which will release stormwater to the existing City drainage system at or below existing runoff rates. A small portion of the drainage that leaves the site in the existing conditions on the north end will be re-directed to an existing drainage swale.

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.

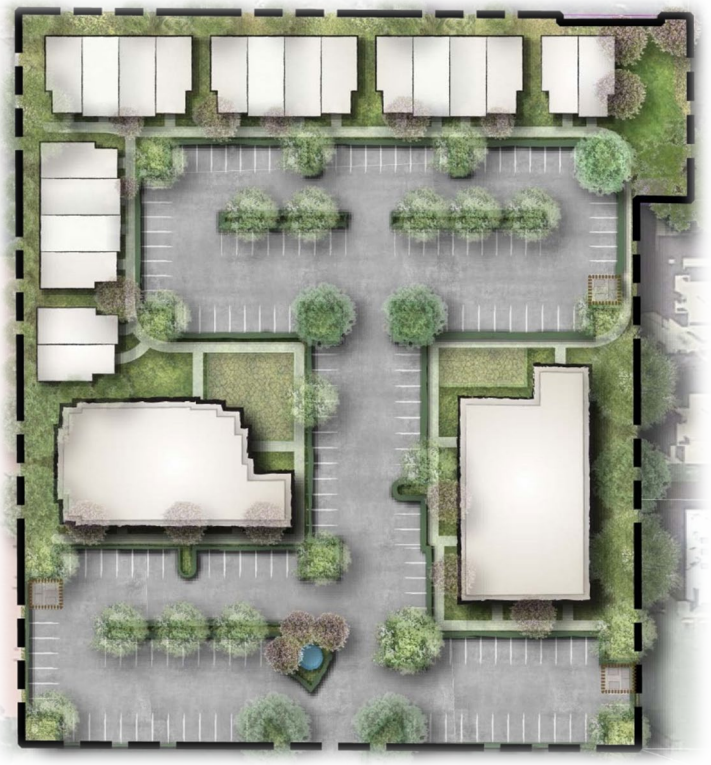
The drainage system is designed and will be constructed so that only historic runoff at a maximum, not including historic irrigation, shall be released from the site. Drainage flows in excess of this amount will be detained in an on-site underground detention vault per Sec. 16-8-60 (d).
Further, the site is designed such that height of buildings is minimized to the extent reasonable to preserve scenic sight lines including natural and man-made per Sec. 16-2-30
In addition, the Salida Crossings property will enhance positive impact on the nearby wetlands, wildlife habitat and scenic characteristics while mitigating any adverse impacts on the environment through the selection of native or adapted plant material and locally sourced landscape materials.

Salida Crossings Comparison

Old Site Plan – 2017



New Site Plan - 2022



Site Data Comparison Table		
	Approved (old)	**Proposed (new)**
Residential Density (units/acre)	**42.5**	**28.6**
Residential Density (units/lot sf)	1,024	1,492
Apartment Units	134	72
Townhome Units	0	20
Total Units	**134**	**92**
Total Office/Retail Space	**19,454**	**10,274**
Lot Coverage - Buildings	38%	24%
Lot Coverage - Paving	48%	39%
Coverage Cumulative	**86%**	**63%**
Minimum Landscape Area	**14%**	**10%**
Primary Building Side Setback min (ft)	65-75	21.3
Primary Building Front Setback min (ft)	75.00	81.9
Primary Building Rear Setback min (ft)	50.00	188
Accessory Building Side Setback (ft)	5.00	10
Accessory Building Rear Setback (ft)	5.00	10
Maximum Height Primary Building (ft/in)	37/8 - 48/1	34/9
Maximum Height Accessory Building (ft)	15	23/7
Property Size (sq. ft)	137,254	137,254
Min. Lot Frontage (ft)	335-7"	335-7"
Parking Requirements		
	Approved (old)	**Proposed (new)**
Retail Parking (250 SF per space)	37	41
Office Parking (400 SF per space)	26	-
Residential (1 space per first unit/building)	3	8
1.5 spaces per remaining units	196	126
Subtotal Spaces Required	262	175
25% Reduction for Mixed Use	-65	-43
Total Spaces Required	**197**	**132**
Total Spaces Provided	**203**	**159**

The differences between the old and new site plan for Salida Crossings can be noted in the images (above) and table (left). The old site plan consisted of three large mixed-use buildings that were four stories tall and clustered in the center of the site. The corridor between buildings was a landscaped common area while the remainder of the site was designated as parking. Compared to the old site, which had a density of 42.5 du/ac (see table), the new site layout has a density of 28.6 du/ac and 23% less cumulative coverage. Two smaller mixed-use building types are positioned near the entrance and are only 3 stories. Townhomes wrap around the rear perimeter while the parking is strategically located throughout the site to serve both retail and residential uses. While this site layout has 42 less units and 9000 SF less retail/office space, it offers a more aesthetically pleasing and livable environment with a greater diversity of housing types that will enhance the HWY 50 corridor through Salida.

CONSTRUCTION DOCUMENTS
SALIDA CROSSINGS
A PORTION OF THE SW 1/ 4 OF NW 1/ 4 OF SW 1/ 4 SECTION 4, TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE NEW MEXICO P.M. COUNTY OF CHAFFEE, STATE OF COLORADO

GENERAL NOTES

MAINTENANCE:

A. THE DEVELOPER, HIS SUCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN, INCLUDING THOSE AREAS FOUND IN THE RIGHT-OF-WAY.

B. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASE PLANT MATERIAL. REPLACEMENT FOR DEAD OR DISEASED PLANT MATERIAL SHALL BE OF THE SAME TYPE OF PLANT MATERIAL AS SET FORTH IN THE APPROVED SITE PLAN; FOR EXAMPLE, A TREE MUST REPLACE THE TREE, A SHRUB MUST REPLACE A SHRUB, ETC. REPLACEMENT SHALL OCCUR IN THE NEXT PLANTING SEASON, BUT IN ANY EVENT, SUCH REPLACEMENT TIME SHALL NOT EXCEED ONE YEAR.

PLANTING:

A. FINAL PLANT SELECTION AND LAYOUT WILL BE BASED ON SOUND HORTICULTURAL PRACTICES RELATING TO MICROCLIMATE, SOIL, AND WATER REGIMES. ALL TREES WILL BE STAKED SO AS TO REMAIN UPRIGHT AND PALM FOLLOWING INSTALLATION. PLANT SIZE AND QUALITY AT TIME OF PLANTING WILL BE PER THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-1990).

B. ALL PLANTS DEPICTED ON THE LANDSCAPE PLAN SHALL BE OF A VARIETY WHICH IS COMPATIBLE WITH LOCAL CLIMATE AND THE SOILS, DRAINAGE AND WATER CONDITIONS OF THE SITE.

IRRIGATION:
ALL LANDSCAPING WILL BE AUTOMATICALLY IRRIGATED. CONTAINER PLANTINGS WILL BE DRIP IRRIGATED BASED ON THE SPECIFIC HORTICULTURAL REQUIREMENTS OF EACH SPECIES A REDUCED PRESSURE TYPE BACKFLOW PREVENTER WILL BE PROVIDED ON THE IRRIGATION SYSTEM THAT'S REQUIRED PER CODE.

COST ESTIMATE

COST ESTIMATE - MATERIALS AND INSTALLATION

PLANTS	Quantity	Unit Cost	Total
DECIDUOUS	17	$ 250	$ 4,250
EVERGREEN	8	$ 450	$ 3,600
SMALL DECIDUOUS	56	$ 250	$ 14,000
SHRUBS	1,131	$ 60	$ 67,860
NATIVE PLANT MIX	6844	$ 5	$ 34,218
TOTAL			$ 123,928

IRRIGATION	Quantity	Unit Cost	Total
SLEEVING - LF	300	$ 20	$ 6,000
MAINLINE - LF	1,046	$ 75	$ 78,450
VALVES	6	$ 250	$ 1,500
DRIPLINES - LF	5,000	$ 5	$ 25,000
TIMER	2	$ 5,000	$ 10,000
TOTAL			$ 120,950

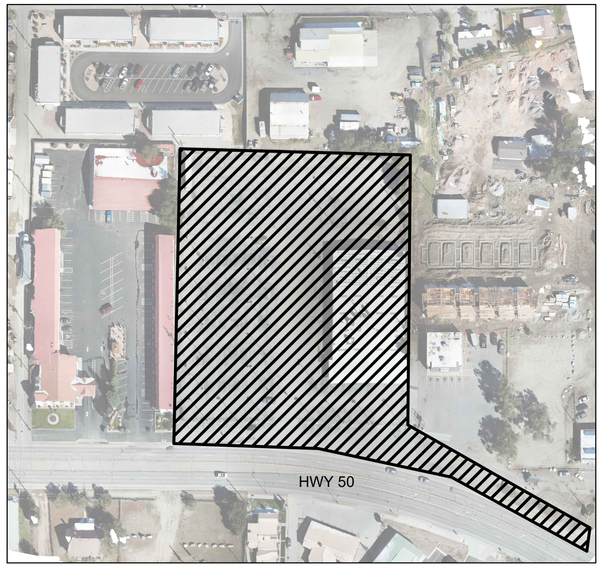
HARDSCAPE	Quantity (SF & CY)	Cost	Total
Unilock Boulevard B Interlocking pavers	2,300	50	$ 115,000
Crusher Fines	23.66	105	$ 2,484
TOTAL			$ 117,484

PROJECT ESTIMATED COSTS	**$ 362,363**

LANDSCAPE CALCULATIONS

	Acres	SF	Notes	*Reference - Salida Code of Ordinances - Version 10/11/22*
Total Gross Area of Site	3.14	137,214		
Required Landscape (10%)	0.314	13,721		Code Sec. 16-8-90.A1 - If a property does not utilize the zero-foot setback allowance, the minimum landscape area shall be ten percent (10%) and shall be located in both the front and side yard, where applicable.
Provided Landscape (13%)	0.403	17,555		

	REQUIRED	*PROVIDED*		
TREES	**59**	**66**	Commercial (C-1) - 1 per 300 s.f., 17,555 SF LANDSCAPE/300 = 59 TREES REQ'D	Code Sec. 16-8-90.C5-6
Deciduous - Min. 1.5" Cal.		58		Deciduous trees. Deciduous trees shall be a minimum of one and one-half (1½) inches in caliper
Evergreen - Min. 6' Ht.		8		Coniferous trees. Coniferous trees shall be a minimum of six (6) feet in height.
PARKING LOT TREES	**11**	**15**	169 SPOTS, 1 TREE PER 15 SPOTS, 169/15 X 1 = 11 TREES	Code Sec. 16-8-90.D1-3
Total TREES	**70**	**81**		
Total SHRUB AREA	**10,533 SF**	**11,086 SF**		Code Sec. 16-8-90.C3 - Minimum of sixty percent (60%) of the required landscape area shall be five ground cover.
PARKING LOT SHRUBS	56	382	169 SPOTS, 5 SHRUBS PER 15 SPOTS, 169/15 X 5 = 56 SHRUBS	
TOTAL SHRUB COUNT		1,136		Shrubs shall be a minimum two-gallon container.



VICINITY MAP
SCALE: 1" = 100'

Site Data Table	Proposed
Residential Density (units/acre)	28.6
Residential Density (units/lot sf)	1,492
Apartment Units	72
Townhome Units	20
Total Units	92
Total Office/Retail Space	10,274
Lot Coverage - Buildings	24%
Lot Coverage - Paving	39%
Coverage Cumulative	63%
Minimum Landscape Area	10%
Primary Building Side Setback min (ft)	3
Primary Building Front Setback min (ft)	5
Primary Building Rear Setback min (ft)	5
Accessory Building Side Setback (ft)	10
Accessory Building Rear Setback (ft)	10
Maximum Height Primary Building (ft/in)	34/9
Maximum Height Accessory Building (ft)	23/7
Property Size (sq. ft)	137,254
Min. Lot Frontage (ft)	335-7"

SITE TOTAL AREA: 3.15 AC

PARKING REQUIRED – 185
W/ 25% MIXED-USE REDUCTION – 139
PARKING PROVIDED
STANDARD PARKING 9'X18' (10 ADA).....113 STALLS
COMPACT PARKING 8'X16'.....46 STALLS
SITE TOTAL.....159 STALLS

TOTAL RETAIL / OFFICE ~ 10,274 SF
TOTAL UNITS = 100
31.75 DU/AC

Sheet List Table	
Sheet Number	Sheet Title
L-1	LANDSCAPE COVER SHEET
L-2	LANDSCAPE PLAN
L-3	LANDSCAPE DETAILS
I-1	IRRIGATION PLAN
I-2	IRRIGATION DETAILS
	SEE CIVIL DRAWINGS FOR EROSION CONTROL PLAN

CONTACTS:

OWNER:
CONCEPT30, INC.
71 GLENMOOR DRIVE
ENGLEWOOD, CO 80113
CONTACT: BERNIE WEBER

SURVEYOR:
RUBINO SURVEYING
3312 AIRPORT ROAD
BOULDER, CO 80301
PHONE: (303) 464-9515
CONTACT: BOB RUBINO

LANDSCAPE ARCHITECT
PHELPS ENGINEERING SERVICES
3522 SOUTH EMERSON STREET
ENGLEWOOD, CO 80113
PHONE: (303) 298-1644
CONTACT: CLAYTON TRAPP

CIVIL ENGINEER
PHELPS ENGINEERING SERVICES
3522 SOUTH EMERSON STREET
ENGLEWOOD, CO 80113
PHONE: (303) 298-1644
CONTACT: LONNY PHELPS

SUBMITTAL DATES
1ST - 10/27/2022

COLORADO 811 KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

No.	REVISIONS	DATE	BY

PHELPS ENGINEERING
3522 South Emerson St, Englewood, CO 80113
(303)298-1644 mike@phelpsengineering.net phelpsengineering.net

SCALE: SEE SHEET
DESIGNED BY:KM
DRAWN BY:KM
CHECKED BY:CT

CONSTRUCTION DOCUMENTS
LANDSCAPE PLAN
COVER SHEET

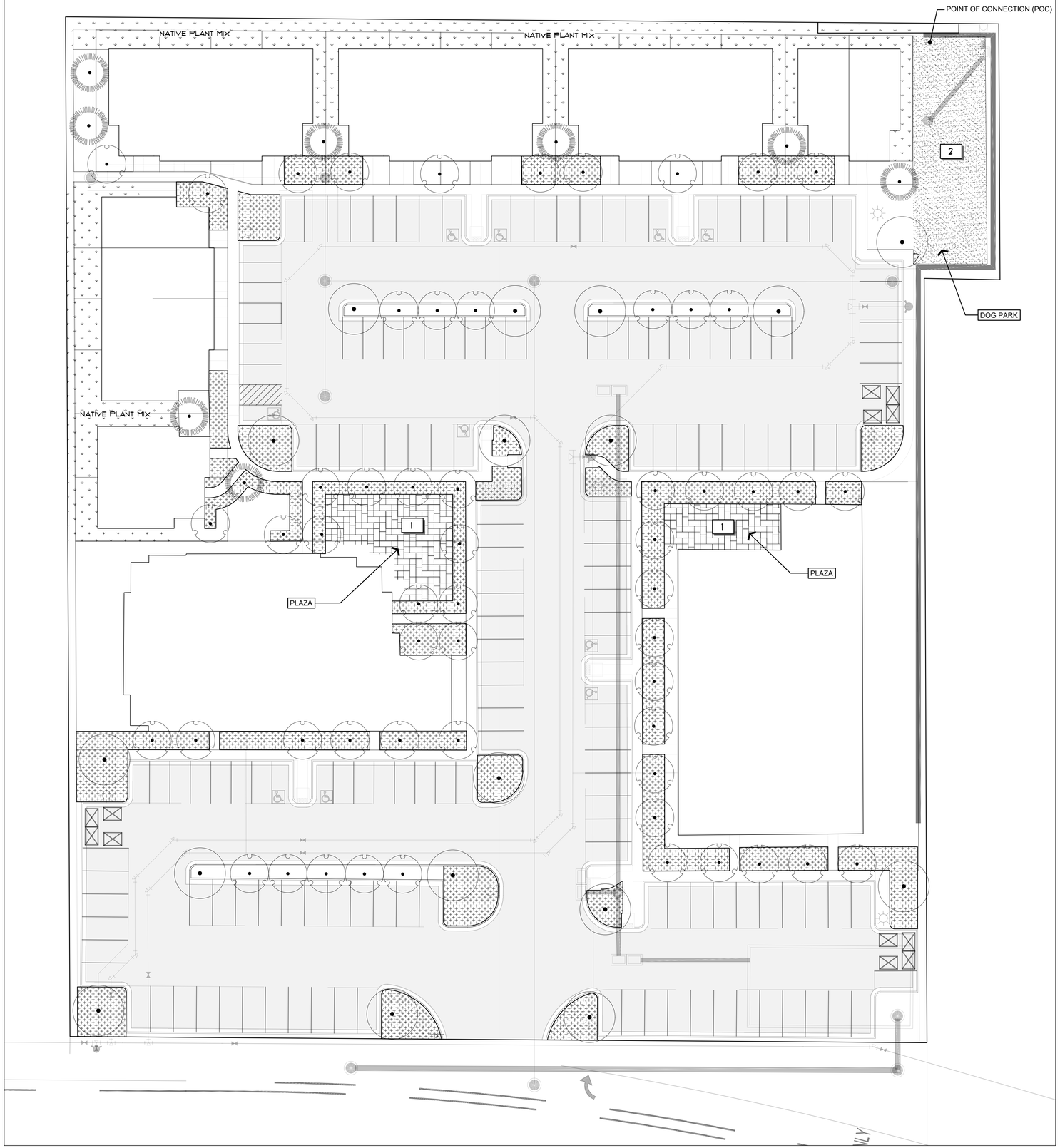
SALIDA CROSSINGS
1520 E. RAINBOW BLVD.
CITY OF SALIDA, COLORADO

DATE
10/27/2022

PROJECT NO.
17202

1 of 3

Drawing name: C:\Users\Kelly – Work\OneDrive – Phelps Engineering Services\Company\Entitlement Engineering\17202 – Salida Commons\CAD\Landscape\cleaned xrefs\1-2 – Cover Sheet_recover.dwg COVER SHEET Oct 25, 2022 10:05pm by: Kelly – Work



LANDSCAPE CALCULATIONS

	Acres	SF	Notes	*Reference - Salida Code of Ordinances - Version 10/11/22*
Total Gross Area of Site	3.14	137,214		
Required Landscape (10%)	0.314	13,721		Code Sec. 16-8-90.A1 - If a property does not utilize the zero-foot setback allowance, the minimum landscape area shall be ten percent (10%) and shall be located in both the front and side yard, where applicable.
Provided Landscape (13%)	0.403	17,555		

	REQUIRED	*PROVIDED*		
TREES	**59**	**66**	Commercial (C-1) - 1 per 300 s.f., 17,555 SF LANDSCAPE/300 = 59 TREES REQ'D	Code Sec. 16-8-90.C5-6
Deciduous - Min. 1.5" Cal.		58		Deciduous trees. Deciduous trees shall be a minimum of one and one-half (1½) inches in caliper
Evergreen - Min. 6' Ht.		8		Coniferous trees. Coniferous trees shall be a minimum of six (6) feet in height.
PARKING LOT TREES	**11**	**15**	169 SPOTS, 1 TREE PER 15 SPOTS, 169/15 X 1 = 11 TREES	Code Sec. 16-8-90.D1-3
Total TREES	**70**	**81**		
Total SHRUB AREA	**10,533 SF**	**11,086 SF**		Code Sec. 16-8-90.C3 - Minimum of sixty percent (60%) of the required landscape area shall be live ground cover.
PARKING LOT SHRUBS	56	382	169 SPOTS, 5 SHRUBS PER 15 SPOTS, 169/15 X 5 = 56 SHRUBS	
TOTAL SHRUB COUNT		1,136		Shrubs shall be a minimum two-gallon container.

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	DETAIL
		DECIDUOUS				
	11	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	SKYLINE HONEY LOCUST	1.5" CAL.	B&B	1/L-3
		EVERGREEN				
	8	JUNIPERUS SCOPULORUM	ROCKY MOUNTAIN JUNIPER	6' HT.	B&B	2/L-3
		SMALL DECIDUOUS				
	56	SYRINGA RETICULATA	JAPANESE TREE LILAC	1.5" CAL.	B&B	1/L-3

SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	DETAIL
	11,086 SF	SHRUB AREA					3/L-3
	446	AMORPHA CANESCENS	LEADPLANT	2 GAL	POT	3'0" @ 36" O.C.	
	19	ARCTOSTAPHYLOS UVA-URSI 'MASSACHUSETTS'	MASSACHUSETTS KINNIKINICK	2 GAL	POT	1'0" @ 36" O.C.	
	446	CARYOPTERIS X CLANDONENSIS	BLUEBEARD	2 GAL	POT	3'0" @ 36" O.C.	
	48	RHUS TRILOBATA	SKUNKBUSH SUMAC	2 GAL	POT	1'0" @ "U" O.C.	

NATIVE SEED MIX (NM)

BOTANIC	COMMON	PURE LIVE SEED RATE (LBS/ACRE)	PLANTING RATE PLS (LBS/ACRE)	
Agropyron cristatum	Crested Wheatgrass	10	25%	2.5
Bouteloua gracilis	Blue Grama Grass	8	20%	1.6
Elymus lanceolatus	Northern Wheatgrass	17	20%	3.4
Panicum virgatum	Switch Grass	3	20%	0.6
Spondolius cryptandrus	Sand Dropseed	1	15%	0.15
		TOTALS:	100%	8.25
		DRILL SEEDED RATE:	8.25	PLS/ACRE
		MECHANICAL BROADCAST RATE:	16.5	PLS/ACRE
		HAND BROADCAST RATE:	49.5	PLS/ACRE

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
1	UNILOCK BOULEVARD B INTERLOCKING PAVERS WITH A SMOOTH FINISH.	2,300 SF	5/L-3

SYMBOL	DESCRIPTION	QTY	DETAIL
2	CRUSHER FINES - MOUNTAIN GRANITE BREEZE	23.66 CY	4/L-3

0 20 40 60 feet

SCALE: 1" = 20'

PHELPS ENGINEERING
3522 South Emerson St. Englewood, CO 80113
(303) 256-1644 jim@phelpsengineering.net phelpsengineering.net

No.	REVISIONS	DATE	BY

SCALE: SEE SHEET
DESIGNED BY:KM
DRAWN BY:KM
CHECKED BY:CT

CONSTRUCTION DOCUMENTS
LANDSCAPE PLAN

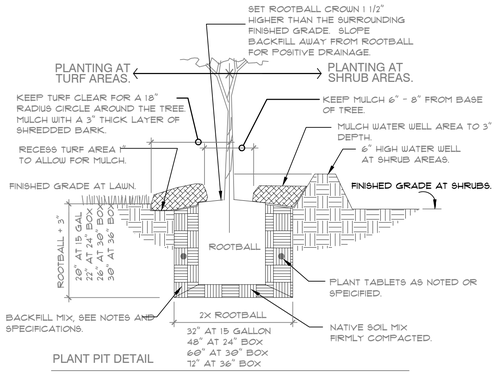
SALIDA CROSSINGS
1520 E. RAINBOW BLVD.
CITY OF SALIDA, COLORADO

DATE
10/27/2022

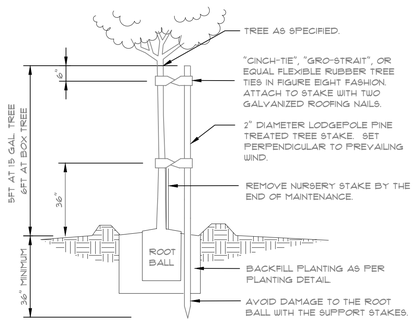
PROJECT NO.
17202

L-2
2 of 3

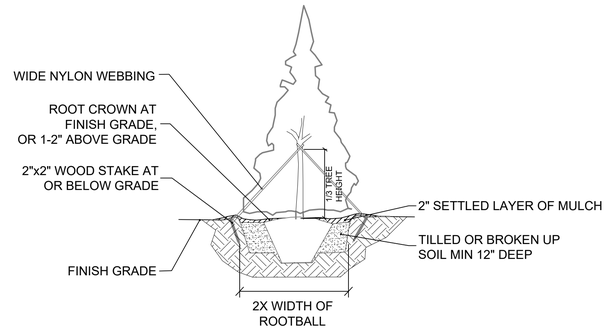
Drawing name: C:\Users\Kelly – Work\OneDrive – Phelps Engineering, Services\Company\Entitlement Engineering\17202 – Salida Commons\CAD\Landscape\17202–Salida–Landscape Plan.dwg L–2 LANDSCAPE PLAN Oct 25, 2022 10:31pm by: Kelly – Work



PLANT PIT DETAIL



STAKING DETAIL



1 TREE SINGLE STAKE PLANTING

1" = 1'-0" FX-PL-FX-TREE-01

2 EVERGREEN TREE PLANTING

1/4" = 1'-0" 32 9343.25-01

3 SHRUB PLANTING

1" = 1'-0" FX-PL-FX-SHRB-01

4 EDGE AT DECOMPOSED GRANITE PAVING

3" = 1'-0" FX-SI-FX-PAV-01

COMMERCIAL USE	MINIMUM BASE THICKNESS
SIDEWALK	6" (150 MM)
PLAZA	8" (200 MM)
OTHER	CONTACT UNILOCK

NOTES:
THIS CROSS SECTION IS INTENDED FOR PRELIMINARY DESIGN PROPOSES ONLY. CONFIRM SITE CONDITIONS AND CONSULT WITH A QUALIFIED DESIGN PROFESSIONAL OR INSTILLER PRIOR TO INSTALLATION.

5 COMMERCIAL APPLICATION PAVER DETAIL

1" = 1'-0" FX-SI-UNLK-INTE-01

PHELPS ENGINEERING
3522 South Emerson St. Englewood, CO 80113
(303) 256-1644 mail@phelpsengineering.net phelpsengineering.net

BY	DATE	REVISIONS	No.

SCALE: SEE SHEET
DESIGNED BY:KM
DRAWN BY:KM
CHECKED BY:CT

CONSTRUCTION DOCUMENTS
LANDSCAPE PLAN
DETAILS

SALIDA CROSSINGS
1520 E. RAINBOW BLVD.
CITY OF SALIDA, COLORADO

DATE
10/27/2022

PROJECT NO.
17202

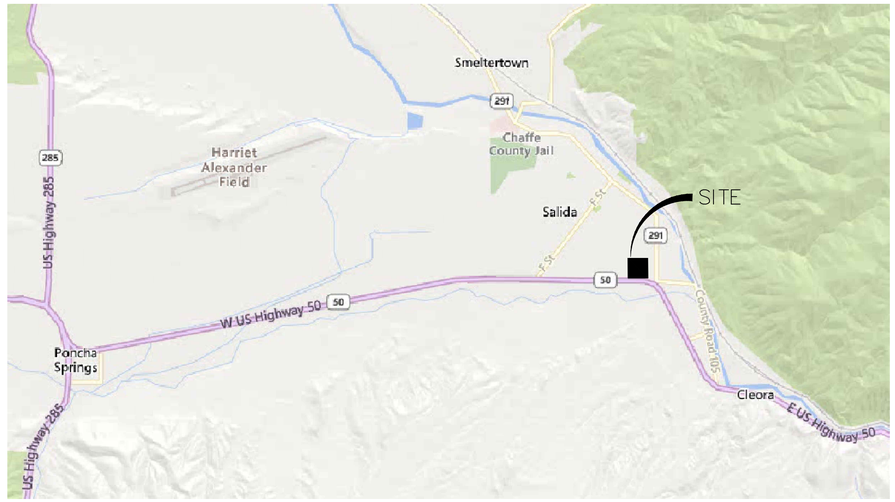
L-3
3 of 3

COLORADO 811
KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

Drawing name: C:\Users\Kelly - Work\OneDrive - Phelps Engineering Services\Company\Entitlement Engineering\17202 - Salida Commons\CAD\Landscape\17202-Salida-Landscape Plan.dwg L-3 DETAILS Oct 25, 2022 10:32pm by: Kelly - Work

FINAL PLAT
SALIDA CROSSINGS MAJOR SUBDIVISION
A PORTION OF THE SW 1/ 4 OF NW 1/ 4 OF SW 1/ 4 SECTION 4, TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE NEW MEXICO P.M. COUNTY OF CHAFFEE, STATE OF COLORADO

Exhibit A



CERTIFICATE OF TITLE INSURANCE:

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING ALL OF THE OWNER(S), MORTGAGEE(S) AND LIEN HOLDER(S) OF CERTAIN LAND IN THE CITY OF SALIDA, CHAFFEE COUNTY, COLORADO, DESCRIBED AS FOLLOWS: BEGINNING _____, CONTAINING _____ ACRES, MORE OR LESS, _____ HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS OR TRACTS, AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF _____, AND DO HEREBY DEDICATE TO THE CITY OF SALIDA AS PUBLIC ROADS, THE STREETS AND ROADS AS SHOWN ON SAID PLAT, THESE BEING _____. THE UNDERSIGNED HEREBY FURTHER DEDICATE TO THE PUBLIC ALL UTILITY EASEMENTS ON THE PROPERTY AS DESCRIBED AND AS SHOWN HEREON. THE UNDERSIGNED HEREBY FURTHER DEDICATE TO THE PUBLIC UTILITIES THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES AND APPURTENANCES TO PROVIDE SUCH UTILITY SERVICES WITHIN THIS SUBDIVISION OR PROPERTY CONTIGUOUS THERETO, UNDER, ALONG AND ACROSS PUBLIC ROADS AS SHOWN ON THIS PLAT AND ALSO UNDER, ALONG AND ACROSS UTILITY EASEMENTS AS SHOWN HEREON. THE LANDS COMPRISING THIS SUBDIVISION ARE SUBJECT TO CERTAIN COVENANTS WHICH ARE RECORDED IN BOOK _____ AT PAGE _____ OF THE RECORDS OF CHAFFEE COUNTY, COLORADO.

EXECUTED THIS _____ DAY OF _____, 20__.

OWNER(S): MORTGAGEE(S)/LIENHOLDER(S):

_____ _____

COUNTY OF CHAFFEE)
) SS.
STATE OF COLORADO)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____ 20__, BY _____. WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES _____.

_____
NOTARY PUBLIC

SURVEYOR'S CERTIFICATE:

I, _____, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY SUPERVISION, THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY.

_____
REGISTERED LAND SURVEYOR

TITLE CERTIFICATE:

I, _____, AN (ATTORNEY AT LAW DULY LICENSED TO PRACTICE BEFORE THE COURTS OF RECORD OR A LICENSED TITLE INSURANCE AGENT REPRESENTING _____) IN THE STATE OF COLORADO, CERTIFY THAT I HAVE EXAMINED TITLE TO THE PROPERTY DESCRIBED HEREIN AND THAT IN MY OPINION TITLE TO THE ABOVE DESCRIBED REAL PROPERTY IS HELD BY _____.

SIGNED THIS ____ DAY OF _____, 20__.

_____
ATTORNEY AT LAW

LEGAL DESCRIPTION:

COMMENCING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY BOUNDARY OF U.S. HIGHWAY NO. 50, WHENCE THE SOUTHEAST CORNER (BRASS CAP) OF SAID SECTION 4 BEARS SOUTH 72°19.0' EAST 4848.6 FEET, AND WHENCE THE HIGHWAY RIGHT-OF-WAY CORNER (BRASS CAP) OF STATION 2301+12 OF THE CENTERLINE SURVEY OF SAID HIGHWAY BEARS SOUTH 89° 35' EAST 127.0FEET, SAID COMMENCING POINT BEING MARKED BE A POINT IN THE EASTERLY SIDE OF 24 INCH CMP CULVERT AND BEING WITNESSED BY A 5/8 INCH STEEL REINFORCING BAR 2 FEET LAND DRIVEN INTO THE GROUND AND HAVING A ONE INCH ALUMINUM CAP WHICH IS NORTH 89°35' WEST 3.0 FEET FROM SAID COMMENCING POINT ALSO BEING THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;
THENCE NORTH 0°14.6' WEST 300.0 FEET TO A REINFORCING BAR AS DESCRIBED ABOVE;
THENCE SOUTH 89°35' EAST 28.8 FEET;
THENCE NORTH 0°14.6' WEST 100.0 FEET;
THENCE NORTH 89°35' WEST 365.4 FEET TO THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED IN BOOK 251 AT PAGE 423 OF THE RECORDS OF GHAFFEE COUNTY, COLORADO;
THENCE SOUTH 0°20' EAST 400 FEET ALONG THE EAST BOUNDARIES OF THE TRACTS DESCRIBED IN BOOK 251 AT PAGE 423 AND IN BOOK 260 AT PAGE 184 OF THE RECORDS OF CHAFFEE COUNTY, COLORADO;
THENCE SOUTH 89°35' EAST 336 FEET ALONG THE NORTHERLY RIGHT-OF-WAY BOUNDARY OF U.S. HIGHWAY NO. 50 TO THE POINT OF BEGINNING.

CITY COUNCIL APPROVAL:

THIS PLAT IS APPROVED BY THE SALIDA CITY COUNCIL THIS __ DAY OF 20___.

_____ _____
MAYOR

THIS PLAT IS APPROVED FOR FILING AND THE CITY HEREBY ACCEPTS THE DEDICATION OF THE STREETS AND ROADS SHOWN HEREON SUBJECT TO THE PROVISIONS IN "STREET MAINTENANCE" SET FORTH ABOVE, AND FURTHER ACCEPTS THE DEDICATION OF THE EASEMENTS SHOWN HEREON.

SIGNED THIS _____ DAY OF _____, 20__.

CITY OF SALIDA

BY:_____
MAYOR

PROJECT CONTACTS:

OWNER:	CIVIL ENGINEER:
BV INVESTMENTS 401 WHITEWIGN MURPHY, TX 75094	PHELPS ENGINEERING SERVICES, INC. LONNY PHELPS, P.E. 3522 SOUTH EMMERSON STREET ENGLEWOOD, CO 80113 PHONE: (303) 298-1644
DEVELOPER: LOUCIOS ENTERPRISES LLC 2605 FAIRHILL LANE FLOWER, TX 75022	SURVEYOR: RUBINO SURVEYING ROBERT J. RUBINO, PLS 14142 3312 AIRPORT ROAD BOULDER, CO 80301 (303) 464-9515

TITLE EXCEPTIONS ACCORDING TO FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 17-05749 EFFECTIVE NOVEMBER 1, 2017:

1. SUBJECT TO ANY VESTED AND ACCRUED WATER RIGHTS FOR MINING, AGRICULTURAL, MANUFACTURING OR OTHER PURPOSES, AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS AS MAY BE RECOGNIZED AND ACKNOWLEDGED BY THE LOCAL CUSTOMS, LAWS AND DECISIONS OF COURT AND ALSO SUBJECT TO THE RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM, SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED, AS PROVIDED BY LAW, IN U.S. PATENT ISSUED JANUARY 20, 1882 AND RECORDED MARCH 4, 1882 IN BOOK 23 AT PAGE 139. (NOT PLOTTABLE)
2. EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO IN INSTRUMENT RECORDED MARCH 14, 1979 IN BOOK 423 AT PAGE 713. (PLOTTED AND SHOWN HEREON)
3. EXHIBIT B DEED RESTRICTIONS AS SET FORTH IN DOCUMENT RECORDED SEPTEMBER 5, 2017 AS RECEPTION NO. 437005. (NOT PLOTTABLE)
4. NOTE: THE FOLLOWING NOTICES PURSUANT TO CRS 9-1.5-103 CONCERNING UNDERGROUND FACILITIES HAVE BEEN FILED WITH THE CLERK AND RECORDER. THESE STATEMENTS ARE GENERAL AND DO NOT NECESSARILY GIVE NOTICE OF UNDERGROUND FACILITIES WITHIN THE SUBJECT PROPERTY:
   - 4.a. MOUNTAIN BELL TELEPHONE COMPANY - FILED OCTOBER 2, 1981, RECEPTION NO. 211211;
   - 4.b. PUBLIC SERVICE COMPANY OF COLORADO - FILED NOVEMBER 2, 1981, RECEPTION NO. 211929;
   - 4.c. WESTERN SLOPE GAS COMPANY - DECEMBER 11, 1981, RECEPTION NO. 212569 AND FILED MAY 24, 1985, RECEPTION NO. 234357; (COMPANY NAME AMENDED TO "WESTERN GAS SUPPLY COMPANY" BY CERTIFICATES RECORDED JUNE 27, 1988 IN BOOK 497 AT PAGE 103); MERGED WITH PUBLIC SERVICE COMPANY OF COLORADO PER INSTRUMENT RECORDED JANUARY 25, 1993 IN BOOK 531 AT PAGE 694. (NOT PLOTTABLE - NO SPECIFIC LOCATION GIVEN)
   - 4.d. GREELEY GAS COMPANY - FILED NOVEMBER 18, 1981, AT RECEPTION NO. 212196. (NOT PLOTTABLE - NO SPECIFIC LOCATION GIVEN)
   - 4.e. LETTER FROM UTILITY NOTIFICATION CENTER OF COLORADO DISCLOSING LOCAL FACILITIES ACCESS THROUGH "ONE CALL SYSTEM" RECORDED SEPTEMBER 14, 1988 IN BOOK 498 AT PAGE 950. (NOT PLOTTABLE)
5. TERMS AND CONDITIONS SET FORTH IN DECLARATION OF UTILITY EASEMENT RECORDED OCTOBER 24, 2017 AS RECEPTION NO. 438348. (PLOTTED AND SHOWN HEREON)
6. TERMS AND CONDITIONS SET FORTH IN DECLARATION OF UTILITY EASEMENT RECORDED OCTOBER 24, 2017 AS RECEPTION NO. 438348. (PLOTTED AND SHOWN HEREON)
7. THE EFFECT, IF ANY, OF THE FOLLOWING MATTERS AS SHOWN ON THAT CERTAIN A.L.T.A./N.S.P.S. LAND TITLE SURVEY PREPARED BY ROBERT RUBINO, PLS 14142, DRAWING NO. 171191.DWG DATED OCTOBER 10, 2017
   - 7.a. ANY LOSS OR CLAIM RESULTING FROM FAILURE OF EXISTING FENCING TO PRECISELY FOLLOW SUBJECT BOUNDARY LINES.
   - 7.b. POSSIBLE ENCROACHMENT OF "WOOD WALL" ALONG THE WESTERLY BOUNDARY OF SUBJECT PROPERTY.
   - 7.c. UTILITY POLES AND OVERHEAD UTILITY LINES AND POSSIBLE UNRECORDED EASEMENTS THEREFOR.
   - 7.d. ENCROACHMENT OF "BOX CAR" ONTO SUBJECT PROPERTY

NOTE: UPON RECORDATION OF "ENCROACHMENT EASEMENT AGREEMENTS" AS SET FORTH AS A REQUIREMENT IN SCHEDULE B-I HEREIN, THIS EXCEPTION SHALL BE DELTED. (SEE SURVEY)

8. TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS SET FORTH IN ENCROACHMENT AGREEMENTS RECORDED _____, AS RECEPTION NO. _____ AND _____ AS RECEPTION NO. _____, AND _____ AS RECEPTION NO. _____ (NOT ADDRESSED)

TITLE NOTES:

1. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATE SHOWN HEREON.
2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY RUBINO SURVEYING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD, RIGHT OF WAY OR TITLE OF RECORD. RUBINO SURVEYING RELIED UPON FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 17-05491.
3. THIS SURVEY IS VALID ONLY IF PRINT HAS SEAL AND SIGNATURE OF SURVEYOR.

PLAT NOTES:

1. DEVELOPER SHALL REMIT ALL FEES-IN-LIEU, AS DETERMINED BY THE PUBLIC WORKS DIRECTOR, FOR WORK DONE ALONG HIGHWAY 50, PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY FOR THE PROJECT, AS STATED IN THE ORIGINAL PD APPROVAL.
2. THE DEVELOPMENT WILL BE SUBJECT TO DIMENSIONAL STANDARDS AND ANY OTHER REQUIREMENTS OF THE APPROVED SALIDA CROSSINGS PLANNED DEVELOPMENT MODIFICATION.
3. THE SOUTHWEST AND NORTHERN PARKING AREAS SHALL HAVE ONE-WAY CIRCULATIONS (IN A COUNTER-CLOCKWISE DIRECTION) AND SHALL BE PROVIDED WITH APPROPRIATE SIGNAGE, AISLE MARKINGS, AND A LANDSCAPE ISLAND/CURBING THAT WILL PREVENT WRONG-WAY TRAFFIC, WHILE STILL PROVIDING AMPLE TURNING RADII FOR FIRE APPARATUS AND OTHER LARGE VEHICLES.
4. DEVELOPER SHALL CONSTRUCT A LANDSCAPING STRIP (WHICH COULD INCLUDE A STORMWATER-DETAINING BIO-SWALE) FOR THE APPROXIMATELY 1-10 FEET OF ROW BETWEEN THE BACK OF THE EXISTING SIDEWALK AND THE SUBJECT PROPERTY, TO BE REVIEWED AND APPROVED BY STAFF, PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY FOR THE PROJECT. SUCH LANDSCAPE STRIP SHALL INCLUDE A MINIMUM OF SIX (6) TREES AND VARIOUS SHRUBBERY TO BE PLANTED AND EFFECTIVELY MAINTAINED BY THE DEVELOPER AND HOA. ALL REQUIRED TREES SHALL BE REPLACED UPON MORTALITY, UNLESS SPECIFICALLY AUTHORIZED BY STAFF.
5. DEVELOPER SHALL CONSTRUCT AN ADDITIONAL LANDSCAPING STRIP BETWEEN THE TO-BE-CONSTRUCTED CURB BESIDE THE DECELERATION LANE AND THE OUTSIDE OF THE SIDEWALK. NO TREES ARE REQUIRED IN SUCH STRIP, BUT THERE SHALL BE SOME LIVE COVER IN THE FORM OF SHRUBS OR GRASSES TO BE MAINTAINED BY DEVELOPER/HOA.
6. FEES-IN-LIEU FOR OPEN SPACE AND FOR FAIR CONTRIBUTIONS FOR PUBLIC SCHOOL SITES SHALL BE PAID AT THE TIME OF BUILDING PERMIT SUBMITTAL OF ANY RESIDENTIAL UNITS.
7. NO SHORT-TERM VACATION RENTAL LICENSES SHALL BE PERMITTED IN THE DEVELOPMENT.
8. DEVELOPER SHALL PROVIDE A FLEXIBLE RECREATIONAL PLAYSCAPE OR SIMILAR AMENITIES TO ENCOURAGE PLAY AND OUTDOOR ACTIVITY FOR PEOPLE OF ALL AGES IN ONE OR MORE OF THE OPEN SPACE/LANDSCAPE AREAS ON THE SITE. THE FACILITY SHALL BE CONSTRUCTED PRIOR TO CO OF EITHER MIXED-USE BUILDING, AND ACCESS TO SAID AREA(S) SHALL BE PROVIDED VIA SIDEWALKS THAT WILL CONNECT THE MIXED-USE BUILDINGS AND THE TOWNHOMES. SECURITY FENCING IS ALSO RECOMMENDED FOR SAID AMENITIES.
9. THE APPLICANT SHALL PROVIDE, AT TIME OF BUILDING PERMITS, WITH ELEVATIONS SHOWING DISTINCT VARIATION BETWEEN THE FACADES OF EACH FOUR-PLEX BUILDING. SUCH VARIATION MAY BE PROVIDED VIA DIFFERENTIATED ROOF STYLES AND/OR PATIO AND DOOR AND SHALL BE APPROVED BY STAFF. THE DUPLEXES, GIVEN THEIR PHYSICAL SEPARATION FROM EACH OTHER, MAY MAINTAIN THE SAME ARCHITECTURAL STYLE, BUT BE DIFFERENTIATED FROM EACH ADJACENT FOUR-PLEX. THE DEVELOPER SHALL ALSO INCLUDE ARCHITECTURAL ELEMENTS ON WINDOWS AND DOORS OF THE MIXED-USE BUILDINGS, TO BREAK UP THE FAÇADE ELEVATIONS.
10. THE GROUND FLOOR SPACE OF THE TWO COMMERCIAL BUILDINGS SHALL INCLUDE A MAXIMUM TOTAL OF 10,000 SF OF COMMERCIAL SPACE.
11. ALL REQUIRED ACCESS PERMITS FROM CDOT MUST BE RECEIVED AND REVIEWED BY STAFF PRIOR TO ISSUANCE OF BUILDING PERMITS.
12. THE DEVELOPER SHALL PROVIDE AMPLE BIKE PARKING (MINIMUM ONE SPACE PER UNIT, IN AN AREA WITH GOOD VISIBILITY TO/FROM THE DEVELOPMENT) FOR EACH OF THE MIXED-USE BUILDINGS.
13. A MINIMUM OF TWO OF THE TOWNHOME UNITS SHALL BE PERMANENTLY DEED-RESTRICTED TO BE SOLD AT PRICES NO GREATER THAN WHAT IS AFFORDABLE TO HOUSEHOLDS EARNING 160% OF AREA MEDIAN INCOME (AMI).
14. A MINIMUM OF 22 OF THE CONDOMINIUM UNITS SHALL BE PERMANENTLY DEED-RESTRICTED TO BE SOLD AT PRICES NO GREATER THAN WHAT IS AFFORDABLE TO HOUSEHOLDS EARNING 100% AMI (8 UNITS); 120% AMI (8 UNITS); AND 140% AMI (6 UNITS). OWNER OF THE MIXED-USE BUILDINGS SHALL DISPERSE THE DEED-RESTRICTED UNITS EVENLY BETWEEN BUILDINGS AND SUCH UNITS SHALL BE DISPERSED BETWEEN FLOORS.
15. IF THE DEED-RESTRICTED UNITS ARE TO BE RENTALS, THEN THE PROVISIONS OF THE CURRENT INCLUSIONARY HOUSING POLICIES WILL CONTROL FOR ALL UNITS (RENTS FOR EACH OF THE UNITS WOULD BE NO MORE THAN WHAT IS AFFORDABLE TO HOUSEHOLDS EARNING UP TO 80% AMI OR UP TO 100% AMI, WITH AT LEAST FIFTY PERCENT OF THE UNITS AT UP TO 80% AMI).
16. HOA FEES FOR DEED-RESTRICTED UNITS SHALL NOT BE GREATER THAN ORDINARY FEES FOR UTILITIES, TRASH SERVICES, AND THE LIKE, AND OWNERS OF SUCH UNITS SHALL NOT BE RESPONSIBLE FOR ANY SPECIAL ASSESSMENTS. HOA DOCUMENT LANGUAGE REGARDING SUCH FEES SHALL BE APPROVED BY CITY ATTORNEY.
17. THE DEED RESTRICTIONS SHALL ADDRESS INCOME AND EMPLOYMENT QUALIFICATIONS, PROPOSED LOTTERY OR OTHER EQUITABLE SYSTEMS FOR THE INITIAL SALE OF THE UNITS, AND BE APPROVED BY THE CITY COUNCIL. THE ENFORCEMENT OF THE DEED RESTRICTIONS WILL BE BY THE CHAFFEE HOUSING AUTHORITY AT THE TIME OF THE FIRST SALE (OR RENTAL) OF A DEED-RESTRICTED UNIT; OTHERWISE, IT SHALL BE THE ONUS OF THE CITY OF SALIDA TO DESIGNATE AN APPROPRIATE ENTITY.
18. BOTH REQUIRED DEED-RESTRICTED TOWNHOME UNITS SHALL BE CONSTRUCTED AND RECEIVE CO PRIOR TO THE 6TH TOWNHOME UNIT RECEIVING CO.
19. THE FIRST MIXED-USE BUILDING (WHICH SHALL INCLUDE A MINIMUM OF 11 DEED-RESTRICTED UNITS) SHALL RECEIVE, AT MINIMUM, PRELIMINARY MECHANICAL INSPECTION APPROVALS (FRAMING WALLS CONSTRUCTED, ETC. PRIOR TO DRYWALL) PRIOR TO CO FOR THE REMAINING SIX (6) TOWNHOMES.

No.	REVISIONS	DATE	BY
1	PER CITY COMMENTS	12/16/2022	JP

PHELPS ENGINEERING

SCALE: SEE SHEET
DESIGNED BY: JJP
DRAWN BY: ZJD
CHECKED BY: RR

FINAL PLAT

SALIDA CROSSINGS
CITY OF SALIDA
CHAFFEE COUNTY, CO

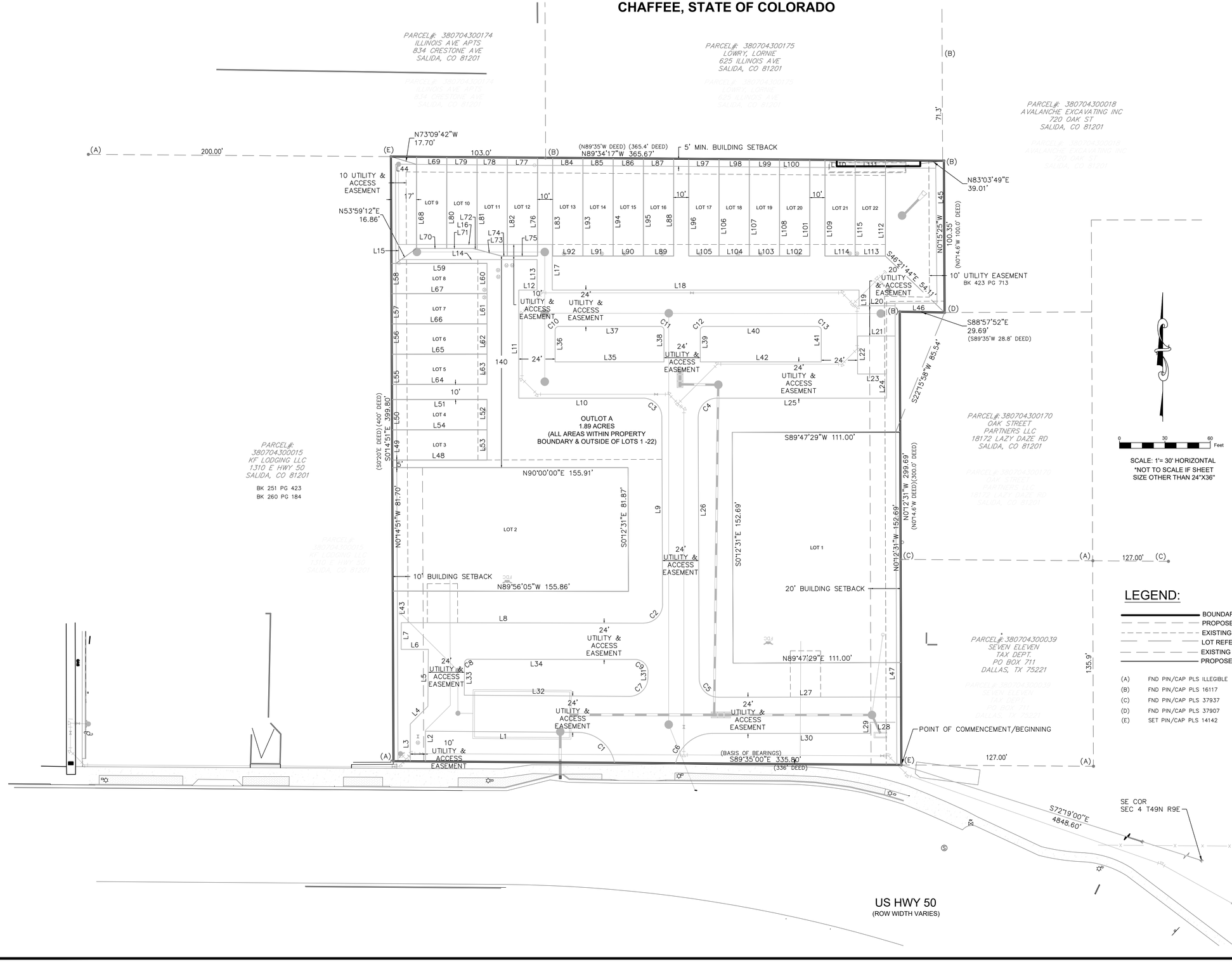
DATE
12/16/2022

PROJECT NO.
17202

1 of 3

Drawing name: C:\Users\JPucillo\OneDrive - Phelps Engineering Services\Company\Entitlement Engineering\17202 - Solida Commons\CAD\Sheets\PRELIM PLAT\17202 - COVER PLAT.dwg COVER SHEET Dec 16, 2022 1:21pm by: JPucillo

FINAL PLAT
SALIDA CROSSINGS MAJOR SUBDIVISION
A PORTION OF THE SW 1/ 4 OF NW 1/ 4 OF SW 1/ 4 SECTION 4, TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE NEW MEXICO P.M. COUNTY OF CHAFFEE, STATE OF COLORADO



LEGEND:

- BOUNDARY LINE
- PROPOSED SETBACK
- EXISTING EASEMENT
- LOT REFERENCE LINE
- EXISTING LOT LINE
- PROPOSED LOT LINE

(A) FND PIN/CAP PLS ILLEGIBLE
(B) FND PIN/CAP PLS 16117
(C) FND PIN/CAP PLS 37937
(D) FND PIN/CAP PLS 37907
(E) SET PIN/CAP PLS 14142

No.	REVISIONS	DATE	BY
1	PER CITY COMMENTS	12/16/2022	JP

PHELPS ENGINEERING

SCALE: SEE SHEET
DESIGNED BY: JJP
DRAWN BY: ZJD
CHECKED BY: RR

FINAL PLAT

SALIDA CROSSINGS
CITY OF SALIDA
CHAFFEE COUNTY, CO

DATE 12/16/2022
PROJECT NO. 17202

Drawing name: C:\Users\JPucillo\OneDrive - Phelps Engineering Services\Company\Entitlement Engineering\17202 - Salida Commons\CAD\Sheets\PRELIM PLAT\17202 - PLAT.dwg PLAT MAP Dec 16, 2022 1:27pm by: JPucillo

FINAL PLAT
SITE INFORMATION

LINE TABLE		
LINE	LENGTH	BEARING
L1	100.65	N89°34'55.02"W
L2	19.97	S0°04'44.10"E
L3	24.75	S0°04'44.10"E
L4	16.48	S44°55'54.43"W
L5	37.68	N0°25'04.98"E
L6	18.00	N90°00'00.00"E
L7	17.62	S0°25'04.98"W
L8	160.24	S89°53'41.87"E
L9	123.75	N0°12'31.17"W
L10	82.14	N90°00'00.00"W
L11	71.50	N0°00'00.00"E
L12	12.14	N90°00'00.00"E
L13	20.19	N0°03'43.70"E
L14	91.64	N90°00'00.00"W
L15	10.00	N0°00'00.00"E
L16	101.64	N90°00'00.00"E
L17	30.19	S0°00'22.10"E
L18	202.83	N90°00'00.00"E
L19	10.40	S0°00'01.46"E
L20	23.84	N89°57'57.40"E

LINE TABLE		
LINE	LENGTH	BEARING
L21	24.92	S89°59'12.58"E
L22	25.10	S0°00'00.00"E
L23	19.16	N90°00'00.00"W
L24	16.00	N0°00'00.00"E
L25	112.02	N90°00'00.00"W
L26	172.72	N0°12'31.17"W
L27	118.02	S89°56'29.68"W
L28	16.50	S89°47'28.83"W
L29	7.28	N0°00'00.00"E
L30	104.20	N90°00'00.00"E
L31	3.46	N0°25'04.98"E
L32	108.86	S89°34'55.02"E
L33	21.30	S0°25'04.98"W
L34	110.33	N89°55'42.55"W
L35	72.00	N90°00'00.00"W
L36	21.00	N0°00'00.00"E
L37	67.00	N90°00'00.00"E
L38	21.00	S0°00'00.00"E
L39	21.00	N0°00'00.00"E
L40	75.00	N90°00'00.00"E

LINE TABLE		
LINE	LENGTH	BEARING
L41	21.00	S0°00'00.00"E
L42	80.00	N90°00'00.00"W
L43	394.80	S0°14'50.62"E
L44	357.26	S89°34'17.46"E
L45	89.27	S0°31'19.50"E
L46	27.71	N90°00'00.00"W
L47	305.26	S0°13'08.18"E
L48	62.67	S89°59'17.37"W
L49	20.00	N0°14'50.62"W
L50	20.00	N0°14'50.62"W
L51	62.85	N89°58'48.74"E
L52	20.01	S0°00'00.00"E
L53	20.00	S0°00'00.00"E
L54	62.76	N89°59'17.43"E
L55	20.00	N0°14'50.62"W
L56	20.01	N0°14'50.62"W
L57	19.99	N0°14'50.62"W
L58	20.00	N0°14'50.62"W
L59	63.24	N89°59'17.75"E
L60	20.00	S0°00'00.00"E

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	25.00'	34.24'	N50°20'42"W	31.63'	78°28'25"	20.42'
C2	12.50'	19.70'	N44°55'53"E	17.72'	90°16'49"	12.56'
C3	12.50'	19.59'	N45°06'16"W	17.65'	89°47'29"	12.45'
C4	12.50'	19.68'	S44°53'44"W	17.71'	90°12'31"	12.55'
C5	12.50'	19.63'	N45°12'31"W	17.68'	90°00'00"	12.50'
C6	25.00'	34.02'	N51°01'02"E	31.45'	77°57'57"	20.23'
C7	12.50'	19.63'	N45°25'05"E	17.68'	90°00'00"	12.50'
C8	2.50'	3.91'	S45°14'41"W	3.52'	89°39'12"	2.48'
C9	8.50'	13.40'	N44°45'19"W	12.06'	90°20'48"	8.55'
C10	2.50'	3.93'	N45°00'00"E	3.54'	90°00'00"	2.50'
C11	2.50'	3.93'	S45°00'00"E	3.54'	90°00'00"	2.50'
C12	2.50'	3.93'	N45°00'00"E	3.54'	90°00'00"	2.50'
C13	2.50'	3.93'	S45°00'00"E	3.54'	90°00'00"	2.50'

Parcel Name	Square Feet	Acres
LOT 1	16468.783	0.378
LOT 2	12502.44	0.287
LOT 3	1194.347	0.027
LOT 4	1196.46	0.027
LOT 5	1198.666	0.028
LOT 6	1200.389	0.028
LOT 7	1202.123	0.028
LOT 8	1203.847	0.028
LOT 9	1109.793	0.025
LOT 10	1107.763	0.025
LOT 11	1169.754	0.027
LOT 12	1201.899	0.028
LOT 13	1197.412	0.027
LOT 14	1194.417	0.027
LOT 15	1191.433	0.027
LOT 16	1188.438	0.027
LOT 17	1183.951	0.027
LOT 18	1180.959	0.027
LOT 19	1177.968	0.027
LOT 20	1174.976	0.027
LOT 21	1170.489	0.027
LOT 22	1167.88	0.027

LINE TABLE		
LINE	LENGTH	BEARING
L61	20.00	S0°00'00.00"E
L62	20.00	S0°00'00.00"E
L63	20.00	S0°00'00.00"E
L64	62.89	N89°59'17.52"E
L65	62.98	N89°59'17.57"E
L66	63.06	S89°59'59.42"E
L67	63.15	N89°59'17.69"E
L68	60.56	S0°02'07.35"W
L69	20.00	N89°29'39.85"W
L70	20.00	N90°00'00.00"E
L71	17.33	N90°00'00.00"E
L72	2.76	S75°00'00.00"E
L73	16.77	S75°00'00.00"E
L74	3.80	N90°00'00.00"E
L75	20.00	N90°00'00.00"W
L76	64.95	S0°02'08.47"W
L77	20.00	N89°31'47.30"W
L78	20.00	N89°31'47.30"W
L79	20.00	N89°31'47.30"W
L80	60.39	S0°02'20.52"W

LINE TABLE		
LINE	LENGTH	BEARING
L81	60.94	S0°02'18.30"W
L82	65.11	S0°02'08.52"W
L83	64.95	S0°01'58.76"W
L84	20.00	N89°34'17.46"W
L85	20.00	N89°34'17.46"W
L86	20.00	N89°34'17.46"W
L87	19.96	N89°34'14.80"W
L88	64.35	S0°00'00.00"E
L89	20.00	N90°00'00.00"W
L90	20.00	N90°00'00.00"W
L91	20.00	N90°00'00.00"W
L92	20.00	N90°00'00.00"W
L93	64.80	S0°01'59.03"W
L94	64.65	S0°01'59.87"W
L95	64.50	S0°01'59.58"W
L96	64.27	S0°00'00.00"E
L97	20.04	N89°34'17.46"W
L98	20.00	N89°34'17.46"W
L99	19.96	N89°34'17.46"W
L100	20.04	N89°34'17.46"W

LINE TABLE		
LINE	LENGTH	BEARING
L101	63.67	S0°02'01.13"W
L102	20.00	N90°00'00.00"W
L103	20.00	N90°00'00.00"W
L104	20.00	N90°00'00.00"W
L105	20.00	N90°00'00.00"W
L106	64.12	S0°02'00.28"W
L107	63.97	S0°02'00.56"W
L108	63.82	S0°00'00.00"E
L109	63.60	S0°00'00.00"E
L110	20.04	N89°34'17.46"W
L111	19.97	N89°34'17.46"W
L112	63.30	S0°00'27.80"E
L113	20.01	S89°59'40.53"W
L114	20.00	N90°00'00.00"W
L115	63.45	S0°02'01.56"W

No.	REVISIONS	DATE	BY
1	PER CITY COMMENTS	12/16/2022	JP

PHELPS ENGINEERING

SCALE: SEE SHEET
DESIGNED BY: JJP
DRAWN BY: ZJD
CHECKED BY: RR

FINAL PLAT

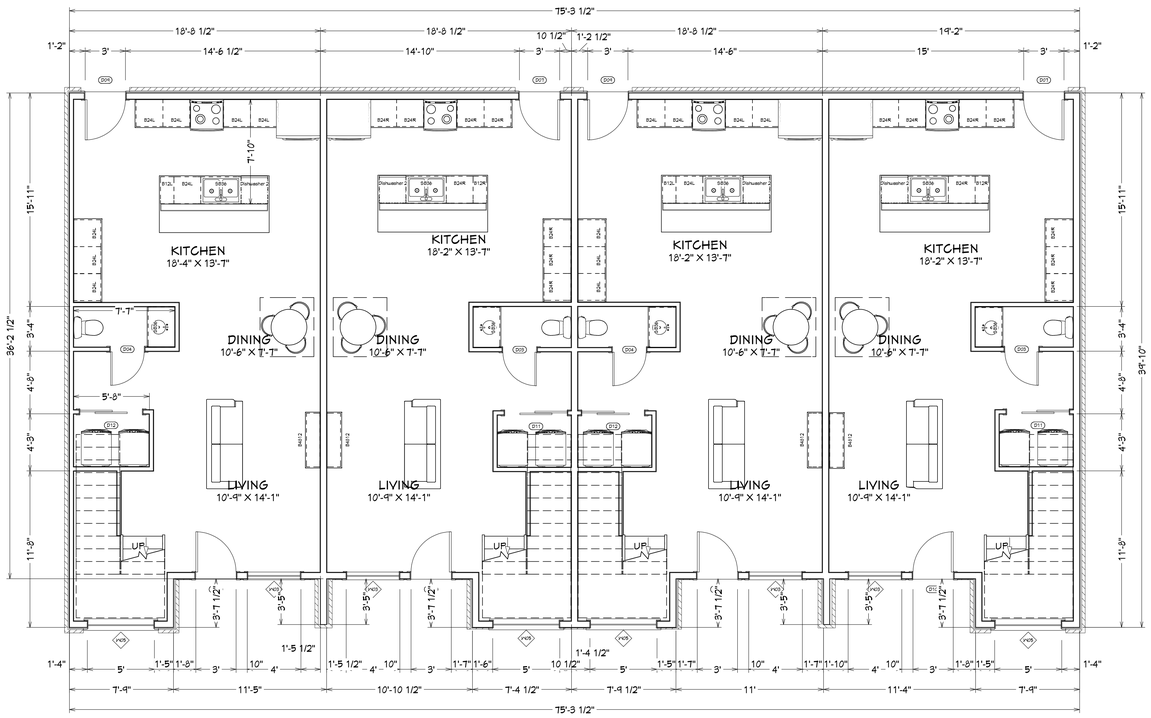
SALIDA CROSSINGS
CITY OF SALIDA
CHAFFEE COUNTY, CO

DATE
10/27/2022

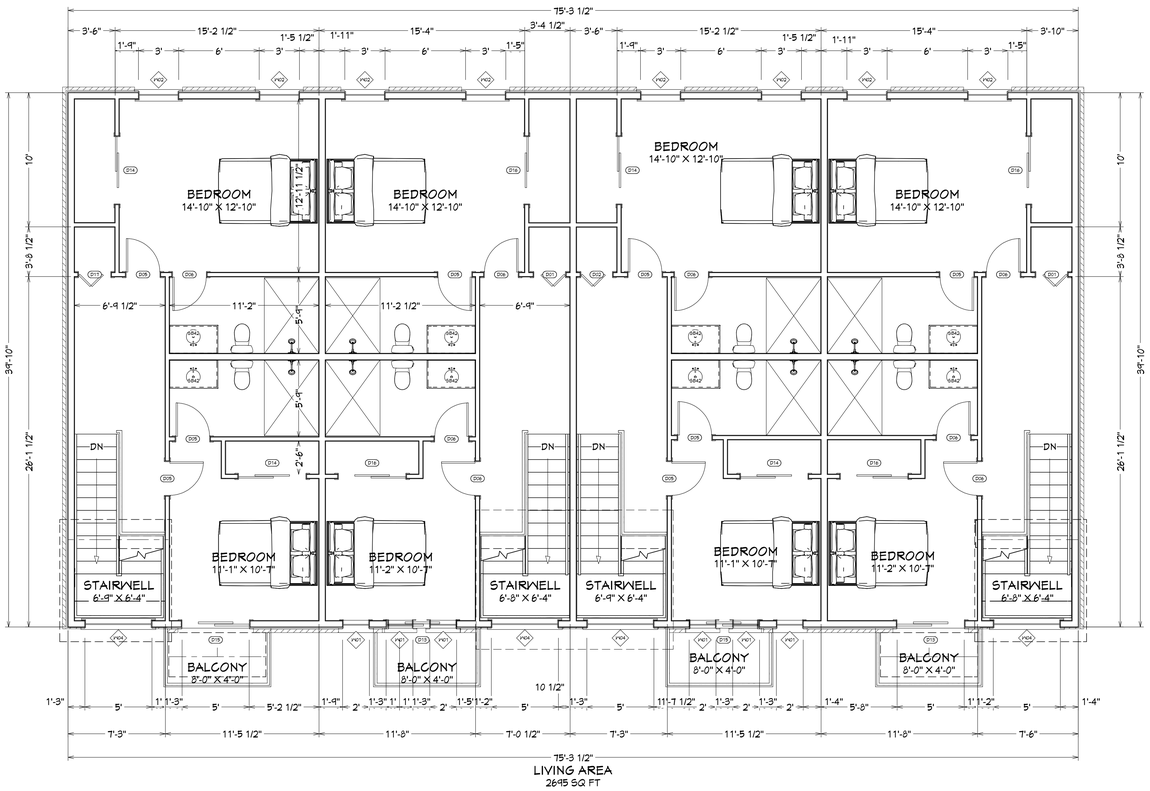
PROJECT NO.
17202

3 of 3

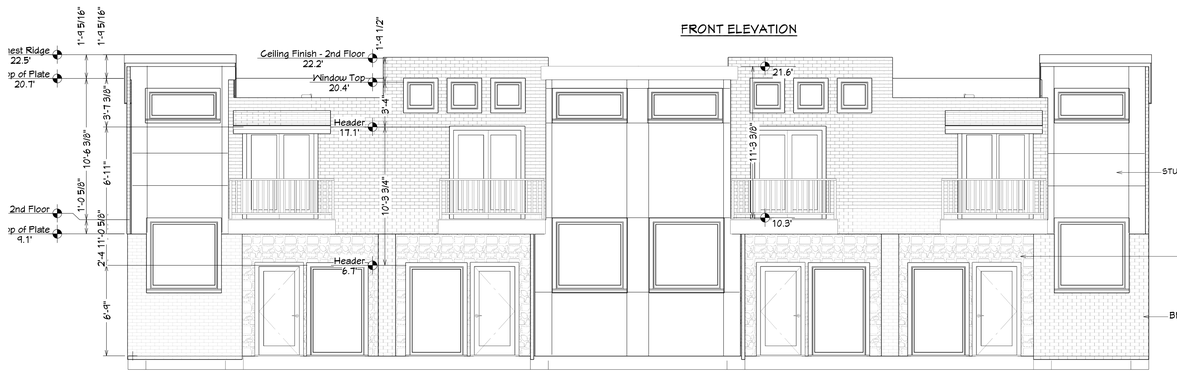
Drawing name: C:\Users\JPucillo\OneDrive - Phelps Engineering Services\Company\Entitlement Engineering\17202 - Salida Commons\CAD\Sheets\PRELIM PLAT\17202 - PLAT.dwg SITE INFORMATION Dec. 16, 2022 11:27am by: JPucillo



LIVING AREA
2837 SQ FT



LIVING AREA
2645 SQ FT



Elevation 1

DOOR SCHEDULE							
NUMBER	LABEL	QTY	FLOOR	SIZE	R/O	DESCRIPTION	HEADER
D01	2468	2	2	2468 L	30"X82 1/2"	2 DR. BIFOLD-LOUVERED	2X6X33" (2)
D02	2468	1	2	2468 R	30"X82 1/2"	2 DR. BIFOLD-LOUVERED	2X6X33" (2)
D03	2668	2	1	2668 L IN	32"X82 1/2"	HINGED-DOOR P04	2X6X35" (2)
D04	2668	2	1	2668 R IN	32"X82 1/2"	HINGED-DOOR P04	2X6X35" (2)
D05	2668	8	2	2668 L IN	32"X82 1/2"	HINGED-DOOR P04	2X6X35" (2)
D06	2668	8	2	2668 R IN	32"X82 1/2"	HINGED-DOOR P04	2X6X35" (2)
D07	3068	2	1	3068 L EX	36"X83"	EXT. HINGED-DOOR E21	2X6X41" (2)
D08	3068	2	1	3068 L EX	36"X83"	EXT. HINGED-GLASS PANEL	2X6X41" (2)
D09	3068	2	1	3068 R EX	36"X83"	EXT. HINGED-DOOR E21	2X6X41" (2)
D10	3068	2	1	3068 R EX	36"X83"	EXT. HINGED-GLASS PANEL	2X6X41" (2)
D11	4868	2	1	4868 L IN	51 9/16"X82 1/2"	SLIDER-DOOR P04	2X6X60 9/16" (2)
D12	4868	2	1	4868 R IN	51 9/16"X82 1/2"	SLIDER-DOOR P04	2X6X60 9/16" (2)
D13	5068	2	2	5068 L EX	62"X83"	EXT. SLIDER-GLASS PANEL	2X6X65" (2)
D14	5068	4	2	5068 L IN	62"X82 1/2"	SLIDER-DOOR P04	2X6X65" (2)
D15	5068	2	2	5068 R EX	62"X83"	EXT. SLIDER-GLASS PANEL	2X6X65" (2)
D16	5068	4	2	5068 R IN	62"X82 1/2"	SLIDER-DOOR P04	2X6X65" (2)
D17	2568	1	2	2568 R	30 9/16"X82 1/2"	2 DR. BIFOLD-LOUVERED	2X6X33 9/16" (2)

WINDOW SCHEDULE							
NUMBER	LABEL	QTY	FLOOR	SIZE	R/O	DESCRIPTION	HEADER
W01	2020FX	6	2	2020FX	25"X25"	FIXED GLASS	2X6X28" (2)
W02	3050DH	2	2	3050DH	37"X61"	DOUBLE HUNG	2X6X40" (2)
W03	4068FX	4	1	4068FX	49"X81"	FIXED GLASS	2X6X52" (2)
W04	5020FX	4	2	5020FX	61"X25"	FIXED GLASS	2X6X64" (2)
W05	5050FX	4	1	5050FX	61"X61"	FIXED GLASS	2X6X64" (2)

DOOR LABEL/ SIZE: 3068 IS A DOOR THAT IS 3 FT 0 INCHES WIDE BY 6 FEET 8 INCHES TALL. TO FURTHER CLARIFY, THE 3068 LABEL IS TO BE READ AS FEET AND INCHES (WIDTH) AND FEET AND INCHES (HEIGHT). THE DOOR LABEL IS THE ACTUAL SIZE OF THE DOOR ITSELF, NOT THE ROUGH OPENING SIZE. VERIFY THE ROUGH OPENING SIZE WITH THE DOOR MANUFACTURER CHOSEN AT SITE.
WINDOW LABEL/ SIZE: 3050 IS A WINDOW THAT IS 3 FT 0 INCHES WIDE BY 5 FEET 0 INCHES TALL. TO FURTHER CLARIFY, THE 3050 LABEL IS TO BE READ AS FEET AND INCHES (WIDTH) AND FEET AND INCHES (HEIGHT). THE WINDOW LABEL IS THE ACTUAL SIZE OF THE WINDOW ITSELF, NOT THE ROUGH OPENING SIZE. VERIFY THE ROUGH OPENING SIZE WITH THE WINDOW MANUFACTURER CHOSEN AT SITE.

GENERAL NOTES:

THE BUILDER SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).

PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

BUILDING PERFORMANCE:

HEAT LOSS CALCULATIONS SHALL COMPLY WITH THE REQUIREMENTS OF REGIONAL AND LOCAL CODES. SEE CALCULATIONS. PORCHES, DECKS, FOUNDATION, FIREPLACE ENCLOSURES, AND GARAGE AREAS NOT INCLUDED IN LIVING AREA. ALL EXHAUST FANS TO BE VENTED DIRECTLY TO THE EXTERIOR. ALL PENETRATIONS OF THE BUILDING ENVELOPE SHALL BE SEALED WITH CAULK OR FOAM.

IMPORTANT DISCLAIMER
THE ENCLOSED INFORMATION IS INTENDED TO ASSIST AND INFORM YOU THROUGH THE CONSTRUCTION OF THIS TOWNHOME. YOUR CONSTRUCTION PLANS HAVE BEEN DRAWN TO PRESCRIBE TO INDUSTRY STANDARDS. THESE PROFESSIONAL STANDARDS DETERMINE HOW CONSTRUCTION PLANS ARE DRAWN AND WHAT INFORMATION THEY INCLUDE. CONSTRUCTION PLANS ARE INTENDED AS A TECHNICAL GUIDE TO PROFESSIONAL CONTRACTORS AND ARE NOT INTENDED TO BE A SET OF STEP-BY-STEP INSTRUCTIONS. THEREFORE, IF YOU ARE PLANNING TO BUILD YOUR TOWN HOME WITHOUT THE SERVICE OF A PROFESSIONAL BUILDER, WE SUGGEST THAT YOU BECOME THOROUGHLY FAMILIAR WITH READING CONSTRUCTION PLANS OR CONSIDER CONSULTING A CONSTRUCTION SPECIALIST. GREAT CARE AND EFFORT GOES INTO THE DESIGN AND CREATION OF THE CONSTRUCTION PLANS; HOWEVER, BECAUSE OF THE IMPOSSIBILITY OF PROVIDING ANY PERSONAL AND/OR "ON-SITE" CONSULTATION, SUPERVISION AND CONTROL OVER THE ACTUAL CONSTRUCTION, AND BECAUSE OF THE GREAT VARIANCES IN LOCAL BUILDING CODE REQUIREMENTS AND OTHER GEOGRAPHIC LOCATION AND WEATHER CONDITIONS, DRAFTING DREAMZ, LLC. NOR THE AGENTS OR EMPLOYEES ASSUMES NO RESPONSIBILITY FOR ANY DAMAGES INCLUDING BUT NOT LIMITED TO, ANY DEFICIENCIES, OMISSIONS, OR ERRORS IN THE DESIGN. IN ANY CASE, ANY DISCREPANCIES, ERRORS, AND/OR OMISSIONS IN THE DIMENSIONS, AND/OR DRAWINGS CONTAINED IN THE CONSTRUCTION PLANS SHALL BE BROUGHT TO THE ATTENTION OF HOUSE PLAN ZONE, LLC. PRIOR TO COMMENCEMENT OF CONSTRUCTION. PROCEEDING WITH CONSTRUCTION CONSTITUTES THE ACCEPTANCE OF THE CONSTRUCTION DOCUMENTS 'AS IS' AND ANY DISCREPANCIES, ERRORS, AND/OR OMISSIONS BECOME THE SOLE RESPONSIBILITY OF THE PURCHASER. IF ANY ERRORS ARE DISCOVERED PRIOR TO CONSTRUCTION OF HOUSE DRAFTING DREAMZ, LLC. WILL BE GIVEN FULL OPPORTUNITY TO CORRECT ANY ERRORS AND/OR OMISSIONS TO THE CONSTRUCTION PLANS. IN ANY OR ALL CIRCUMSTANCES, THE MAXIMUM FINANCIAL LIABILITY TO DRAFTING DREAMZ, LLC. CAN NOT EXCEED THE TOTAL PLAN PURCHASE.
PROFESSIONAL SEAL/ ADDITIONAL DRAWINGS
THOUGH EVERY EFFORT WAS MADE TO MAKE THE CONSTRUCTION DOCUMENTS FOLLOW THE I.R.C. NATIONAL CODE METHODOLOGIES, A FEW STATES AND CITIES HAVE PASSED BI-LAWS REGARDING CONSTRUCTION PLANS THAT WOULD BE SUBMITTED TO YOUR LOCAL MUNICIPALITY AND USED FOR THE CONSTRUCTION OF YOUR HOME. THESE BI-LAWS REQUIRE THE CONSTRUCTION PLANS TO BE REVIEWED AND/OR PREPARED, INSPECTED, AND SEALED (OR STAMPED) BY A LICENSED ARCHITECT/ ENGINEER IN YOUR STATE. IT IS ADVISED THAT YOU CONTACT YOUR MUNICIPALITY'S BUILDING DEPARTMENT FOR INSTRUCTIONS TO COMPLY WITH THEIR CONSTRUCTION PLANS REVIEW PROCESS. FURTHERMORE, ADDITIONAL ITEMS SUCH AS STRUCTURAL, HVAC, PLUMBING, SITE, ENERGY EFFICIENCY DOCUMENTATION, ETC. MAY BE REQUIRED AND THESE SHALL BE PROVIDED BY A LOCAL PROFESSIONAL THAT IS FAMILIAR WITH THE REQUIREMENTS AND THESE SHALL BE PROVIDED AT THE OWNERS EXPENSE.
OTHER IMPORTANT INFORMATION
FOUNDATIONS - ALL FOUNDATION PLANS MUST BE REVIEWED AND/OR STAMPED BY AN ENGINEER OF YOUR LOCAL STATE IF CITY REQUIRES.
SQUARE FOOTAGES - BONUS ROOMS (WHERE APPLICABLE) ARE NOT INCLUDED IN THE HEATED AREA OF THE DESIGN UNLESS SPECIFICALLY NOTED. GARAGE PLANS ARE EXCLUDED. SQUARE FOOTAGES SHOWN ARE CALCULATED TO THE OUTSIDE OF THE STUD WALL AND DO NOT INCLUDE THE EXTERIOR MATERIALS SUCH AS BRICK, STONE, OR SIDING.
DIMENSIONS - OUR PLANS ARE DIMENSIONED TO THE OUTSIDE OF THE STUD WALL ONLY AND NOT TO THE OUTSIDE OF THE BRICK LEDGE (WHERE APPLICABLE).
COPYRIGHTS
REPRODUCTION OF THESE CONSTRUCTION PLANS, EITHER IN WHOLE OR IN PART, INCLUDING ANY FORM COPYING AND/OR PREPARATION OF A DERIVATIVE WORKS THEREOF, FOR ANY REASON IS STRICTLY PROHIBITED. THE PURCHASE OF A SET OF CONSTRUCTION PLANS IN NO WAY TRANSFERS ANY COPYRIGHT OR OTHER OWNERSHIP INTEREST IN IT TO THE PURCHASER EXCEPT FOR A LIMITED LICENSING RELEASE TO USE THE SAID PLAN SET FOR CONSTRUCTING ONE AND ONLY ONE DWELLING UNIT. THE PURCHASE OF ADDITIONAL SETS OF THE SAID PLANS AT A REDUCED PRICE FROM THE ORIGINAL SET OR AS PART OF A MULTIPLE SET PACKAGE DOES NOT CONVEY TO THE PURCHASER A LICENCE TO CONSTRUCT MORE THAN ONE DWELLING. SIMILARLY, THE PURCHASE OF REPRODUCIBLE CONSTRUCTION PLANS (A.K.A. SEPIAS, MYLARS, OR VELLUMS) CARRIES THE SAME COPYRIGHT PROTECTION AS MENTIONED ABOVE. IT IS GENERALLY ALLOWED TO MAKE A MAXIMUM OF 10 COPIES FOR THE CONSTRUCTION OF A SINGLE DWELLING ONLY. TO USE ANY PLAN MORE THAN ONCE, AND TO AVOID ANY COPYRIGHT/ LICENSE INFRINGMENT, IT IS NECESSARY TO CONTACT THE ORIGINAL DESIGNER TO RECEIVE A LICENSE FOR ANY EXTENDED USAGE. WHEREAS A PURCHASER OF REPRODUCIBLE'S IS GRANTED A LICENSE TO MAKE COPIES, IT SHOULD BE NOTED THAT AS COPYRIGHTED MATERIALS, MAKING PHOTOCOPIES FROM CONSTRUCTION PLANS IS ILLEGAL. COPYRIGHT AND LICENSEE OF CONSTRUCTION PLANS EXISTS TO PROTECT ALL PARTIES. IT RESPECTS AND SUPPORTS THE INTELLECTUAL PROPERTY OF THE ORIGINAL ARCHITECT AND/OR DESIGNER, THEREBY KEEPING IT POSSIBLE TO OFFER PRE-DRAWN PLANS AT AFFORDABLE PRICES. COPYRIGHT LAW FOR PRE-DRAWN CONSTRUCTION PLANS IS NOW BEING VIGOROUSLY ENFORCED. COPYRIGHT INFRINGEMENT COULD LEAD TO FINES OF UP TO $100,000 PER VIOLATION.
GENERAL SITE NOTES
1. CONTRACTOR TO VERIFY LOCATIONS OF SITE UTILITIES, REQUIREMENTS, AND CONNECTIONS FEES. OWNER, CONTRACTOR AND SUB-CONTACTORS TO PAY ALL OF THEIR RELATED CONSTRUCTION PERMIT FEES AS AGREED UPON BETWEEN THE OWNER AND CONTRACTOR.
2. BEFORE EXCAVATION, THE CONTRACTOR SHALL EXAMINE ALL DRAWINGS, MAPS, AND BUILDING SITE TO DETERMINE THE ROUTES OF ALL UNDERGROUND UTILITIES.
BEFORE DIGGING COMMENCES IT IS ADVISED THAT THE OWNER AND OR CONTRACTOR CALL THEIR STATES UTILITY LOCATOR FACILITATOR.
3. IT IS RECOMMENDED THAT THE SITES SOIL BE TESTED FOR COMPRESSION RATING TO DETERMINE FOUNDATION AND FOOTING DESIGN. CONCRETE FOUNDATIONS AND FOOTING DESIGN SHALL BE IN ACCORDANCE TO CHAPTER 4 OF THE I.R.C. CODE. FOUNDATION DESIGN TO BE VERFIED BY A LOCAL PROFESSIONAL OR ENGINEER. CONSULT A LOCAL CIVIL ENGINEER FOR SITE PLANS AND SURVEYS OF EXISTING PROPERTY. A LANDSCAPE ARCHITECT SHOULD BE CONSULTED FOR MORE EXTENSIVE LANDSCAPE DESIGNS.

36 X 48
PAPER SIZE

REVISION TABLE		
NUMBER	DATE	REVISED BY	DESCRIPTION

TOWN HOME
PRELIMINARY DESIGN

CUSTOMER:
CONCEPT 30 INC
1520 HWY 50
SALIDA, CO 80221

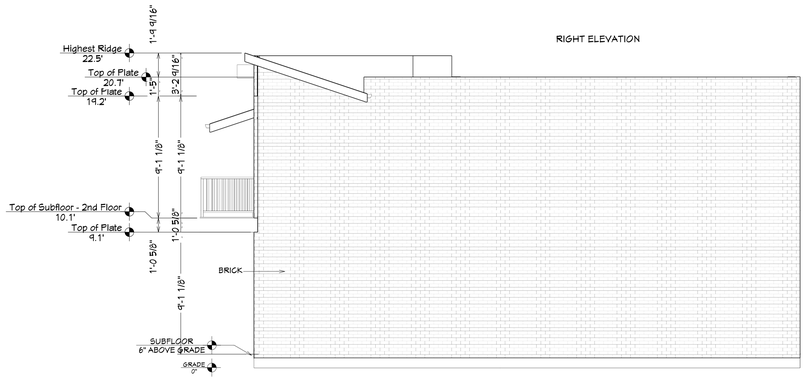
DRAWINGS PROVIDED BY:
DRAFTING DREAMZ
5050 QUEBEC DR. STE 700
LONE TREE, CO 80124
(469) 931-4812
DRAFTINGDREAMZ.COM

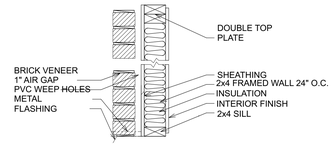
DATE:
10/14/22

SCALE:
1/4" = 1'

SHEET:
A-1

RIGHT ELEVATION





REAR ELEVATION



36 X 48
PAPER SIZE

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

TOWN HOME
PRELIMINARY DESIGN

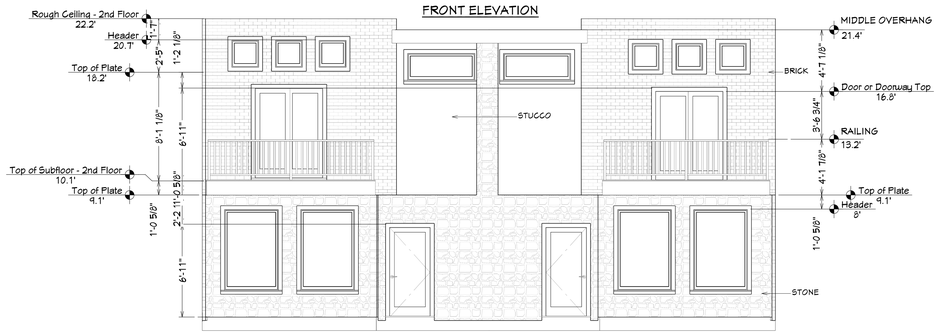
CUSTOMER:
CONCEPT 30 INC
1520 HWY 50
SALIDA, CO 80221

DRAWINGS PROVIDED BY:
DRAFTING DREAMZ
5050 QUORUM DR. STE 700
DALLAS, TX 75254
(469) 321-6811
DRAFTINGDREAMZ.COM

DATE:
10/14/22

SCALE:
1/4" = 1'

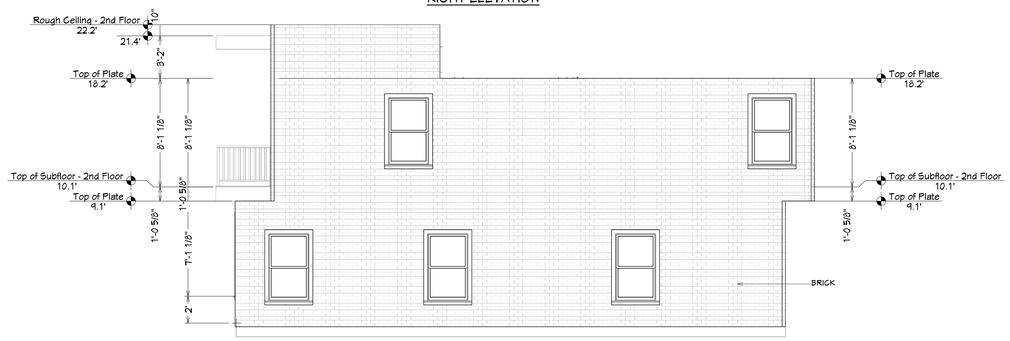
SHEET:
A-4



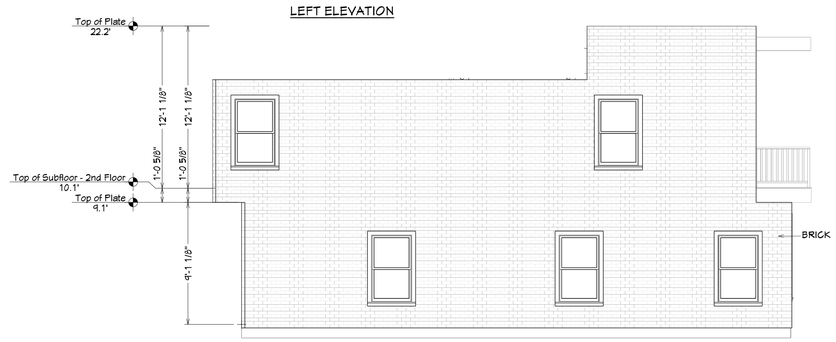
Elevation 1



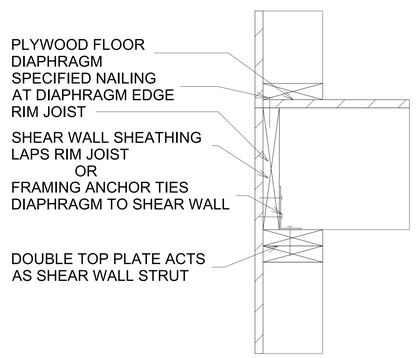
Elevation 3

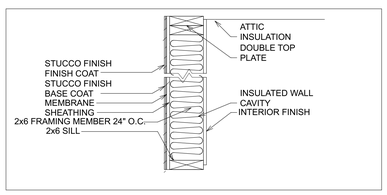


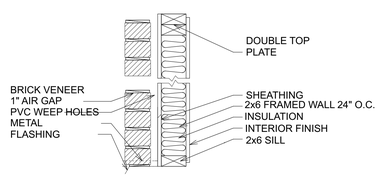
Elevation 2



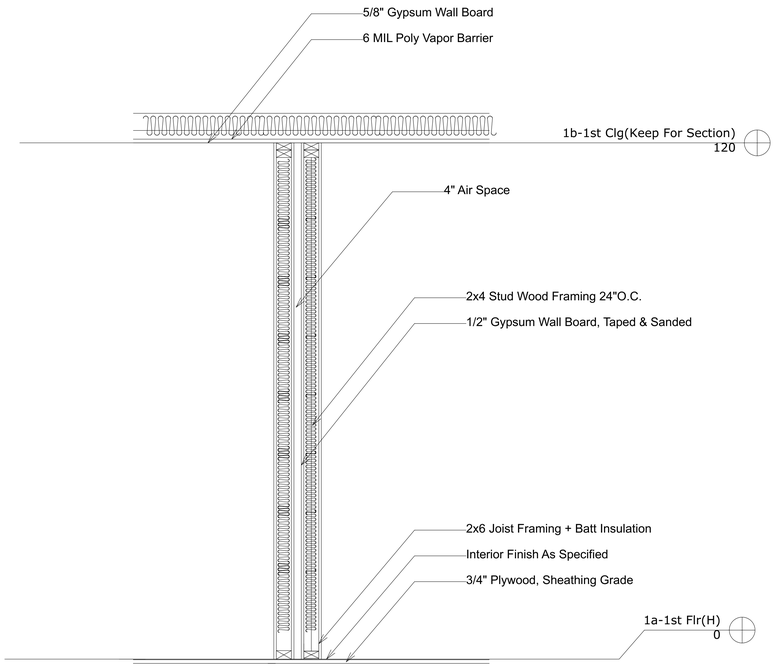
Elevation 4







Shear Wall: Floor Diaphragm



FIRE WALL DETAIL

COPYRIGHT NOTICE:
THESE PLANS ARE PROTECTED UNDER FEDERAL COPYRIGHT LAWS BY DRAFTING DREAMZ, LLC AND LICENSED FOR USE BY THE ORIGINAL OWNER ONLY. REPRODUCTION OR USE OF THESE PLANS IS A VIOLATION OF COPYRIGHT LAWS. CLIENTS RIGHTS ARE LIMITED TO ONE-TIME USE OF THE PLANS FOR CONSTRUCTION OF THE ORIGINAL PROJECT ONLY. UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THE PLANS IS A VIOLATION OF THE ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT.
COPYRIGHT © ALL RIGHTS RESERVED
DRAFTING DREAMZ, LLC

36 X 48
PAPER SIZE

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

PROJECT:

CUSTOMER:

DRAWINGS PROVIDED BY:
DRAFTING DREAMZ
5050 QUORUM DR, STE 700
DALLAS, TX 75254
DRAFTINGDREAMZ.COM

DATE:
10/25/22

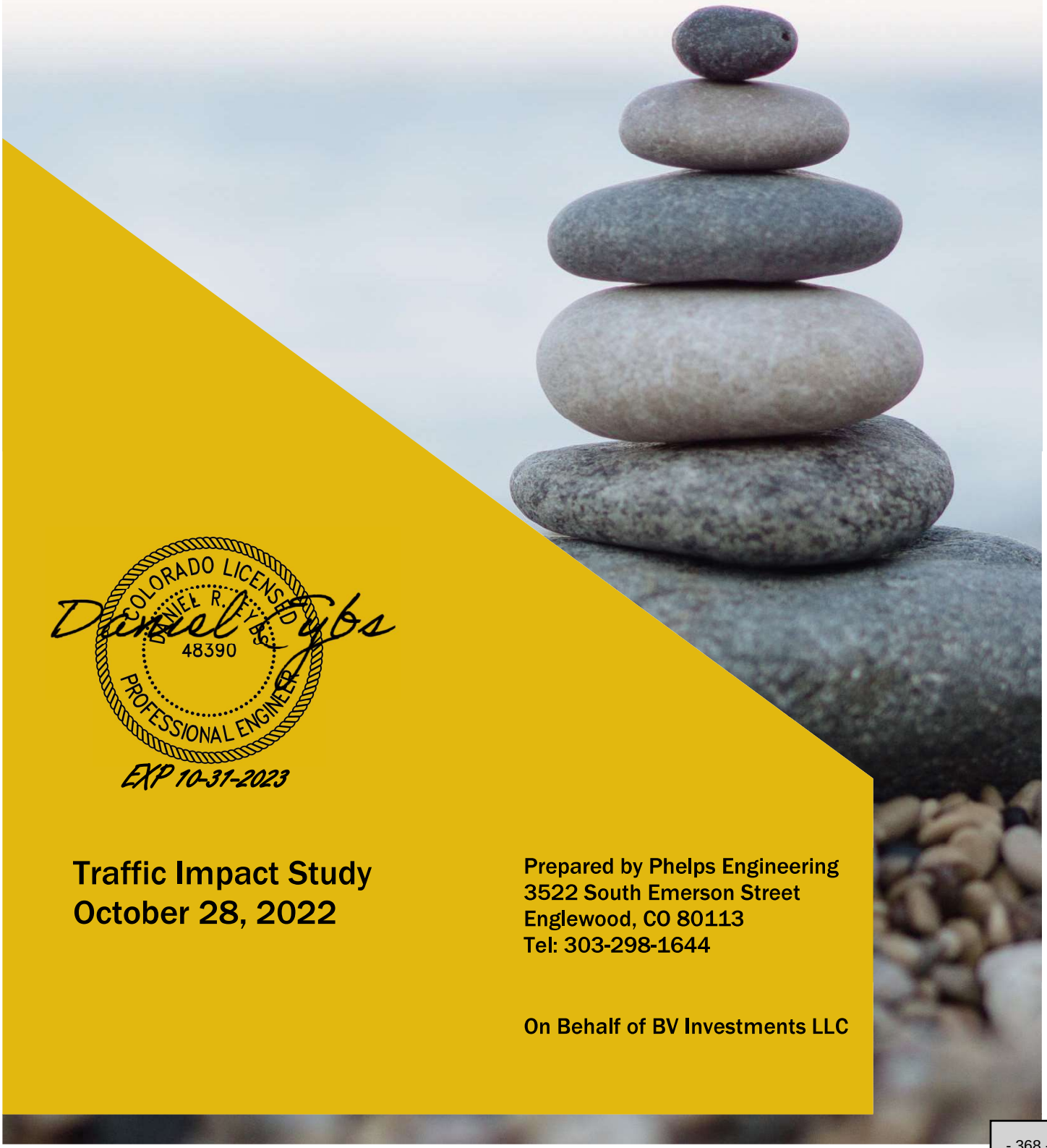
SCALE:
1/4" = 1'

SHEET:
A-2

DRAFTING Dreamz

SALIDA CROSSINGS

…a proposed mixed-use redevelopment serving the City of Salida, Colorado.



COLORADO LICENSED
DANIEL R. FYBS
48390
PROFESSIONAL ENGINEER
EXP 10-31-2023

Traffic Impact Study
October 28, 2022

Prepared by Phelps Engineering
3522 South Emerson Street
Englewood, CO 80113
Tel: 303-298-1644

On Behalf of BV Investments LLC

REPORT CONTENTS

INTRODUCTION 3
LAND USE AND ACCESS 4
Figure 1: The site location relative to the adjacent and nearby roadways 4
Figure 2: New Mixed-Use Redevelopment Conceptual Site Plan 5
ROAD AND TRAFFIC CONDITIONS 5
Figure 3a: AM peak-hour traffic volumes at site adjacent intersections 7
Figure 3b: PM peak-hour traffic volumes at site adjacent intersections. 8
Table 1: CDOT Short Duration Count Station 2021 AADT and 2042 AADT 8
Table 2: Three-year Crash Record Summary 9
TRIP GENERATION 9
Table 3: Estimated Site Vehicle Driveway Trip Generation 10
TRIP DISTRIBUTION AND ASSIGNMENT 11
Table 4: Directional distribution estimate for the site-generated trips 11
Figure 4a: AM Peak-Hour Site Generated Traffic Volumes 12
Figure 4b: PM Peak-Hour Site Generated Traffic Volumes 13
Figure 5a: AM Peak-Hour Existing Plus Site Generated Traffic Volumes 14
Figure 5b: PM Peak-Hour Existing Plus Site Generated Traffic Volumes 15
Figure 6a: 2042 AM Peak-Hour Background Traffic Volumes 16
Figure 6b: 2042 PM Peak-Hour Background Traffic Volumes 17
Figure 7a: 2042 AM Peak-Hour Background Plus Site Generated Traffic Volumes 18
Figure 7b: 2042 PM Peak-Hour Background Plus Site Generated Traffic Volumes 19
LEVEL OF SERVICE ANALYSIS 19
Figure 8: Intersection Levels of Service Graphical Representation 20
Table 5: Intersection Levels of Service Delay Ranges 20
Table 6: Unsignalized Intersection Level of Service (LOS) Analysis Results 21
AUXILIARY TURN LANE RECOMMENDATIONS 21
THE US 50A/CO 291 INTERSECTION IMPROVEMENTS 23
ADDITIONAL RECOMMENDATIONS 23
CONCLUSIONS 23
APPENDIX A – TRAFFIC COUNT DATA .....
APPENDIX B - PTV VISTRO INTERSECTION CAPACITY REPORTS .....

INTRODUCTION

Phelps Engineering Services, Inc. (PES) has prepared this traffic impact study for the proposed Salida Crossings mixed-use redevelopment project. This site is located at 1520 East Highway 50 in Salida, CO at county parcel number 380704300016. Currently, the site is occupied by a vacant car dealership parking lot. The site plan included in this report shows the use of only the current site access to East Rainbow Boulevard (US Highway 50A). No additional access is proposed. This existing access is located approximately 460 feet west of the intersection of East Rainbow Boulevard/Oak Street. This report has been prepared for submittal to the Colorado Department of Transportation (CDOT) and the City of Salida.

The preparation of this report included the following:

- An inventory of existing road and traffic conditions on US Highway 50A adjacent to the site including surface conditions; functional classification; road widths; pavement markings; traffic control signs; posted speed limits; intersection and access spacing; roadway and intersection alignments; curb, gutter, and sidewalk locations; and auxiliary turn lanes.
- Weekday turning movement traffic counts at the intersections of Rainbow Boulevard/Hunt Street, East Rainbow Boulevard/Oak Street, and Oak Street/County Road 105.
- A three-year (2020, 2019 and 2018) crash pattern review for US 50A between milepost 222 and 223, and for CO 291A between milepost 0 and 1.
- CDOT 2021 Annual Average Daily Traffic (AADT) volume data for US Highway 50A (East Rainbow Boulevard) adjacent to the site and SH 291 (Oak Street).
- Projections of 20-year background (baseline) traffic volumes on East Rainbow Boulevard and Oak Street adjacent to the site.
- The existing and proposed site land uses and access plan.
- Estimates of average weekday and weekday peak-hour trip generation for the proposed Salida Crossings redevelopment project and the estimated directional distribution of site-generated vehicle trips on the roadways and intersections adjacent to the site.
- Projected site-generated and resulting total peak-hour intersection traffic volumes at the site access point on East Rainbow Boulevard and at the intersection of East Rainbow Boulevard/Oak Street.
- An on-site parking needs analysis generated by the proposed residential and retail land uses and ADA parking space requirements.
- Intersection level of service analysis at the site access intersection with East Rainbow Boulevard and the intersection of East Rainbow Blvd./Oak St.
- An auxiliary right-/left-turn lane needs analysis based on the projected redevelopment volumes and criteria in the Colorado State Highway Access Code.
- Findings and recommendations.

LAND USE AND ACCESS

Figure 1 shows the site location relative to the adjacent and nearby roadways. A vacant car dealership parking lot currently occupies the site. The existing car dealership parking lot will be replaced with the Salida Crossings redevelopment. Salida Crossings is a planned mixed-use redevelopment project, consisting of seventy-two apartment units, twenty townhome units, and 10,274 square feet of retail space.



Figure 1: The site location relative to the adjacent and nearby roadways.

Figure 2 contains the proposed site plan showing the multi-family home units, townhome units, office/retail spaces, site circulation, and the access point to East Rainbow Boulevard. Site access to East Rainbow Boulevard will be via an existing access located approximately 460 feet west of Oak Street. Use of the access for the redevelopment project will require CDOT approval. Therefore, the applicant will submit a CDOT access permit application.

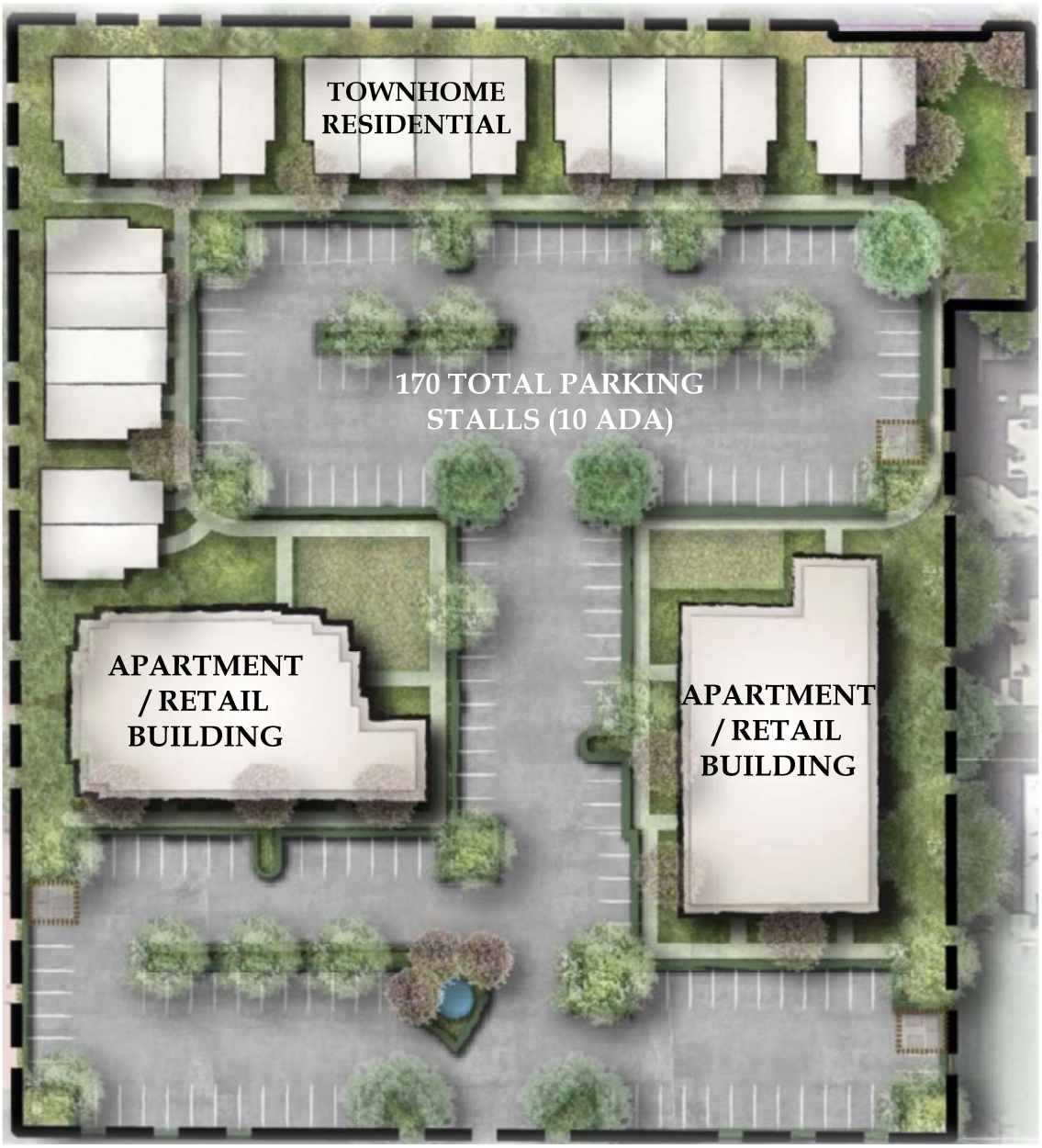


Figure 2: New Mixed-Use Redevelopment Conceptual Site Plan

ROAD AND TRAFFIC CONDITIONS

Figure 1 shows the roads adjacent to and in the vicinity of the site. Roads serving the site are identified below followed by a brief description of each:

- US Highway 50A (East Rainbow Boulevard) is the major roadway providing access to the site. US Highway 50A is an east-west state highway extending across Colorado from the Utah border in Mesa County to the Kansas border in Prowers County. US Highway 50A is classified as NR-A (Non-Rural Principal Highway) in the vicinity of the site. Adjacent to the site, US Highway 50A is a five-lane roadway with a posted speed limit of forty-five miles per hour (mph).

The street cross section includes striping for on-street bike lanes. The painted center median directly adjacent to the site access comprises two sets of dual solid yellow lines, which form a transition between the end of a two-way left-turn lane (TWLTL) and the dedicated eastbound left-turn lane at Oak Street. The applicant is requesting the access be CDOT-access-permitted as a full-movement with the redevelopment of the site.

- State Highway 291 (Oak Street) is classified as a two-lane NR-C (Non-Rural Arterial) in the vicinity of the site. Extending nine miles through Salida from US Highway 50A to US Highway 285, State Highway 291 has a posted speed limit of 35 mph north of US Highway 50A. The intersection of State Highway 291/US Highway 50A is a Stop-sign-controlled, full-movement T-intersection.

- Hunt Street is classified as an urban collector street in the City of Salida. The improvements to the roadway include a 34-foot traveled way, on-street parallel parking, detached sidewalks, curb and gutter, and directional curb ramps. The City Code, Section 1101(2)(a), states: "The speed limits for all streets within the City, unless otherwise posted, shall be 25 miles per hour." The speed limit on Hunt Street is not posted, so it is legally twenty-five mph. The intersection of US Highway 50A/Hunt Street is a Stop-sign-controlled, full-movement T-intersection.

- Chaffee County Road 105 (Old Stage Road) is a rural two-lane roadway with graded shoulders. The posted speed limit is twenty-five mph. The intersection of State Highway 291/County Road 105 is a stop-sign-controlled, full-movement T-intersection.

Existing Traffic Volumes

Figures 3a and 3b show the observed AM and PM peak-hourly traffic volumes at intersections adjacent to the site. Weekday turning movement traffic counts were obtained on Tuesday, April 5, 2022, at the intersections of Rainbow Boulevard (US-50)/Hunt Street, East Rainbow Boulevard (US-50)/Oak Street (SH 291), and Oak Street (SH 291)/County Road 105.

Generated with PTV VISTRO

Version 2022 (SP 0-3)

AM peak-hour traffic volumes at site adjacent intersections



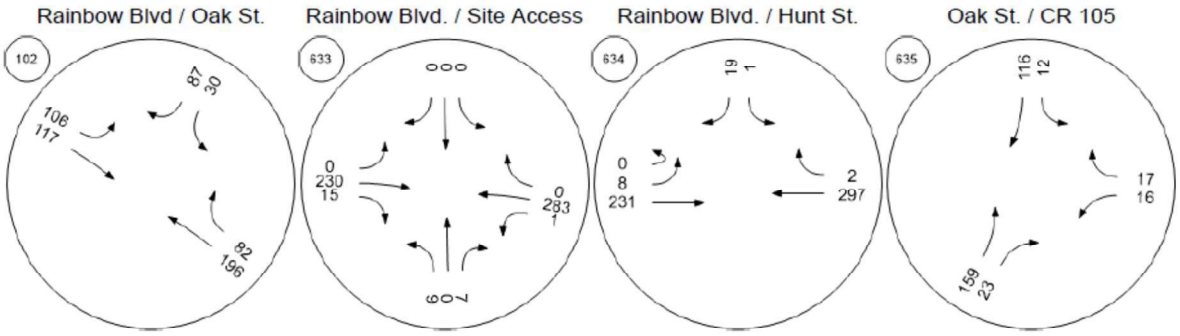


Figure 3a: AM peak-hour traffic volumes at site adjacent intersections.

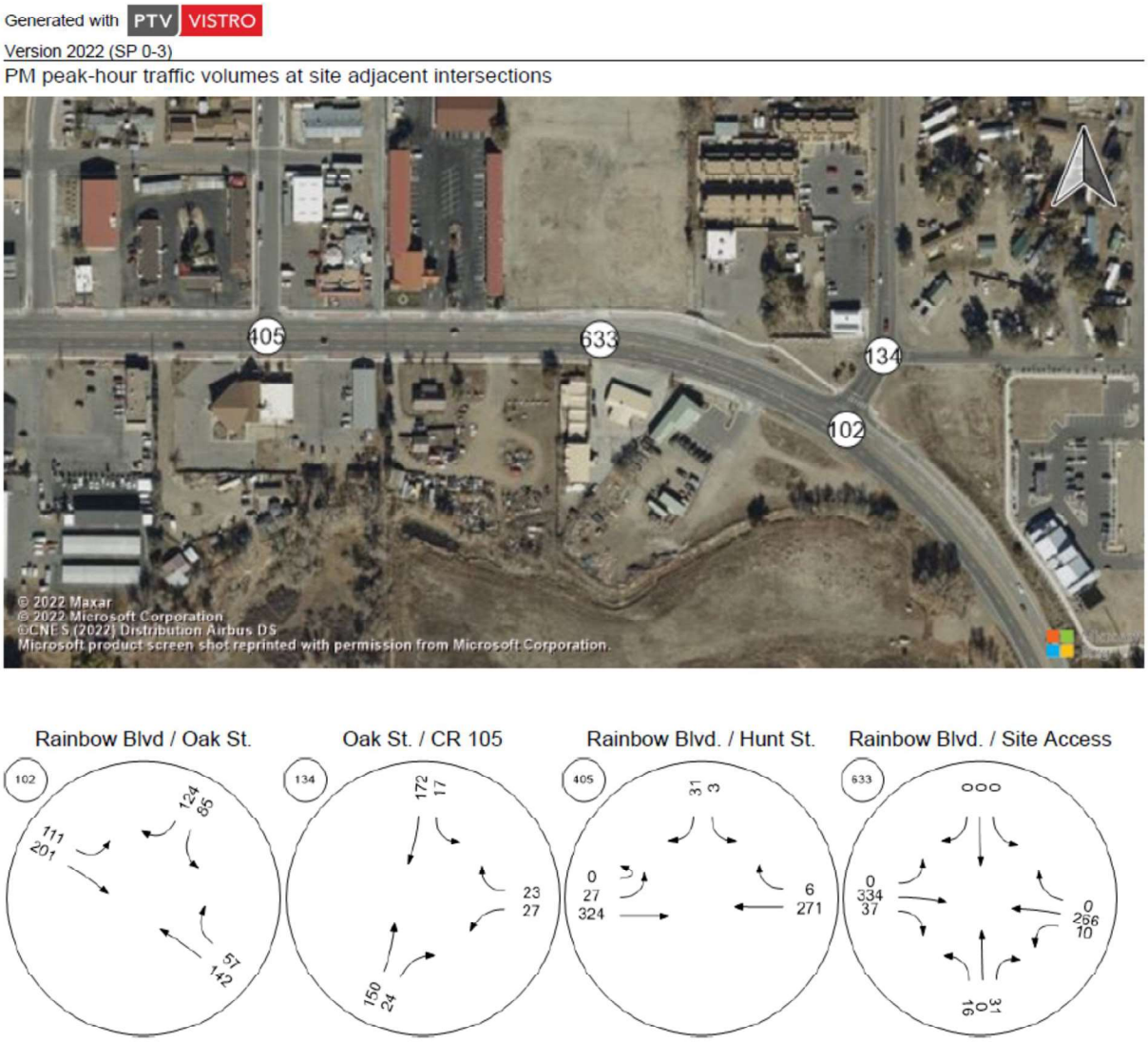


Figure 3b: PM peak-hour traffic volumes at site adjacent intersections.

PES also obtained the most current CDOT traffic data for count stations 102286, 102287, and 105345 located adjacent to the site. Table 1 includes the CDOT short duration count station 2021 AADT and project 2042 AADT for each station.

Station ID	Route	Milepost Begin-End	2021 AADT	Projected 2042 AADT	CDOT Growth Factor
102286	050A	222.198-222.399	8,400	9,106	1.084
102287	050A	222.399-233.62	6,200	6,786	1.095
105345	291A	0 – 0.865	4,100	4,444	1.084

Table 1: CDOT Short Duration Count Station 2021 AADT and 2042 AADT

Crash Pattern Review

CDOT provided crash data through its public website codot.gov. The latest year of crash records available in the CDOT crash database is 2020. To identify potential patterns of crashes on US 50A (Rainbow Boulevard) and CO 291A (Oak Street), three years (2020, 2019 and 2018) of crash records were reviewed for US 50A between milepost 222 and 223, and for CO 291A between milepost 0 and 1. Table 1 summarizes the three-year crash history for each roadway.

Route	Milepost	2020	2019	2018
US 50A	222 to 223	4 PDO Crashes	No Crashes Reported	2 PDO Crashes
CO 291A	0 to 1	No Crashes Reported	No Crashes Reported	No Crashes Reported
PDO = Property Damage Only				

Table 2: Three-year Crash Record Summary

There were two similar crashes at the intersection of US 50A (Rainbow Boulevard) and CO 291A (Oak Street) in 2020. A vehicle heading southbound on Oak St. and making a left turn onto US 50 was hit broadside by another vehicle heading eastbound on US 50 at the intersection. However, this intersection's three-year crash history indicates a low to moderate potential for crash reduction intersection when analyzed using the safety performance functions for a Rural 4-lane Divided Unsignalized 3-leg Intersection.

TRIP GENERATION

Estimates of the vehicle trips projected to be generated by Salida Crossings following redevelopment have been made using the nationally published trip generation rates from *Trip Generation, 10th Edition*, by the Institute of Transportation Engineers (ITE). Land use categories "215 – Single-Family Attached Housing," "220 – Multi-Family Housing (Low-Rise),"and "820 – Shopping Center", along with corresponding trip generation rates, have been used to develop the trip generation estimates for the site redevelopment. Table 3 below presents a summary of the estimated site trip generation. Salida Crossings is projected to generate about 1,694 "driveway" vehicle trips on the average weekday during a 24-hour period, with half entering and half exiting the site. During the morning peak hour, approximately sixty-five entering vehicles and sixty-six exiting vehicles would be generated by the redeveloped site. Approximately seventy-three entering vehicles and sixty-four exiting vehicles would be generated by Salida Crossings during the evening peak hour.

Analysis Period	Weekday		
	In	Out	Total
AM Peak Hour	65	66	131
PM Peak Hour	73	64	136
24-Hours	847	847	1,694

Table 3: Estimated Site Vehicle Driveway Trip Generation

Pass-By and Diverted Trips

The total number of trips generated by the site has also been aggregated by trip type to account for pass-by and diverted trips. A pass-by trip is one made by a motorist who would already be on an adjacent road regardless of the proposed development, but who stops in at the site while passing by. That pass-by motorist would then continue on his or her way to a final destination in the original direction.

Pass-by and diverted trip percentages have been based on data from the Trip Generation Handbook - An ITE Proposed Recommended Practice, 3rd Edition, 2014 by ITE and adjustments by PES for site-specific conditions. Analysis also accounts for diverted trips from the adjacent intersection of US Highway 50A/State Highway 291. These trips are technically considered non-pass-by trips, as they would be added to US Highway 50A and would result in altered turning movements at the nearby major intersection of US Highway 50A/State Highway 291. New trips would also be added to the proposed site access intersection.

The ITE-average percent pass-by and percent diverted trips were modified for this site-specific situation. Due to the site's geographic location on the outskirts of the city of Salida relative to adjacent major thoroughfares to the center of town, separate distributions were applied for entering and exiting vehicles to the site. Some drivers may enter the site eastbound on US Highway 50A but return to the center of town via Oak Street (and vice versa), changing their origin/destination paths.

PES increased the ITE-average proportion of primary trips (42 percent) generated by the shopping center to 60 percent. The ITE average of 34 percent pass-by trips generated by shopping centers was used, while PES decreased the proportion of diverted trips from 24 percent to 6 percent. Analysis accounts for pass-by and diverted trips for shopping center trips only. All residential trips were assumed to be primary.

Trip Reduction Factor

A trip reduction factor of one percent for residential and 3 percent for retail was used to account for trips between the proposed Salida Crossings mixed-use development and adjacent land uses, including motel and commercial uses. Internal trips are those in which both the origin and destination are within the development (trips paired between the proposed residential and commercial land uses).

TRIP DISTRIBUTION AND ASSIGNMENT

Trip Directional Distribution

An estimate of the directional distribution of site-generated vehicle trips to the study area roads and intersections is a necessary component in determining the site's traffic impacts. Table 4 shows the directional distribution estimate for the site-generated trips. The table shows the percentages of the site-generated vehicle trips projected to be oriented to and from the site's major approaches. Estimates have been based on the following factors: the proposed new land uses, the area street and road system serving the site, and the site's geographic location relative to the City of Salida and surrounding area.

Gate	To Salida Crossings	From Salida Crossings
	Share %	Share %
US 50 West of Hunt St.	55.00	65.00
US 50 South of CO 291	5.00	5.00
CO 291 North of CR 105	40.00	30.00

Table 4: Directional distribution estimate for the site-generated trips

Site-Generated Traffic

Redevelopment site-generated traffic volumes at the proposed site access point on US Highway 50A have been calculated by applying the directional distribution percentages estimated by PES (from Table 4) to the trip generation estimates (from Table 3). Figures 4a and 4b show the projected site-generated traffic volumes for the weekday AM and PM peak hours.

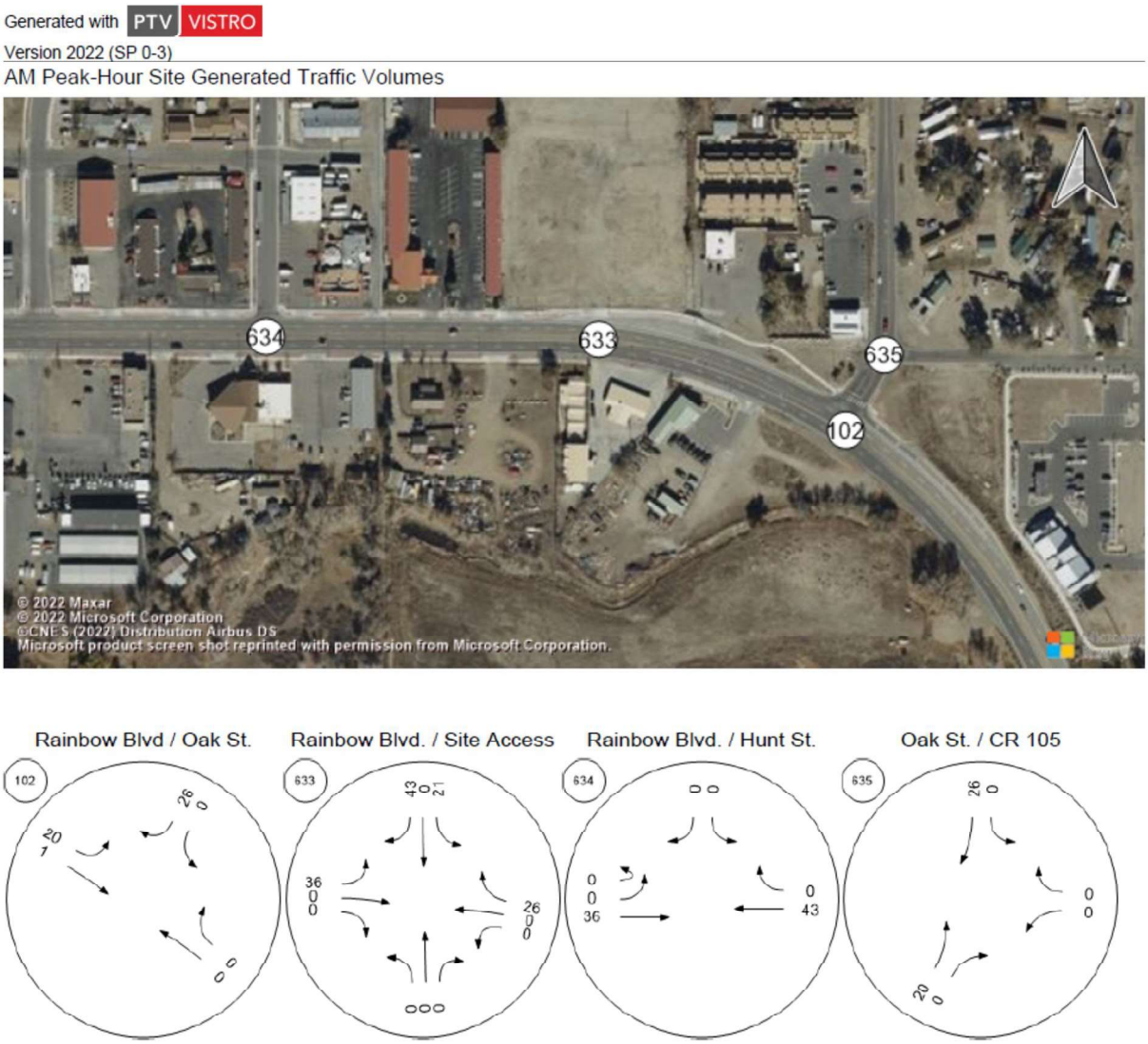


Figure 4a: AM Peak-Hour Site Generated Traffic Volumes

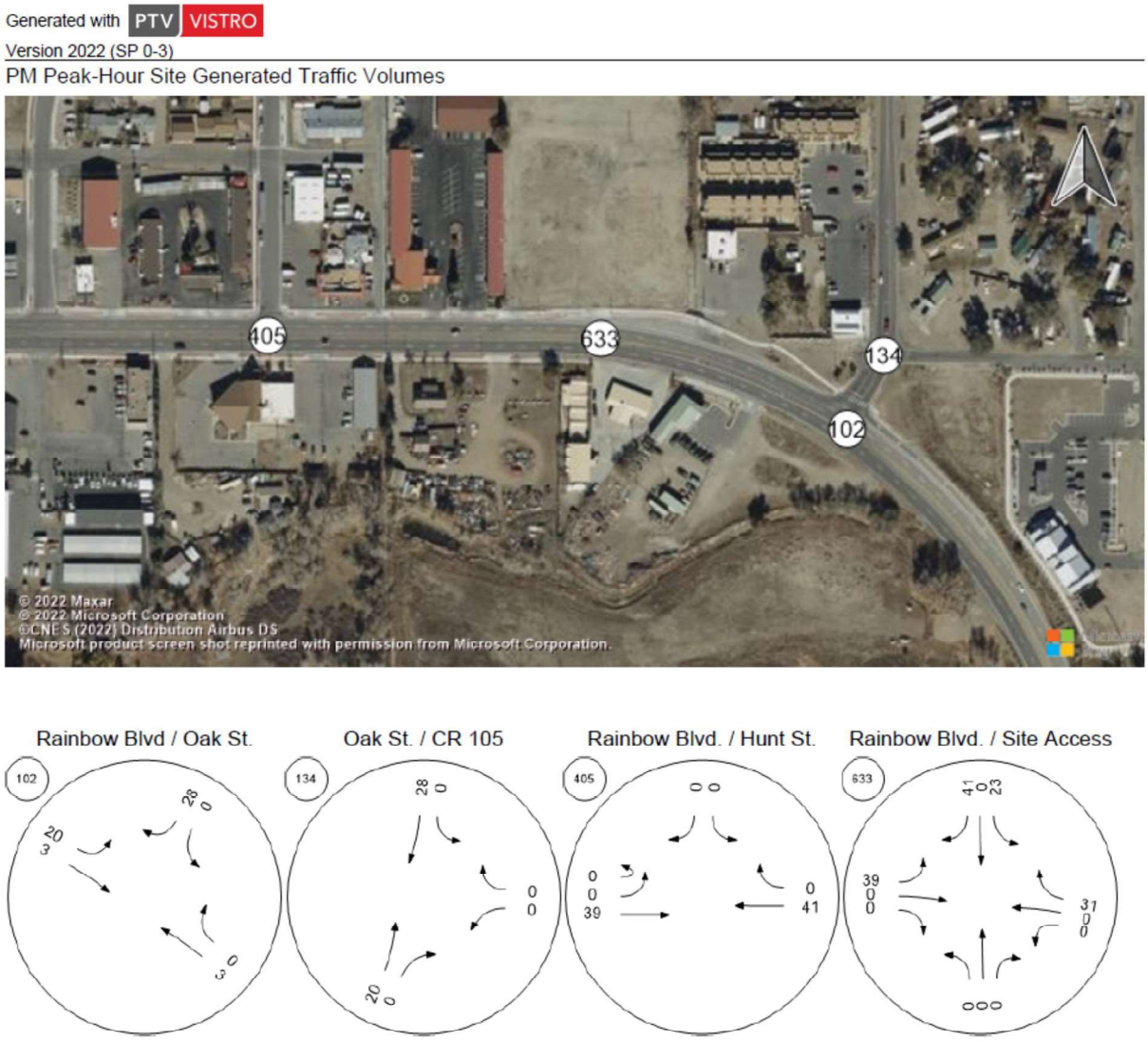


Figure 4b: PM Peak-Hour Site Generated Traffic Volumes

Existing-Plus-Site-Generated Traffic Volumes

Figures 5a and 5b show the sum of the existing traffic volumes (from Figures 3a and 3b) and site-generated peak-hour traffic volumes (shown in Figures 4a and 4b). These volumes represent the projected short-term total traffic following the opening of Salida Crossings.

Generated with PTV VISTRO
Version 2022 (SP 0-3)

AM Peak-Hour Existing Plus Site Generated Traffic Volumes



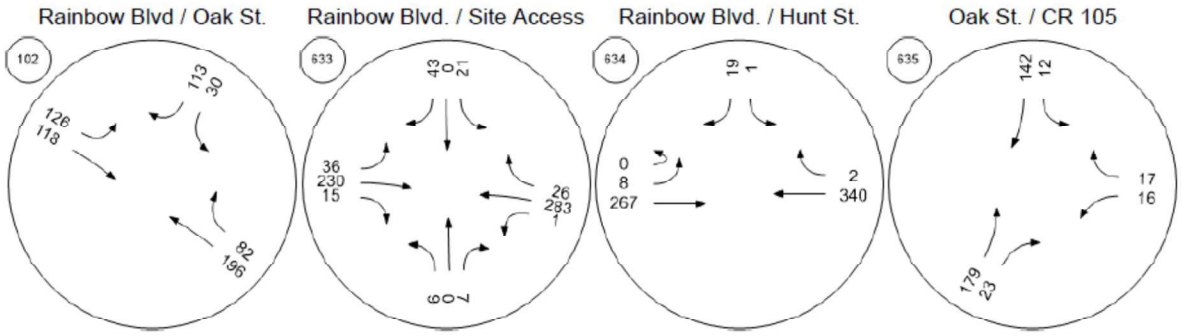


Figure 5a: AM Peak-Hour Existing Plus Site Generated Traffic Volumes

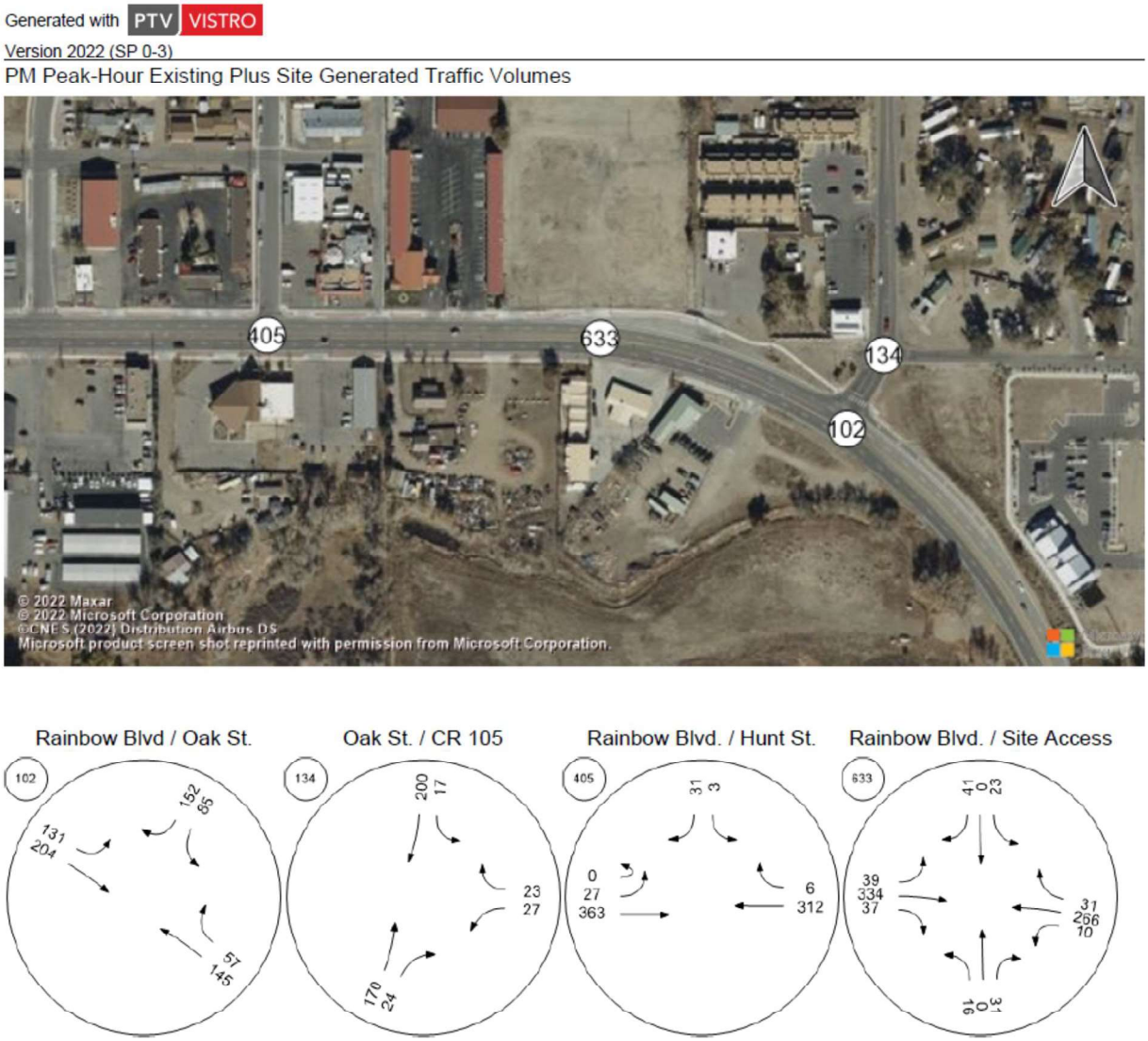


Figure 5b: PM Peak-Hour Existing Plus Site Generated Traffic Volumes

Estimated Future 2042 Background Traffic Volumes

Figures 6a and 6b show the projected 20-year background traffic volumes for the year 2042. The estimated 2042 background eastbound and westbound through traffic volumes on US Highway 50A are based on the CDOT 20-year growth factor of 1.084. The background traffic volumes were calculated by applying this growth factor to the existing traffic volumes. Background traffic volumes do not include projected traffic to be generated by the proposed Salida Crossings mixed-use development.

Generated with PTV VISTRO
Version 2022 (SP 0-3)

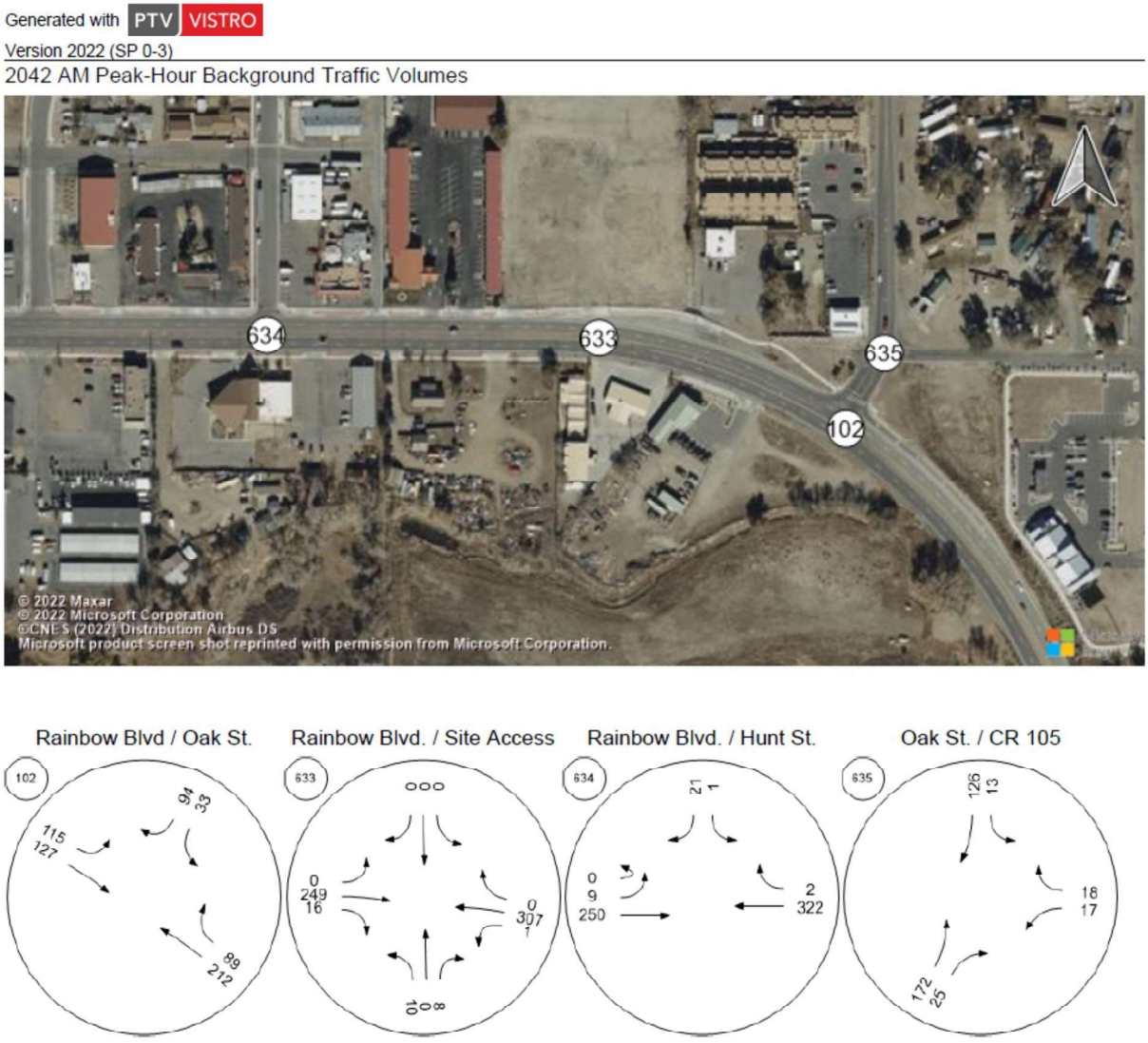


Figure 6a: 2042 AM Peak-Hour Background Traffic Volumes

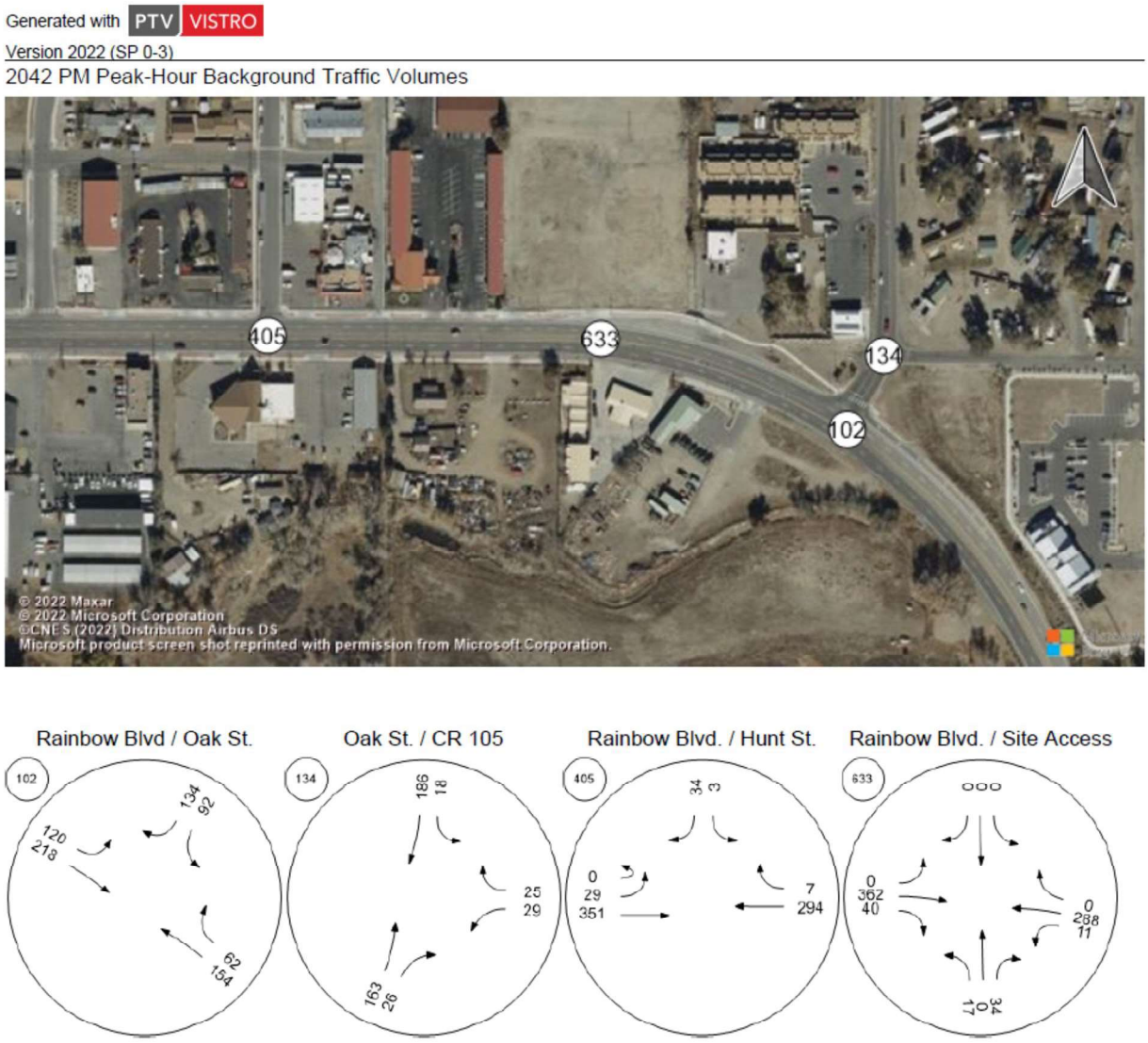


Figure 6b: 2042 PM Peak-Hour Background Traffic Volumes

Future 2042 Total Traffic Volumes

Figures 7a and 7b show the projected 2042 total traffic volumes. These volumes are the sum of 2042 background traffic volumes (from Figures 6a and 6b) plus the site-generated traffic volumes (from Figures 4a and 4b).

Generated with PTV VISTRO

Version 2022 (SP 0-3)

2042 AM Peak-Hour Background Plus Site Generated Traffic Volumes



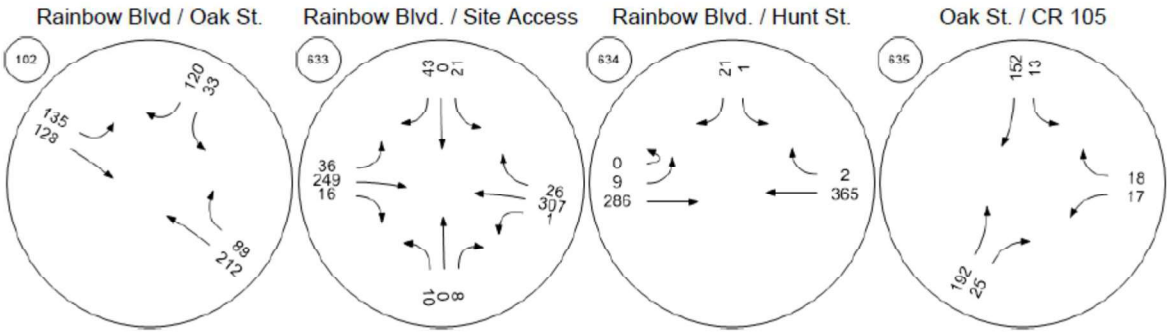


Figure 7a: 2042 AM Peak-Hour Background Plus Site Generated Traffic Volumes

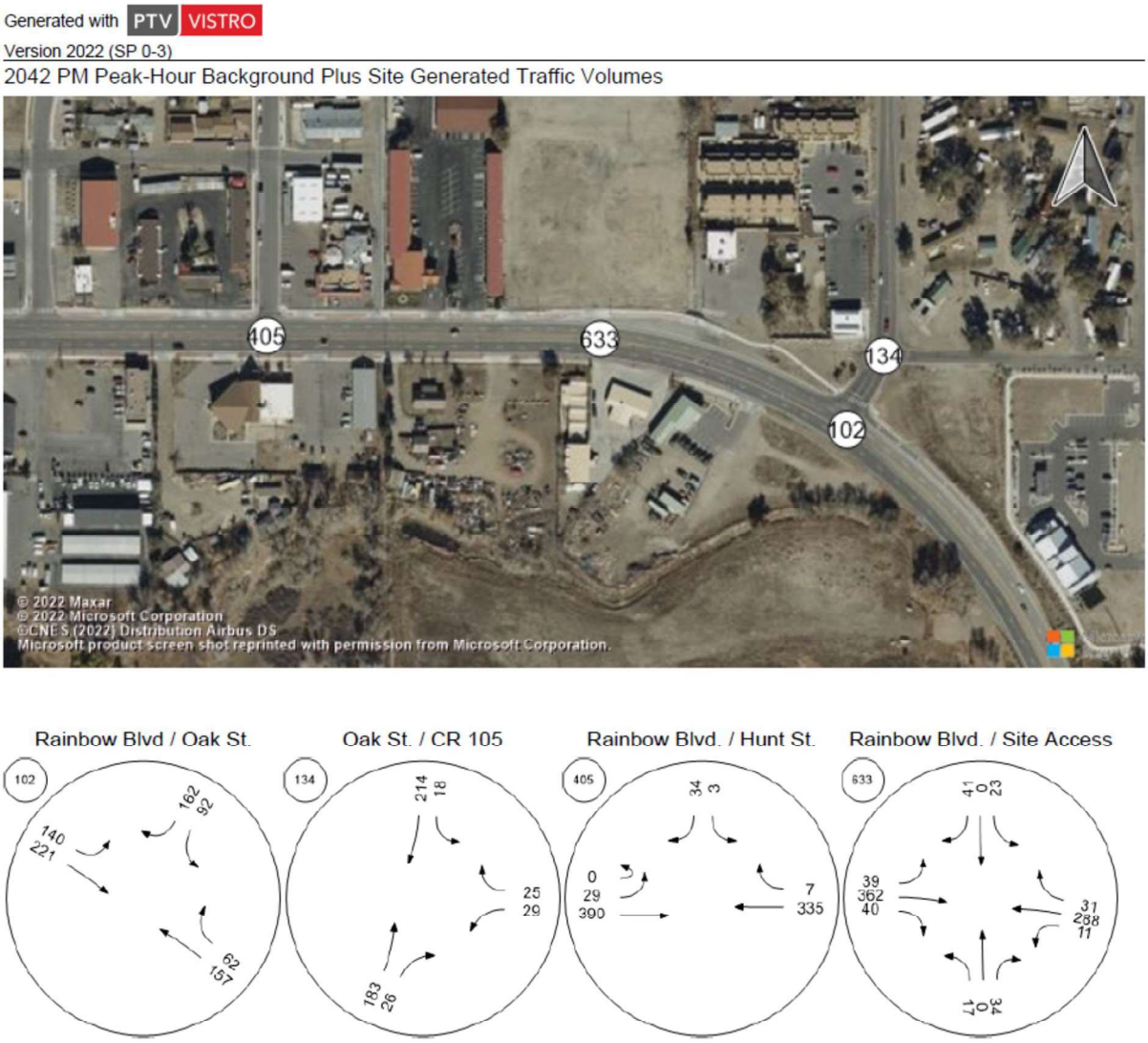


Figure 7b: 2042 PM Peak-Hour Background Plus Site Generated Traffic Volumes

LEVEL OF SERVICE ANALYSIS

The site access intersection and the nearby intersection of East Rainbow Boulevard/Oak Street have been analyzed to determine the projected intersection levels of service for the existing plus-site, 2042 background and 2042 total traffic scenarios for the midday and evening peak hour time periods.

Level of service (LOS) is a quantitative measure of the level of congestion or delay at an intersection and is indicated on a scale from "A" to "F." LOS A is indicative of little congestion or delay. LOS F indicates a high level of congestion or delay. Figure 8 displays what each level of service might look like while observing the intersection.

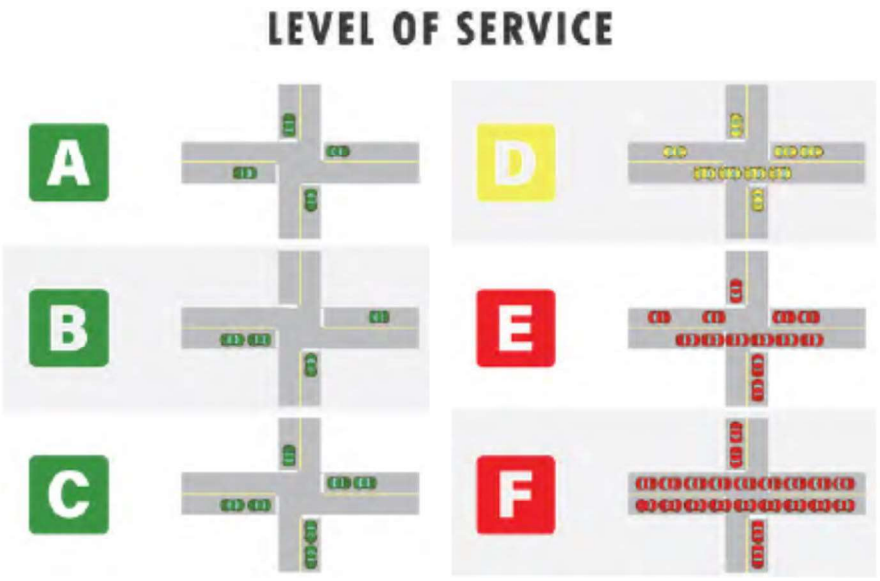


Figure 8: Intersection Levels of Service Graphical Representation

Table 2 shows the level of service delay ranges for signalized and unsignalized intersections.

Level of Service	Signalized Intersections		Unsignalized Intersections
	Average Control Delay (seconds per vehicle)	V/C[1]	Average Control Delay (seconds per vehicle)[2]
A	10.0 sec or less	less than 0.60	10.0 sec or less
B	10.1-20.0 sec	0.60-0.69	10.1-15.0 sec
C	20.1-35.0 sec	0.70-0.79	15.1-25.0 sec
D	35.1-55.0 sec	0.80-0.89	25.1-35.0 sec
E	55.1-80.0 sec	0.90-0.99	35.1-50.0 sec
F	80.1 sec or more	1.00 and greater	50.1 sec or more

(1) Source: Transportation Research Circular 212
(2) For unsignalized intersections if V/C ratio is greater than 1.0 the level of service is LOS F regardless of the projected average control delay per vehicle.

Table 5: Intersection Levels of Service Delay Ranges

The proposed site access intersection with US Highway 50A and the intersection of US Highway 50A/Oak Street have been analyzed to determine the projected levels of service for the key intersection turning movements. A summary of 2022 existing plus site-generated, 2042 background and 2042 background plus site-generated LOS during the weekday midday and evening peak hours are shown in Table 3. Detailed PTV Vistro reports included in Appendix B. Please refer to the PTV Vistro reports for additional details.

Scenario	Site Access/East Rainbow Blvd. Intersection Control: TWSC				East Rainbow Blvd./Oak St. Intersection Control: TWSC	
	NB	EBL	WBL	SBL	SB	EBL
Weekday Mid-Day Peak Hour						
2022 Existing	B	A	A	A	C	A
2022 Existing + Site	B	A	A	B	B	A
2042 Background	B	A	A	A	C	A
2042 Background + Site	C	A	A	B	C	A
Weekday PM Peak-Hour						
2022 Existing	B	A	A	A	B	A
2022 Existing + Site	B	A	A	C	B	A
2042 Background	B	A	A	A	B	A
2042 Background + Site	C	A	A	C	C	A

NB = Shared Northbound Left/Right Turns
EBL = Eastbound Left Turn
WBL = Westbound Left Turn
SB = Shared Southbound Left/Right Turns
TWSC = Two-way, Stop-sign Intersection Traffic Control

Table 6: Unsignalized Intersection Level of Service (LOS) Analysis Results

As shown in Table 6, all turning movements/intersection approaches at the proposed site access intersection with US Highway 50A, and the intersection of US Highway 50A/Oak Street are projected to operate at LOS C or better during peak periods through the 2042 horizon year.

AUXILIARY TURN LANE RECOMMENDATIONS

US Highway 50A is categorized as an NR-A Non-Rural Principal Highway in the vicinity of the site. According to the criteria contained in section 3.10(7) in the Colorado State Highway Access Code, the following auxiliary turn lanes are prescribed for this access based on the projected hourly turning traffic volumes.

Westbound Right-Turn Deceleration Lane

Per the State Highway Access Code, a dedicated westbound right-turn deceleration lane is required at the site access, consisting of:

- 435 feet of deceleration length
- 162 feet of transition taper (13.5:1 ratio – the transition taper can be included within the deceleration length)

A full-length dedicated right-turn deceleration lane for this access would extend back to the intersection of Oak Street/East Rainbow Boulevard, which is approximately 430 feet to the east.

A continuous right-turn lane could be constructed between the Oak Street intersection and this access; however, given the existing access to the adjacent property to the east and the on-street bicycle lane and the spacing between intersections, PES recommends the right-turn deceleration lane and a shorter-than-standard transition taper begin just west of the northwest corner radius at the intersection of Oak Street/US 50. The width of this lane is twelve feet, not including the existing westbound bike lane. The existing access to the adjacent property may need to be accommodated within this right-turn lane, subject to direction from CDOT. The constructed right-turn deceleration lane may need to be striped for exclusive right-turn lanes for each access, or striped with short-dash striping across the property access to the east.

Left-Turn Deceleration Lane

Per the access code, exclusive left-turn lanes shall be provided for access (including public street road connections to the state highway) on R-A and NR-A Highways with a projected peak-hour ingress left turning volume of greater than ten vehicles per hour (vph). Per the State Highway
Access Code, a dedicated eastbound left-turn lane is required at the site access, consisting of:

- 435 feet of deceleration length
- One hundred feet of storage length
- 162 feet of transition taper (13.5:1 ratio – the transition taper can be included within the deceleration length)

Restriping for a full-length, dedicated left-turn lane for this site to provide the specific access code turn lane elements listed above would interfere with existing striping for existing business access points on East Rainbow Boulevard. Therefore, to accommodate site-generated left-turn movements, PES recommends that the existing center TWLTL (two-way, left-turn lane) striping be extended through the proposed Salida Crossings access point. Striping modifications will need to be made to the west end of the existing striped taper for the eastbound left-turn lane approaching the Oak Street/East Rainbow Boulevard intersection.

Westbound Right-Turn Acceleration Lane

Although a westbound right-turn acceleration lane on US Highway 50A at the site access is prescribed based on the criteria in the State Highway Access Code and the projected peak-hour right-turn volumes, PES does not recommend that a westbound right-turn acceleration lane be required of the applicant. An acceleration lane in this location would be inconsistent with the existing conditions along this street. Moreover, the widening of the street west of the site to add an acceleration lane would not be feasible due to existing access points to businesses, pedestrian access along the north side of the street, landscaping, etc. Level of service for the southbound right-turning movement is projected to be LOS A through the 2042 horizon year without a right-turn acceleration lane.

THE US 50A/CO 291 INTERSECTION IMPROVEMENTS

The intersection was evaluated by the Colorado Department of Transportation and the City of Salida, Colorado in February of 2021. The Colorado Department of Transportation and the City of Salida recognized the need for a more functional and vibrant gateway to the city along CO 291 (Oak St) beginning from the intersection with US 50 (Rainbow Blvd), continuing towards downtown Salida, ending at the intersection with C St.

Currently, Oak St is stop controlled at the Rainbow Blvd intersection. Nearby development and continued growth are predicted to cause this intersection to experience significant traffic delays in the future. Furthermore, the current Oak St corridor into downtown Salida does not comply with State Highway Access Code requirements and is ill-suited for multimodal and aesthetically inviting travel.

This study evaluated various intersection and corridor design configurations which would meet goals set by the City. The preferred intersection configuration was a 5-legged roundabout. The preferred Oak St corridor design contained bike lanes on both sides of the road, sidewalk on the west side, and additional amenities like shade trees, park benches, and dark sky compliant street lighting. The construction of the roundabout has not yet commenced.

ADDITIONAL RECOMMENDATIONS

- A stop-sign should be installed at the site access (to control southbound traffic/traffic exiting the site).
- The access width, radii, and other elements should be constructed per access code standards.
- Any improvements required on any portion of an existing street, which serves as the access for a new development, shall be designed and paid for by the developer of that new development.
- A sidewalk should be added along the site frontage per City/CDOT criteria.

CONCLUSIONS

- The site is projected to generate about 1,694 new driveway vehicle trips on the average weekday.
- During the weekday AM peak hour of adjacent street traffic, 65 vehicles would enter the site while 64 vehicles would exit.
- During the weekday PM peak hour of adjacent street traffic, 73 vehicles would enter the site while 64 vehicles would exit.
- All approaches/turning movements at the proposed site access intersection with US Highway 50A and at the intersection of US 50A/Oak Street are projected to remain at LOS C or better through the 2042 horizon year.
- The projected peak-hour volumes for the eastbound left turn at the site access intersection with US Highway 50A are projected to exceed the 10-vph threshold

requiring an eastbound left-turn lane. Please refer to the "Auxiliary Turn Lane Recommendations" section above for recommended modifications to existing center painted median striping to accommodate site-generated left-turning movements. A CDOT Design Waiver (CDOT Form 102) may be required.

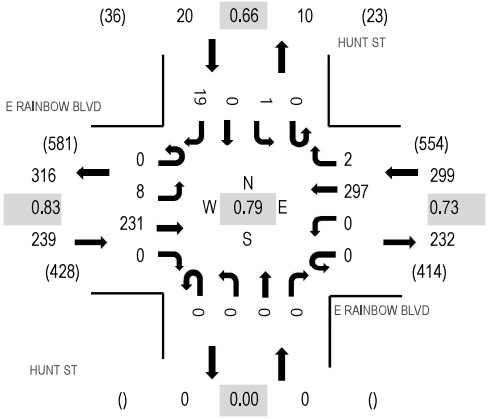
- Although a westbound right-turn acceleration lane on East Rainbow Boulevard at the site access is prescribed based on the projected volumes and criteria in the State Highway Access Code, PES does not recommend that this lane be required. Please refer to the "Auxiliary Turn Lane Recommendations" section above for details.
- A westbound right-turn deceleration lane will be required. Please refer to the "Auxiliary Turn Lane Recommendations" section above for details.
- The access width, radii and other elements should be constructed per access code standards.
- A sidewalk should be added along the site frontage per City/CDOT criteria.
- PES recommends that the site access point be access-permitted as a full-movement, Stop-sign controlled access.

APPENDIX A – TRAFFIC COUNT DATA

ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

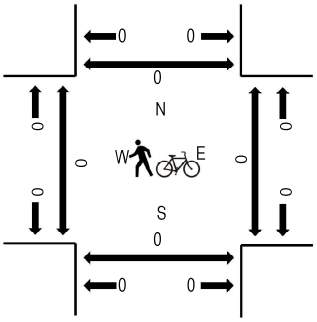
Location: 1 HUNT ST & E RAINBOW BLVD AM
Date: Tuesday, April 5, 2022
Peak Hour: 07:30 AM - 08:30 AM
Peak 15-Minutes: 07:45 AM - 08:00 AM

Peak Hour - All Vehicles



Note: Total study counts contained in parentheses.

Peak Hour - Pedestrians/Bicycles on Crosswalk



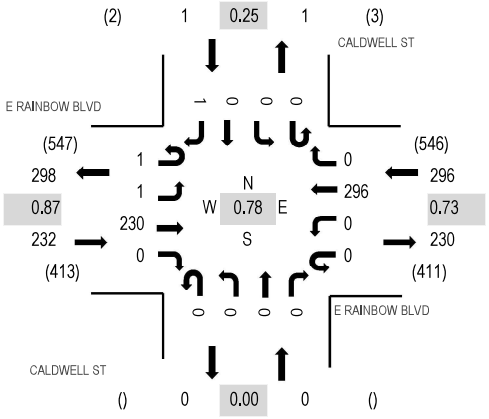
Traffic Counts

Interval Start Time	E RAINBOW BLVD Eastbound				E RAINBOW BLVD Westbound				HUNT ST Northbound				HUNT ST Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
7:00 AM	0	1	39	0	0	0	39	0	0	0	0	0	0	0	0	2	81	491	0	0	0	1
7:15 AM	0	1	41	0	0	0	67	3	0	0	0	0	0	1	0	3	116	553	0	0	0	0
7:30 AM	0	3	49	0	0	0	58	0	0	0	0	0	0	0	0	7	117	558	0	0	0	0
7:45 AM	0	2	70	0	0	0	101	2	0	0	0	0	0	0	0	2	177	540	0	0	0	0
8:00 AM	0	2	65	0	0	0	70	0	0	0	0	0	0	1	0	5	143	527	0	0	0	0
8:15 AM	0	1	47	0	0	0	68	0	0	0	0	0	0	0	0	5	121		0	0	0	0
8:30 AM	0	6	39	0	0	0	52	0	0	0	0	0	0	0	0	2	99		0	0	0	0
8:45 AM	0	1	61	0	0	0	93	1	0	0	0	0	0	1	0	7	164		0	0	0	1
Count Total	0	17	411	0	0	0	548	6	0	0	0	0	0	3	0	33	1,018		0	0	0	2
Peak Hour	0	8	231	0	0	0	297	2	0	0	0	0	0	1	0	19	558		0	0	0	0

ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

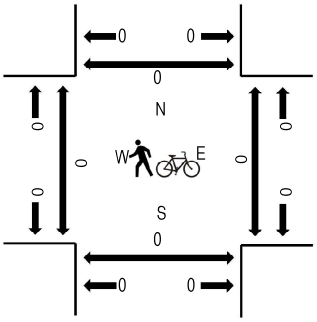
Location: 2 CALDWELL ST & E RAINBOW BLVD AM
Date: Tuesday, April 5, 2022
Peak Hour: 07:30 AM - 08:30 AM
Peak 15-Minutes: 07:45 AM - 08:00 AM

Peak Hour - All Vehicles



Note: Total study counts contained in parentheses.

Peak Hour - Pedestrians/Bicycles on Crosswalk



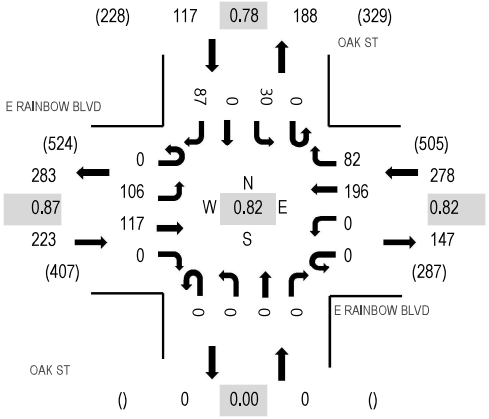
Traffic Counts

Interval Start Time	E RAINBOW BLVD Eastbound				E RAINBOW BLVD Westbound				CALDWELL ST Northbound				CALDWELL ST Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
7:00 AM	0	0	41	0	0	0	39	0	0	0	0	0	0	0	0	0	80	470	0	0	0	1
7:15 AM	0	0	47	0	0	0	65	1	0	0	0	0	0	0	0	0	113	527	0	0	0	0
7:30 AM	0	0	49	0	0	0	58	0	0	0	0	0	0	0	0	0	107	529	0	0	0	0
7:45 AM	0	0	67	0	0	0	102	0	0	0	0	0	0	0	0	1	170	512	0	0	0	0
8:00 AM	0	1	66	0	0	0	70	0	0	0	0	0	0	0	0	0	137	491	0	0	0	0
8:15 AM	1	0	48	0	0	0	66	0	0	0	0	0	0	0	0	0	115		0	0	0	0
8:30 AM	0	0	37	0	0	0	53	0	0	0	0	0	0	0	0	0	90		0	0	0	0
8:45 AM	0	1	55	0	0	0	92	0	0	0	0	0	0	1	0	0	149		0	0	0	1
Count Total	1	2	410	0	0	0	545	1	0	0	0	0	0	1	0	1	961		0	0	0	2
Peak Hour	1	1	230	0	0	0	296	0	0	0	0	0	0	0	0	1	529		0	0	0	0

ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

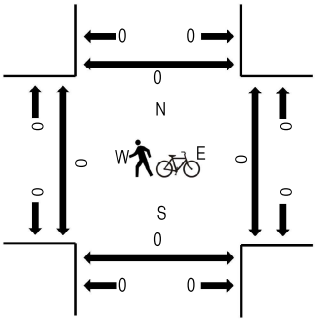
Location: 3 OAK ST & E RAINBOW BLVD AM
Date: Tuesday, April 5, 2022
Peak Hour: 07:30 AM - 08:30 AM
Peak 15-Minutes: 07:45 AM - 08:00 AM

Peak Hour - All Vehicles



Note: Total study counts contained in parentheses.

Peak Hour - Pedestrians/Bicycles on Crosswalk



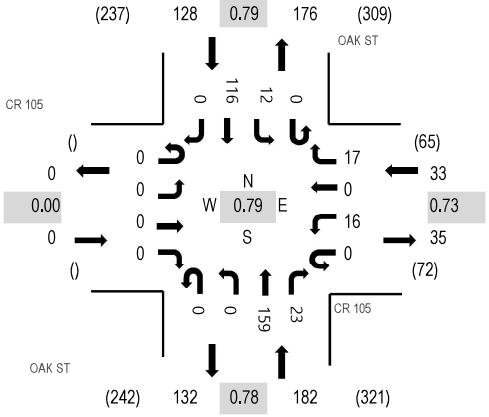
Traffic Counts

Interval Start Time	E RAINBOW BLVD Eastbound				E RAINBOW BLVD Westbound				OAK ST Northbound				OAK ST Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
7:00 AM	0	18	23	0	0	0	24	17	0	0	0	0	0	3	0	17	102	564	0	0	0	0
7:15 AM	1	20	22	0	0	0	48	20	0	0	0	0	0	7	0	21	139	616	0	0	0	0
7:30 AM	0	20	28	0	0	0	43	20	0	0	0	0	0	7	0	17	135	618	0	0	0	0
7:45 AM	0	36	28	0	0	0	60	25	0	0	0	0	0	10	0	29	188	600	0	0	0	0
8:00 AM	0	29	35	0	0	0	41	19	0	0	0	0	0	4	0	26	154	576	0	0	0	0
8:15 AM	0	21	26	0	0	0	52	18	0	0	0	0	0	9	0	15	141		0	0	0	0
8:30 AM	0	12	27	0	0	0	34	16	0	0	0	0	0	9	0	19	117		0	0	0	0
8:45 AM	0	22	39	0	0	0	52	16	0	0	0	0	0	10	0	25	164		0	0	0	0
Count Total	1	178	228	0	0	0	354	151	0	0	0	0	0	59	0	169	1,140		0	0	0	0
Peak Hour	0	106	117	0	0	0	196	82	0	0	0	0	0	30	0	87	618		0	0	0	0

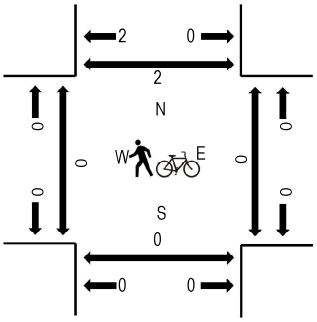
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 4 OAK ST & CR 105 AM
Date: Tuesday, April 5, 2022
Peak Hour: 07:15 AM - 08:15 AM
Peak 15-Minutes: 07:45 AM - 08:00 AM

Peak Hour - All Vehicles



Peak Hour - Pedestrians/Bicycles on Crosswalk



Note: Total study counts contained in parentheses.

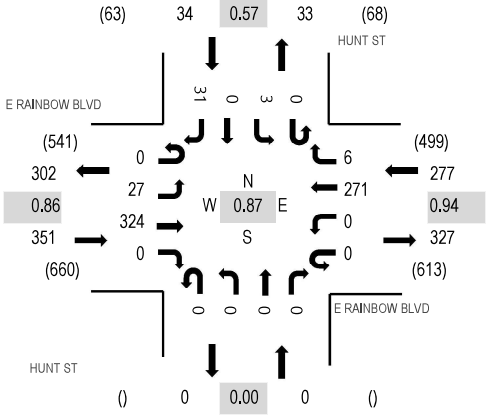
Traffic Counts

Interval Start Time	CR 105 Eastbound				CR 105 Westbound				OAK ST Northbound				OAK ST Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
7:00 AM	0	0	0	0	0	3	0	1	0	0	29	6	0	0	13	0	52	303	0	0	0	0
7:15 AM	0	0	0	0	0	3	0	1	0	0	36	4	0	1	27	0	72	343	0	0	0	0
7:30 AM	0	0	0	0	0	6	0	2	0	0	36	4	0	0	22	0	70	340	0	0	0	0
7:45 AM	0	0	0	0	0	6	0	7	0	0	49	9	0	5	33	0	109	332	0	0	0	2
8:00 AM	0	0	0	0	0	1	0	7	0	0	38	6	0	6	34	0	92	320	0	0	0	0
8:15 AM	0	0	0	0	0	4	0	5	0	0	35	3	0	5	17	0	69		0	0	0	1
8:30 AM	0	0	0	0	0	1	0	3	0	0	21	6	0	5	26	0	62		0	0	0	0
8:45 AM	0	0	0	0	0	11	0	4	0	0	35	4	0	8	35	0	97		0	0	0	0
Count Total	0	0	0	0	0	35	0	30	0	0	279	42	0	30	207	0	623		0	0	0	3
Peak Hour	0	0	0	0	0	16	0	17	0	0	159	23	0	12	116	0	343		0	0	0	2

ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

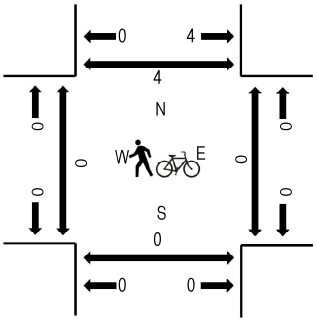
Location: 1 HUNT ST & E RAINBOW BLVD PM
Date: Tuesday, April 5, 2022
Peak Hour: 04:00 PM - 05:00 PM
Peak 15-Minutes: 04:00 PM - 04:15 PM

Peak Hour - All Vehicles



Note: Total study counts contained in parentheses.

Peak Hour - Pedestrians/Bicycles on Crosswalk



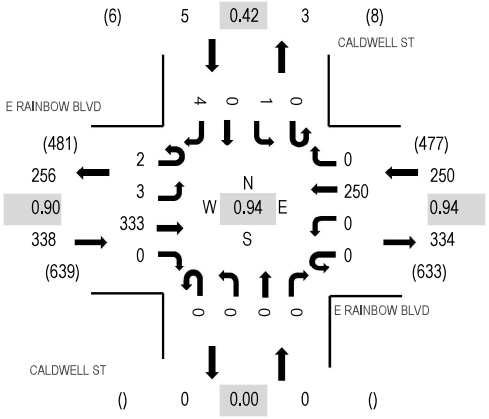
Traffic Counts

Interval Start Time	E RAINBOW BLVD Eastbound				E RAINBOW BLVD Westbound				HUNT ST Northbound				HUNT ST Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
4:00 PM	0	6	96	0	0	0	71	3	0	0	0	0	0	1	0	14	191	662	0	0	0	3
4:15 PM	0	7	72	0	0	0	72	0	0	0	0	0	0	1	0	6	158	637	0	0	0	1
4:30 PM	0	6	73	0	0	0	67	0	0	0	0	0	0	0	0	5	151	633	0	0	0	0
4:45 PM	0	8	83	0	0	0	61	3	0	0	0	0	0	1	0	6	162	607	0	0	0	0
5:00 PM	0	8	86	0	0	0	59	2	0	0	0	0	0	1	0	10	166	560	0	0	0	0
5:15 PM	0	7	72	0	0	0	67	0	0	0	0	0	0	2	0	6	154		0	0	0	1
5:30 PM	0	8	72	0	0	0	36	2	0	0	0	0	0	3	0	4	125		0	0	0	0
5:45 PM	0	6	50	0	0	0	54	2	0	0	0	0	0	0	0	3	115		0	0	0	1
Count Total	0	56	604	0	0	0	487	12	0	0	0	0	0	9	0	54	1,222		0	0	0	6
Peak Hour	0	27	324	0	0	0	271	6	0	0	0	0	0	3	0	31	662		0	0	0	4

ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

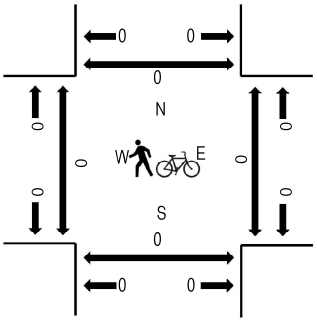
Location: 2 CALDWELL ST & E RAINBOW BLVD PM
Date: Tuesday, April 5, 2022
Peak Hour: 04:00 PM - 05:00 PM
Peak 15-Minutes: 04:15 PM - 04:30 PM

Peak Hour - All Vehicles



Note: Total study counts contained in parentheses.

Peak Hour - Pedestrians/Bicycles on Crosswalk



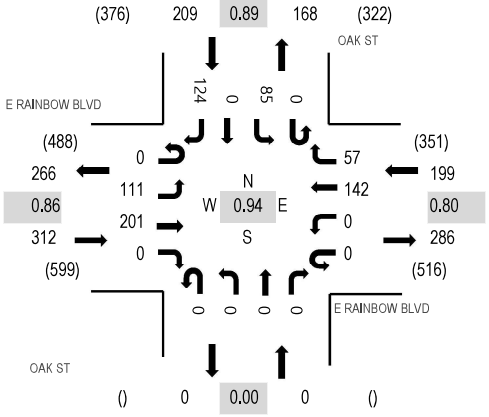
Traffic Counts

Interval Start Time	E RAINBOW BLVD Eastbound				E RAINBOW BLVD Westbound				CALDWELL ST Northbound				CALDWELL ST Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
4:00 PM	0	0	85	0	0	0	58	0	0	0	0	0	0	0	0	0	143	593	0	0	0	0
4:15 PM	1	1	86	0	0	0	67	0	0	0	0	0	0	0	0	2	157	586	0	0	0	0
4:30 PM	0	1	93	0	0	0	60	0	0	0	0	0	0	0	0	0	154	575	0	0	0	0
4:45 PM	1	1	69	0	0	0	65	0	0	0	0	0	0	1	0	2	139	561	0	0	0	0
5:00 PM	0	3	72	0	0	0	60	1	0	0	0	0	0	0	0	0	136	529	0	0	0	0
5:15 PM	0	0	89	0	0	0	57	0	0	0	0	0	0	0	0	0	146		0	0	0	0
5:30 PM	0	0	79	0	0	0	59	1	0	0	0	0	0	1	0	0	140		0	0	0	1
5:45 PM	0	0	58	0	0	0	49	0	0	0	0	0	0	0	0	0	107		0	0	0	0
Count Total	2	6	631	0	0	0	475	2	0	0	0	0	0	2	0	4	1,122		0	0	0	1
Peak Hour	2	3	333	0	0	0	250	0	0	0	0	0	0	1	0	4	593		0	0	0	0

ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

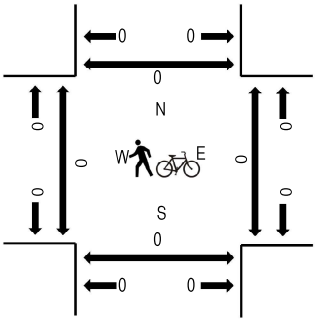
Location: 3 OAK ST & E RAINBOW BLVD PM
Date: Tuesday, April 5, 2022
Peak Hour: 04:15 PM - 05:15 PM
Peak 15-Minutes: 05:00 PM - 05:15 PM

Peak Hour - All Vehicles



Note: Total study counts contained in parentheses.

Peak Hour - Pedestrians/Bicycles on Crosswalk



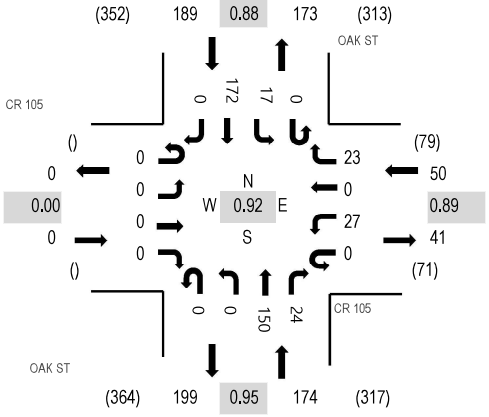
Traffic Counts

Interval Start Time	E RAINBOW BLVD Eastbound				E RAINBOW BLVD Westbound				OAK ST Northbound				OAK ST Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
4:00 PM	0	34	59	0	0	0	37	11	0	0	0	0	0	16	0	32	189	718	0	0	0	0
4:15 PM	0	23	53	0	0	0	42	7	0	0	0	0	0	24	0	26	175	720	0	0	0	0
4:30 PM	0	31	38	0	0	0	41	22	0	0	0	0	0	17	0	33	182	713	0	0	0	0
4:45 PM	0	30	52	0	0	0	30	11	0	0	0	0	0	16	0	33	172	651	0	0	0	0
5:00 PM	0	27	58	0	0	0	29	17	0	0	0	0	0	28	0	32	191	608	0	0	0	0
5:15 PM	0	31	44	0	0	0	28	11	0	0	0	0	0	20	0	34	168		0	0	0	0
5:30 PM	0	27	42	0	0	0	16	10	0	0	0	0	0	6	0	19	120		0	0	0	0
5:45 PM	0	17	33	0	0	0	26	13	0	0	0	0	0	10	0	30	129		0	0	0	0
Count Total	0	220	379	0	0	0	249	102	0	0	0	0	0	137	0	239	1,326		0	0	0	0
Peak Hour	0	111	201	0	0	0	142	57	0	0	0	0	0	85	0	124	720		0	0	0	0

ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

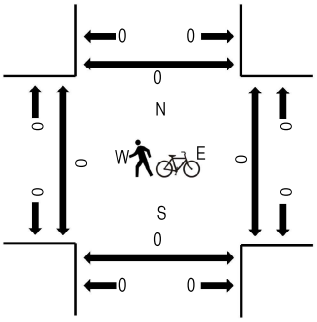
Location: 4 OAK ST & CR 105 PM
Date: Tuesday, April 5, 2022
Peak Hour: 04:30 PM - 05:30 PM
Peak 15-Minutes: 05:00 PM - 05:15 PM

Peak Hour - All Vehicles



Note: Total study counts contained in parentheses.

Peak Hour - Pedestrians/Bicycles on Crosswalk



Traffic Counts

Interval Start Time	CR 105 Eastbound				CR 105 Westbound				OAK ST Northbound				OAK ST Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
4:00 PM	0	0	0	0	0	4	0	2	0	0	41	5	0	6	46	0	104	389	0	0	2	0
4:15 PM	0	0	0	0	0	1	0	6	0	0	25	3	0	4	50	0	89	397	1	0	0	0
4:30 PM	0	0	0	0	0	5	0	9	0	0	41	4	0	4	34	0	97	413	0	0	0	0
4:45 PM	0	0	0	0	0	8	0	6	0	0	34	6	0	4	41	0	99	385	0	0	0	0
5:00 PM	0	0	0	0	0	11	0	3	0	0	41	5	0	7	45	0	112	359	0	0	0	0
5:15 PM	0	0	0	0	0	3	0	5	0	0	34	9	0	2	52	0	105		0	0	0	0
5:30 PM	0	0	0	0	0	3	0	3	0	0	33	5	0	3	22	0	69		0	0	0	0
5:45 PM	0	0	0	0	0	8	0	2	0	0	28	3	0	1	31	0	73		0	0	0	1
Count Total	0	0	0	0	0	43	0	36	0	0	277	40	0	31	321	0	748		1	0	2	1
Peak Hour	0	0	0	0	0	27	0	23	0	0	150	24	0	17	172	0	413		0	0	0	0

APPENDIX B - PTV VISTRO INTERSECTION CAPACITY REPORTS

Intersection Level Of Service Report
Intersection 102: Rainbow Blvd / Oak St.

Control Type:	Two-way stop	Delay (sec / veh):	15.3
Analysis Method:	HCM 2010	Level Of Service:	C
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.098

Intersection Setup

Name	Oak St.				US 50	
Approach	Southbound		Eastbound		Westbound	
Lane Configuration						
Turning Movement	Left	Right	Left	Thru	Thru	Right
Lane Width [ft]	11.48	11.48	11.48	11.48	11.48	11.48
No. of Lanes in Entry Pocket	0	1	1	0	0	1
Entry Pocket Length [ft]	100.00	50.00	400.00	100.00	100.00	350.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00		45.00		45.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	Yes		No		No	

Volumes

Name	Oak St.				US 50	
Base Volume Input [veh/h]	30	87	106	117	196	82
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	0.00	0.00	0.00	0.00	0.00	0.00
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	30	87	106	117	196	82
Peak Hour Factor	0.8000	0.8000	0.7400	0.8100	0.8200	0.8400
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	9	27	36	36	60	24
Total Analysis Volume [veh/h]	38	109	143	144	239	98
Pedestrian Volume [ped/h]	0		0		0	

Intersection Settings

Priority Scheme	Stop	Free	Free
Flared Lane			
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance	No		
Number of Storage Spaces in Median	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.10	0.12	0.12	0.00	0.00	0.00
d_M, Delay for Movement [s/veh]	15.28	9.46	8.30	0.00	0.00	0.00
Movement LOS	C	A	A	A	A	A
95th-Percentile Queue Length [veh/ln]	0.32	0.40	0.39	0.00	0.00	0.00
95th-Percentile Queue Length [ft/ln]	8.08	10.09	9.81	0.00	0.00	0.00
d_A, Approach Delay [s/veh]	10.96		4.14		0.00	
Approach LOS	B		A		A	
d_I, Intersection Delay [s/veh]	3.63					
Intersection LOS	C					

Intersection Level Of Service Report
Intersection 633: Rainbow Blvd. / Site Access

Control Type:	Two-way stop	Delay (sec / veh):	11.7
Analysis Method:	HCM 7th Edition	Level Of Service:	B
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.016

Intersection Setup

Name							Rainbow Blvd.					
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	0	0	0	0	0	0	1	0	0	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00			30.00			45.00			45.00		
Grade [%]	0.00			0.00			0.00			0.00		
Crosswalk	No			No			No			No		

Volumes

Name							Rainbow Blvd.					
Base Volume Input [veh/h]	9	0	7	0	0	0	0	230	15	1	283	0
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	9	0	7	0	0	0	0	230	15	1	283	0
Peak Hour Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	2	0	2	0	0	0	0	58	4	0	71	0
Total Analysis Volume [veh/h]	9	0	7	0	0	0	0	230	15	1	283	0
Pedestrian Volume [ped/h]	0			0			0			0		

Intersection Settings

Priority Scheme	Stop	Stop	Free	Free
Flared Lane	No	No		
Storage Area [veh]	0	0	0	0
Two-Stage Gap Acceptance	No	No		
Number of Storage Spaces in Median	0	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.02	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
d_M, Delay for Movement [s/veh]	11.67	13.01	9.11	11.79	12.95	9.09	7.82	0.00	0.00	7.73	0.00	0.00
Movement LOS	B	B	A	B	B	A	A	A	A	A	A	A
95th-Percentile Queue Length [veh/ln]	0.07	0.07	0.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
95th-Percentile Queue Length [ft/ln]	1.85	1.85	1.85	0.00	0.00	0.00	0.00	0.00	0.00	0.04	0.02	0.00
d_A, Approach Delay [s/veh]	10.55			11.28			0.00			0.03		
Approach LOS	B			B			A			A		
d_I, Intersection Delay [s/veh]	0.32											
Intersection LOS	B											

Intersection Level Of Service Report
Intersection 634: Rainbow Blvd. / Hunt St.

Control Type:	Two-way stop	Delay (sec / veh):	13.3
Analysis Method:	HCM 7th Edition	Level Of Service:	B
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.002

Intersection Setup

Name	Hunt St.		Rainbow Blvd.			Rainbow Blvd.	
Approach	Southbound		Eastbound			Westbound	
Lane Configuration							
Turning Movement	Left	Right	U-turn	Left	Thru	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	0	0	1	0	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00		30.00			30.00	
Grade [%]	0.00		0.00			0.00	
Crosswalk	Yes		No			No	

Volumes

Name	Hunt St.		Rainbow Blvd.			Rainbow Blvd.	
Base Volume Input [veh/h]	1	19	0	8	231	297	2
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	1	19	0	8	231	297	2
Peak Hour Factor	1.0000	0.6800	1.0000	0.4600	0.8300	0.7400	1.0000
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	0	7	0	4	70	100	1
Total Analysis Volume [veh/h]	1	28	0	17	278	401	2
Pedestrian Volume [ped/h]	0		0			0	

Intersection Settings

Priority Scheme	Stop	Free	Free
Flared Lane	No		
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance	No		
Number of Storage Spaces in Median	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.00	0.03	0.00	0.01	0.00	0.00	0.00
d_M, Delay for Movement [s/veh]	13.33	9.64	10.98	8.17	0.00	0.00	0.00
Movement LOS	B	A	B	A	A	A	A
95th-Percentile Queue Length [veh/ln]	0.12	0.12	0.04	0.04	0.00	0.00	0.00
95th-Percentile Queue Length [ft/ln]	2.88	2.88	1.12	1.12	0.00	0.00	0.00
d_A, Approach Delay [s/veh]	9.77		0.47			0.00	
Approach LOS	A		A			A	
d_I, Intersection Delay [s/veh]	0.58						
Intersection LOS	B						

Intersection Level Of Service Report
Intersection 635: Oak St. / CR 105

Control Type:	Two-way stop	Delay (sec / veh):	11.2
Analysis Method:	HCM 7th Edition	Level Of Service:	B
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.034

Intersection Setup

Name	Oak St.		Oak St.		County Road 105	
Approach	Northbound		Southbound		Westbound	
Lane Configuration						
Turning Movement	Thru	Right	Left	Thru	Left	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	0	0	0	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00		30.00		30.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	No		No		No	

Volumes

Name	Oak St.		Oak St.		County Road 105	
Base Volume Input [veh/h]	159	23	12	116	16	17
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	159	23	12	116	16	17
Peak Hour Factor	0.8100	0.6700	0.7500	0.8500	0.7500	0.7900
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	49	9	4	34	5	5
Total Analysis Volume [veh/h]	196	34	16	136	21	22
Pedestrian Volume [ped/h]	0		0		0	

Intersection Settings

Priority Scheme	Free	Free	Stop
Flared Lane			No
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance			No
Number of Storage Spaces in Median	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.00	0.00	0.01	0.00	0.03	0.03
d_M, Delay for Movement [s/veh]	0.00	0.00	7.71	0.00	11.20	9.68
Movement LOS	A	A	A	A	B	A
95th-Percentile Queue Length [veh/ln]	0.00	0.00	0.03	0.03	0.19	0.19
95th-Percentile Queue Length [ft/ln]	0.00	0.00	0.67	0.67	4.85	4.85
d_A, Approach Delay [s/veh]	0.00		0.81		10.42	
Approach LOS	A		A		B	
d_I, Intersection Delay [s/veh]	1.34					
Intersection LOS	B					

Intersection Level Of Service Report
Intersection 102: Rainbow Blvd / Oak St.

Control Type:	Two-way stop	Delay (sec / veh):	15.5
Analysis Method:	HCM 2010	Level Of Service:	C
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.246

Intersection Setup

Name	Oak Street		East Rainbow Boulevard		US 50	
Approach	Southbound		Eastbound		Westbound	
Lane Configuration						
Turning Movement	Left	Right	Left	Thru	Thru	Right
Lane Width [ft]	11.48	11.48	11.48	11.48	11.48	11.48
No. of Lanes in Entry Pocket	0	1	1	0	0	1
Entry Pocket Length [ft]	100.00	50.00	400.00	100.00	100.00	350.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00		45.00		45.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	Yes		No		No	

Volumes

Name	Oak Street		East Rainbow Boulevard		US 50	
Base Volume Input [veh/h]	85	124	111	201	142	57
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	0.00	0.00	0.00	0.00	0.00	0.00
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	85	124	111	201	142	57
Peak Hour Factor	0.7600	0.9700	0.9600	0.8600	0.8900	0.6900
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	28	32	29	58	40	21
Total Analysis Volume [veh/h]	112	128	116	234	160	83
Pedestrian Volume [ped/h]	0		0		0	

Intersection Settings

Priority Scheme	Stop	Free	Free
Flared Lane			
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance	No		
Number of Storage Spaces in Median	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.25	0.13	0.09	0.00	0.00	0.00
d_M, Delay for Movement [s/veh]	15.47	9.27	7.95	0.00	0.00	0.00
Movement LOS	C	A	A	A	A	A
95th-Percentile Queue Length [veh/ln]	0.96	0.45	0.28	0.00	0.00	0.00
95th-Percentile Queue Length [ft/ln]	23.94	11.34	7.12	0.00	0.00	0.00
d_A, Approach Delay [s/veh]	12.16		2.64		0.00	
Approach LOS	B		A		A	
d_I, Intersection Delay [s/veh]	4.61					
Intersection LOS	C					

Intersection Level Of Service Report
Intersection 134: Oak St. / CR 105

Control Type:	Two-way stop	Delay (sec / veh):	12.1
Analysis Method:	HCM 2010	Level Of Service:	B
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.078

Intersection Setup

Name	Oak Street		Oak Street		CR 105	
Approach	Northbound		Southbound		Westbound	
Lane Configuration						
Turning Movement	Thru	Right	Left	Thru	Left	Right
Lane Width [ft]	11.48	11.48	11.48	11.48	11.48	11.48
No. of Lanes in Entry Pocket	0	0	0	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	62.14		62.14		31.07	
Grade [%]	0.00		0.00		0.00	
Crosswalk	No		No		No	

Volumes

Name	Oak Street		Oak Street		CR 105	
Base Volume Input [veh/h]	150	24	17	172	27	23
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	0.00	0.00	0.00	0.00	0.00	0.00
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	150	24	17	172	27	23
Peak Hour Factor	0.9100	0.6900	0.6800	0.8300	0.6100	0.6700
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	41	9	6	52	11	9
Total Analysis Volume [veh/h]	165	35	25	207	44	34
Pedestrian Volume [ped/h]	0		0		0	

Intersection Settings

Priority Scheme	Free	Free	Stop
Flared Lane			No
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance			No
Number of Storage Spaces in Median	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.00	0.00	0.02	0.00	0.08	0.04
d_M, Delay for Movement [s/veh]	0.00	0.00	7.65	0.00	12.06	9.87
Movement LOS	A	A	A	A	B	A
95th-Percentile Queue Length [veh/ln]	0.00	0.00	0.06	0.06	0.40	0.40
95th-Percentile Queue Length [ft/ln]	0.00	0.00	1.38	1.38	9.88	9.88
d_A, Approach Delay [s/veh]	0.00		0.82		11.11	
Approach LOS	A		A		B	
d_I, Intersection Delay [s/veh]	2.07					
Intersection LOS	B					

Intersection Level Of Service Report
Intersection 405: Rainbow Blvd. / Hunt St.

Control Type:	Two-way stop	Delay (sec / veh):	13.0
Analysis Method:	HCM 2010	Level Of Service:	B
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.011

Intersection Setup

Name	Hunt Street		East Rainbow Boulevard			East Rainbow Boulevard	
Approach	Southbound		Eastbound			Westbound	
Lane Configuration							
Turning Movement	Left	Right	U-turn	Left	Thru	Thru	Right
Lane Width [ft]	11.48	11.48	11.48	11.48	11.48	11.48	11.48
No. of Lanes in Entry Pocket	0	0	1	0	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00		45.00			45.00	
Grade [%]	0.00		0.00			0.00	
Crosswalk	Yes		No			No	

Volumes

Name	Hunt Street		East Rainbow Boulevard			East Rainbow Boulevard	
Base Volume Input [veh/h]	3	31	0	27	324	271	6
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	3	31	0	27	324	271	6
Peak Hour Factor	0.5800	1.0000	1.0000	0.9700	0.8400	0.9400	0.5800
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	1	8	0	7	96	72	3
Total Analysis Volume [veh/h]	5	31	0	28	386	288	10
Pedestrian Volume [ped/h]	0		0			0	

Intersection Settings

Priority Scheme	Stop	Free	Free
Flared Lane	No		
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance	No		
Number of Storage Spaces in Median	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.01	0.04	0.00	0.02	0.00	0.00	0.00
d_M, Delay for Movement [s/veh]	12.97	9.33	10.08	7.89	0.00	0.00	0.00
Movement LOS	B	A	B	A	A	A	A
95th-Percentile Queue Length [veh/ln]	0.14	0.14	0.07	0.07	0.00	0.00	0.00
95th-Percentile Queue Length [ft/ln]	3.62	3.62	1.68	1.68	0.00	0.00	0.00
d_A, Approach Delay [s/veh]	9.83		0.53			0.00	
Approach LOS	A		A			A	
d_I, Intersection Delay [s/veh]	0.77						
Intersection LOS	B						

Intersection Level Of Service Report
Intersection 633: Rainbow Blvd. / Site Access

Control Type:	Two-way stop	Delay (sec / veh):	13.5
Analysis Method:	HCM 7th Edition	Level Of Service:	B
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.036

Intersection Setup

Name							East Rainbow Boulevard			East Rainbow Boulevard		
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	0	0	0	0	0	0	1	0	0	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00			30.00			45.00			45.00		
Grade [%]	0.00			0.00			0.00			0.00		
Crosswalk	No			No			No			No		

Volumes

Name							East Rainbow Boulevard			East Rainbow Boulevard		
Base Volume Input [veh/h]	16	0	31	0	0	0	0	334	37	10	266	0
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	16	0	31	0	0	0	0	334	37	10	266	0
Peak Hour Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	4	0	8	0	0	0	0	84	9	3	67	0
Total Analysis Volume [veh/h]	16	0	31	0	0	0	0	334	37	10	266	0
Pedestrian Volume [ped/h]	0			0			0			0		

Intersection Settings

Priority Scheme	Stop	Stop	Free	Free
Flared Lane	No	No		
Storage Area [veh]	0	0	0	0
Two-Stage Gap Acceptance	No	No		
Number of Storage Spaces in Median	0	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.04	0.00	0.04	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.00	0.00
d_M, Delay for Movement [s/veh]	13.53	14.70	9.81	12.70	14.48	9.04	7.78	0.00	0.00	8.05	0.00	0.00
Movement LOS	B	B	A	B	B	A	A	A	A	A	A	A
95th-Percentile Queue Length [veh/ln]	0.24	0.24	0.24	0.00	0.00	0.00	0.00	0.00	0.00	0.02	0.01	0.00
95th-Percentile Queue Length [ft/ln]	5.93	5.93	5.93	0.00	0.00	0.00	0.00	0.00	0.00	0.42	0.21	0.00
d_A, Approach Delay [s/veh]	11.07			12.07			0.00			0.29		
Approach LOS	B			B			A			A		
d_I, Intersection Delay [s/veh]	0.87											
Intersection LOS	B											

Intersection Level Of Service Report
Intersection 102: Rainbow Blvd / Oak St.

Control Type:	Two-way stop	Delay (sec / veh):	16.6
Analysis Method:	HCM 2010	Level Of Service:	C
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.109

Intersection Setup

Name	Collegiate Peaks Byway		East Rainbow Boulevard		US 50	
Approach	Southbound		Eastbound		Westbound	
Lane Configuration						
Turning Movement	Left	Right	Left	Thru	Thru	Right
Lane Width [ft]	11.48	11.48	11.48	11.48	11.48	11.48
No. of Lanes in Entry Pocket	0	1	1	0	0	1
Entry Pocket Length [ft]	100.00	50.00	400.00	100.00	100.00	350.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00		45.00		45.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	Yes		No		No	

Volumes

Name	Collegiate Peaks Byway		East Rainbow Boulevard		US 50	
Base Volume Input [veh/h]	30	87	106	117	196	82
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	0.00	0.00	0.00	0.00	0.00	0.00
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	26	20	1	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	30	113	126	118	196	82
Peak Hour Factor	0.8000	0.8000	0.7400	0.8100	0.8200	0.8400
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	9	35	43	36	60	24
Total Analysis Volume [veh/h]	38	141	170	146	239	98
Pedestrian Volume [ped/h]	0		0		0	

Intersection Settings

Priority Scheme	Stop	Free	Free
Flared Lane			
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance	No		
Number of Storage Spaces in Median	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.11	0.15	0.14	0.00	0.00	0.00
d_M, Delay for Movement [s/veh]	16.56	9.64	8.38	0.00	0.00	0.00
Movement LOS	C	A	A	A	A	A
95th-Percentile Queue Length [veh/ln]	0.36	0.54	0.48	0.00	0.00	0.00
95th-Percentile Queue Length [ft/ln]	9.07	13.57	11.95	0.00	0.00	0.00
d_A, Approach Delay [s/veh]	11.11		4.51		0.00	
Approach LOS	B		A		A	
d_I, Intersection Delay [s/veh]	4.10					
Intersection LOS	C					

Intersection Level Of Service Report
Intersection 633: Rainbow Blvd. / Site Access

Control Type:	Two-way stop	Delay (sec / veh):	13.6
Analysis Method:	HCM 7th Edition	Level Of Service:	B
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.047

Intersection Setup

Name							East Rainbow Boulevard			East Rainbow Boulevard		
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	0	0	0	0	0	0	1	0	0	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00			30.00			45.00			45.00		
Grade [%]	0.00			0.00			0.00			0.00		
Crosswalk	No			No			No			No		

Volumes

Name							East Rainbow Boulevard			East Rainbow Boulevard		
Base Volume Input [veh/h]	9	0	7	0	0	0	0	230	15	1	283	0
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	21	0	43	36	0	0	0	0	26
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	9	0	7	21	0	43	36	230	15	1	283	26
Peak Hour Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	2	0	2	5	0	11	9	58	4	0	71	7
Total Analysis Volume [veh/h]	9	0	7	21	0	43	36	230	15	1	283	26
Pedestrian Volume [ped/h]	0			0			0			0		

Intersection Settings

Priority Scheme	Stop	Stop	Free	Free
Flared Lane	No	No		
Storage Area [veh]	0	0	0	0
Two-Stage Gap Acceptance	No	No		
Number of Storage Spaces in Median	0	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.02	0.00	0.01	0.05	0.00	0.05	0.03	0.00	0.00	0.00	0.00	0.00
d_M, Delay for Movement [s/veh]	13.14	14.40	9.15	13.62	14.74	9.75	7.97	0.00	0.00	7.73	0.00	0.00
Movement LOS	B	B	A	B	B	A	A	A	A	A	A	A
95th-Percentile Queue Length [veh/ln]	0.09	0.09	0.09	0.32	0.32	0.32	0.09	0.00	0.00	0.00	0.00	0.00
95th-Percentile Queue Length [ft/ln]	2.13	2.13	2.13	7.99	7.99	7.99	2.23	0.00	0.00	0.04	0.02	0.00
d_A, Approach Delay [s/veh]	11.40			11.02			1.02			0.02		
Approach LOS	B			B			A			A		
d_I, Intersection Delay [s/veh]	1.76											
Intersection LOS	B											

Intersection Level Of Service Report
Intersection 634: Rainbow Blvd. / Hunt St.

Control Type:	Two-way stop	Delay (sec / veh):	14.4
Analysis Method:	HCM 7th Edition	Level Of Service:	B
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.003

Intersection Setup

Name							
Approach	Southbound		Eastbound			Westbound	
Lane Configuration							
Turning Movement	Left	Right	U-turn	Left	Thru	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	0	0	1	0	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00		30.00			30.00	
Grade [%]	0.00		0.00			0.00	
Crosswalk	Yes		No			No	

Volumes

Name							
Base Volume Input [veh/h]	1	19	0	8	231	297	2
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	36	43	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	1	19	0	8	267	340	2
Peak Hour Factor	1.0000	0.6800	1.0000	0.4600	0.8300	0.7400	1.0000
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	0	7	0	4	80	115	1
Total Analysis Volume [veh/h]	1	28	0	17	322	459	2
Pedestrian Volume [ped/h]	0		0			0	

Intersection Settings

Priority Scheme	Stop	Free	Free
Flared Lane	No		
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance	No		
Number of Storage Spaces in Median	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.00	0.04	0.00	0.02	0.00	0.00	0.00
d_M, Delay for Movement [s/veh]	14.36	9.86	11.54	8.34	0.00	0.00	0.00
Movement LOS	B	A	B	A	A	A	A
95th-Percentile Queue Length [veh/ln]	0.12	0.12	0.05	0.05	0.00	0.00	0.00
95th-Percentile Queue Length [ft/ln]	3.03	3.03	1.18	1.18	0.00	0.00	0.00
d_A, Approach Delay [s/veh]	10.01		0.42			0.00	
Approach LOS	B		A			A	
d_I, Intersection Delay [s/veh]	0.52						
Intersection LOS	B						

Intersection Level Of Service Report
Intersection 635: Oak St. / CR 105

Control Type:	Two-way stop	Delay (sec / veh):	11.7
Analysis Method:	HCM 7th Edition	Level Of Service:	B
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.037

Intersection Setup

Name	Collegiate Peaks Byway		Collegiate Peaks Byway		County Road 105	
Approach	Northbound		Southbound		Westbound	
Lane Configuration						
Turning Movement	Thru	Right	Left	Thru	Left	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	0	0	0	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00		30.00		30.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	No		No		No	

Volumes

Name	Collegiate Peaks Byway		Collegiate Peaks Byway		County Road 105	
Base Volume Input [veh/h]	159	23	12	116	16	17
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	20	0	0	26	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	179	23	12	142	16	17
Peak Hour Factor	0.8100	0.6700	0.7500	0.8500	0.7500	0.7900
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	55	9	4	42	5	5
Total Analysis Volume [veh/h]	221	34	16	167	21	22
Pedestrian Volume [ped/h]	0		0		0	

Intersection Settings

Priority Scheme	Free	Free	Stop
Flared Lane			No
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance			No
Number of Storage Spaces in Median	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.00	0.00	0.01	0.00	0.04	0.03
d_M, Delay for Movement [s/veh]	0.00	0.00	7.77	0.00	11.70	9.87
Movement LOS	A	A	A	A	B	A
95th-Percentile Queue Length [veh/ln]	0.00	0.00	0.03	0.03	0.21	0.21
95th-Percentile Queue Length [ft/ln]	0.00	0.00	0.67	0.67	5.15	5.15
d_A, Approach Delay [s/veh]	0.00		0.68		10.76	
Approach LOS	A		A		B	
d_I, Intersection Delay [s/veh]	1.22					
Intersection LOS	B					

Intersection Level Of Service Report
Intersection 102: Rainbow Blvd / Oak St.

Control Type:	Two-way stop	Delay (sec / veh):	16.7
Analysis Method:	HCM 2010	Level Of Service:	C
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.267

Intersection Setup

Name	Oak Street		East Rainbow Boulevard		US 50	
Approach	Southbound		Eastbound		Westbound	
Lane Configuration						
Turning Movement	Left	Right	Left	Thru	Thru	Right
Lane Width [ft]	11.48	11.48	11.48	11.48	11.48	11.48
No. of Lanes in Entry Pocket	0	1	1	0	0	1
Entry Pocket Length [ft]	100.00	50.00	400.00	100.00	100.00	350.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00		45.00		45.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	Yes		No		No	

Volumes

Name	Oak Street		East Rainbow Boulevard		US 50	
Base Volume Input [veh/h]	85	124	111	201	142	57
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	0.00	0.00	0.00	0.00	0.00	0.00
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	28	20	3	3	0
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	85	152	131	204	145	57
Peak Hour Factor	0.7600	0.9700	0.9600	0.8600	0.8900	0.6900
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	28	39	34	59	41	21
Total Analysis Volume [veh/h]	112	157	136	237	163	83
Pedestrian Volume [ped/h]	0		0		0	

Intersection Settings

Priority Scheme	Stop	Free	Free
Flared Lane			
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance	No		
Number of Storage Spaces in Median	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.27	0.16	0.10	0.00	0.00	0.00
d_M, Delay for Movement [s/veh]	16.67	9.44	8.01	0.00	0.00	0.00
Movement LOS	C	A	A	A	A	A
95th-Percentile Queue Length [veh/ln]	1.06	0.58	0.34	0.00	0.00	0.00
95th-Percentile Queue Length [ft/ln]	26.56	14.43	8.51	0.00	0.00	0.00
d_A, Approach Delay [s/veh]	12.45		2.92		0.00	
Approach LOS	B		A		A	
d_I, Intersection Delay [s/veh]	5.00					
Intersection LOS	C					

Intersection Level Of Service Report
Intersection 134: Oak St. / CR 105

Control Type:	Two-way stop	Delay (sec / veh):	12.7
Analysis Method:	HCM 2010	Level Of Service:	B
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.084

Intersection Setup

Name	Oak Street		Oak Street		CR 105	
Approach	Northbound		Southbound		Westbound	
Lane Configuration						
Turning Movement	Thru	Right	Left	Thru	Left	Right
Lane Width [ft]	11.48	11.48	11.48	11.48	11.48	11.48
No. of Lanes in Entry Pocket	0	0	0	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	62.14		62.14		31.07	
Grade [%]	0.00		0.00		0.00	
Crosswalk	No		No		No	

Volumes

Name	Oak Street		Oak Street		CR 105	
Base Volume Input [veh/h]	150	24	17	172	27	23
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	0.00	0.00	0.00	0.00	0.00	0.00
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	20	0	0	28	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	170	24	17	200	27	23
Peak Hour Factor	0.9100	0.6900	0.6800	0.8300	0.6100	0.6700
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	47	9	6	60	11	9
Total Analysis Volume [veh/h]	187	35	25	241	44	34
Pedestrian Volume [ped/h]	0		0		0	

Intersection Settings

Priority Scheme	Free	Free	Stop
Flared Lane			No
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance			No
Number of Storage Spaces in Median	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.00	0.00	0.02	0.00	0.08	0.04
d_M, Delay for Movement [s/veh]	0.00	0.00	7.70	0.00	12.66	10.09
Movement LOS	A	A	A	A	B	B
95th-Percentile Queue Length [veh/ln]	0.00	0.00	0.06	0.06	0.42	0.42
95th-Percentile Queue Length [ft/ln]	0.00	0.00	1.41	1.41	10.56	10.56
d_A, Approach Delay [s/veh]	0.00		0.72		11.54	
Approach LOS	A		A		B	
d_I, Intersection Delay [s/veh]	1.93					
Intersection LOS	B					

Intersection Level Of Service Report
Intersection 405: Rainbow Blvd. / Hunt St.

Control Type:	Two-way stop	Delay (sec / veh):	13.8
Analysis Method:	HCM 2010	Level Of Service:	B
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.012

Intersection Setup

Name	Hunt Street		East Rainbow Boulevard			East Rainbow Boulevard	
Approach	Southbound		Eastbound			Westbound	
Lane Configuration							
Turning Movement	Left	Right	U-turn	Left	Thru	Thru	Right
Lane Width [ft]	11.48	11.48	11.48	11.48	11.48	11.48	11.48
No. of Lanes in Entry Pocket	0	0	1	0	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00		45.00			45.00	
Grade [%]	0.00		0.00			0.00	
Crosswalk	Yes		No			No	

Volumes

Name	Hunt Street		East Rainbow Boulevard			East Rainbow Boulevard	
Base Volume Input [veh/h]	3	31	0	27	324	271	6
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	39	41	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	3	31	0	27	363	312	6
Peak Hour Factor	0.5800	1.0000	1.0000	0.9700	0.8400	0.9400	0.5800
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	1	8	0	7	108	83	3
Total Analysis Volume [veh/h]	5	31	0	28	432	332	10
Pedestrian Volume [ped/h]	0		0			0	

Intersection Settings

Priority Scheme	Stop	Free	Free
Flared Lane	No		
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance	No		
Number of Storage Spaces in Median	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.01	0.04	0.00	0.02	0.00	0.00	0.00
d_M, Delay for Movement [s/veh]	13.78	9.48	10.44	8.00	0.00	0.00	0.00
Movement LOS	B	A	B	A	A	A	A
95th-Percentile Queue Length [veh/ln]	0.15	0.15	0.07	0.07	0.00	0.00	0.00
95th-Percentile Queue Length [ft/ln]	3.80	3.80	1.75	1.75	0.00	0.00	0.00
d_A, Approach Delay [s/veh]	10.08		0.49			0.00	
Approach LOS	B		A			A	
d_I, Intersection Delay [s/veh]	0.70						
Intersection LOS	B						

Intersection Level Of Service Report
Intersection 633: Rainbow Blvd. / Site Access

Control Type:	Two-way stop	Delay (sec / veh):	15.5
Analysis Method:	HCM 7th Edition	Level Of Service:	C
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.044

Intersection Setup

Name							East Rainbow Boulevard			East Rainbow Boulevard		
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	0	0	0	0	0	0	1	0	0	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00			30.00			45.00			45.00		
Grade [%]	0.00			0.00			0.00			0.00		
Crosswalk	No			No			No			No		

Volumes

Name							East Rainbow Boulevard			East Rainbow Boulevard		
Base Volume Input [veh/h]	16	0	31	0	0	0	0	334	37	10	266	0
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	23	0	41	39	0	0	0	0	31
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	16	0	31	23	0	41	39	334	37	10	266	31
Peak Hour Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	4	0	8	6	0	10	10	84	9	3	67	8
Total Analysis Volume [veh/h]	16	0	31	23	0	41	39	334	37	10	266	31
Pedestrian Volume [ped/h]	0			0			0			0		

Intersection Settings

Priority Scheme	Stop	Stop	Free	Free
Flared Lane	No	No		
Storage Area [veh]	0	0	0	0
Two-Stage Gap Acceptance	No	No		
Number of Storage Spaces in Median	0	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.04	0.00	0.04	0.06	0.00	0.05	0.03	0.00	0.00	0.01	0.00	0.00
d_M, Delay for Movement [s/veh]	15.51	16.60	9.92	14.98	16.79	9.84	7.95	0.00	0.00	8.05	0.00	0.00
Movement LOS	C	C	A	B	C	A	A	A	A	A	A	A
95th-Percentile Queue Length [veh/ln]	0.27	0.27	0.27	0.35	0.35	0.35	0.10	0.00	0.00	0.02	0.01	0.00
95th-Percentile Queue Length [ft/ln]	6.66	6.66	6.66	8.87	8.87	8.87	2.39	0.00	0.00	0.42	0.21	0.00
d_A, Approach Delay [s/veh]	11.82			11.69			0.76			0.26		
Approach LOS	B			B			A			A		
d_I, Intersection Delay [s/veh]	2.05											
Intersection LOS	C											

Intersection Level Of Service Report
Intersection 102: Rainbow Blvd / Oak St.

Control Type:	Two-way stop	Delay (sec / veh):	16.4
Analysis Method:	HCM 2010	Level Of Service:	C
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.115

Intersection Setup

Name	Collegiate Peaks Byway		East Rainbow Boulevard		US 50	
Approach	Southbound		Eastbound		Westbound	
Lane Configuration						
Turning Movement	Left	Right	Left	Thru	Thru	Right
Lane Width [ft]	11.48	11.48	11.48	11.48	11.48	11.48
No. of Lanes in Entry Pocket	0	1	1	0	0	1
Entry Pocket Length [ft]	100.00	50.00	400.00	100.00	100.00	350.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00		45.00		45.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	Yes		No		No	

Volumes

Name	Collegiate Peaks Byway		East Rainbow Boulevard		US 50	
Base Volume Input [veh/h]	30	87	106	117	196	82
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	0.00	0.00	0.00	0.00	0.00	0.00
Growth Factor	1.0840	1.0840	1.0840	1.0840	1.0840	1.0840
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	33	94	115	127	212	89
Peak Hour Factor	0.8000	0.8000	0.7400	0.8100	0.8200	0.8400
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	10	29	39	39	65	26
Total Analysis Volume [veh/h]	41	118	155	157	259	106
Pedestrian Volume [ped/h]	0		0		0	

Intersection Settings

Priority Scheme	Stop	Free	Free
Flared Lane			
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance	No		
Number of Storage Spaces in Median	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.12	0.13	0.13	0.00	0.00	0.00
d_M, Delay for Movement [s/veh]	16.44	9.59	8.43	0.00	0.00	0.00
Movement LOS	C	A	A	A	A	A
95th-Percentile Queue Length [veh/ln]	0.39	0.45	0.44	0.00	0.00	0.00
95th-Percentile Queue Length [ft/ln]	9.68	11.23	11.04	0.00	0.00	0.00
d_A, Approach Delay [s/veh]	11.36		4.19		0.00	
Approach LOS	B		A		A	
d_I, Intersection Delay [s/veh]	3.72					
Intersection LOS	C					

Intersection Level Of Service Report
Intersection 633: Rainbow Blvd. / Site Access

Control Type:	Two-way stop	Delay (sec / veh):	12.0
Analysis Method:	HCM 7th Edition	Level Of Service:	B
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.019

Intersection Setup

Name							East Rainbow Boulevard			East Rainbow Boulevard		
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	0	0	0	0	0	0	1	0	0	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00			30.00			45.00			45.00		
Grade [%]	0.00			0.00			0.00			0.00		
Crosswalk	No			No			No			No		

Volumes

Name							East Rainbow Boulevard			East Rainbow Boulevard		
Base Volume Input [veh/h]	9	0	7	0	0	0	0	230	15	1	283	0
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0840	1.0840	1.0840	1.0840	1.0840	1.0840	1.0840	1.0840	1.0840	1.0840	1.0840	1.0840
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	10	0	8	0	0	0	0	249	16	1	307	0
Peak Hour Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	3	0	2	0	0	0	0	62	4	0	77	0
Total Analysis Volume [veh/h]	10	0	8	0	0	0	0	249	16	1	307	0
Pedestrian Volume [ped/h]	0			0			0			0		

Intersection Settings

Priority Scheme	Stop	Stop	Free	Free
Flared Lane	No	No		
Storage Area [veh]	0	0	0	0
Two-Stage Gap Acceptance	No	No		
Number of Storage Spaces in Median	0	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.02	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
d_M, Delay for Movement [s/veh]	12.04	13.50	9.20	12.18	13.43	9.16	7.88	0.00	0.00	7.78	0.00	0.00
Movement LOS	B	B	A	B	B	A	A	A	A	A	A	A
95th-Percentile Queue Length [veh/ln]	0.09	0.09	0.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
95th-Percentile Queue Length [ft/ln]	2.16	2.16	2.16	0.00	0.00	0.00	0.00	0.00	0.00	0.04	0.02	0.00
d_A, Approach Delay [s/veh]	10.78			11.59			0.00			0.03		
Approach LOS	B			B			A			A		
d_I, Intersection Delay [s/veh]	0.34											
Intersection LOS	B											

Intersection Level Of Service Report
Intersection 634: Rainbow Blvd. / Hunt St.

Control Type:	Two-way stop	Delay (sec / veh):	14.0
Analysis Method:	HCM 7th Edition	Level Of Service:	B
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.002

Intersection Setup

Name							
Approach	Southbound		Eastbound			Westbound	
Lane Configuration							
Turning Movement	Left	Right	U-turn	Left	Thru	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	0	0	1	0	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00		30.00			30.00	
Grade [%]	0.00		0.00			0.00	
Crosswalk	Yes		No			No	

Volumes

Name							
Base Volume Input [veh/h]	1	19	0	8	231	297	2
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0840	1.0840	1.0840	1.0840	1.0840	1.0840	1.0840
In-Process Volume [veh/h]	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	1	21	0	9	250	322	2
Peak Hour Factor	1.0000	0.6800	1.0000	0.4600	0.8300	0.7400	1.0000
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	0	8	0	5	75	109	1
Total Analysis Volume [veh/h]	1	31	0	20	301	435	2
Pedestrian Volume [ped/h]	0		0			0	

Intersection Settings

Priority Scheme	Stop	Free	Free
Flared Lane	No		
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance	No		
Number of Storage Spaces in Median	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.00	0.04	0.00	0.02	0.00	0.00	0.00
d_M, Delay for Movement [s/veh]	14.02	9.79	11.34	8.28	0.00	0.00	0.00
Movement LOS	B	A	B	A	A	A	A
95th-Percentile Queue Length [veh/ln]	0.13	0.13	0.05	0.05	0.00	0.00	0.00
95th-Percentile Queue Length [ft/ln]	3.28	3.28	1.36	1.36	0.00	0.00	0.00
d_A, Approach Delay [s/veh]	9.92		0.52			0.00	
Approach LOS	A		A			A	
d_I, Intersection Delay [s/veh]	0.61						
Intersection LOS	B						

Intersection Level Of Service Report
Intersection 635: Oak St. / CR 105

Control Type:	Two-way stop	Delay (sec / veh):	11.5
Analysis Method:	HCM 7th Edition	Level Of Service:	B
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.039

Intersection Setup

Name	Collegiate Peaks Byway		Collegiate Peaks Byway		County Road 105	
Approach	Northbound		Southbound		Westbound	
Lane Configuration						
Turning Movement	Thru	Right	Left	Thru	Left	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	0	0	0	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00		30.00		30.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	No		No		No	

Volumes

Name	Collegiate Peaks Byway		Collegiate Peaks Byway		County Road 105	
Base Volume Input [veh/h]	159	23	12	116	16	17
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0840	1.0840	1.0840	1.0840	1.0840	1.0840
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	172	25	13	126	17	18
Peak Hour Factor	0.8100	0.6700	0.7500	0.8500	0.7500	0.7900
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	53	9	4	37	6	6
Total Analysis Volume [veh/h]	212	37	17	148	23	23
Pedestrian Volume [ped/h]	0		0		0	

Intersection Settings

Priority Scheme	Free	Free	Stop
Flared Lane			No
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance			No
Number of Storage Spaces in Median	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.00	0.00	0.01	0.00	0.04	0.03
d_M, Delay for Movement [s/veh]	0.00	0.00	7.75	0.00	11.51	9.83
Movement LOS	A	A	A	A	B	A
95th-Percentile Queue Length [veh/ln]	0.00	0.00	0.03	0.03	0.22	0.22
95th-Percentile Queue Length [ft/ln]	0.00	0.00	0.71	0.71	5.42	5.42
d_A, Approach Delay [s/veh]	0.00		0.80		10.67	
Approach LOS	A		A		B	
d_I, Intersection Delay [s/veh]	1.35					
Intersection LOS	B					

Intersection Level Of Service Report
Intersection 102: Rainbow Blvd / Oak St.

Control Type:	Two-way stop	Delay (sec / veh):	16.8
Analysis Method:	HCM 2010	Level Of Service:	C
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.284

Intersection Setup

Name	Oak Street		East Rainbow Boulevard		US 50	
Approach	Southbound		Eastbound		Westbound	
Lane Configuration						
Turning Movement	Left	Right	Left	Thru	Thru	Right
Lane Width [ft]	11.48	11.48	11.48	11.48	11.48	11.48
No. of Lanes in Entry Pocket	0	1	1	0	0	1
Entry Pocket Length [ft]	100.00	50.00	400.00	100.00	100.00	350.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00		45.00		45.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	Yes		No		No	

Volumes

Name	Oak Street		East Rainbow Boulevard		US 50	
Base Volume Input [veh/h]	85	124	111	201	142	57
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	0.00	0.00	0.00	0.00	0.00	0.00
Growth Factor	1.0840	1.0840	1.0840	1.0840	1.0840	1.0840
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	92	134	120	218	154	62
Peak Hour Factor	0.7600	0.9700	0.9600	0.8600	0.8900	0.6900
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	30	35	31	63	43	22
Total Analysis Volume [veh/h]	121	138	125	253	173	90
Pedestrian Volume [ped/h]	0		0		0	

Intersection Settings

Priority Scheme	Stop	Free	Free
Flared Lane			
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance	No		
Number of Storage Spaces in Median	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.28	0.14	0.10	0.00	0.00	0.00
d_M, Delay for Movement [s/veh]	16.79	9.37	8.03	0.00	0.00	0.00
Movement LOS	C	A	A	A	A	A
95th-Percentile Queue Length [veh/ln]	1.16	0.50	0.32	0.00	0.00	0.00
95th-Percentile Queue Length [ft/ln]	28.93	12.51	7.88	0.00	0.00	0.00
d_A, Approach Delay [s/veh]	12.84		2.66		0.00	
Approach LOS	B		A		A	
d_I, Intersection Delay [s/veh]	4.81					
Intersection LOS	C					

Intersection Level Of Service Report
Intersection 134: Oak St. / CR 105

Control Type:	Two-way stop	Delay (sec / veh):	12.5
Analysis Method:	HCM 2010	Level Of Service:	B
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.089

Intersection Setup

Name	Oak Street		Oak Street		CR 105	
Approach	Northbound		Southbound		Westbound	
Lane Configuration						
Turning Movement	Thru	Right	Left	Thru	Left	Right
Lane Width [ft]	11.48	11.48	11.48	11.48	11.48	11.48
No. of Lanes in Entry Pocket	0	0	0	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	62.14		62.14		31.07	
Grade [%]	0.00		0.00		0.00	
Crosswalk	No		No		No	

Volumes

Name	Oak Street		Oak Street		CR 105	
Base Volume Input [veh/h]	150	24	17	172	27	23
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	0.00	0.00	0.00	0.00	0.00	0.00
Growth Factor	1.0840	1.0840	1.0840	1.0840	1.0840	1.0840
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	163	26	18	186	29	25
Peak Hour Factor	0.9100	0.6900	0.6800	0.8300	0.6100	0.6700
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	45	9	7	56	12	9
Total Analysis Volume [veh/h]	179	38	26	224	48	37
Pedestrian Volume [ped/h]	0		0		0	

Intersection Settings

Priority Scheme	Free	Free	Stop
Flared Lane			No
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance			No
Number of Storage Spaces in Median	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.00	0.00	0.02	0.00	0.09	0.04
d_M, Delay for Movement [s/veh]	0.00	0.00	7.69	0.00	12.51	10.10
Movement LOS	A	A	A	A	B	B
95th-Percentile Queue Length [veh/ln]	0.00	0.00	0.06	0.06	0.45	0.45
95th-Percentile Queue Length [ft/ln]	0.00	0.00	1.46	1.46	11.37	11.37
d_A, Approach Delay [s/veh]	0.00		0.80		11.46	
Approach LOS	A		A		B	
d_I, Intersection Delay [s/veh]	2.13					
Intersection LOS	B					

Intersection Level Of Service Report
Intersection 405: Rainbow Blvd. / Hunt St.

Control Type:	Two-way stop	Delay (sec / veh):	13.5
Analysis Method:	HCM 2010	Level Of Service:	B
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.012

Intersection Setup

Name	Hunt Street		East Rainbow Boulevard			East Rainbow Boulevard	
Approach	Southbound		Eastbound			Westbound	
Lane Configuration							
Turning Movement	Left	Right	U-turn	Left	Thru	Thru	Right
Lane Width [ft]	11.48	11.48	11.48	11.48	11.48	11.48	11.48
No. of Lanes in Entry Pocket	0	0	1	0	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00		45.00			45.00	
Grade [%]	0.00		0.00			0.00	
Crosswalk	Yes		No			No	

Volumes

Name	Hunt Street		East Rainbow Boulevard			East Rainbow Boulevard	
Base Volume Input [veh/h]	3	31	0	27	324	271	6
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Growth Factor	1.0840	1.0840	1.0840	1.0840	1.0840	1.0840	1.0840
In-Process Volume [veh/h]	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	3	34	0	29	351	294	7
Peak Hour Factor	0.5800	1.0000	1.0000	0.9700	0.8400	0.9400	0.5800
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	1	9	0	7	104	78	3
Total Analysis Volume [veh/h]	5	34	0	30	418	313	12
Pedestrian Volume [ped/h]	0		0			0	

Intersection Settings

Priority Scheme	Stop	Free	Free
Flared Lane	No		
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance	No		
Number of Storage Spaces in Median	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.01	0.04	0.00	0.02	0.00	0.00	0.00
d_M, Delay for Movement [s/veh]	13.55	9.44	10.32	7.96	0.00	0.00	0.00
Movement LOS	B	A	B	A	A	A	A
95th-Percentile Queue Length [veh/ln]	0.16	0.16	0.07	0.07	0.00	0.00	0.00
95th-Percentile Queue Length [ft/ln]	4.03	4.03	1.85	1.85	0.00	0.00	0.00
d_A, Approach Delay [s/veh]	9.97		0.53			0.00	
Approach LOS	A		A			A	
d_I, Intersection Delay [s/veh]	0.77						
Intersection LOS	B						

Intersection Level Of Service Report
Intersection 633: Rainbow Blvd. / Site Access

Control Type:	Two-way stop	Delay (sec / veh):	14.2
Analysis Method:	HCM 7th Edition	Level Of Service:	B
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.041

Intersection Setup

Name							East Rainbow Boulevard			East Rainbow Boulevard		
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	0	0	0	0	0	0	1	0	0	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00			30.00			45.00			45.00		
Grade [%]	0.00			0.00			0.00			0.00		
Crosswalk	No			No			No			No		

Volumes

Name							East Rainbow Boulevard			East Rainbow Boulevard		
Base Volume Input [veh/h]	16	0	31	0	0	0	0	334	37	10	266	0
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0840	1.0840	1.0840	1.0840	1.0840	1.0840	1.0840	1.0840	1.0840	1.0840	1.0840	1.0840
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	17	0	34	0	0	0	0	362	40	11	288	0
Peak Hour Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	4	0	9	0	0	0	0	91	10	3	72	0
Total Analysis Volume [veh/h]	17	0	34	0	0	0	0	362	40	11	288	0
Pedestrian Volume [ped/h]	0			0			0			0		

Intersection Settings

Priority Scheme	Stop	Stop	Free	Free
Flared Lane	No	No		
Storage Area [veh]	0	0	0	0
Two-Stage Gap Acceptance	No	No		
Number of Storage Spaces in Median	0	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.04	0.00	0.04	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.00	0.00
d_M, Delay for Movement [s/veh]	14.21	15.48	10.00	13.25	15.21	9.10	7.83	0.00	0.00	8.13	0.00	0.00
Movement LOS	B	C	A	B	C	A	A	A	A	A	A	A
95th-Percentile Queue Length [veh/ln]	0.27	0.27	0.27	0.00	0.00	0.00	0.00	0.00	0.00	0.02	0.01	0.00
95th-Percentile Queue Length [ft/ln]	6.77	6.77	6.77	0.00	0.00	0.00	0.00	0.00	0.00	0.46	0.23	0.00
d_A, Approach Delay [s/veh]	11.40			12.52			0.00			0.30		
Approach LOS	B			B			A			A		
d_I, Intersection Delay [s/veh]	0.89											
Intersection LOS	B											

Intersection Level Of Service Report
Intersection 102: Rainbow Blvd / Oak St.

Control Type:	Two-way stop	Delay (sec / veh):	17.9
Analysis Method:	HCM 2010	Level Of Service:	C
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.128

Intersection Setup

Name	Collegiate Peaks Byway		East Rainbow Boulevard		US 50	
Approach	Southbound		Eastbound		Westbound	
Lane Configuration						
Turning Movement	Left	Right	Left	Thru	Thru	Right
Lane Width [ft]	11.48	11.48	11.48	11.48	11.48	11.48
No. of Lanes in Entry Pocket	0	1	1	0	0	1
Entry Pocket Length [ft]	100.00	50.00	400.00	100.00	100.00	350.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00		45.00		45.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	Yes		No		No	

Volumes

Name	Collegiate Peaks Byway		East Rainbow Boulevard		US 50	
Base Volume Input [veh/h]	30	87	106	117	196	82
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	0.00	0.00	0.00	0.00	0.00	0.00
Growth Factor	1.0840	1.0840	1.0840	1.0840	1.0840	1.0840
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	26	20	1	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	33	120	135	128	212	89
Peak Hour Factor	0.8000	0.8000	0.7400	0.8100	0.8200	0.8400
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	10	38	46	40	65	26
Total Analysis Volume [veh/h]	41	150	182	158	259	106
Pedestrian Volume [ped/h]	0		0		0	

Intersection Settings

Priority Scheme	Stop	Free	Free
Flared Lane			
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance	No		
Number of Storage Spaces in Median	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.13	0.17	0.15	0.00	0.00	0.00
d_M, Delay for Movement [s/veh]	17.90	9.78	8.52	0.00	0.00	0.00
Movement LOS	C	A	A	A	A	A
95th-Percentile Queue Length [veh/ln]	0.44	0.59	0.53	0.00	0.00	0.00
95th-Percentile Queue Length [ft/ln]	10.89	14.85	13.29	0.00	0.00	0.00
d_A, Approach Delay [s/veh]	11.52		4.56		0.00	
Approach LOS	B		A		A	
d_I, Intersection Delay [s/veh]	4.19					
Intersection LOS	C					

Intersection Level Of Service Report
Intersection 633: Rainbow Blvd. / Site Access

Control Type:	Two-way stop	Delay (sec / veh):	14.1
Analysis Method:	HCM 7th Edition	Level Of Service:	B
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.050

Intersection Setup

Name							East Rainbow Boulevard			East Rainbow Boulevard		
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	0	0	0	0	0	0	1	0	0	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00			30.00			45.00			45.00		
Grade [%]	0.00			0.00			0.00			0.00		
Crosswalk	No			No			No			No		

Volumes

Name							East Rainbow Boulevard			East Rainbow Boulevard		
Base Volume Input [veh/h]	9	0	7	0	0	0	0	230	15	1	283	0
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0840	1.0840	1.0840	1.0840	1.0840	1.0840	1.0840	1.0840	1.0840	1.0840	1.0840	1.0840
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	21	0	43	36	0	0	0	0	26
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	10	0	8	21	0	43	36	249	16	1	307	26
Peak Hour Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	3	0	2	5	0	11	9	62	4	0	77	7
Total Analysis Volume [veh/h]	10	0	8	21	0	43	36	249	16	1	307	26
Pedestrian Volume [ped/h]	0			0			0			0		

Intersection Settings

Priority Scheme	Stop	Stop	Free	Free
Flared Lane	No	No		
Storage Area [veh]	0	0	0	0
Two-Stage Gap Acceptance	No	No		
Number of Storage Spaces in Median	0	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.02	0.00	0.01	0.05	0.00	0.05	0.03	0.00	0.00	0.00	0.00	0.00
d_M, Delay for Movement [s/veh]	13.62	15.00	9.25	14.14	15.34	9.87	8.03	0.00	0.00	7.78	0.00	0.00
Movement LOS	B	B	A	B	C	A	A	A	A	A	A	A
95th-Percentile Queue Length [veh/ln]	0.10	0.10	0.10	0.33	0.33	0.33	0.09	0.00	0.00	0.00	0.00	0.00
95th-Percentile Queue Length [ft/ln]	2.50	2.50	2.50	8.32	8.32	8.32	2.27	0.00	0.00	0.04	0.02	0.00
d_A, Approach Delay [s/veh]	11.68			11.27			0.96			0.02		
Approach LOS	B			B			A			A		
d_I, Intersection Delay [s/veh]	1.71											
Intersection LOS	B											

Intersection Level Of Service Report
Intersection 634: Rainbow Blvd. / Hunt St.

Control Type:	Two-way stop	Delay (sec / veh):	15.1
Analysis Method:	HCM 7th Edition	Level Of Service:	C
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.003

Intersection Setup

Name							
Approach	Southbound		Eastbound			Westbound	
Lane Configuration							
Turning Movement	Left	Right	U-turn	Left	Thru	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	0	0	1	0	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00		30.00			30.00	
Grade [%]	0.00		0.00			0.00	
Crosswalk	Yes		No			No	

Volumes

Name							
Base Volume Input [veh/h]	1	19	0	8	231	297	2
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0840	1.0840	1.0840	1.0840	1.0840	1.0840	1.0840
In-Process Volume [veh/h]	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	36	43	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	1	21	0	9	286	365	2
Peak Hour Factor	1.0000	0.6800	1.0000	0.4600	0.8300	0.7400	1.0000
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	0	8	0	5	86	123	1
Total Analysis Volume [veh/h]	1	31	0	20	345	493	2
Pedestrian Volume [ped/h]	0		0			0	

Intersection Settings

Priority Scheme	Stop	Free	Free
Flared Lane	No		
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance	No		
Number of Storage Spaces in Median	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.00	0.04	0.00	0.02	0.00	0.00	0.00
d_M, Delay for Movement [s/veh]	15.14	10.01	11.94	8.45	0.00	0.00	0.00
Movement LOS	C	B	B	A	A	A	A
95th-Percentile Queue Length [veh/ln]	0.14	0.14	0.06	0.06	0.00	0.00	0.00
95th-Percentile Queue Length [ft/ln]	3.44	3.44	1.43	1.43	0.00	0.00	0.00
d_A, Approach Delay [s/veh]	10.17		0.46			0.00	
Approach LOS	B		A			A	
d_I, Intersection Delay [s/veh]	0.55						
Intersection LOS	C						

Intersection Level Of Service Report
Intersection 635: Oak St. / CR 105

Control Type:	Two-way stop	Delay (sec / veh):	12.0
Analysis Method:	HCM 7th Edition	Level Of Service:	B
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.042

Intersection Setup

Name	Collegiate Peaks Byway		Collegiate Peaks Byway		County Road 105	
Approach	Northbound		Southbound		Westbound	
Lane Configuration						
Turning Movement	Thru	Right	Left	Thru	Left	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	0	0	0	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00		30.00		30.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	No		No		No	

Volumes

Name	Collegiate Peaks Byway		Collegiate Peaks Byway		County Road 105	
Base Volume Input [veh/h]	159	23	12	116	16	17
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0840	1.0840	1.0840	1.0840	1.0840	1.0840
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	20	0	0	26	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	192	25	13	152	17	18
Peak Hour Factor	0.8100	0.6700	0.7500	0.8500	0.7500	0.7900
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	59	9	4	45	6	6
Total Analysis Volume [veh/h]	237	37	17	179	23	23
Pedestrian Volume [ped/h]	0		0		0	

Intersection Settings

Priority Scheme	Free	Free	Stop
Flared Lane			No
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance			No
Number of Storage Spaces in Median	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.00	0.00	0.01	0.00	0.04	0.03
d_M, Delay for Movement [s/veh]	0.00	0.00	7.81	0.00	12.04	10.03
Movement LOS	A	A	A	A	B	B
95th-Percentile Queue Length [veh/ln]	0.00	0.00	0.03	0.03	0.23	0.23
95th-Percentile Queue Length [ft/ln]	0.00	0.00	0.71	0.71	5.76	5.76
d_A, Approach Delay [s/veh]	0.00		0.68		11.03	
Approach LOS	A		A		B	
d_I, Intersection Delay [s/veh]	1.24					
Intersection LOS	B					

Intersection Level Of Service Report
Intersection 102: Rainbow Blvd / Oak St.

Control Type:	Two-way stop	Delay (sec / veh):	18.3
Analysis Method:	HCM 2010	Level Of Service:	C
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.310

Intersection Setup

Name	Oak Street		East Rainbow Boulevard		US 50	
Approach	Southbound		Eastbound		Westbound	
Lane Configuration						
Turning Movement	Left	Right	Left	Thru	Thru	Right
Lane Width [ft]	11.48	11.48	11.48	11.48	11.48	11.48
No. of Lanes in Entry Pocket	0	1	1	0	0	1
Entry Pocket Length [ft]	100.00	50.00	400.00	100.00	100.00	350.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00		45.00		45.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	Yes		No		No	

Volumes

Name	Oak Street		East Rainbow Boulevard		US 50	
Base Volume Input [veh/h]	85	124	111	201	142	57
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	0.00	0.00	0.00	0.00	0.00	0.00
Growth Factor	1.0840	1.0840	1.0840	1.0840	1.0840	1.0840
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	28	20	3	3	0
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	92	162	140	221	157	62
Peak Hour Factor	0.7600	0.9700	0.9600	0.8600	0.8900	0.6900
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	30	42	36	64	44	22
Total Analysis Volume [veh/h]	121	167	146	257	176	90
Pedestrian Volume [ped/h]	0		0		0	

Intersection Settings

Priority Scheme	Stop	Free	Free
Flared Lane			
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance	No		
Number of Storage Spaces in Median	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.31	0.17	0.11	0.00	0.00	0.00
d_M, Delay for Movement [s/veh]	18.31	9.54	8.09	0.00	0.00	0.00
Movement LOS	C	A	A	A	A	A
95th-Percentile Queue Length [veh/ln]	1.30	0.63	0.38	0.00	0.00	0.00
95th-Percentile Queue Length [ft/ln]	32.44	15.71	9.39	0.00	0.00	0.00
d_A, Approach Delay [s/veh]	13.23		2.93		0.00	
Approach LOS	B		A		A	
d_I, Intersection Delay [s/veh]	5.22					
Intersection LOS	C					

Intersection Level Of Service Report
Intersection 134: Oak St. / CR 105

Control Type:	Two-way stop	Delay (sec / veh):	13.2
Analysis Method:	HCM 2010	Level Of Service:	B
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.096

Intersection Setup

Name	Oak Street		Oak Street		CR 105	
Approach	Northbound		Southbound		Westbound	
Lane Configuration						
Turning Movement	Thru	Right	Left	Thru	Left	Right
Lane Width [ft]	11.48	11.48	11.48	11.48	11.48	11.48
No. of Lanes in Entry Pocket	0	0	0	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	62.14		62.14		31.07	
Grade [%]	0.00		0.00		0.00	
Crosswalk	No		No		No	

Volumes

Name	Oak Street		Oak Street		CR 105	
Base Volume Input [veh/h]	150	24	17	172	27	23
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	0.00	0.00	0.00	0.00	0.00	0.00
Growth Factor	1.0840	1.0840	1.0840	1.0840	1.0840	1.0840
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	20	0	0	28	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	183	26	18	214	29	25
Peak Hour Factor	0.9100	0.6900	0.6800	0.8300	0.6100	0.6700
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	50	9	7	64	12	9
Total Analysis Volume [veh/h]	201	38	26	258	48	37
Pedestrian Volume [ped/h]	0		0		0	

Intersection Settings

Priority Scheme	Free	Free	Stop
Flared Lane			No
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance			No
Number of Storage Spaces in Median	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.00	0.00	0.02	0.00	0.10	0.04
d_M, Delay for Movement [s/veh]	0.00	0.00	7.74	0.00	13.15	10.34
Movement LOS	A	A	A	A	B	B
95th-Percentile Queue Length [veh/ln]	0.00	0.00	0.06	0.06	0.49	0.49
95th-Percentile Queue Length [ft/ln]	0.00	0.00	1.48	1.48	12.18	12.18
d_A, Approach Delay [s/veh]	0.00		0.71		11.93	
Approach LOS	A		A		B	
d_I, Intersection Delay [s/veh]	2.00					
Intersection LOS	B					

Intersection Level Of Service Report
Intersection 405: Rainbow Blvd. / Hunt St.

Control Type:	Two-way stop	Delay (sec / veh):	14.4
Analysis Method:	HCM 2010	Level Of Service:	B
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.013

Intersection Setup

Name	Hunt Street		East Rainbow Boulevard			East Rainbow Boulevard	
Approach	Southbound		Eastbound			Westbound	
Lane Configuration							
Turning Movement	Left	Right	U-turn	Left	Thru	Thru	Right
Lane Width [ft]	11.48	11.48	11.48	11.48	11.48	11.48	11.48
No. of Lanes in Entry Pocket	0	0	1	0	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00		45.00			45.00	
Grade [%]	0.00		0.00			0.00	
Crosswalk	Yes		No			No	

Volumes

Name	Hunt Street		East Rainbow Boulevard			East Rainbow Boulevard	
Base Volume Input [veh/h]	3	31	0	27	324	271	6
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Growth Factor	1.0840	1.0840	1.0840	1.0840	1.0840	1.0840	1.0840
In-Process Volume [veh/h]	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	39	41	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	3	34	0	29	390	335	7
Peak Hour Factor	0.5800	1.0000	1.0000	0.9700	0.8400	0.9400	0.5800
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	1	9	0	7	116	89	3
Total Analysis Volume [veh/h]	5	34	0	30	464	356	12
Pedestrian Volume [ped/h]	0		0			0	

Intersection Settings

Priority Scheme	Stop	Free	Free
Flared Lane	No		
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance	No		
Number of Storage Spaces in Median	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.01	0.04	0.00	0.02	0.00	0.00	0.00
d_M, Delay for Movement [s/veh]	14.42	9.60	10.68	8.07	0.00	0.00	0.00
Movement LOS	B	A	B	A	A	A	A
95th-Percentile Queue Length [veh/ln]	0.17	0.17	0.08	0.08	0.00	0.00	0.00
95th-Percentile Queue Length [ft/ln]	4.23	4.23	1.92	1.92	0.00	0.00	0.00
d_A, Approach Delay [s/veh]	10.22		0.49			0.00	
Approach LOS	B		A			A	
d_I, Intersection Delay [s/veh]	0.71						
Intersection LOS	B						

Intersection Level Of Service Report
Intersection 633: Rainbow Blvd. / Site Access

Control Type:	Two-way stop	Delay (sec / veh):	16.4
Analysis Method:	HCM 7th Edition	Level Of Service:	C
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.051

Intersection Setup

Name							East Rainbow Boulevard			East Rainbow Boulevard		
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	0	0	0	0	0	0	1	0	0	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00			30.00			45.00			45.00		
Grade [%]	0.00			0.00			0.00			0.00		
Crosswalk	No			No			No			No		

Volumes

Name							East Rainbow Boulevard			East Rainbow Boulevard		
Base Volume Input [veh/h]	16	0	31	0	0	0	0	334	37	10	266	0
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0840	1.0840	1.0840	1.0840	1.0840	1.0840	1.0840	1.0840	1.0840	1.0840	1.0840	1.0840
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	23	0	41	39	0	0	0	0	31
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	17	0	34	23	0	41	39	362	40	11	288	31
Peak Hour Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	4	0	9	6	0	10	10	91	10	3	72	8
Total Analysis Volume [veh/h]	17	0	34	23	0	41	39	362	40	11	288	31
Pedestrian Volume [ped/h]	0			0			0			0		

Intersection Settings

Priority Scheme	Stop	Stop	Free	Free
Flared Lane	No	No		
Storage Area [veh]	0	0	0	0
Two-Stage Gap Acceptance	No	No		
Number of Storage Spaces in Median	0	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.05	0.00	0.04	0.06	0.00	0.05	0.03	0.00	0.00	0.01	0.00	0.00
d_M, Delay for Movement [s/veh]	16.37	17.55	10.13	15.72	17.74	9.98	8.00	0.00	0.00	8.13	0.00	0.00
Movement LOS	C	C	B	C	C	A	A	A	A	A	A	A
95th-Percentile Queue Length [veh/ln]	0.31	0.31	0.31	0.37	0.37	0.37	0.10	0.00	0.00	0.02	0.01	0.00
95th-Percentile Queue Length [ft/ln]	7.63	7.63	7.63	9.34	9.34	9.34	2.44	0.00	0.00	0.46	0.23	0.00
d_A, Approach Delay [s/veh]	12.21			12.04			0.71			0.27		
Approach LOS	B			B			A			A		
d_I, Intersection Delay [s/veh]	2.03											
Intersection LOS	C											

PHELPS ENGINEERING
DESIGN & DEVELOPMENT SERVICES

November 3, 2022

Thank you for the review of plans for Salida Crossings, below are our response to comments indicated in RED.

RE: Salida Crossings, Salida, Colorado
Salida Public Works Agency Review

To: Bill Almquist, Community Development Director, City of Salida

Public Works has completed review of the Civil Construction Plans dated 10/27/2022.

Plat

1) Utility Easements shall extend a minimum of 7.5-ft beyond public utility improvements.
    a. Acknowledged, utility easements extended where applicable
2) Provide a plat for review with utility improvements overlay.
    a. Plat with utilities shown has been provided

Drainage Report

1) Provide a signed and stamped copy for review.
    a. Signed and stamped report has been provided.
2) Update existing imperviousness values as the site is soil. Recalculate detention.
    a. Existing imperviousness values will be revised to show soil conditions. PES will continue to use the release rate per pre-demo conditions in order to provide a conservative analysis of historic site conditions.

Plans

1) Provide a signed and stamped copy for review.
    a. Signed and stamped plans are provided.
2) The water main connection on the west end will be at Caldwell and not Hunt.
    a. Acknowledged and updated
3) Applicant to work with City on water main re-alignment through site.
    a. Acknowledged

4) Provide additional detail of existing improvements in CDOT ROW including street lights and sidewalks. Relocate proposed private storm sewer out of CDOT ROW and onto subject property. Avoid new streetscape improvements to the greatest extent possible.
    a). We are awaiting revised survey to show improvements made along Hwy 50. PES will provide additional detail prior to acceptance and construction.

General

1) Provide record of CDOT utility and access permits.
    a. Record of CDOT correspondence provided
2) Provide record of SUE in CDOT ROW.
    a. Acknowledged

The above items shall be addressed prior to issuance of improvements agreement and/or building permits. A detailed engineering review of the site improvements is recommended. The contractor shall provide product submittals for work occurring in the right-of-way and shall obtain necessary permits. A preconstruction meeting with Public Works shall be scheduled and completed prior to initiation of work.
Acknowledged

Sincerely,

Joe Pucillo
Phelps Engineering

Legal Notice

CPAXLP

PUBLIC NOTICE

Notice is hereby given that the Chaffee County Board of County Commissioners will hold a Public Hearing to consider the following application:

Name of Project: Adams Agricultural Subdivision Exemption #4
Owner & Applicant: Karin Adams
Location: 11460 County Road 140, Salida
Zone: Commercial & Rural
Request: Agricultural Subdivision Exemption to subdivide a total of 74.34 acres into two lots. This subdivision would result in Lot "E" comprising 2.54 acres and Lot "B" comprising the remaining 71.80 acres. Individual wells and individual on-site wastewater treatment systems are proposed to serve the property.
Board of County Commission Hearing: Tuesday, January 3, 2023 at 9:00 a.m., held in the Commissioner's Meeting Room at 104 Crestone Ave., Salida. Connect to the Zoom Meeting: https://us02web.zoom.us/j/109079543
This proposed land use application is available to review at the following link: https://chaffeecoco.civicclerk.com/web/home.aspx
This proposed land use application can also be reviewed in-person by visiting the Planning Department at 104 Crestone Avenue, Salida or at the Buena Vista Annex, 112 Linderman Avenue.
Public comments can be made via ChaffeeSpeaks.org, or at the Public Hearing in-person or via Zoom. All comments received are part of the public record. The deadline for receiving comments via ChaffeeSpeaks.org is the Friday before the hearing by 12:00 noon.
Please note it is inappropriate to personally contact individual County Commissioners or Planning Commissioners 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.
Published in The Mountain Mail December 2, 2022

PUBLIC NOTICE

Notice is hereby given that the Chaffee County Board of County Commissioners will hold a Public Hearing to consider the following application:

Name of Project: Shelman Heritage Water Subdivision Exemption
Owner & Applicant: Starr Miller & Jason Shelman
Location: 9770 County Road 156, Salida
Zone: Residential
Request: Heritage Water Subdivision Exemption to subdivide a total of 5.32 acres into two lots. This subdivision would result in Lot 1 comprising 2.02 acres and Lot 2 comprising the remaining 3.31 acres. Individual wells and individual on-site wastewater treatment systems are proposed to serve the property.
Board of County Commission Hearing: Tuesday, January 3, 2023 at 9:00 a.m., held in the Commissioner's Meeting Room at 104 Crestone Ave., Salida. Connect to the Zoom Meeting: https://us02web.zoom.us/j/109079543
This proposed land use application is available to review at the following link: https://chaffeecoco.civicclerk.com/web/home.aspx
This proposed land use application can also be reviewed in-person by visiting the Planning Department at 104 Crestone Avenue, Salida or at the Buena Vista Annex, 112 Linderman Avenue.
Public comments can be made via ChaffeeSpeaks.org, or at the Public Hearing in-person or via Zoom. All comments received are part of the public record. The deadline for receiving comments via ChaffeeSpeaks.org is the Friday before the hearing by 12:00 noon.
Please note it is inappropriate to personally contact individual County Commissioners or Planning Commissioners 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.
Published in The Mountain Mail December 2, 2022

PUBLIC NOTICE
NOTICE TO CREDITORS

Estate of **Laurie Violet James, a/k/a Laurie V. James, a/k/a Laurie James**, Deceased
Case Number **2022PR30038**

All persons having claims against the above named estate are required to present them to the personal representative or to District Court of Chaffee, County, Colorado on or before March 25, 2023, or the claims may be forever barred.

Pete Cordova, #11881
1604 H Street
Salida, CO 81201

Attorney for Personal Representative:
Pete Cordova, Esq.
Cordova Law Firm, LLP
1604 H Street
Salida, CO 81201
Phone Number: (719) 539-6679
E-mail: pete@cordovalaw.com
Fax Number: (719) 539-3020
Atty. Reg. #: 11881
Published in The Mountain Mail November 25, December 2 and 9, 2022

PUBLIC NOTICE
CHAFFEE COUNTY LANDFILL
WEIGHT CHARGES
HOURS OF OPERATION:
8:00 am TO 3:30 pm
MONDAY THRU SATURDAY,
CLOSED HOLIDAYS
MUST BE UNLOADED BY 4:00 PM
LOADS AFTER 3:30 pm
WILL NOT BE ACCEPTED
Landfill phone number (719) 539-3738;
Accounts Receivable (719) 539-3463
www.chaffeecounty.org
Shannon Wilcox, Supervisor
(719) 207-1485
SCALE ATTENDENT DETERMINES WHETHER LOAD IS TONNAGE OR YARDAGE

PER TON OUT-OF-COUNTY
1 COMPACTED TRASH $44.00 $90.00 per CY/$175.00/ton
2 LOOSE TRASH $46.00 $45.00 per CY
3 CONSTRUCTION/SHINGLES/STUMPS $46.00 $45.00 per CY
4 BRUSH/YARD WASTE $46.00 $45.00 per CY
6 CONCRETE - $46.00 NO OUT-OF-COUNTY
must be broken into 1 ft lengths or smaller. Contractors - call for recycling options
8 DIRT, CLEAN FILL $3.00 NO OUT-OF-COUNTY
10 YARD WASTE/TON $46.00 NO OUT-OF-COUNTY
HOUSEHOLD/YARD/CONSTRUCTION BY YARD $12.75 $45 per CY
MATTRESSES AND BOX SPRINGS $5.00 NO OUT-OF-COUNTY
TIRES (NO RIMS): NO OUT-OF-COUNTY
AUTO $7 to $12 OR $.30/LB NO OUT-OF-COUNTY
TRUCK/TRACTOR $20. to $30 OR $.30/lb NO OUT-OF-COUNTY
TIRES FROM SHOPS DO NOT ACCEPT NO OUT-OF-COUNTY
TIRES (W/RIMS):
AUTO $12.00 NO OUT-OF-COUNTY
TRUCK DO NOT ACCEPT
ANIMALS: $10.00 NO OUT-OF-COUNTY, $10 TO UNLOAD
BATTERIES: $5.00 NO OUT-OF-COUNTY
APPLIANCES AS LISTED: NO OUT-OF-COUNTY
STOVES, WATER HEATERS, WASHERS, DRYERS $10.00
ALL FREON APPLIANCES $40.00
MUST HAVE DOORS AND SHELVES REMOVED or CALL FOR RECYCLING OPTIONS
NO CUT FREON LINES AS PER EPA RULES
ELECTRONIC WASTE: NO OUT-OF-COUNTY
E-WASTE $.60 PER POUND/$10.00 MINIMUM
TV & MONITORS 1" TO 29" $20.00
TV & MONITORS 30 "+ SCREEN $40.00
THERE WILL BE A $100.00 FINE FOR ALL TVs AND MONITORS PUT INTO THE TRASH INSTEAD OF RECYCLED.
MINIMUM FEE - $10.00 in County; $20.00 out-of-County. The County Waste Disposal accepts bagged household trash at MINIMUM FEE of $10 per load. OUT-OF-COUNTY is $10 per bag.
RATES EFFECTIVE 1/1/2023
Credit Card, Cash or Local Checks Only
CHAFFEE COUNTY RESERVES THE RIGHT TO REFUSE ANY OR ALL TRASH
NO HAZARDOUS MATERIALS ACCEPTED AT THIS LANDFILL
NO HOT or SMOLDERING TRASH ACCEPTED
NO AUTOMOBILES ACCEPTED
NO ASPHALT or PAVEMENT
NO RUMMAGING
PIPE AND WIRE MUST BE CUT TO 8 FT, OR SMALLER
PAINT CANS MUST BE EMPTY OR PAINT DRIED OUT, NO LIDS ON CANS
OIL DRUMS MUST BE EMPTY AND HAVE LIDS CUT OFF
ALL TANKS MUST BE EMPTY AND VALVES REMOVED
CUSTOMERS DUMPING AT THE CHAFFEE COUNTY LANDFILL PROOF OF RESIDENCY POLICY:
IN-COUNTY CUSTOMERS:
ACCEPTABLE PROOF CAN BE IN THE FORM OF A DRIVER'S LICENSE OR PHOTO IDENTIFICATION CARD, UTILITY BILL, OR COPY/PICTURE OF BUILDING PERMIT.
OUT-OF-COUNTY CUSTOMERS WHO OWN PROPERTY IN CHAFFEE COUNTY:
ACCEPTABLE PROOF CAN BE IN THE FORM OF A DRIVER'S LICENSE OR PHOTO IDENTIFICATION
CARD AND A PROPERTY OWNERSHIP DOCUMENT FROM THE COUNTY TREASURER'S OFFICE.
ALL OTHER CUSTOMERS:
PRICES WILL BE AT THE OUT-OF-COUNTY RATES FOR DUMPING.
Published in The Mountain Mail December 2, 2022

PUBLIC NOTICE
NOTICE OF PUBLIC HEARING BEFORE THE CITY COUNCIL FOR THE CITY OF SALIDA CONCERNING PLANNED DEVELOPMENT MODIFICATION AND MAJOR SUBDIVISION APPLICATIONS

TO ALL MEMBERS OF THE PUBLIC AND INTERESTED PERSONS: PLEASE TAKE NOTICE that on Tuesday, December 20th, 2022 at or about the hour of 6:00 p.m., a public hearing will be conducted by the City of Salida City Council at City Council Chambers, 448 East First Street, Suite 190, Salida, Colorado on applications submitted by BV Investments, LLC for a Planned Development Modification and a Major Subdivision for the Salida Crossings Planned Development. The 3.15 acre subject property is located at 1520 E. Highway 50 and is legally described as "A portion of the SW ¼ of the NW ¼ or the SW ¼ Section 4, Township 49 North, Range 9 East of the New Mexico P.M. County of Chaffee, State of Colorado".
The modification request is to reduce the number of mixed-use buildings from 3 to 2, to reduce the overall unit count, reduce the height of said buildings, and incorporate approximately 20 townhomes into the development plan, among other changes. The subdivision request is to create 22 lots (including 20 townhome lots and 2 lots for mixed-use buildings) within the PD, plus common elements/outlots to be owned by an HOA. Interested persons are encouraged to attend the public hearing in person or online at: https://attendee.gotowebinar.com/register/6382995264411204366. Further information on the application may be obtained from the Community Development Department, (719) 530-2634.
*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 in-person or via the above GoToWebinar link so your comments can be made part of the record.
Published in The Mountain Mail December 2, 2022

PUBLIC NOTICE
NOTICE:

Notice is hereby given pursuant to anyone or more Decrees in Case No. 92CW84, 94CW5, 94CW41, 94CW42, 96CW17, 03CW55 and 06CW32 Division 2, Water Court that during the month of November 2022 the following parties applied for augmentation through the office of Upper Arkansas Water Conservancy District (UAWCD).
Name Christopher Thomas Bainbridge
Address 9591 Mint Ln, Salida, CO 81201
Chaffee County Well
Type S11, T50N, R8E, NM PM
Qty. of Water .100-af
The applications are available for review in the office of UAWCD, 339 E. Hwy 50, Salida, Colorado during normal business hours. Any affected person may file comments with the State Engineer within sixty days of the date of publication of such monthly notice. Any affected person not satisfied by the State Engineer's application of the terms and conditions established for this plan for augmentation to a specific structure, may then apply to the Water Court for a de novo hearing, under the Court's retained jurisdiction, whether the terms and conditions of the decree approving the plan for augmentation have been met with respect to the request for an authorized diversion included within that application to the State Engineer. Such de novo hearing shall be pursuant to Water Right Determination and Administration Act of 1969. Authorized diversions located within the augmentation plan areas included in the plan for augmentation, by either an uncontested approval by the State Engineer or Order of the Court, shall be part of the decreed plan for augmentation.
Published in The Mountain Mail December 2, 2022

PUBLIC NOTICE

Notice is hereby given that under and pursuant to the statutes of the State of Colorado Section 38-21.5-103 C.R.S. the personal property of:

Daniel Cramer
9663 CR 150, Salida, CO 81201

Our lien will be enforced at A & A Storage of Poncha Springs LLLP, 11190 W. Hwy 50, Poncha Springs, CO 81242
Unit Contents: Dresser, shelves, file cabinet, washer & dryer, guitar case, exercise bike, dishes, unknown boxes
Our lien will be enforced and property disposed of at 10:00 AM 12-12-2022
Unit Number 364
Published in The Mountain Mail December 2 and 9, 2022

PUBLIC NOTICE

Notice is hereby given that under and pursuant to the statutes of the State of Colorado Section 38-21.5-103 C.R.S. the personal property of:

Mrs. Earl Pearson
910 J St. D5, Salida, CO 81201

Our lien will be enforced at A & A Storage of Poncha Springs LLLP, 11190 W. Hwy 50, Poncha Springs, CO 81242
Unit Contents: Broken desk, TV, pictures, lamp, skateboard, unknown boxes
Our lien will be enforced and property disposed of at 10:00 AM 12-12-2022
Unit Number 127
Published in The Mountain Mail December 2 and 9, 2022

PUBLIC NOTICE

Notice is hereby given that under and pursuant to the statutes of the State of Colorado Section 38-21.5-103 C.R.S. the personal property of:

Mrs. Earl Pearson
910 J St. D5, Salida, CO 81201

Our lien will be enforced at A & A Storage of Poncha Springs LLLP, 11190 W. Hwy 50, Poncha Springs, CO 81242
Unit Contents: Chair, ottoman, wood chair, wheelchair, unknown boxes
Our lien will be enforced and property disposed of at 10:00 AM 12-12-2022
Unit Number 128
Published in The Mountain Mail December 2 and 9, 2022

PUBLIC NOTICE

Notice is hereby given that under and pursuant to the statutes of the State of Colorado Section 38-21.5-103 C.R.S. the personal property of:

Mrs. Earl Pearson
910 J St. D5, Salida, CO 81201

Our lien will be enforced at A & A Storage of Poncha Springs LLLP, 11190 W. Hwy 50, Poncha Springs, CO 81242
Unit Contents: Carrier set, speaker, end table, dresser, microwave, unknown
Our lien will be enforced and property disposed of at 10:00 AM 12-12-2022
Unit Number 549
Published in The Mountain Mail December 2 and 9, 2022

CPAXLP

Item 5.



THE MOUNTAIN MAIL

THE MOUNTAIN MAIL The Chaffee County Times

FOR LEGAL NOTICES

running in The Mountain Mail and Chaffee County Times newspapers

Please send notices to
legals@avpsalida.com

(Email formats: Word docs preferred; PDFs can be accepted)

Questions? Contact The Mountain Mail 719-539-6691

YOU SHOULD ADVERTISE RIGHT MEOW



PLACE A CLASSIFIED
ANYTIME ONLINE
THEMOUNTAINMAIL.COM

- 468 -

CALL: 719.539.6691 EMAIL: CLASSIFIEDS@THEMOUNTAINMAIL.COM VISIT THE OFFICE: 125 E. 2ND ST., SALIDA

CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Administration	Drew Nelson - City Administrator	December 20, 2022

ITEM

Ordinance 2022-24 – An Ordinance of the City Council for the City of Salida, Colorado Imposing and Increasing Certain Occupation Taxes on the Business of Leasing or Renting Short-Term Rental Units in the City, Emergency Ordinance, Second Reading and Public Hearing

BACKGROUND

A general election was held in Salida on November 8, 2022 in which two ballot measures referred to the voters by the Salida City Council were approved. Ballot measures 2A and 2B (which would impose an annual $1,000 tax on STR permits, and impose a nightly rate for STR rentals of $15 per bedroom or sleeping area, respectively) were approved by the voters and the Clerk has certified the vote. In the wake the two measures passing, the Salida Municipal Code must now be amended to reflect the will of the voters.

Attached is a draft of Ordinance 2022-24, which would amend Sections 4-6-10 and 4-6-20 of the SMC to identify the Occupation Tax as well as where the revenues would be directed and how they would be used. Specifically, the Ordinance notes that the revenues will be used to promote affordable housing in the City, and shall be deposited in the City's Housing Fund that was created by Ordinance 2018-14. Monies in that fund can only be used for affordable housing purposes, and all expenditures will be tracked accordingly.

Finally, as this Occupation Tax is set to commence on January 1, 2023, as approved by voters, the Ordinance needs to be passed as an Emergency Ordinance in order to take effect at the start of 2023. However, we scheduled two readings of the Ordinance to allow for ample notice and any additional feedback from the public ahead of implementation. As this is an Emergency Ordinance, approval must be given by three-quarters of the City Council.

FISCAL NOTE

City staff has estimated that revenues from Ballot Measures 2A and 2B would generate approximately $800,000 to be used for affordable housing purposes.

STAFF RECOMMENDATION

Staff recommends that the City Council approve Ordinance 2022-24 to implement the direction of the electorate from the November 8, 2022 general election results for Ballot Measures 2A and 2B and to impose changes to the Occupation Tax, to be made effective January 1, 2023.

SUGGESTED MOTION

A City Councilperson should state, "I move approve Ordinance 2022-24 as an Emergency Ordinance on second reading, to commence on January 1, 2023", followed by a second and a roll call vote.

CITY OF SALIDA, COLORADO
ORDINANCE NO. 24
(Series of 2022)

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO IMPOSING AND INCREASING CERTAIN OCCUPATION TAXES ON THE BUSINESS OF LEASING OR RENTING SHORT-TERM RENTAL UNITS IN THE CITY

WHEREAS, the City of Salida, Colorado (the "City") is a statutory city, duly organized and existing under the laws of the State of Colorado; and

WHEREAS, pursuant to C.R.S. § 31-15-501(1)(c), the City possesses the authority "[t]o license, regulate, and tax, subject to any law of this state, any lawful occupation, business place, amusement, or place of amusements and to fix the amount, terms, and manner of issuing and revoking licenses issued therefor;"; and

WHEREAS, pursuant to Article X, Section 20 of the Colorado Constitution, voter approval is required for the imposition of new taxes and for the increase of existing taxes; and

WHEREAS, the City is currently experiencing a severe shortage of permanent housing and long-term rental units for its residents the local workforce, and the diversion of the existing housing stock for short-term rentals contributes to the City's housing shortage and has a direct and indirect impact on affordability and the availability of housing; and

WHEREAS, the City Council has determined that the imposition of new taxes and increasing existing taxes on short-term rental license holders and diverting this revenue towards affordable housing efforts will improve the availability of affordable housing for the local workforce and residents; and

WHEREAS, the City Council found it desirable and appropriate, and in the best interest of the general health, safety, and welfare of its residents to submit to the electors of the City, certain ballot questions concerning the imposition and increase of certain occupation taxes on the business of leasing or renting short-term units; and

WHEREAS, at a City election held on November 8, 2022, the electors of the City of Salida approved imposition of an annual occupation tax of one-thousand dollars and a tax of fifteen dollars per bedroom per night that a short-term rental unit is occupied, on the business of leasing or renting short term rental units in the City; and

WHEREAS, furthermore, in order to have this ordinance take effect by January 1, 2023, as directed by the electors of the City, the City Council determines that it is necessary that this ordinance be adopted as an emergency ordinance, so that it may take effect immediately, rather than being delayed in taking effect in the usual manner; and

WHEREAS, the City Council accordingly finds, determines and declares that this ordinance is necessary for the immediate preservation of the public health, safety and welfare and that this ordinance should therefore become effective immediately upon adoption, as provided by C.R.S. 31-16-105.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE

CITY OF SALIDA, COLORADO AS FOLLOWS:

Section 1. The foregoing recitals are hereby incorporated as conclusions, facts, determinations, and findings by the City Council.

Section 2. Salida Municipal Code Section 4-6-10, concerning Tax levied, is amended by the addition of a new subsection to read as follows:

Sec. 4-6-10. - Tax levied.

(a) There is hereby levied an occupation tax on the business of leasing or renting of rooms or other accommodations within the City of Salida for less than thirty (30) consecutive days at the rate of four dollars and eighty-two cents ($4.82) per night per occupied room. The person or entity furnishing such short-term accommodations shall pay the tax to the City. All sums of money due pursuant to this Section shall be and remain public money and the property of the City held in trust for the sole use and benefit of the City.

(b) Commencing January 1, 2023, pursuant to C.R.S. 31-15-501(1)(c), there is levied an occupation tax on the business of leasing or renting short-term rental units, as that term is defined in Sec. 6-6-10 of this Code, within the City of Salida, in lieu of the tax imposed by subsection (a) of this Section, as follows:

i. **An annual payment of one-thousand dollars ($1000.00), to be collected at the time of permit issuance or renewal, and**
ii. **A tax of fifteen dollars ($15.00) per bedroom, as that term is defined in Sec. 16-1-80 of this Code, in the short-term rental unit, for each night that the short-term rental unit is occupied, to be collected pursuant to Section 4-6-30.**

The person or entity furnishing such short-term rental unit shall pay the tax to the City. All sums of money due pursuant to this subsection (b) shall be and remain public money and the property of the City. As directed by City voters at an election held on November 8, 2022, the proceeds of the tax levied in this subsection (b) shall be used to promote affordable housing in the City, as further described in Section 4-6-20(b).

Section 3. Salida Municipal Code Section 4-6-20, concerning Tax revenues pledged for certain purposes, is amended by the addition of a new subsection to read as follows:

Sec. 4-6-20. - Tax revenues pledged for certain purposes.

(a) The proceeds of the occupational lodging tax described in Section 4-6-10**(a)**, together with investment earnings thereon, shall be used primarily for capital improvements and operations expenses for parks and recreation and arts facilities in the City, including, without limitation, the Aquatic Center and the SteamPlant Theater.

(b) The proceeds of the occupation tax on the business of leasing or renting short-term rental units described in Section 4-6-10(b), together with investment earnings thereon, shall be deposited into the City's Housing Fund created by Ord. No. 2018-14, and shall be used to promote affordable housing in the City.

Section 4. Severability. The provisions of this ordinance are severable and the invalidity of any section, phrase, clause, or portion of the ordinance as determined by a court of competent jurisdiction shall not affect the validity or effectiveness of the remainder of this ordinance.

Section 5. Emergency declaration. Pursuant to C.R.S. § 31-16-105, the City Council hereby finds, determines and declares that an emergency exists and that this ordinance is necessary for the immediate preservation of the public health, safety and welfare and the financial well-being of the City because at a City election held on November 8, 2022, the electors of the City of Salida approved the applicable imposition of these annual occupation taxes with an effective date of January 1, 2023, and therefore, in order to have this ordinance take effect by January 1, 2023, as directed by the electors of the City, this ordinance must be passed as an emergency ordinance.

INTRODUCED ON FIRST READING on this 6th day of December, 2022, ADOPTED and ORDERED PUBLISHED IN FULL in a newspaper of general circulation by the City Council on this ____ day of _____, 2022, and set for second reading and public hearing on the 20th day of December, 2022.

INTRODUCED ON SECOND READING FINALLY ADOPTED and ORDERED PUBLISHED BY TITLE ONLY, by the City Council on this 20th day of December 2022.

City of Salida

_____
Mayor Dan Shore

ATTEST:

_____
City Clerk/Deputy City Clerk

CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Planning	Kristi Jefferson - Senior Planner	December 20, 2022

ITEM

Resolution 2022 -57 Citizen Appointments to the Planning Commission

BACKGROUND

The Planning Commission is made up of seven regular members and two alternate members. Regular member Dave Haynes resigned earlier this year and Alternate member Laura Atwood moved outside of the City and had to resign her position as alternate.

On February 5, 2019 Commissioner Kriebel was appointed as a regular member to fill a vacated seat with a term expiring on January 1, 2023. With his term expiring, Commissioner Kriebel has indicated that he would like to serve another four year term. Alternate Member, Aaron Derwingson has indicated he would like the opportunity to move into the vacated regular seat.

The current makeup of the Commission is as follows:

Member	Term Expires	
Greg Follet, Chair	06/07/2024	
Francie Bomer, Vice Chair	04/21/2023	
Judith Dockery	04/21/2023	
Giff Kriebel	**01/01/2023**	Term Expiring
~~David Haynes~~	~~03/21/2024~~	Resigned now vacant
Michelle Walker	06/07/2024	
Brian Colby	08/16/2016	
Aaron Derwingson, Alternate	02/15/2026	
~~Laura Atwood, Alternate~~	~~02/15/2026~~	Resigned now Vacant

Staff has advertised for the Planning Commission vacancies recently in the Mountain Mail. We received one application from Dan Bush who is interested in being on the Planning Commission. City Council interviewed Mr. Bush at their December 19, 2022 Work Session.

STAFF RECOMMENDATION

Staff is recommending Council re-appoint Giff Kriebel as a regular member, appoint Aaron Derwingson as a regular member to fill the vacated regular seat and appoint an alternate member of the Planning Commission.

CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Planning	Kristi Jefferson - Senior Planner	December 20, 2022

SUGGESTED MOTION

A Council person should make a motion "to approve Resolution 2022-57, a resolution of the City Council for the City of Salida, Colorado approving the following appointments to the Planning Commission:

1. Re-appoint Giff Kriebel as a Regular Member, term to expire January 01, 2027

2. Appoint Aaron Derwingson as a Regular Member, term to expire March 21, 2024

3. Appoint _____ as an Alternate Member, term to expire February 15, 2026

CITY OF SALIDA, COLORADO
RESOLUTION NO. 57
(Series of 2022)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO, APPROVING CITIZEN APPOINTMENTS TO THE PLANNING COMMISSION PURSUANT TO SECTION 2-7-10 OF THE SALIDA MUNICIPAL CODE.

WHEREAS, in accordance with Section 2-7-10 of the Salida Municipal Code ("SMC"), the City Council shall select and appoint person(s) to serve as members of the City of Salida Planning Commission; and

WHEREAS, Giff Kriebel's term will expire on January 1, 2023 and he wishes to serve another term on the Planning Commission; and

WHEREAS, there is one regular member vacancy on the Planning Commission and alternate member Aaron Derwingson has expressed a desire to be moved to the regular position; and

WHEREAS, there is one alternate member vacancy on the Planning Commission and after soliciting and interviewing candidates, the City Council wishes to fill these vacancies for prescribed terms; and

WHEREAS, the City Council appreciates the service these members of the community have devoted to bettering Salida through participation on the Planning Commission; and

WHEREAS, in accordance with Section 2-7-10 of the Salida Municipal Code ("SMC"), the City Council shall confirm the appointments by majority vote.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO THAT:

1. The City Council hereby appoints the following individuals to serve on the Planning Commission in the following capacity and term:

   a. The City Council hereby re-appoints Giff Kriebel as a regular member of the Salida Planning Commission; term to expire January 01, 2027; and

   b. The City Council hereby appoints Aaron Derwingson as a regular member of the Salida Planning Commission; term to expire March 21, 2024; and

   c. The City Council hereby appoints _____ as an alternate member of the Salida Planning Commission; term to expire February 15, 2026.

RESOLVED, APPROVED, AND ADOPTED this 20th day of December, 2022.

CITY OF SALIDA, COLORADO

By _____
Mayor Dan Shore

[SEAL]
ATTEST:

_____
City Clerk/Deputy City Clerk

CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Finance	Aimee Tihonovich - Finance Director	December 20, 2022

ITEM

Resolution 2022-58, second amendment to the 2022 budget

BACKGROUND

A second amendment to the 2022 budget is deemed necessary to accommodate budget overruns in the Wastewater Fund's budget. At Council's March 1, 2022 regular meeting, Council approved the low bid for the 2022 Sewer Reconstruction Project knowing that the project exceeded the original budget due to significant price increases and due to an additional segment of sewer replacement being included beyond what was originally anticipated. Staff waited until year end to amend the budget for this $289,000 so it could be viewed in relation to other cost increases or savings throughout the year.

In addition to a need to amend for the 2022 Sewer Reconstruction Project, an additional $50,000 amendment is necessary to pay for contract costs related to planning for future projects mainly the Poncha Trunk Line project.

Revenues in the fund were budgeted conservatively. Actual revenues are now known to be at least equal to the unanticipated spending needs and are also being amended with this resolution. The original budget anticipated a use of reserves in the amount of $389,000; this amendment will not change this "bottom line".

FISCAL NOTE

This budget increases spending in the 2022 budget by $339,000 and is covered by an equal amount of operating revenue.

STAFF RECOMMENDATION

Staff recommends adopting the budget amendment resolution.

SUGGESTED MOTION

After a hearing is held on the Budget Amendment, it is recommended that a City Councilperson make a motion to adopt the resolution to amend the 2022 budget.

CITY OF SALIDA, COLORADO
RESOLUTION NO. 58
(Series 2022)

AN AMENDMENT TO RESOLUTION 2021-37 ESTABLISHING BUDGET AND APPROPRIATIONS BY FUND FOR THE CITY OF SALIDA OPERATIONS FOR CALENDAR YEAR 2022

WHEREAS, City Council adopted Resolution No. 2021-37, dated October 19, 2021 establishing the Budget and appropriations by fund for the City of Salida operations in calendar year 2022; and

WHEREAS, this Council, by Resolution No. 2022-19, dated May 17, 2022, amended the budget and appropriations for calendar year 2022; and

WHEREAS, C.R.S. Section 29-1-109 requires that changes to the budget due to any transfer, supplemental appropriation, or revised appropriation be made by ordinance or resolutions; and

WHEREAS, this Council has determined a second amendment to the 2022 budget and appropriations is necessary in the Wastewater Fund in the amount of $339,000 in order to fully fund the 2022 Sewer Reconstruction Project which exceeds the original budget by $289,000 as discussed with Council at their March 1, 2022 regular meeting, and to allow for $50,000 in increased contracted costs related to for future projects mainly the Poncha Trunk Line project. This budget amendment will be offset with an equal amendment to the Wastewater Fund revenue budget as the original budget was conservatively prepared and actual revenues are stronger than anticipated.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Salida, Colorado that the budgets and appropriations by fund for Calendar Year 2022 be amended as follows:

Fund	Original Budget Reso No. 2021-37	1st Amendment Reso No. 2022-19	This Change	Amended Budget & Appropriation
Estimated Revenues:				
General Fund	$ 12,167,509			$ 12,167,509
Water Fund	$ 6,344,600			$ 6,344,600
Wastewater Fund	$ 2,180,000		$ 339,000	$ 2,180,000
Conservation Trust Fund	$ 74,000			$ 74,000
Streets Fund	$ 4,324,605			$ 4,324,605
Capital Improvement Fund	$ 1,146,151	$ 1,614,000		$ 2,760,151
Economic Development Fund	$ 191,500			$ 191,500
Lodging Tax Fund	$ 516,000			$ 516,000
Housing Fund	$ 80,000	$ 1,193,000		$ 1,273,000
	$ 27,024,365	$ 2,807,000	$ 339,000	$ 29,831,365
Estimated Expenditures:				
General Fund	$ 13,090,702	$ 2,015,000		$ 15,105,702
Water Fund	$ 6,302,409			$ 6,302,409
Wastewater Fund	$ 2,568,745		$ 339,000	$ 2,568,745
Conservation Trust Fund	$ 290,000			$ 290,000
Streets Fund	$ 4,648,896			$ 4,648,896
Capital Improvement Fund	$ 1,185,000	$ 1,564,000		$ 2,749,000
Economic Development Fund	$ 324,500			$ 324,500
Lodging Tax Fund	$ 516,000			$ 516,000
Housing Fund	$ 152,000	$ 1,193,000		$ 1,345,000
	$ 29,078,252	$ 4,772,000	$ 339,000	$ 33,850,252

APPROVED AND PASSED this 20th day of December, 2022 by a vote of _____ to _____.

CITY OF SALIDA, COLORADO

By: _____
Dan Shore, Mayor

[ATTEST]

_____
City Clerk/Deputy City Clerk

CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Administration	Drew Nelson - City Administrator	December 20, 2022

ITEM

Resolution 2022-59 – A Resolution of the City Council for the City of Salida, Colorado, Authorizing the Conveyance of the Real Property Known as the Salida Community Center to Salida Senior Citizens, Inc. for Use as the Salida Community Center or other Similar Non-Profit Purposes

BACKGROUND

The City of Salida is the owner of a property located at 305 F Street that houses the Salida Community Center (SCC). The building on the site was constructed in 1983 and has housed numerous non-profit groups and agencies over the years, including the Commodity Supplemental Food Program, the Emergency Food Assistance Program, the Children's Nutrition Program, annual free Thanksgiving and Christmas dinners, and programs for youth and adults regarding music and art. The building was donated to the City by the Salida Senior Citizens organization following a fund drive and DOLA grant of mineral impact monies, which allowed the construction of the facility to occur. The existing SCC organization has operated in the facility under a lease that has been in place since 1984 (renewed in 2010), which expires in 2029.

Recently, the SCC has been successful in applying for grants to do improvements to the building and has received feedback from granting agencies that the term of the lease may not be adequate to justify the grant's investment. This led the City to consider options to assist in the facilitation of grant applications as well as financing options for SCC. Staff discussed this internally and with SCC, during which it was identified that the best course of action would be to allow the SCC to take over ownership of the property, as they have essentially been the owner/operator for the past 39 years.

As such, the City Council submitted a question for the ballot considered by voters during the November 8, 2022 General Election in order to convey the property at 305 F Street to Salida Senior Citizens, Inc., which does business as the Salida Community Center. As a statutory city, the City of Salida is bound by Colorado Revised Statutes in the manner in which it disburses of property. C.R.S. Section 31-15-713(1)(a) allows the City to sell and dispose of public buildings, real property used for parks, or real property used or held for any governmental purpose but only after the sale is considered by the electorate at a regular or special election. The measure was approved by voters to transfer the property to Salida Senior Citizens, Inc., and attached are a Resolution and Special Warranty Deed that will execute the transfer of property per the will of the electorate. The Deed does include two provisions considered: 1) to require the property be used into perpetuity as the Salida Community Center or similar non-profit; and 2) that the City shall have a right of first refusal if the property is put up for sale and a reversion clause in the event that non-profit services cease at the property.

FISCAL NOTE

None.

STAFF RECOMMENDATION

Staff recommends approval of the Resolution to allow the conveyance of the Salida Community Center to Salida Senior Citizens, Inc., doing business as the Salida Community Center.

CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Administration	Drew Nelson - City Administrator	December 20, 2022

SUGGESTED MOTION

A City Councilmember should state, “I move to approve Resolution 2022-59 to convey the real property known as the Salida Community Center to Salida Senior Citizens, Inc. for use as the Salida Community Center or other similar non-profit purposes”, followed by a second and roll call vote.

CITY OF SALIDA, COLORADO
RESOLUTION NO. 59
(Series 2022)

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO, AUTHORIZING THE CONVEYANCE OF THE REAL PROPERTY KNOWN AS THE SALIDA COMMUNITY CENTER TO SALIDA SENIOR CITIZENS, INC. FOR USE AS THE SALIDA COMMUNITY CENTER OR OTHER SIMILAR NON-PROFIT PURPOSES

WHEREAS, the City of Salida, Colorado (the "City") is a statutory city, duly organized and existing under the laws of the State of Colorado;

WHEREAS, pursuant to C.R.S. § 31-15-713(1)(a), the City possesses the authority "[t]o sell and dispose of… public buildings, real property used or held for park purposes, or any other real property used or held for any governmental purpose" after a regular or special election;

WHEREAS, pursuant C.R.S. § 31-15-713(1)(a), the sale was submitted to and approved by a majority of registered City of Salida electors voting in the regular election held on November 8, 2022;

WHEREAS, the City is the owner of real property located at 305 F Street, Salida, Colorado 81201, which is currently being utilized as the Salida Community Center and is leased and operated by Salida Senior Citizens, Inc.;

WHEREAS, the current building at 305 F Street has been used exclusively as the Salida Community Center since its construction in 1983;

WHEREAS, Salida Senior Citizens, Inc., a registered nonprofit, and local volunteers have worked tirelessly to make the Salida Community Center a much-needed asset for citizens, organizations, and nonprofits to meet;

WHEREAS, on November 8, 2022, said ballot measure was passed by the electors of Salida to convey the real property located at 305 F Street, Salida, Colorado, and in use as the Salida Community Center for ten dollars to the Salida Senior Citizens, Inc., a Colorado Non-Profit Corporation, to be utilized in perpetuity as the Salida Community Center, or for other similar nonprofit purposes, and not to be conveyed except with right of first refusal approval by the City; and

WHEREAS, the City Council now finds it desirable and appropriate, and in the best interest of the general health, safety, and welfare of its residents convey this property for ten dollars to Salida Senior Citizens, Inc., a Colorado nonprofit corporation, to be utilized in perpetuity as the Salida Community Center, or for other similar nonprofit purposes, and to not to be conveyed except with right of first refusal approval by the City.

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

Section 1. The Salida City Council incorporates the foregoing recitals as its conclusions, facts, determinations and findings.

Section 2. The Salida City Council hereby authorizes the City to convey real property

located at 305 F Street, Salida, Colorado, currently known and in use as the Salida Community Center, for ten dollars ($10.00) to Salida Senior Citizens, Inc., a Colorado Non-Profit Corporation, to be utilized in perpetuity as the Salida Community Center, or for other similar non-profit purposes, and to not be conveyed except with right of first refusal approval by the City.

Section 3. The Salida City Council authorizes the Mayor to execute a Special Warranty Deed conveying the real property located at 305 F Street, Salida, Colorado, currently known and in use as the Salida Community Center to Salida Senior Citizens, Inc., a Colorado Non-Profit Corporation, attached hereto as **Exhibit A** and incorporated herein, and additionally authorizes the Mayor to execute all applicable documents associated with the transfer of the property or necessary to formalize such transaction.

RESOLVED, APPROVED, AND ADOPTED on this 20th day of December, 2022.

CITY OF SALIDA, COLORADO

_____
Mayor Dan Shore

(SEAL)

ATTEST:

_____
City Clerk

Exhibit A
Special Warranty Deed

SPECIAL WARRANTY DEED

THIS DEED is dated December 20, 2022, and is made between the CITY OF SALIDA, COLORADO, a Colorado municipal corporation, the "Grantor," whose legal address is 448 East First Street, Salida, Colorado 81201, and Salida Senior Citizens, Inc., a Colorado Nonprofit Corporation, the "Grantee," whose legal address is 305 F Street, Salida, CO 81201.

WITNESS, that the Grantor, for and in consideration of the sum of ten dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys, and confirms unto the Grantee and the Grantee's heirs and assigns forever, all the real property, together with any improvements thereon, located in the County of Chaffee and State of Colorado, and more particularly described as follows:

THE FRONT 110 FEET OF LOTS NUMBER 25 AND 26 OF BLOCK 50, HASKELL'S ADDITION TO THE CITY OF SALIDA, CHAFFEE COUNTY, COLORADO WHICH CONSISTS OF A ONE-STORY BRICK BUILDING KNOWN AS THE SALIDA SENIOR CITIZENS CENTER

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining, the reversions, remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or in equity of, in and to the above-bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the Grantee and the Grantee's heirs forever. The Grantor, for itself and its successors and assigns, does covenant and agree that the Grantor shall and will WARRANT THE TITLE AND DEFEND the above-described premises, in the quiet and peaceable possession of the Grantee and the heirs and assigns of the Grantee, against all and every person or persons claiming the whole or any part thereof, by, through or under the Grantor,

PROVIDED, HOWEVER, that the above-described property is being conveyed under the strict condition, which Grantee and Grantor acknowledge and agree, that the above-described property shall be utilized in perpetuity as the "Salida Community Center" or for other similar nonprofit purposes,

EXCEPTING AND RESERVING UNTO GRANTOR, its successors, and assigns, a right of first refusal in and to the above-described property, which shall apply if Grantee shall attempt to sell the above-described property,

EXCEPTING AND RESERVING UNTO GRANTOR, its successors and assigns, a reversionary interest in and to the above-described property which shall apply if, at any point, the property shall stop operating for nonprofit purposes, or use of the property shall cease nonprofit

operations, or the property shall be sold to an entity other than a registered nonprofit organization. If any of these events occur, title to the above-described property shall thereupon revert to and become revested in Grantor or its successors and assigns for the sum of ten dollars ($10.00).

IN WITNESS WHEREOF, the Grantor has caused its corporate name to be hereunto subscribed by its president, vice-president, or other head officer, and its corporate seal to be affixed, attested by its secretary or other appropriate officer, on the date set forth above.

City of Salida, Colorado,
a Colorado Municipal Corporation

By:_____
Name: Dan Shore

Title: Mayor

STATE OF COLORADO)
) ss.
COUNTY OF CHAFFEE)

The foregoing instrument was acknowledged before me this 20th day of December, 2022 by Dan Shore, as Mayor of the City of Salida, Colorado, a Colorado municipal corporation.

Witness my hand and official seal,
My commission expires:

_____
Notary Public

CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
City Clerk	Erin Kelley - City Clerk	December 20, 2022

ITEM

Resolution 2022-60 A Resolution of the City Council for the City of Salida, Colorado Adopting and Approving the 2023 Fee Schedules.

BACKGROUND

Our City, including the City Clerk's office and its various departments, relies upon fees to provide many services to its customer and citizens. The Salida Municipal Code authorizes the operations of the City and provides for the establishment and amendment of fees for various City services. Occasionally new services are offered and additional regulations are implemented which also require the addition or amendment of fees charged by the City.

The City Clerk's office wants to ensure that all fee schedules, relating to all department within the City, can be updated and streamlined within the amended 2023 Schedule of Fees. All department heads and relevant staff have contributed towards their respective schedules, which can be found in Exhibit A, following the Resolution in the packet. We believe this is an important step for ease of use and transparency for all of the City's citizens and customers.

Council should note that there are changes to fees for two departments to reflect the increasing costs of providing services to the community.

Finance Increases:

Monthly water rates and charges for service section increased 2.6% over 2022 and the "monthly wastewater rates and charges for service" increased 8.9% over 2022. These rates are on a 5 year pattern of increasing by this same percentage each year and follow the 2020 rate study performed by Ehlers,Inc. We also updated the price for water meters which is driven by supplier prices.

Parks and Recreation:

1. The pool membership and access passes are proposed to go up 10% in 2023.

Individual daily entry fees to the pool went up 30% in 2022 to account for many years of stagnant pricing.

CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
City Clerk	Erin Kelley - City Clerk	December 20, 2022

Memberships and Access Passes were only raised 10% in 2022 because it was determined that these are targeted to the local community.

This year would be the 2nd in a 3-year plan to raise the rates to the appropriate 30% increase from 2021.

2. Infants aged 0-2 will not be charged for entry into the pool.

This follows local practices for free access for kids of various ages:
Joyful Journey: 0-4
Mount Princeton: 0-3
Valley View: 0-16
Hooper/Sand Dunes: 0-2
Ouray: 0-4
Glenwood: 0-2
Steamboat-Old town: 0-2

3. Park rental rates will change from a "less than 4-hour" rate and a "more than 4-hour" rate to an hourly rate with a minimum of 2 hours.

4. Memorial installation rates have been added.

5. "Personal profit from public asset" has been added to address commercial or private entities that use facitlities like the skatepark for profit.

6. A Financial Support Policy is proposed to allow for price adjustments that align with a policy and does not require council approval for changes in the cost of items like pool merchandise.

STAFF RECOMMENDATION

Staff recommends approving the Resolution, adopting and approving the 2023 Fee Schedule.

SUGGESTED MOTION

Councilperson should “move to approve Resolution 2022-60 a Resolution of the City Council for the City of Salida, Colorado Adopting and Approving the 2023 Fee Schedules”, followed by a second.

RESOLUTION NO. 60
(Series 2022)

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO ADOPTING AND APPROVING THE 2023 FEE SCHEDULES

WHEREAS, the Salida Municipal Code ("Code") establishes rules and regulations for the operations of the City of Salida ("City") and provides for the establishment of fees for various City services throughout the Code; and,

WHEREAS, the City relies upon fees to provide many services to its customers and citizens; and,

WHEREAS, fees associated with the services provided by the City require adjustment from time to time to account for the increase in the costs to provide such services, as well as for the implementation of new services and regulations; and,

WHEREAS, the City Council wishes to adopt the fee schedules attached hereto as Exhibit A as the official fee schedules for the operations of the City of Salida; and,

WHEREAS, the 2023 Fee Schedules is attached hereto and incorporated herein as Exhibit A.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO THAT:

1. The Salida City Council incorporates the foregoing recitals as its conclusions, facts, determinations and findings.

2. This resolution and accompanying Fee Schedules is intended to supersede all previous fee schedules adopted by the City Council.

3. Effective upon approval, the City hereby adopts the amended 2023 Fee Schedule (attached hereto as Exhibit A).

RESOLVED, APPROVED, AND ADOPTED this 20th day of December 2022.

CITY OF SALIDA

By: _____
Dan Shore, Mayor

[SEAL]

ATTEST: _____
City Clerk/Deputy City Clerk

Exhibit A
2023 Fee Schedules

2023 Fees and Charges for Clerk's Office Licenses:
Liquor, Marijuana, Special Events, Vendors, Arborists and Short Term Rentals

TYPE OF LICENSE	FEE
Liquor	
New License	$1,000.00
New License with Concurrent Review	$1,000.00
Transfer of Ownership	$750.00
Application Late Renewal Fee (Not more than 90 days of license expiration date)	$500.00
Application Reissue Fee (More than 90 days but less than 180 days of license expiration date)	$500.00
Application Reissue Fine (More than 90 days but less than 180 days of license expiration date)	$ 25.00/day beyond the 90 day expiration date
Annual Renewal Application Fee	$100.00
Annual Art Gallery Fee	$100.00
Fire Inspection Fee	$50.00 (initial visit) $35.00 thereafter
Types of Permits	
Art	$41.25
Art Gallery Permit	$3.75
Bed & Breakfast Permit	$3.75
Beer & Wine	$48.75
Brew Pub	$75.00
Club	$41.25
Distillery Pub	$75.00
Hotel & Restaurant	$75.00
Liquor-Licensed Drugstore	$22.50
Lodging & Entertainment	$75.00
Mini Bar Permit with Hotel Restaurant	$48.75
Optional Premises	$75.00
Retail Liquor Store	$22.50
Tavern	$75.00
Vintner's Restaurant	$75.00
Fermented Malt Beverage On Premises	$3.75
Fermented Malt Beverage Off Premises	$3.75

Fermented Malt Beverage On/Off Premises	$3.75
Special Event Permit	$100.00
Other Charges to Existing Liquor Licenses	
Change of Location	(not to exceed) $750.00
Change of Trade Name/Corporate Name	N/A
Corporate/LLC Change (Per Person)	$100.00
Manager Registration (Hotel & Restaurant; Tavern; Lodging & Entertainment; Campus Liquor Complex	$30.00
Modification of Premises	N/A
Multiple Vendor and Outdoor Vendor Permit	
Multiple Vendor Event Permit	$75.00
Additional Fee Per Participating Vendor	$20.00
Outdoor Vending Permit – 10 Day	$50.00
Outdoor Vending Permit – 45 Day	$100.00
Outdoor Vending Permit – 180 Day	$200.00
Outdoor Vending Permit – 365 Day	$400.00
Retail Marijuana	
Annual Operating Fee	$1,000.00
Transfer of Ownership	$750.00
Change of Location	$750.00
Primary Contact/Manager Registration	$75.00
Background Check (per person)	$100.00
Corp/LLC Changer (per person)	$100.00
Local Fire Inspection Fee	$50.00 (initial visit) $35.00 thereafter
Change of Primary Contact/Manager	$75.00
Modification of Premises	$100.00
Change of Trade Name/Corp. Name	$100.00
Arborist License (SMC 6-4-10)	
Arborist License	$100.00
Penalty for Operating No License	$100.00
Short-Term Rental Business License	
Short-term Rental Business License – New	$1,000.00
Short-term Rental Business License – New Administrative Review	$200.00
Short-term Rental Business License – Renewal	$1,000.00
Penalty for Operating without a Business License	$2,650.00/Day
Late Fee on Occupation Lodging Tax & Interest	$50.00/quarter, .833% per month Interest
Open Records Requests	$33.58/hour past the first free hour

Fees and Charges for Water and Wastewater Services, effective January 2023

Description of Fee, Rate or Charge	Code Section	Special Charges	Fixed Fees: Residential Single- Family and Duplexes (1)	Residential Multi- Family (1)	Accessory Dwelling Units (2)	Legally-Restricted Affordable Housing (1)	Commercial Fees (3) (4): 3/4" line	1.0" line	1.5" line	2.0" line	3.0" line	4.0" line
Water System Development & Associated Fees												
System Development Fee	13-3-20 (c)		$ 8,512	$ 6,384	$ 3,405	$ 3,405	$ 8,512	$ 14,270	$ 28,316	$ 52,472	$ 106,742	$ 217,534
Surcharge in High Zone	13-3-20 (d)		$ 1,936	$ 1,452	$ 774	$ 774	$ 1,936	$ 2,904	$ 4,352	$ 6,530	$ 9,797	$ 14,695
Irrigation only (plus 50% of applicable surcharge above)	13-3-20 (c)		$ 4,256	$ 4,256	-	$ 4,256	$ 4,256	$ 7,135	$ 14,158	$ 26,236	$ 53,371	$ 108,767
Water Meter - Ultrasonic	13-02-90		$ 375	$ 375	-	$ 375	$ 400	$ 500	$ 850	$ 1,100	$ 2,500	$ 3,400
Note: Meter prices are based on supplier prices and, therefore, are subject to change outside of the City's control.												
Wastewater System Development Fees												
System Development Fee for water & sewer customer	13-3-20 (c)		$ 5,206	$ 3,905	$ 2,082	$ 2,082	$ 7,808	$ 16,918	$ 30,190	$ 42,199	$ 79,834	$ 132,732
Monthly Water Rates and Charges for Service	13-3-30 (b)											
Service charge			$ 20.14	$ 20.14	$ 10.07	$ 20.14	$ 20.14	$ 26.78	$ 40.27	$ 53.57	$ 80.35	$ 107.13
Water maintenance charge			$ 6.98	$ 6.98	$ 3.49	$ 6.98	$ 0.00	$ 0.00	$ 0.00	$ 0.00	$ 0.00	$ 0.00
Volume (usage) charge (over 2,000 gallons only)												
Tier I (2,000 to 13,333 gallons/month)			$ 1.85	$ 1.85	$ 1.85	$ 1.85	$ 1.85	$ 1.85	$ 1.85	$ 1.85	$ 1.85	$ 1.85
Tier II (over 13,333 gallons/month)			$ 2.46	$ 2.46	$ 2.46	$ 2.46	$ 2.46	$ 2.46	$ 2.46	$ 2.46	$ 2.46	$ 2.46
Demand fee up to 100,000 gallons							$ 6.98	$ 6.98	$ 6.98	$ 6.98	$ 6.98	$ 6.98
Demand fee 101,000 to 500,000 gallons							$ 20.97	$ 20.97	$ 20.97	$ 20.97	$ 20.97	$ 20.97
Demand fee 501,000 to 1,000,000 gallons								$ 52.41	$ 52.41	$ 52.41	$ 52.41	$ 52.41
Demand fee over 1,000,000 gallons									$ 69.88	$ 69.88	$ 69.88	$ 69.88
Monthly Wastewater Rates and Charges for Service	13-3-30 (b)											
Service charge			$ 25.58	$ 25.58	$ 12.79	$ 25.58	$ 26.49	$ 36.98	$ 55.19	$ 82.77	$ 104.84	$ 129.68
Residential volume charge (based on winter water usage)			$ 1.69	$ 1.69	$ 1.69	$ 1.69						
(2,000 gallons usage included in residential service charge)												
Commercial volume charge (based on actual water usage)							$ 3.13	$ 3.13	$ 3.13	$ 3.13	$ 3.13	$ 3.13
Sewer only service charge - per equivalent living unit		$ 40.57										
Other												
Permanent disconnection of water line	13-2-210	$ 50.00										
Accessory Structure Service Charge Suspension Agreement	13-3-10(a)(1)	$ 40.00										
System Development Fee Deferral Agreement	13-3-10(a)(1)	$ 40.00										
Bulk water - untreated for construction within the City of Salida (per 1,000 gallons)	13-3-30 (a)	$ 5.00										
Bulk water - treated (up to 1,000 & per each add'l 1,000 gallons)	13-3-30 (a)	$ 8.00										
Bulk water - set hydrant meter	13-3-30 (a)	$ 75.00										
Inactive account (sewer only customers) per month	13-3-30 (g)	$ 20.28										
Returned check charge	13-3-30 (h)	$ 25.00										
Final billing and new account charge	13-3-30 (i)	$ 62.00										
Sewer only final billing and new account charge	13-3-30 (i)	$ 31.00										
Temporary water disconnection fee - once annually	13-03-50	$ -										
Temporary water disconnection fee - more than 1x per year	13-03-50	$ 40.00										
Delinquent Charge - water service	13-3-30 (h)	$ 3.50										
Delinquent Charge - wastewater service	13-3-30 (h)	$ 3.50										
Late Fee (SteamPlant, Public Works, Finance, Fire, Pool, Wastewater - 30 day delinquent, charged monthly) $3.50 or 5% (whichever is greater)		$3.50 or 5%										
Period of time after which service is subject to termination	13-3-50 (c)	45 days										
Water termination (shut-off) fee	13-3-70 (d)	$ 40.00										
Account reinstatement charge (waived if shut-off fee paid)	13-03-80	$ 40.00										

Notes

(1) All fixed fees are multiplied by the number of such units associated with each account.

(2) Fees for accessory dwelling unit apply unless use of property is legally restricted for non-rental use.

(3) Includes mixed-use developments in a single building where 50% or more of the ground floor is used for commercial, personal service and office uses, and other uses as approved by City Council.

(4) Also applies to single-ownership, single-lot rental projects of 3 units or more. The required size of the commercial meter will be determined via the size calculation sheet provided by the City of Salida and verified by the project engineer. The development must meet a minimum of 50% of the maximum allowed density for the lot, and individual units may not exceed 1200 SF, excluding garage space. Should any individual unit within said development convert to a unique owner in the future (via condominiumization, subdivision, etc.), the applicant will be responsible for paying the difference between the paid system development fees (SDFs), as a portion of the total number of units, and the SDFs for the non-rental unit applicable at the time of conversion.

Date revised: 1/1/2023

2023 Fees and Charges – Arts and Culture

TYPE OF SERVICE	FEE
Wedding Packages – SteamPlant Event Center Wedding Packages include use of Ballroom, Plaza, Sculpture Garden and Bride's Room. Tables and chairs for ballroom and plaza are included at no-charge. Eight (8) hours total. Additional hour(s) available at $350.00/hour.	$4995
Wedding Packages – Scout Hut at Riverside Park Wedding Packages include use of Scout Hut Main Level, Riverside Deck, East Lawn, and Lower Level North and South rooms (lower levels for wedding party only). Tables and chairs are included at no-charge. Eight (8) hours total. Additional hour(s) available at $100.00/hour.	$3495
Reception Only Package – SteamPlant Event Center Reception Package includes use of Ballroom, Plaza and Sculpture Garden. Tables and chairs are included at no-charge. Four (4) hour event time with two (2) set-up and tear down time.	$1995
Reception Only Package – Scout Hut at Riverside Park Reception Package includes use of Scout Hut upper level, deck and east lawn. Tables and chairs are included at no-charge. Four (4) hour event time with two (2) set-up and tear down time.	$495
Room Rental Fees	
Ballroom	$225 per hour
Theater	$500/8-hour event or $100 per hour with a 2-hour minimum

Riverside Annex	One room – $50 per hour Two rooms - $90 per hour Full Annex - $120 per hour
Plaza	$125 per hour
Paquette Gallery	$100 per hour
Scout Hut	Main Floor - $35 per hour/no set up, unstaffed Main Floor - $50 per hour/set up, staffed with a 2-hour minimum Lower Level - $35 per hour/no set up, unstaffed Lower Level - $50 per hour/set up, staffed with a 2-hour minimum
NOTE: Use of multiple rooms or multiple day event pricing may be determined by the Arts and Culture Director or designee on a case-by-case basis.	
Audio/Visual Amenities	
A/V System per space (projector, 2 wireless microphones)	$75
Plaza Sound System (up to 2 wireless microphones)	$75
Plug and Play Music per space	$25
Conference Phone/Owl	$25
Scout Hut outdoor sound system	$50
Live Streaming Service	$50
Piano Rental	$50
Dishware/Linen Amenities (for rent on SteamPlant property only)	
Dinner Plates	$0.45/piece
Dessert/Salad Plates	$0.35/piece
Silverware (fork, spoon, butter/steak knife)	$0.35/piece
Table Linens	$10.00+/linen
Miscellaneous Amenities	
Outdoor Heat Lamps	$75/lamp
Ceremony Arbor	$100

Marketing/Ticketing for Events	
Ticket Sales Administration Fee	$25 per event
Color Poster Printing	$1 to $2 per poster depending on size.
Staffing Personnel	
Sound Technician	$30 per hour with 3-hour minimum
Lighting Technician	$30 per hour with 3-hour minimum
Bartender(s)	$35 per hour with 2-hour minimum
Event Coordinator for Wedding Rehearsal	$35 per hour

CITY OF SALIDA FIRE

2023 Fees and Charges – Fire Department

TYPE OF SERVICE / FEE	FEE

Commercial Business and Multi-Residential Plan Reviews:

Certificate of Occupancy Inspection (Final) included in fee schedule.

0-1,000 Square Feet:	$75
1,001-2,500 Square Feet:	$100
2,501-5,000 Square Feet:	$125
5,001-7,500 Square Feet:	$225
7,501-10,000 Square Feet:	$275
10,001- Square Feet:	$275+$ 0.02 per square foot

Site Plans: $125

2nd Review of above plans: No charge

Each Review Beyond 2nd: $ ½ of original fee

Note: The City of Salida reserves the right to send out plans to an outside reviewing agency and plan review charges will be based upon the amount charged by the reviewing agency.

Business Inspections:

New Business Fire Inspection Fees: $50 (Initial Visit)
No charge (First Follow-up Visit)
$ 35 (Any additional follow-up visits)

Existing Business Inspections: $35(Initial Visit)
No charge (First Follow-up Visit)
Any additional follow up visits $35 per

City Permitted Vendor/Food Truck Inspections $25

Additional User Fees:

Fire works:

Retail Sales: $125

Fireworks Displays Safety Inspection:	$125

Fire Reports (Copies):

Homeowner:	No charge
Commercial	No charge
Insurance Company:	$25

Fire Investigation Reports: (Copies)	$25+ any additional expenses

False Alarm Fees (within one calendar year)

6th-10th occurrence	$50
11th-15th occurrence	$100
Over 16th occurrence	Discretionary

2023 Fees and Charges for Public Works Services

TYPE OF PERMIT / SERVICE / RENTAL	Fee
Sidewalk Permit	$40.00
Driveway Permit	$50.00
Street Cut Permit (One Lane), *$1,000 Deposit Required*	$200.00
Street Cut Permit (Two Lane) *$1,500 Deposit Required*	$300.00
Alley Cut Permit	$125.00
Curb & Gutter Permit	$45.00
Lateral Cuts in Asphalt	$1.00/ft ($40 min)
Boring under Asphalt Streets	$150.00
Fire Hydrant Meter Rental	$ 75(SET) + $25/WK
Water Line Tap at Main Line – Physical Connection Fee (up to 1")	$300.00
Sewer Line Tap at Main Line – Physical Connection Fee (4")	$240.00 - $400.00
Temporary Water Disconnection Fee (other than for non-payment on account)	1x annually – no charge; $40.00/occurrence thereafter
Permanent Disconnection of Water Line	$100.00
Municipal Worker Hourly Charge	$45.00 / hr
Public Works Truck Charge	$50.00 / hr
Public Works Equipment Charge	$100.00 / hr

NOTES:

1. Any application may incur the cost of one or more of the above listed items.
2. In the event the City must retain professional services to process or evaluate an application, the applicant shall bear the costs for the review, including engineers, consultants and attorney review time. A deposit of 2x the application fee to cover the reasonable anticipated costs for publication of notice and outside professional services shall be required from the applicant at the time of the application. Any balance of the deposit remaining after completion of the review shall be refunded. If the deposit is insufficient for the costs incurred, the Applicant shall pay the additional amounts within fifteen days (15) of invoice.
3. All other fees are nonrefundable.
4. Permit fees shall be increased by the greater of $100 or double the normal fee if work is started prior to issuance of permit.
5. Street cut permit requires a deposit of $1,000/1-lane & $1,500/2-lanes. Street cuts will not be permitted from November 15th to March 31st unless emergency repair.
6. Public works municipal worker, trucks, and equipment charges apply to repairs to public property damage or other similar events.

WASTEWATER TREATMENT PLANT	Fee
Outside Lab Testing	
Biochemical Oxygen Demand	$ 35.00
Carbonaceous BOD	$ 35.00
Soluble BOD	$ 35.00
Fecal Coliform	$ 35.00
E Coli	$ 35.00
Total Coliform	$ 35.00
Total Suspended Solids	$ 35.00
Total Dissolved Solids	$ 17.50
Conductivity	$ 17.50
Distillation for Nitrate & Nitrite	$ 35.00
Ammonia Nitrogen	$ 41.00
Nitrate Nitrogen	$ 17.50
Nitrite Nitrogen	$ 17.50
Total Kjeldahl Nitrogen	$ 30.00
Oil & Grease	$ 118.00
pH	$ 2.30
Total Solids	$ 17.50
Volatile Solids	$ 17.50
Alkalinity	$ 17.50
Volatile Acids	$ 46.00
Total Organic Carbon	$ 77.00
Sulfates	$ 17.50
Chlorides	$ 17.50
Iron	$ 17.50
Sulfides	$ 17.50
Total Inorganic Nitrogen	$ 59.00
Total Phosphorous	$ 59.00
Total Nitrogen	$ 59.00
Hardness	$ 17.50
Hourly Rate Charge	$45.00
Dump Fees	
Charter buses	$28.00
1,000 gallons of septage waste	$106.00
Grease (tiered rates):	
- up to 50 gallons	$37.50/total
- 51+ gallons	$0.60/gal

The Department of Parks and Recreation, along with the Salida City Council and the Parks, Recreation, Open Space and Trails Advisory Board, engaged in cost recovery/subsidy and financial strategy work in 2020. Through this work, service categories and subsidy goals were established for the services that the Department offers. Where applicable, the service category is listed for the service offered in the following tables. The Department proposing a financial support policy at the end of this document to assist in seting prices for items and services that become available through out the year or change often through out the year (swim diapers, goggles, etc).

Park Amenity	Deposit under 50	Deposit 50 or more	Flat fee	Hourly rate**	Overnight fee	Partner reduction (501(c)3 or Gov't)
Park - Riverside, Alpine	100	200	n/a	20/hr	200	50%
Park - Marvin, Chisolm, Thonhoff, others	50	100	n/a	15/hr	200	50%
Pavilion w/ BBQ grill - Centennial	50	100	n/a	25/hr	n/a	50%
Exclusive use of a facility						
Using public asset for personal profit	n/a	n/a	Contracted	Contracted	n/a	n/a
Court - Centennial Basketball, Centennial Tennis	50	100	n/a	25/hr	n/a	n/a
Court - Alpine Basketball	50	100	n/a	50/hr	n/a	n/a
Activity Bus	100	n/a	$22	$1/mile	n/a	50%
Park Services						
Park water connection (each)	n/a	n/a	30	n/a	n/a	n/a
Park power connection (each)	n/a	n/a	30	n/a	n/a	n/a
Barricade delivered (1-50)	n/a	n/a	100	n/a	n/a	n/a
Barricade delivered (each additional 50)	n/a	n/a	75	n/a	n/a	n/a
Barricade picked up and returned by applicant	n/a	n/a	50	n/a	n/a	n/a
Cones picked up and returned by applicant	n/a	n/a	15	n/a	n/a	n/a
Cones Delivery	n/a	n/a	30	n/a	n/a	n/a
Fencing delivered	n/a	n/a	100	n/a	n/a	n/a
Sprinkler flagging (for vehicles in parks)	n/a	n/a	100	n/a	n/a	n/a
Street Closure fee	n/a	n/a	0	n/a	n/a	n/a
Memorial features	n/a	n/a	$200-$3500	n/a	n/a	n/a

If an event is more than a week, then the charge for water and electricity will apply for each week that the event takes place(ex: Holiday Park)*.

**There is a minimum of 2 hours for any park rental.

***Paying the rental fee for an amenity grants exclusive use of that amenity. The responsibility is on the renter to provide the receipt of the rental to clarify for any existing users on the day of the rental.

****Day rate apply between 6:00AM and 10:00PM

2023 schedule			
Pool access	**Fee**	**Service category**	**CR % goal**
Daily Rate - Adult 18 yrs & older	$14	Monitored open access	50-70%
Daily Rate - Youth 6yrs - 17yrs	$7	Monitored open access	50-70%
Daily Rate- Child 5yrs & under	$4	Monitored open access	50-70%
Daily Rate - Military	$10	Monitored open access	50-70%
Shower Only	$6	Rental	90-100%
Locker rentals	$2	Rental	90-100%
Discounted Rates - Adults 18yrs & older	$10	Monitored open access	50-70%
Discounted Rates - Youth 6yrs - 17yrs	$6	Monitored open access	50-70%
Discounted Rates - Child 5yrs & under	$3	Monitored open access	50-70%
Soaking pools - Adult	$17	Rental	90-100%
Soaking pools - 2 Adults	$26	Rental	90-100%
10 Visit Soaking Pool Pass	$150	Rental	90-100%
Membership - One Year Single	$300	Monitored open access	50-70%
Membership - 6 Months Single	$175	Monitored open access	50-70%
Membership - One Year Family	$605	Monitored open access	50-70%
Membership - 6 Month Family	$350	Monitored open access	50-70%
Adult Access Pass	$120	Monitored open access	50-70%
Youth Access Pass	$60	Monitored open access	50-70%
Child Access Pass	$35	Monitored open access	50-70%
Aquatics fitness classes	$8	Recreational intro skill	30-50%
Dive and Jive	$6	Community Events	10-20%
Boys & Girls Club	$3	Community Events	10-20%
Underwater Easter Egg hunt	$10	Community Events	10-20%
Floating Pumpkin Patch	$10	Community Events	10-20%
Babysitting Class	$100	Community Ed	5-20%
First Aid & CPR	$50	Community Ed	5-20%
Lifeguarding Class	$200	Community Ed	5-20%
Water Safety Instructor Class	$200	Community Ed	5-20%
Learn to Swim Lesson	$65	Community Ed	5-20%
Private Lessons	$30	Private	100-120%
Youth Summer Swim Team	Contracted	Facility Rental	90-100%
High School Swim Team	Contracted	Facility Rental	90-100%

Financial Support & Sustainability Strategy

Background

There are limited procedures for establishing fees and charges for programs and services offered by the Parks & Recreation Department. The current fees and charges structure have

been created through ad hoc methods that do not provide a clear approach to cost recovery, priority of service delivery or ensuring access to public spaces or programs. The Department consistently needs to balance the goal of setting a sustainable financial model for operating, maintaining and reinvesting their assets as well as, maintaining and ensuring continued access to current parks, recreation facilities and public programs.

Objective(s)

With multiple benefits accruing to both personal and public interests, it is appropriate for public park and recreation services to be supported by a blend of participant fees and taxpayer funding. The annual City budget determines the amount of taxpayer support that is available for park and recreation services and charging fees for participation is a way to ensure the availability of recreation services and supplementing limited taxpayer dollars.
As of 2020-2021 the City of Salida Parks and Recreation Department is shifting towards a fiscal management philosophy that is focused on a "beneficiary of service". In this conceptualization, each type of service has a set of specific characteristics that provide a rationale for who should pay (e.g., taxpayers, the individual, or both) and to what degree. Ultimately, this aligns the allocation of tax dollars, cost recovery expectations with beneficiary of service.

Policy Statement

The City of Salida Parks and Recreation Department's Financial Support and Sustainability Strategy intends to create organizational resilience by way of a logical, intentional and thoughtful guidelines for investment and spending decisions. The strategy encourages revenue generation strategies and practices that are fair, equitable, and responsible. This direction is required in order to sustain the Department and its expectation as a provider of park and recreational services, and the justifiable recovery of costs as detailed in this policy is necessary to ensure the Department's financial stability in the near and long term.

Cost Recovery

Cost recovery refers to revenues generated from fees and charges, sponsorships, donations, grants, and other alternative revenue streams in relation to the amount of money necessary to operate a service. For example, a cost recovery level of 75% simply means that for each dollar spent on a service, .75 was generated from a revenue source with the remaining .25 was covered by subsidy dollars (i.e., taxes).

City of Salida Parks and Recreation's Service Categories

The development of categories which include *like* services are important when it comes to justifiable and equitable allocation of subsidy, cost recovery levels, and assignment of budget to account for a category's fiscal performance (e.g., a service category such as Skill-based Activities – Rec/Intro Level would include activities such as Intro to Gymnastics, Intro to Mahjong and Kayak Roll Sessions).

The benefit of this type of approach are two-fold. First, it is inefficient for the Department to

determine cost recovery expectations by each individual service including facility, activity, or event. Secondly, categorizing by “type of service” or “likeness of service” discourages attempts to determine fees and charges (and therefore cost recovery decisions) based upon special interests, age-based services, or individual values.

The following Service Categories represent the Department’s service menu and include Service Category definitions as well as example services:

City of Salida Service Catories

Non monitored Open Access: 0-10%
This Service Category includes open access to parks, trails, and open spaces that do not require supervision from Department staff (Examples include: playgrounds, outdoor basketball, Centennial Court tennis/pickleball, trails, parks etc.)

Community Education: 5-20%
This Service Category includes staff led classes, activities, and workshops which develop life skills, and enhance health and education, and that require pre-registration. (Examples include: Lifeguarding, WSI, CPR classes, Babysitting classes, Longfellow School swim lessons, Arthritis class, 4th grade Kayak skills)

Community Events: 10-20%
This Service Category includes events that are supported by the city and led by a local 501c3 or government agencies. These events are available to the entire community regardless of skill level, age or abilities. (Examples include: 4th of July, Thanksgiving parade, Holiday Park, Fibark water races).

Recreational/Introductory skills: 30-50%
This Service Category includes staff led classes, activities, and workshops that offer opportunities to learn a new skill or enjoy a recreational skill, that requires pre-registration. (Examples include: Learn to Swim, Intro to bicycling, intro to Mahjong, Kayak Roll Sessions, Kayak Polo, Dodgeball League, Volleyball League, Aquatic Fitness Classes)

Monitored Open Access: 50-70%
This Service Category includes activities that the community has to pre-register, is staff supervised but is not instructed. (Examples: Open Swim, Fairgrounds Pickleball, Kayak Polo, Water Volleyball etc).

Special Events: 70-90%
This Service Category includes events that happen annually or with some regular frequency that are intended to serve a specific market. (Examples include: Fibark land races, Bike Fest, Salida Family Dance).

Facility Rentals: 90-100%

This Service Category includes parks, shelter and facility rentals providing the renter exclusive use of these spaces and places. (Examples include: picnic shelters, parks, ballfields, etc.)

Equipment rentals: 90-100%
This Service Category includes the availability of equipment rentals for use at parks, at recreation facilities, or for community-wide events. (Examples include: lockers, skateboards, ice skates, sporting equipment, cones, barricades, event fencing, etc).

Private and Semi-Private Lessons: 100-120%
This Service Category includes staff led classes and activities provided exclusively for individuals or small groups in order to acquire or enhance certain skills. (Example: Private swim lessons)

Resale: 100-200%
This Service Category includes consumable and non-consumable goods for purchase at Parks and Recreation facilities. (Examples include: swim diapers, towels, food and beverage, inflatables, swim accessories etc.)

Refund Policies:

Pass/Membership Refund Policy:
All Salida Hot Springs Aquatic Center passes and memberships are non-refundable and non-transferable starting January 1st, 2021.

Hardship Termination Criteria:
The following criteria must be met to qualify for a hardship refund:

- A job transfer outside a 25 mile radius of Salida. The pass or membership holder must provide a letter from their Human Resources Department stating that they are being transferred or have a new position.
- In case of medical condition the following options are available:
    - A Salida Hot Springs Aquatic Center passholder, member or class registrant may receive a refund if they provide a letter from their physician stating that they are on a medical restriction of an indefinite nature.
    - A Salida Hot Springs Aquatic Center pass or membership can be put on hold and the expiration extended if the participant provides a letter from a physician stating how long they are on a medical restriction.

Program Refund Policy for Cancelled Classes:
If a class is cancelled or closed, you will receive a full refund in the form of a check or credit card refund. There are no cash refunds and a refund can take approximately three weeks to process.

Refund prior to the Class:

Refunds will be made only before the start of the class or activity if the client gives 24 hour notice or the client presents an acceptable hardship termination notice.

Refunds after the class:
Refunds will only be made after the class if the client presents an acceptable hardship termination notice.

Fees and Charges for Development Services 2023

TYPE OF APPLICATION	FEE	
Administrative Review (unless specified below)	$200.00	
Accessory Dwelling Unit (ADU)	$200.00 to be applied toward subsequent building permit	
Administrative conditional use	$250.00	
Administrative variance	$250.00	
Amended plat	$250.00	
Lot line adjustment/elimination/duplex conversion / condo plat	$300.00	
Limited Impact Review (unless specified below)	$500.00	
Variance (reviewed by Board of Adjustment)	$500.00	
Nonresidential or mixed-use 20,001 s.f.–50,000 s.f. gross floor area	$500.00	
Large alteration	$500.00	
Minor subdivision	$550.00 + $50.00/lot	
Conditional use permit	$500.00	
Major Impact Review (unless specified below)	$1,250.00	
Multi-family, 20 or more units in project, without regard to phasing[2]	$1,250.00	
Nonresidential or mixed-use, 50,001 sq. ft. >greater gross floor area[2]	$1,250.00	
Planned development[2]	$1,250.00	
Rezoning[2]	$500.00	
Right-of-way vacation[2]	$500.00	
Plat vacation[2]	$500.00	
Major subdivision[2]	$1250.00 + $50.00/lot	
Other types of applications		
Sign Permit Review	$50.00	
Creative Sign	$100.00	
Comprehensive Sign Plan Review	$50.00	
Annexation[2]	$1,000.00	
Pre-Annexation agreement[2]	$500.00	
Building Permit (Commercial & Multi-family)	20% of Building Dept or $100.00 Minimum	
Building Permit (Residential)	20% of Building Dept or $50.00 Minimum	
License to encroach[2]	$150.00	
Certificate of Approval	Minor $50.00/Major $100.00	
Designation of a Historic Landmark, District or Site	$150.00	
Appeal-decision of Commission or Board or Interpretation[2]	$150.00	
Recording of Plats	Per Chaffee County Clerk & Recorder fee schedule	
Developer or Business Parking Occupier Fee for Central Business Economic Overlay per Section 16-5-90	$250 per space per year for 10 years; or $2,500 per space	
Fee in lieu of open space fees (residential subdivisions)	$3,000.00 per residential	
Fee in lieu of open space fees (Condominiums with 5 or more)	$2,000.00 per condo unit	
Fee in lieu of Fair Contributions to public School sites	Single-Family Detached	$569
	Single-Family Attached	$480
	Multi-Family Unit / ADU	$212
Can and Will Serve Letter[2]	$200.00	
Title 32 Special District Service Plan[2]	$1,000.00	

1. Any application may incur the cost of one or more of the above listed items.
2. In the event the City must retain professional services to process or evaluate an application, the applicant shall bear the costs for review, including consultants and attorney review time. A deposit of 2x the application fee to cover the reasonable anticipated costs for publication of notice and outside professional services shall be required from the applicant at the time of the application. Any balance of the deposit remaining after completion of the review shall be refunded. If the deposit is insufficient for the costs incurred, the Applicant shall pay the additional amounts within fifteen (15) days of invoice.

Inclusionary Housing In-Lieu Fees:

Inclusionary housing requirements apply to Annexations, Planned Developments, Minor and Major Subdivisions, Condominium Plats, Duplex Conversion Subdivisions, and Multi-Family rental projects of five (5) or more units. The in-lieu fee option is only available for the fractional portion above the number of inclusionary housing units required to be built and deed-restricted in a development and where the total number of proposed built primary units in a development is five (5) or less.

If an applicant opts to pay an in-lieu fee to satisfy the inclusionary housing requirement as permitted by Sec. 16-13-30 of the Salida Municipal Code, the fees shall be calculated as described here, based upon the date of building permit application submittal, and shall be due no later than issuance of the certificate of occupancy for each unit:

(a) The in-lieu fee for each for-sale unit within the applicable development shall be:

$20.10 per square foot of the principal unit (excluding garages)

(b) The in-lieu fee for each unit within a multi-family rental project of five (5) or more units under single ownership and on the same lot (whether attached or not) shall be:

$3.00 per square foot of the rental unit (excluding garages)*

*Should such a unit be converted to a saleable unit (via subdivision, condominiumization, etc.), the applicant shall be responsible for paying the difference between the rental unit in-lieu fee originally paid and the for-sale unit in-lieu fee applicable at the time of such conversion, unless the requisite number of inclusionary housing units are then deed-restricted.

Updated 12/20/22

CITY OF SALIDA POLICE

RECORDS FEE SCHEDULE
2023

Police Reports: $5 for the first 5 pages $0.25 each additional page
Traffic Accident: $7.50
Copy of Citation: $5
CD's: $5
Jump Drive: $10
Research Fee: $30/hour after first hour
Video:(i.e., Body Worn Cameras, surveillance videos) $33.50/ hour
Email: original price of report
Fax: $2.00 for 15 pages
Postage or Shipping: Actual Cost
Exemption: A "victim of a crime" is an applicant requesting a copy of a report in which they are listed as a victim. That report is provided to the applicant at no charge.
Please note: Accidents do not have "victims of crime"; therefore, all involved parties must pay for copies when requested.

STATUTE	CHARGE	Code	FINE	CC+VA	PTS
	BICYCLES				
MTC 1412	Unlawful Number of Persons on Bicycle	925	$50	$30+$5	0
MTC 1412	**Bicycle Rider Attached Himself to Motor Vehicle**	**925**	**$50**	**$30+$5**	**0**
MTC 1412	Bicycle Rider Failed to Ride in Right-hand Lane as Required	925	$50	$30+$5	0
MTC 1412	**Bicycle Rider Failed to Ride on Right Side of Lan When Being Overtaken**	**925**	**$50**	**$30+$5**	**0**
MTC 1412	Bicycle Rider Failed to Ride Single File When Required	925	$50	$30+$5	0
MTC 1412	**Bicycle Rider Failed to Keep at Least One Hand on Handlebars**	**925**	**$50**	**$30+$5**	**0**
MTC 1412	Bicycle Rider Intending to Turn Left Disregarded Official Traffic Control Device	924	$50	$30+$5	0
MTC 1412	**Bicycle Rider Failed to Signal Intention to (Turn/Stop)**	**925**	**$50**	**$30+$5**	**0**
MTC 1412	Bicycle Rider Failed to Yield Right of Way to Pedestrian	925	$50	$30+$5	0
MTC 221	**Bicycle Not Equipped With Front Lamp Visible 500 Feet to Front**	**931**	**$50**	**$30+$5**	**0**
MTC 221	Bicycle Not Equipped With Red Reflector Visible 600 Feet to Rear	931	$50	$30+$5	0
MTC 221	**Bicycle Not Equipped With Side Reflective Material or Lamps**	**931**	**$50**	**$30+$5**	**0**
	EQUIPMENT				
MTC 202	**Drove a Defective/Unsafe Vehicle**	**542**	**$50**	**$30+$5**	**2**
MTC 223	(Motorcycle/Motorized Bicycle/ Bicycle with Motor Not Equipped With One Brake	548	$50	$30+$5	2
MTC 224	**Unlawful use of Horn**	**551**	**$25**	**$30+$5**	**0**
MTC 224	**Vehicle Had (No/Defective) Horn**	**550**	**$25**	**$30+$5**	**0**
MTC 225	Vehicle Had (Defective/Improper/No) Mufflers	552	$25	$30+$5	0
MTC 226	**Vehicle Did Not Have Rearview Mirror(s)**	**553**	**$25**	**$30+$5**	**0**
MTC 226	Rearview Mirror Did not permit minimum 200ft vision	554	$25	$30+$5	0
MTC 226	Windows had certain materials prohibiting view	**554**	$25	**$30+$5**	**0**
MTC 227	**Vehicle Had (No/Defective) Windshield Wipers**	**555**	**$25**	**$30+$5**	**0**
MTC 228	Operated a Vehicle With (Improper/Unsafe) Tires	556	$25	$30+$5	0
MTC 229	**Vehicle Not Equipped With (Front Windshield Safety Glass in Front Windshield)**	**572**	**$25**	**$30+$5**	**0**
MTC 1411	Drove Vehicle While Wearing Earphones	467	$25	$30+$5	0
MTC 502	**Vehicle Had (Chains/Rope/Wire) (Swinging Dragging/Projecting) from Vehicle**	**561**	**$25**	**$30+$5**	**0**
MTC 608	Vehicle Not Equipped With Turn Signals as Required	540	$25	$30+$5	0
MTC 610	**Displayed Unauthorized Insignia** on a Public Roadway	**541**	**$25**	**$30+$5**	**0**
MTC 1409	**Operated an Uninsured Motor Vehicle**	**956**	**SUMMONS**		**4**
MTC 1409	Failed to Present Evidence of Insurance	957	SUMMONS		4
MTC 233	**Alteration of Suspension System**		**$25**	**$30+$5**	**0**
MTC 234	Slow-moving vehicles - display of emblem	565	$25	$30+$5	0

STATUTE	CHARGE	Code	FINE	CC+VA	PTS
	IMPROPER/RECKLESS/CARELESS DRIVING AND ACTIONS				
MTC 710	Drove Vehicle Upon Sidewalk	166	$75	$30 +$5	3
MTC 711	**Drove Vehicle Improperly on Mountain Highway**	**146**	**$75**	**$30+$5**	**3**
MTC 1008	Following Too Closely	142	$100	$30 +$5	4
MTC 1008	**Unlawful Following By Vehicle Drawing another v**	**165**	**$100**	**$30+$5**	**4**
MTC 1401	Reckless Driving	140	SUMMONS		8
MTC 1402	**Careless Driving**	**141**	**$110**	**$30+$5**	**4**
MTC 1402	Careless Driving Caused Bodily Injury	139	SUMMONS		4
MTC 1404	**Drove Vehicle Over Fire Hose**	**150**	**$25**	**$30+$5**	**0**
MTC 1413	Eluding or attempting to elude a police officer	O11	SUMMONS		**12**
MTC 1211	**Limitations on Backing**	**153**	**$50**	**$30+$5**	**2**
	INTERFERENCE				
MTC 107	Disregarded (Lawful Order/ Direction of Police Officer Directing Traffic	900	SUMMONS		3
	LANE USAGE				
MTC 1007	**Changed Lanes When Unsafe**	**221**	**$75**	**$30+$5**	**3**
MTC 1007	Failed to Drive in a Single Lane	223	$75	$30 +$5	3
MTC 1007	**Failed to Drive in Designated Lane**	**225**	**$75**	**$30+$5**	**3**
	LIGHTS &REFLECTORS				
MTC 204	**Failed to Display Lamps When Required**	**611**	**$50**	**$30+$5**	**2**
MTC 202	Operated Vehicle With Defective/Missing Head Lam	609	$25	$30 +$5	1
MTC 205	**Motor Vehicle Not Equipped with Head Lamps as** Required	**613**	**$25**	**$30+$5**	**0**
MTC 205	Motorcycle Not Equipped W/Head Lamps Required	614	$25	$30 +$5	0
MTC 206	**Vehicle not Equipped W/Tail Lamps As Required**	**615**	**$25**	**$30+$5**	**0**
MTC 206	Vehicle had (No/Defective) License Plate lamps	619	$25	$30 +$5	0
MTC 208	**Vehicle had (No/Defective) Stop Lights**	**623**	**$25**	**$30+$5**	**0**
MTC 217	Failed to Dim Lights When Approaching an Oncoming Vehicle	632	$50	$30 +$5	2
MTC 217	**Failed to Dim Lights When Following Another Vehicle**	**632**	**$50**	**$30+$5**	**2**
MTC 219	Displayed more than 4 Lamps When Prohibited	635	$25	$30 +$5	0
MTC 231	**Drove on Highway with Park Light When Headlights Required**	**642**	**$25**	**$30+$5**	**0**
MTC 205.5	Lamps on motor vehicles - additional requirements.	613	$25	$30 +$5	**0**
MTC 211	**Lamps on farm equipment & other vehicles and e**	**543**	**$25**	**$30+$5**	**0**
MTC 212	Spot lamps and auxiliary lamps.	544	$25	$30 +$5	**0**
MTC 209	**Lamps or flag on projecting load**	**543**	**$25**	**$30+$5**	**0**
MTC 208	**Vehicle had (No/Defective) Turn Signals**	**624**	**$25**	**$30+$5**	**0**

STATUTE	CHARGE	Code	FINE	CC+VA	PTS
	Motorcycles				
MTC 232	Motorcycle (operator/passenger) had no Protective Eye ware as Required	161	$25	$30 +$5	0
MTC 1502	**Motorcycle (operator/passenger) under 18 Not Wearing an Approved Protective Helmet (Primary)**	**170**	**$75**	**$30+$5**	**3**
MTC 1502	Improper Riding on Motorcycle: State Violation	157	$75	$30 +$5	3
MTC 1503	**Illegal Operation of Motorcycle on Laned Roads**	**226**	**$75**	**$30+$5**	**3**
MTC 1504	Person on Motorcycle clung to Another Vehicle	158	$75	$30 +$5	3
	MOTORIZED BICYCLES/MOTOR-DRIVRN CYCLES				
MTC 109	Low-power scooters, animals, skis, skates, & toy vehicle highway	925	$25	$30 +$5	0
MTC 220	**Motor-Driven Cycle Not Equipped With Head Lamp as Required**	**931**	**$25**	**$30+$5**	0
MTC 220	Motorized Bicycle Did Not Have (Lamp/ Reflector Audible Signal/Brake) as required	931	$25	$30 +$5	0
MTC 109.5	**Low Speed electric vehicles**	0	$25	$30 +$5	0
	Obstructed/Obscured Vison-Interface With Driver				
MTC 201	Number of persons in front seat of vehicle obstructed	450	$25	$30 +$5	0
MTC 201	**Driver of Vehicle Allowed Passenger to Ride in an Unsafe Manner**	**457**	**$25**	**$30+$5**	**0**
MTC 201	Television Visible to Vehicle Operator	465	$25	$30 +$5	0
MTC 201	**Driver's Vision Obstructed Through Glass**	**452**	**$25**	**$30+$5**	**0**
MTC 201	Passenger in Vehicle (Interfered With Obstructed Vision of) Driver	453	$25	$30 +$5	0
MTC 201	**Person (Hung On/Attached Himself) to the Outside of Vehicle**	**456**	**$25**	**$30+$5**	**0**
MTC 201	Driver Permitted Person to (Hang On/Attach Himself to the Outside of Vehicle	457	$25	$30 +$5	0
MTC 227	**Material on (Windshield/Front Side Windows)Pre (Nontransparent/Metallic/Mirrored) Appearance (Note: Metallic/Mirrored Applies to Any Window**	**466**	**$25**	**$30+$5**	**0**
MTC 504	Projecting Load on Vehicle Obstructed Driver's Visio	462	$25	$30 +$5	0
MTC 226	**Load Obstructed View to Rear –No Mirrors**	**554**	**$25**	**$30+$5**	**0**
	OVERSIZE/OVERWIDTH/OVERLENGTH LOAD/Projecting				
MTC 503	Load Projected Beyond Fender of Left Side of Passenger Vehicle	515	$25	$30 +$5	0
MTC 503	**Load Projected More Than 6 Inches on Right Side of Passenger Vehicle**	**516**	**$25**	**$30+$5**	**0**
MTC 504	Rear Projection of Load Exceeded 10 Feet	529	$25	$30 +$5	0
MTC 504	**Load Projected Beyond Grill Assembly or Front Wheels**	**517**	**$25**	**$30+$5**	**0**
MTC 209	Lamp or flag on projecting load	543	$25	$30 +$5	0
MTC 506	**Trailers and towed vehicles**	**473**	**$25**	**$30+$5**	**0**

STATUTE	CHARGE	Code	FINE	CC+VA	PTS
	PARKING VIOLATIONS				
MTC 210	Failed to Display Required Lights When Parked	350	$25	$30 +$5	0
MTC 1202	**(Stopped/Parked/Left Standing) Vehicle on Paved Portion of Highway**	**350**	**$25**	**$30+$5**	**0**
MTC 1203	**Two Hour Parking**	350	$20		0
MTC 1206	Failed to (Lock Ignition of/Remove Key From) Parked Vehicle	350	$25	$30 +$5	0
MTC 1206	**Parked Vehicle Without Setting Brakes**	**350**	**$25**	**$30+$5**	**0**
MTC 1206	Parked Vehicle on Grade Without Turning Wheels to Side of Curb	350	$25	$30 +$5	0
MTC 1207	**(Opened Door/Left Door Open) Into Lane of Traffic (When Not Safe/and Interfered With Traffic**	**916**	**$25**	**$30+$5**	**0**
MTC 1208	Improper Use of Disabled Parking Privileges When Not Disabled	362	$100	$30 +$5	0
MTC 1211	**Limitations on Backing**	**153**	**$50**	**$30+$5**	**2**
MTC 1204	**Stopping, standing, or parking prohibited in specified places**				
(1) A,B,C,D,E,F,G,H,I			$30	0	0
(2) F			$30	0	0
(3) A			$30	0	0
(2) A,C,D			$30	0	0
(1) E,F,J,K			$30	0	0
(3) B			$30	0	0
(2) E			$30	0	0
MTC 1204	Parking in a Fire Lane		$50	0	0
MTC 1205	Double Parking, Parked Facing Wrong Way, Parked Over 12" From		$30	0	0
	PASSING				
MTC 802	Passed Vehicle Stopped for Pedestrian in (Marked Unmarked) Crosswalk	203	$75	$30 +$5	3
MTC 1002	**Failed to Yield One-Half of the Roadway to Oncoming Vehicle**	**190**	**$100**	**$30+$5**	**4**
MTC 1003	Passed on Left in Unsafe Manner	192	$100	$30 +$5	4
MTC 1007	**(Attempted to Pass/Passed) on Shoulder of Right Hand Traffic Lane**	**222**	**$100**	**$30+$5**	**4**
	PEDESTRIAN/ANIMAL RIDER VIOLATIONS				
MTC 802	Pedestrian Suddenly (Walked/Ran/Rode Bicycle Into Path of Vehicle	411	$25	$30 +$5	0
MTC 805	**(Pedestrian/Animal Rider) Failed to (Walk/ Ride) (Along/Upon) Roadway as Required**	**408**	**$25**	**$30+$5**	**0**
MTC 805	Pedestrian on Highway Under the Influence of (Alcohol	803	Summons		0
MTC 801	or a Controlled Substance **Pedestrian obedience to traffic control devices a**	**401**	**$25**	**$30+$5**	**0**
MTC 803	**regulations**	407	$25	$30 +$5	0

STATUTE	CHARGE	Code	FINE	CC+VA	PTS
	RIGHT OF WAY (VEHICLE/PEDESTRIAN				
MTC 604	**Failed to Yield Right-of-Way on Right Turn After Stop at Red Light**	**370**	**$75**	**$30+$5**	**3**
MTC 701	Failed to Yield Right-of-Way as Required at Uncontrolled Intersection	371	$75	$30 +$5	3
MTC 703	**Failed to Yield at Yield Intersection**	**372**	**$75**	**$30+$5**	**3**
MTC 703	Failed to Yield Right-of-Way When Proceeding From Stop Sign	373	$75	$30 +$5	3
	RIGHT OF WAY (VEHICLE/PEDESTRIAN) (Cont…)				
MTC 704	**Failed to Yield Right-of-Way Upon Entering Highway (Use when vehicle enters from any place other thana Roadway**	**374**	**$75**	**$30+$5**	**3**
MTC 705	Failed to Yield Right-of-Way to Emergency Vehicle	375	$100	$30 +$5	4
MTC 705	**Failed to Yield Right of Way to a Stationary Emergency Vehicle**	**141**	**$100**	**$30+$5**	**4**
MTC 710	Failed to Yield Right-of-Way to Pedestrian Upon Entering (Alley/Driveway/Building)	378	$100	$30 +$5	4
MTC 712	**Failed to Yield Right-of-Way to Authorized (VehiclePedestrian) in Highway Work Area**	**382**	**$75**	**$30+$5**	**3**
MTC 712	Failed to Yield Right-of-Way to Authorized Service Vehicle Displaying Flashing Yellow Light	382	$75	$30 +$5	3
MTC 802	**Failed to Yield Right-of-Way to Pedestrian in Crosswalk**	**376**	**$100**	**$30+$5**	**4**
MTC 802	Failed to Yield Right-of-Way to Pedestrian at Steady Walk Signal	377	$100	$30 +$5	4
MTC 807	**Driver Failed to Exercise Due Care for Pedestrian**	**381**	**$100**	**$30+$5**	**4**
MTC 808	Driver Failed to Yield Right-of-Way to Disabled Perso	380	Summons		**6**
MTC 710	**Emerging from or entering alley, driveway, or bui**	**166**	**$75**	**$30+$5**	**3**
	SAFETY BELT/RESTRAINT				
MTC 236	**Failed to (Provide/Properly Use) Rear Facing Child Restraint System (Less than 1 Year Old and Less Than 20 Lbs) (Primary)**	**574**	**$50**	**$30+$5**	**0**
MTC 236	Failed to (Provide/Properly Use) Forward Facing Child Restraint System (1 - 3 Years of Age/ More Than 20 lbs but Less Than 40 lbs) (Primary)	574	$50	$30 +$5	0
MTC 236(2)(b)(I)	**Failed to (Provide/Properly Use) An Approved Child Restraint System (4-5 Years of Age Less Than 55 Inches Tall) (Secondary Offense)**	**574**	**$50**	**$30+$5**	**0**
MTC 236	Failed to (Provide/Properly Use) Seatbelt (6-17Years of Age or More than 55” Tall) (Primary)	574	$50	$30 +$5	0
MTC 237	**Drove Vehicle When Safety Belt Not in Use**	**575**	**$50**	**$30+$5**	**0**
MTC 237	Drove Vehicle When Front Seat Passenger Not Secured By Safety Belt	960	$50	$30 +$5	0
MTC 1405	**Riding in trailers**	**156**	**$50**	**$30+$5**	**0**

STATUTE	CHARGE	Code	FINE	CC+VA	PTS
	SCHOOL BUS				
MTC 1903	**Failed to Stop for Stopped School Bus Displaying**		**420**	**Summons**	**6**
MTC 1903	**Flashing Red Lights** School Bus Driver Failed to Actuate Visual		422	Summons	2
MTC 1903	Signals as Required		**421**	**Summons**	**3**
	SIGNALING				
MTC 903	**(Failed to Signal as Required/Gave Improper Sign for Turn/Stop/Sudden Decrease in Speed**		**433**	**$50**	**$30+$5**	**2**
MTC 903	Improper Use of Flashing Turn Signal		433	$50	$30 +$5	2
MTC 608	**Failed to Use Turn Signals**		**433**	**$50**	**$30+$5**	**2**
MTC 609	Method of giving hand and arm signals		433	$50	$30 +$5	2
	SPEEDING				
MTC 1101	**Speeding (1-4 MPH Over Limit)**	**O20**		**$50**	**$30+$5**	0
MTC 1101	Speeding (5-9 MPH Over Limit)	OO4		$70	**$30+$5**	**1**
MTC 1101	**Speeding (10-19 MPH Over Limit)**	**OO5**		**$120**	**$30+$5**	4
MTC 1101	Speeding (20-24 MPH Over Limit)	OO6		$150	**$30+$5**	**6**
MTC 1101	**Speeding (25-39 MPH Over Limit)**	**OO6**		**Summons**		6
MTC 1101	Speeding (40 MPH Over Limit)	O16		Summons		**12**
MTC 1101	**Exceeded Safe Speeds for Conditions Indicate Actual speed/Safe Speed**	**OO7**		**$75**	**$30+$5**	3
MTC 1103	Impeded Normal Flow of Traffic	OO8		$75	**$30+$5**	3
MTC 1105	**Engaged in Exhibition of Speed**	**O17**		**Summons**		**5**
	SPILLING LOADS – DAMAGING HIGHWAY				
MTC 512	**Damaged (Highway/Highway Structure)**		**495**	**$25**	**$30+$5**	**0**
MTC 1406	(Left/Deposited/Threw) Foreign Matter on Highway		490	$25	$30 +$5	0
MTC 1406	**(Left/Deposited/Threw) Burning Material from a Motor Vehicle**		**491**	**Summons**		**0**
MTC 1406	Failed to Remove (Lighted/Burning) Matter (Left/Deposited Thrown) on Highway		491	$25	$30 +$5	0
MTC 1407	**Spilled Load on Highway/Failed to Cover Load No Flaps When Required**		**494**	**$25**	**$30+$5**	**0**
	TRAFFIC CONTROLS				
MTC 106	**Disobeyed Sign Closing Highway for (Construction/Event)**		**999**	**$25**	**$30+$5**	**0**
MTC 603	(Failed to Observe/Disregarded) Traffic Control Devi		300	$100	$30 +$5	4
MTC 604	**Failed to Obey Traffic Control Signal**		**304**	**$100**	**$30+$5**	**4**
MTC 604	Failed to Stop for Traffic Control Signal at Place Required		305	$100	$30 +$5	4
MTC 606	**Displayed Unauthorized (Sign/ Signal/Marking/De**		**311**	**$25**	**$30+$5**	**0**

MTC 607	Attempted to/Remove/Altered/Defaced/Knocked Dow		314	$25	$30 +$5	0
STATUTE	**CHARGE**	**Code**		**FINE**	**CC+VA**	**PTS**
	TRAFFIC CONTROLS (Cont…)					
MTC 612	**Failed to Proceed (With Caution/as Required) at Inoperative or Malfunctioning Control Signal**		**320**	**$100**	**$30+$5**	**4**
MTC 703	(Disregarded/Failed to Stop as Required at) Stop Sign at Through Highway		319	$100	$30 +$5	4
MTC 712	**Disregarded (Instructions/Signals) of Authorized Person in Highway Work Area**		**914**	**$75**	**$30+$5**	**3**
MTC 605	Flashing signals		310	$100	$30 +$5	4
MTC 709	**Stop when traffic obstructed**		**952**	**$50**	**$30+$5**	**2**
	TURNS					
MTC 702	**Failed to Yield Right-of-Way When Turning Left in Front of Approaching Traffic**		**278**	**$75**	**$30+$5**	**3**
MTC 901	Made Right Turn From Wrong (Position/Lane)		274	$75	$30 +$5	3
MTC 901	**Made Left Turn From Wrong (Position/Lane)**		**273**	**$75**	**$30+$5**	**3**
MTC 901	Made Improper Left Turn at Multi-turn Intersection		280	$75	$30 +$5	3
MTC 902	**Made unsafe U-Turn at Intersection**		**270**	**$75**	**$30+$5**	**3**
	WRONG WAY/WRONG SIDE					
MTC 1001	Failed to Drive Vehicle (On Right Side OF Road/ In Right-hand Lane) as Required		250	$100	$30 +$5	4
MTC 1006	**Drove Vehicle Wrong Way on One-Way Roadway**		**280**	**$75**	**$30+$5**	**3**
	MISCELLANEOUS					
MTC 239	Person under 18 years using a cell phone driving		0	$25	$30 +$5	0
MTC 239	**Driver texting or conducting data entry driving**		**0**	**$25**	**$30+$5**	**0**
MTC 1409	**Operated an Uninsured Motor Vehicle**		**956**	**SUMMONS**		**4**

SCC	CHARGE	FINE	CC+VA
	SALIDA CITY CODE	**Fine**	**CC+VA**
	ANIMAL CONTROL		
SCC 7-5-250	**Failed to Restrain and Confine Animal (At**		
	Large) 1st Offense (Within 12 Months)	**$35**	$30 +$5
	2nd Offense (Within 12 Months)	**$50**	$30 +$5
	3rd Offense (Within 12 Months)	**$100**	$30 +$5
	After 3rd Offense Within 12 Months	**$300**	$30 +$5
SCC 7-5-220	**Nuisannce Animal-Barking Dog**		
	1st Offense (Within 12 Months)	**$25**	$30 +$5
	2nd Offense (Within 12 Months)	**$50**	$30 +$5
	3rd Offense (Within 12 Months)	**$100**	$30 +$5
	After 3rd Offense Within 12 Months	**$300**	$30 +$5
SCC 11-6-70	**Prohibited Acts and Conditions- Dogs in parks**	**$25**	$30 +$5
	Alcohol/Tobacco/Drugs Charges		
SCC 10-7-30 E	Open Container in Vehicle	$75	$30 +$5
SCC 10 -7-30	**Possession/Consumption of Alcoholic beverages in certain places**	**$100**	**$30+$5**
SCC 10-6-70	Possession of Tobacco by a Minor	$50	$30 +$5
SCC 10-7-10	**Illegal possession/consumption of Alcohol by an underage pers**		Summons
SCC 10-7-60	Possession of Drug Paraphernalia		Summons
SCC 10-7-70	**Possession of Cannabis**		Summons
	PUBLIC DECENCY		
SCC 10 -5-140	Urinating In Public	$75	$30 +$5
SCC 10-5-130	**Public Nudity**	$75	**$30+$5**
SCC 10-3-90	**Spitting/Littering**	$100	$30 +$5
	Noise Violations		
SCC 10-9-50	Prohibited Noise Activities	$50	$30 +$5
SCC 10-9-60			
	PUBLIC PARK VIOLATIONS		
SCC 11-6-10	**Interference with Private Activities**	SUMMONS	
SCC 11-6-60	City Park Closure- Remaining After Dark	$25	$30 +$5
SCC 11-6-50	**Skating in Salida Skate Park W/O Protective Gear (Helmet and Pads)**	**$50**	**$30+$5**
SCC 10-3-30	**Obstructing or Interfering with public way**	**$50**	**$30+$5**
SCC 11-6-20	Overnight Camping in Parks	$50	$30 +$5
	MISCELLANEOUS		
SCC 8-2-30	Riding Bicycle on Sidewalks	$25	$30 +$5
SCC 8-2-40	**Skateboards/Rollerblades on Sidewalks Within Prohibited Skating Limits**	**$25**	**$30+$5**
SCC 8-2-20	Squeal/Spin Tires- Lose Traction With Road	$50	$30 +$5
SCC 8-2-50	**Unnecessary Horn noise**	**$25**	**$30+$5**
SCC 13 3 90	Watering on Wrong Day/Time	$25	$30 +$5
SCC 10-3-80	**Improper Dumping of Garbage, Trash, & Dangerous Materials**	**$100**	**$30+$5**
SCC 10-5-50	**ASSAULT**	**SUMMONS**	
SCC 10-5-10	Disorderly Conduct	SUMMONS	
SCC 10-4-50	**Theft**	**SUMMONS**	

SCC 10-4-10	Criminal Mischief	SUMMONS
SCC	**CHARGE**	**FINE CC+VA**
	MISCELLANEOUS (cont….)	
SCC 11-3-10	Removal of Snow and Ice	$25 $30 +$5
SCC 10-10-10	**Fireworks**	**$25 $30+$5**
SCC 8-3-20	Abandoned or Inoperable Vehicles On a Public Way	$75 $30 +$5
SCC 8-3-40	**Unlicensed and Unregistered Vehicle on a Public Way Prohibited**	**$35 $30+$5**
SCC 8-3-40 (B)	**Unlicensed and Unregistered Vehicle on a Public Way Prohibited**	**$50 $30+$5**
SCC 10-6-10	Curfew Violation	Summons
SCC 10-11-50	**Unlawful acts-Smoking in Prohibited Areas**	**$25 $30+$5**
SCC 10-5-40	Loitering	$25 $30 +$5

CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Administration	Drew Nelson - City Administrator	December 20, 2022

ITEM

Resolution 2022-61 – A Resolution of the City Council for the City of Salida, Colorado, Authorizing the City Administrator to Enter into a Commercial Lease Agreement for 323 First Street with Salida Bottling Company LLC

BACKGROUND

On November 9, 2022, the City of Salida was notified by Salida Bottling Company LLC that it was terminating the current parking lot lease agreement (in place since 2019) for 323 First Street. The current lease agreement requires a sixty (60) day notice period for the termination to come into effect, making it effective on January 8, 2023.

Due to possible community concerns over availability of parking, the City and Salida Bottling Company have discussed the possibility of re-establishing the lease. Lease rates desired by the property owner would be an increase in monthly rent from $2,200 per month to $4,000 per month. Other terms in the lease would be essentially the same as the previous lease agreement, including termination timelines (please see attached draft lease agreement).

FISCAL NOTE

As noted above, the lease rate requested by the property owner would be $4,000 per month for the duration of the lease, or $48,000 annually. This would be an increase of $21,600 annually and would be accommodated in the 2023 Annual Budget. Fifty-six (56) parking spaces are accommodated on the site, which would equate to $857 per space per year ($71 per space per month). Property value price escalation in Salida over the past three years would explain the increase in value of the lease, with values increasing fifty percent (50%) or more in that timeframe.

STAFF RECOMMENDATION

Staff recommends that the City Council approve the Commercial Lease Agreement with Salida Bottling Company for 323 First Street for use as a parking lot.

SUGGESTED MOTION

A City Councilperson should state, “I move approve Resolution 2022-61”, followed by a second and a roll call vote.

CITY OF SALIDA, COLORADO
RESOLUTION NO. 61
(Series of 2022)

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO, AUTHORIZING THE CITY ADMINISTRATOR TO ENTER INTO A COMMERCIAL LEASE AGREEMENT FOR 323 FIRST STREET WITH SALIDA BOTTLING COMPANY LLC

WHEREAS, The City of Salida has leased 323 First Street on a month-to-month basis for public parking purposes for some time; and

WHEREAS, The property has been owned by Salida Bottling Company LLC since 2019; and

WHEREAS, The City and the property owner would like to continue the lease arrangement for 2023, with a month-to-month extension beginning in January of 2024; and

WHEREAS, the City agrees to pay Salida Bottling Company LLC the sum of $4,000 monthly for use of 323 First Street as public parking, subject to the terms and conditions of the Commercial Lease Agreement to be executed by the parties.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SALIDA COLORADO, THAT:

1. The Salida City Council incorporates the foregoing recitals as its conclusions, facts, determinations, and findings.

2. The Commercial Lease Agreement is hereby approved, and the City Administrator is authorized to sign the contract on behalf of the City.

RESOLVED, APPROVED, AND ADOPTED this 20th day of December, 2022.

CITY OF SALIDA, COLORADO

By_____
Dan Shore, Mayor

[SEAL]

ATTEST:

_____
City Clerk/Deputy City Clerk

COMMERCIAL LEASE AGREEMENT

This Commercial Lease Agreement ("Lease") is made and effective January 1, 2023, by and between Salida Bottling Company LLC ("Landlord") and City of Salida Colorado, a Colorado municipal corporation ("Tenant").

Landlord is the owner of the vacant lot ("Lot") located at 323 West 1st Street, Salida, Colorado 81201, measuring approximately 26,112 square feet.

Tenant has been leasing Lot from previous owner since approximately February 2016 and wishes to continue to lease Lot for the primary purpose of providing public parking.

Landlord desires to lease Lot to Tenant, and Tenant desires to lease Lot from Landlord for the term, at the rental and upon the covenants, conditions and provisions herein set forth.

THEREFORE, in consideration of the mutual promises herein, contained and other good and valuable consideration, it is agreed:

1. Term.

A. Landlord hereby leases Lot to Tenant, and Tenant hereby leases the same from Landlord, under the following terms:

Beginning on the effective date of lease until December 31, 2023, thereafter month-to-month.

2. Rent.

Tenant shall pay Landlord four thousand dollars ($4,000) monthly on or before the first day of each month.

3. Use

Tenant intends to use Lot as a public parking area, however Tenant may use lot for parking for its employees, vehicle or other storage, storage of removed snow or other materials, staging of equipment for public events, vehicle impoundment or any other reasonable purpose it desires to manage its operations. Notwithstanding the forgoing, Tenant shall not use the Leased Premises for the purposes of storing, manufacturing or selling any explosives, flammables or other inherently dangerous substance, chemical, thing or device.

Furthermore, if Tenant uses Lot for removed snow, it shall do so in a manner that doesn't result in street flooding or that impedes public right of ways or encroaches on adjacent properties or easements. If Tenant stores dirt or other landscaping materials it shall do so in a manner that doesn't generate excessive dust or debris and should be done in an organized and tidy fashion.

Unless used for exceptional or emergency situations, and if Tenant uses Lot for purpose other than public parking, any large vehicle movement on and off of Lot should be done between the hours of 7 a.m. and 9 p.m. Tenant will use its best efforts to ensure that any overnight parking in Lot is limited to one night and that, other than storage of its owned or leased vehicles and/or or vehicle impoundment, Lot shall not be used for long term parking of vehicles.

4. Sublease and Assignment.

Tenant shall not assign or sublet Lot.

5. Repairs and Maintenance

During the Lease term, Tenant shall maintain Lot at its expense in a manner that doesn't pose a public safety threat or risk to vehicles parked in Lot. This shall consist primarily of pothole repair. The foregoing

notwithstanding Tenant and Landlord acknowledge Lot is unpaved and thus minor potholes will always be present.

Tenant shall keep Lot free of trash and debris at its expense. With Landlord's prior, written consent, Tenant may, but is not obligated to, provide lighting, erect fencing, pave lot, place parking curbs or make any additional improvements it believes are necessary to operate parking operations safely and efficiently.

6. Alterations and Improvements.

With Landlord's prior written consent, Tenant, at Tenant's expense, shall have the right to remodel, redecorate, and make additions, improvements and replacements of and to all or any part of Lot from time to time as Tenant may deem desirable, provided the same are made in a workmanlike manner and utilizing good quality materials. With Landlord's prior written consent, Tenant shall also have the right to place and install personal property, trade fixtures, equipment and other temporary installations in and upon Lot. At the time of Landlord's approval, Landlord and Tenant must also agree in writing as to whether any such alteration or improvement shall be deemed a permanent fixture which shall remain with Lot upon termination or shall be deemed to be property of Tenant which will be removed upon termination. The parties shall also set forth in writing the conditions or restoration needed for removal of any such improvement. In the absence of any such written agreement, all improvements and fixtures shall constitute the sole property of the Landlord. Provided that the procedures herein are observed, all personal property, equipment, machinery, trade fixtures and temporary installations, whether acquired by Tenant at the commencement of the Lease term or placed or installed on Lot by Tenant thereafter, shall remain Tenant's property free and clear of any claim by Landlord. Tenant shall have the right to remove the same at any time during the term of this Lease or upon termination of this Lease, provided that all damage to Lot caused by such removal shall be promptly repaired by Tenant at Tenant's expense.

7. Property Taxes.

Landlord shall pay, prior to delinquency, all general real estate taxes, sales and use taxes, and installments of special assessments coming due during the Lease term on the Leased Premises, and Tenant shall pay all personal property taxes with respect to Tenant's personal property at the Leased Premises.

8. Insurance.

A. If Lot is damaged by fire or other casualty resulting from any act or negligence of Tenant or any of Tenant's agents, employees or invitees, rent shall not be diminished or abated while such damages are under repair, and Tenant shall be responsible for the costs of repair not covered by insurance.

B. Tenant shall at its own expense, maintain a policy or policies of comprehensive general liability insurance with respect to the activities of its use, through a private insuror or through an intergovernmental agency, with the premiums thereon fully paid on or before due date. Such insurance shall afford minimum protection of not less than $1,000,000 combined single limit coverage of bodily injury, property damage or combination thereof. Landlord shall be listed as an additional insured on Tenant's policy or policies of comprehensive general liability insurance, and Tenant shall provide Landlord with current Certificates of Insurance evidencing Tenant's compliance with this Paragraph upon execution of this Lease. Tenant shall obtain the agreement of Tenant's insurers to notify Landlord that a policy is due to expire at least (10) days prior to such expiration.

C. Lessor shall not be liable for any injury or damages to any property or to any person on or about the Lot nor for any injury or damage to any property of Tenant.

9. Utilities.

There are not currently any utilities on the Lot, however should Tenant desire to make, and Landlord approve of any alterations or improvements that may result in the installation of any utilities Tenant will be responsible for the cost of installing such utilities, along with the payment of any utility bills.

10. Signs.

Following Landlord's consent, Tenant shall have the right to place on Lot any signs which are permitted by applicable zoning ordinances and private restrictions. Landlord may refuse consent to any proposed signage that is in Landlord's opinion too large, deceptive, unattractive or offensive. Landlord shall assist and cooperate with Tenant in obtaining any necessary permission from governmental authorities or adjoining owners and occupants for Tenant to place or construct the foregoing signs. Tenant shall repair all damage to the Leased Premises resulting from the removal of signs installed by Tenant. Landlord shall have the right to place on Lot any signs that are compliant with city ordinances regarding size and content, and are for the express purpose of either marketing the lot for sale or future lease, or related to development of the Lot including but not limited to public notices related to hearings or proposed ordinances, display of permits related to development, or promotion of political campaigns specifically related to the development of the property. Any such signs erected by Landlord shall not interfere with Tenant's ability to use Lot for its intended use.

11. Entry.

Landlord shall have the right to enter Lot at reasonable hours to inspect the same, provided Landlord shall not thereby unreasonably interfere with Tenant's business on Lot.

12. Termination.

This Lease may not be terminated by either party prior to December 31, 2023. Thereafter either party may terminate Lease with 60 days written notice.

13. Tenant option to rent portion of Lot.

Landlord may contemplate development of Lot in the future, but no sooner than January 1, 2024. If Landlord only develops a portion of Lot on or after January 1, 2024, Tenant shall have option to continue to lease the undeveloped portion of Lot on terms mutually agreeable to both parties. Landlord shall give Tenant at least 60 days' notice of plans to develop a portion of the lot.

14. Damage and Destruction.

Subject to Section 8 A. above, if Lot or any part thereof is so damaged by fire, casualty or structural defects that the same cannot be used for Tenant's purposes, then Tenant shall have the right within ninety (90) days following damage to elect by notice to Landlord to terminate this Lease as of the date of such damage. In the event of minor damage to any part of Lot, and if such damage does not render Lot unusable for Tenant's purposes, Landlord shall promptly repair such damage at the cost of the Landlord. In making the repairs called for in this paragraph, Landlord shall not be liable for any delays resulting from strikes, governmental restrictions, inability to obtain necessary materials or labor or other matters which are beyond the reasonable control of Landlord. Tenant shall be relieved from paying rent and other charges during any portion of the Lease term that Lot is unfit for occupancy, or use, in whole or in part, for Tenant's purposes. Rentals and other charges paid in advance for any such periods shall be credited on the next ensuing payments, if any, but if no further payments are to be made, any such advance payments shall be refunded to Tenant. The provisions of this paragraph extend not only to the matters aforesaid, but also to any occurrence which is beyond Tenant's reasonable control and which renders Lot, inoperable or unfit for occupancy or use, in whole or in part, for Tenant's purposes.

15. Default.

If default shall at any time be made by Tenant in the payment of rent when due to Landlord as herein provided, and if said default continues for fifteen (15) days after written notice thereof shall have been given to Tenant by Landlord to pay rent or surrender possession of Lot, Landlord may declare the term of this Lease ended and proceed to reenter and take possession of the premises and pursue Landlord's remedies in accordance with Colorado law. If default shall be made in any of the other covenants or conditions to be kept, observed and performed by Tenant, and such default continues for fifteen (15) days after notice thereof in writing to Tenant by Landlord to cure the default or surrender possession of Lot (without correction thereof then having been

commenced and thereafter diligently prosecuted) Landlord may declare the term of this Lease ended and proceed to reenter and take possession of Lot and pursue Landlord's remedies in accordance with Colorado law. Landlord shall have, in addition to the remedy above provided, any other right or remedy available to Landlord on account of any Tenant default, either in law or equity, including an action for damages for unpaid rent, property damage, or other damages. Landlord shall use reasonable efforts to mitigate its damages. If Tenant is in default more than three (3) times in a Calendar year, even if default has been cured, Landlord shall have the right, in its sole discretion, to terminate Lease. In the event that any payment required to be paid by Tenant hereunder is not made within fifteen (15) days of when due, a late fee of $50 will be due and payable plus $10 per day after the 6th day.

16. Quiet Possession.

Landlord covenants and warrants that upon performance by Tenant of its obligations hereunder, Landlord will keep and maintain Tenant in exclusive, quiet, peaceable and undisturbed and uninterrupted possession of Lot during the term of this Lease.

17. Condemnation.

If any legally constituted authority condemns Lot or such part thereof which shall make Lot unsuitable for leasing, this Lease shall cease when the public authority takes possession, and Landlord and Tenant shall account for rental as of that date. Such termination shall be without prejudice to the rights of either party to recover compensation from the condemning authority for any loss or damage caused by the condemnation. Neither party shall have any rights in or to any award made to the other by the condemning authority.

18. Subordination.

Tenant accepts this Lease subject and subordinate to any mortgage, deed of trust or other lien presently existing or hereafter arising upon Lot and to any renewals, refinancing and extensions thereof, but Tenant agrees that any such mortgagee shall have the right at any time to subordinate such mortgage, deed of trust or other lien to this Lease on such terms and subject to such conditions as such mortgagee may deem appropriate in its discretion. Landlord is hereby irrevocably vested with full power and authority to subordinate this Lease to any mortgage, deed of trust or other lien now existing or hereafter placed upon Lot, and Tenant agrees upon demand to execute such further instruments subordinating this Lease or attorning to the holder of any such liens as Landlord may request. In the event that Tenant should fail to execute any instrument of subordination herein required to be executed by Tenant promptly as requested, Tenant hereby irrevocably constitutes Landlord as its attorney-in-fact to execute such instrument in Tenant's name, place and stead, it being agreed that such power is one coupled with an interest. Tenant agrees that it will from time to time upon request by Landlord execute and deliver to such persons as Landlord shall request a statement in recordable form certifying that this Lease is unmodified and in full force and effect (or if there have been modifications, that the same is in full force and effect as so modified), stating the dates to which rent and other charges payable under this Lease have been paid, stating that Landlord is not in default hereunder (or if Tenant alleges a default stating the nature of such alleged default) and further stating such other matters as Landlord shall reasonably require.

19. Security Deposit.

Landlord shall not require a Security Deposit from Tenant

20. Liability and Indemnification.

A. Except as otherwise provided herein, Tenant shall be in exclusive control and possession of Lot from the date this Lease is executed until it is terminated. Landlord shall not be liable for any injury or damages to any property or to any person on or about Lot nor for any injury or damage to any property of the Tenant. Landlord shall not be liable to Tenant for any entry on Lot for inspection or repair purposes.

B. To the fullest extent permitted by applicable law, Tenant shall hold harmless and indemnify Landlord from and against all expenses, liabilities, and claims of every kind and character, including reasonable attorney fees and court costs, incurred, raised, or brought by or on behalf of any person or entity arising out of either: (1) a failure by Tenant to perform any of the terms or conditions of this Lease, (2) Tenant's failure to comply with any

law of any governmental authority, or (3) any mechanic's lien pertaining to work, services, or materials contracted for by Tenant or security interest filed against Lot or equipment, materials, or alterations of buildings or improvements thereon which pertains to any indebtedness incurred by Tenant.

21. Notice.

Any notice required or permitted under this Lease shall be deemed sufficiently given or served if sent by United States certified mail, return receipt requested, addressed as follows:

If to Landlord to:

Salida Bottling Company LLC
9707 CR 163
Salida, CO 81201

If to Tenant to:

City of Salida
448 East 1st St.
Salida, CO 81201

Landlord and Tenant shall each have the right from time to time to change the place notice is to be given under this paragraph by written notice thereof to the other party.

22. Waiver.

No waiver of any default of Landlord or Tenant hereunder shall be implied from any omission to take any action on account of such default if such default persists or is repeated, and no express waiver shall affect any default other than the default specified in the express waiver and that only for the time and to the extent therein stated. One or more waivers by Landlord or Tenant shall not be construed as a waiver of a subsequent breach of the same covenant, term or condition.

23. Memorandum of Lease.

The parties hereto contemplate that this Lease should not and shall not be filed for record, but in lieu thereof, at the request of either party, Landlord and Tenant shall execute a Memorandum of Lease to be recorded for the purpose of giving record notice of the appropriate provisions of this Lease.

24. Headings.

The headings used in this Lease are for convenience of the parties only and shall not be considered in interpreting the meaning of any provision of this Lease.

25. Successors.

The provisions of this Lease shall extend to and be binding upon Landlord and Tenant and their respective legal representatives, successors and assigns.

26. Consent.

Landlord shall not unreasonably withhold or delay its consent with respect to any matter for which Landlord's consent is required or desirable under this Lease.

27. Performance.

If there is a default with respect to any of Landlord's covenants, warranties or representations under this Lease, and if the default continues more than fifteen (15) days after notice in writing from Tenant to Landlord specifying the default, Tenant may, at its option and without affecting any other remedy hereunder, cure such default and deduct the cost thereof from the next accruing installment or installments of rent payable hereunder until Tenant shall have been fully reimbursed for such expenditures, together with interest thereon at a rate equal to the lesser of twelve percent (12%) per annum or the then highest lawful rate. If this Lease terminates prior to Tenant's receiving full reimbursement, Landlord shall pay the unreimbursed balance plus accrued interest to Tenant on demand.

28. Compliance with Law.

Tenant shall comply with all laws, orders, ordinances and other public requirements now or hereafter pertaining to Tenant's use of the Leased Premises. Landlord shall comply with all laws, orders, ordinances and other public requirements now or hereafter affecting the Leased Premises.

29. Final Agreement.

This Agreement terminates and supersedes all prior understandings or agreements on the subject matter hereof. This Agreement may be modified only by a further writing that is duly executed by both parties.

30. Governing Law.

This Agreement shall be governed, construed and interpreted by, through and under the Laws of the State of Colorado, and all disputes under this Agreement shall be adjudicated in the District Court for Chaffee County.

IN WITNESS WHEREOF, the parties have executed this Lease as of the day and year first above written.

_____
[Landlord Signature]

_____
[Tenant Signature]

CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
City Attorney	Kathryn Dunleavy - Planner	December 20, 2022

ITEM: Ordinance 2022-26, Amending Municipal Code Section 13-3-10 regarding the definition of customer classes.

REQUEST / BACKGROUND

The proposed ordinance amends the "Accessory Dwelling Unit" customer class to define all Accessory Dwelling Units as the same customer class. This will result in charging water and wastewater system development fees on all Accessory Dwelling Units with water and/or wastewater connections, whether available for rental or not. Charging a system development fee whenever a new unit connects to the City's water and wastewater system is an equitable way of sharing amongst all users the expense and impact of managing a municipal water and wastewater system.

Currently, an owner is given the option of recording a system development fee deferral agreement for their property if the owner intends to *not* make the accessory dwelling unit available for rental. This deferral option allows the restricted unit to be utilized as an extension of the primary home as well to be occupied by family / friends / relatives of the owner, as long as it is not "available for rental" to a separate household. Allowing this deferral option may also dis-incentivize an owner from making an ADU available for rental. There is currently no system to administratively track the use of the deferred properties, as doing so would be extremely difficult. When an owner's circumstances change, the City is dependent on owner self-reporting to pay the system development fee. This reliance on self-reporting has the potential to create inequity when spreading the cost of the City's water and wastewater system and infrastructure amongst its users.

FISCAL NOTE: There is no increase in fees proposed. However, by no longer offering an exemption, Ordinance 2022-26 will have a fiscal impact. From 2020 through December 13, 2022, the City has averaged 22 ADU permits per year, with 20% of owners choosing the deferral option. (Note that there is nothing stopping up to 100% of owners from claiming this exemption.)

Using the above averages, the estimated annual impact would be 22 units x 20% = 4.4 avg. units deferring x the ADU SDF of $5,487 = approx. $24,000 annually in additional System Dev. Fees

STAFF RECOMMENDATION: Staff recommends approval of Ordinance No. 2022-26.

SUGGESTED MOTION: A City Councilmember should state, "I move to approve Ordinance 2022-26 on first reading and set the second reading and public hearing for January 3, 2023."

CITY OF SALIDA, COLORADO
ORDINANCE NO. 26
(Series of 2022)

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO AMENDING CHAPTER 13, ARTICLE III OF THE SALIDA MUNICIPAL CODE ENTITLED "WATER AND WASTEWATER FEES, RATES AND CHARGES" TO AMEND THE EXISTING CUSTOMER CLASS/DEFINITION OF ACCESSORY DWELLING UNITS

WHEREAS, the City is obliged to not unduly impact the City's ability to grow its water and wastewater infrastructure, in compliance with state and federal mandates.

WHEREAS, currently, the customer classes within the utility code define accessory dwelling units as only those structures available for rental.

WHEREAS, customers who agree to *not* offer their accessory dwelling unit as available for rental are able to defer payment of the system development fee by signing a deed restriction.

WHEREAS, city administration has no way to verify initially nor on an ongoing basis that any accessory dwelling unit is either not occupied, or is occupied by a relative of the primary homeowner.

WHEREAS, an undue impact on the City's ability to grow its water and wastewater system is, therefore, created by either the use of accessory dwelling units by friends, relatives, and extended family utilizing a deed-restricted unit, or by an accessory dwelling unit that was initially deed-restricted which then becomes a rental unit without paying the required system development fee.

WHEREAS, therefore, all accessory dwelling units with water and wastewater connections, whether available for rental or not, shall be treated as a single customer class.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO AS FOLLOWS:

Section 1. The foregoing recitals are hereby incorporated as conclusions, facts, determinations, and findings by the City Council.

Section 2. Chapter 13, Article III "Water and Wastewater Fees, Rates and Charges," Section 13-3-10, entitled "Customer classes/definitions" is hereby amended to read as follows:

Sec. 13-3-10. – Customer classes/definitions

(a) For the purpose of establishing system development fees, usage rates and charges for water and wastewater services, the following classes of customers are hereby established:

(1) Residential Single-Family and Duplexes. Water and/or wastewater services provided to exclusively residential property upon which one (1) primary dwelling unit or duplex is located;

(2) Accessory Dwelling Unit. Water and/or wastewater services provided to residential property upon which an accessory dwelling unit ~~**available for rental**~~ is located;

(3) Residential Multi-Family. Water and/or wastewater services provided to exclusively residential property upon which the structure or structures served contain three (3) or more living units, including apartments, triplexes/quadplexes, etc.;

(4) Legally-Restricted Affordable Housing. Water and/or wastewater services provided to exclusively residential property upon which the structure or structures served are legally-restricted for affordable housing at less than or equal to eighty percent (80%) area median income;

(5) Commercial. Water and/or wastewater services provided to property which is neither single-family residential, multi-family residential, nor for irrigation only, as those classes are defined herein. Includes attached mixed-use developments where fifty percent (50%) or more of the ground floor is used for commercial, personal service and office uses, and other uses as approved by City Council;

(6) Irrigation. Water services only provided to property solely for the purpose of irrigation; and

(7) Bulk Water. Water provided through a hydrant meter or from a bulk water fill station.

(b) The City Administrator shall determine the appropriate class to be applied to each customer.

(c) Changes in use shall be administered pursuant to Section 13-2-230.

Section 3. *Severability*. The provisions of this ordinance are severable and the invalidity of any section, phrase, clause, or portion of the ordinance as determined by a court of competent jurisdiction shall not affect the validity or effectiveness of the remainder of the ordinance.

INTRODUCED ON FIRST READING on this 20th day of December, 2022, ADOPTED and ORDERED PUBLISHED IN FULL in a newspaper of general circulation by the City Council on this 20th day of December, 2022, and set for second reading and public hearing on the 3rd day of January, 2023.

INTRODUCED ON SECOND READING FINALLY ADOPTED and ORDERED PUBLISHED BY TITLE ONLY, by the City Council on this 3rd day of January, 2023.

City of Salida

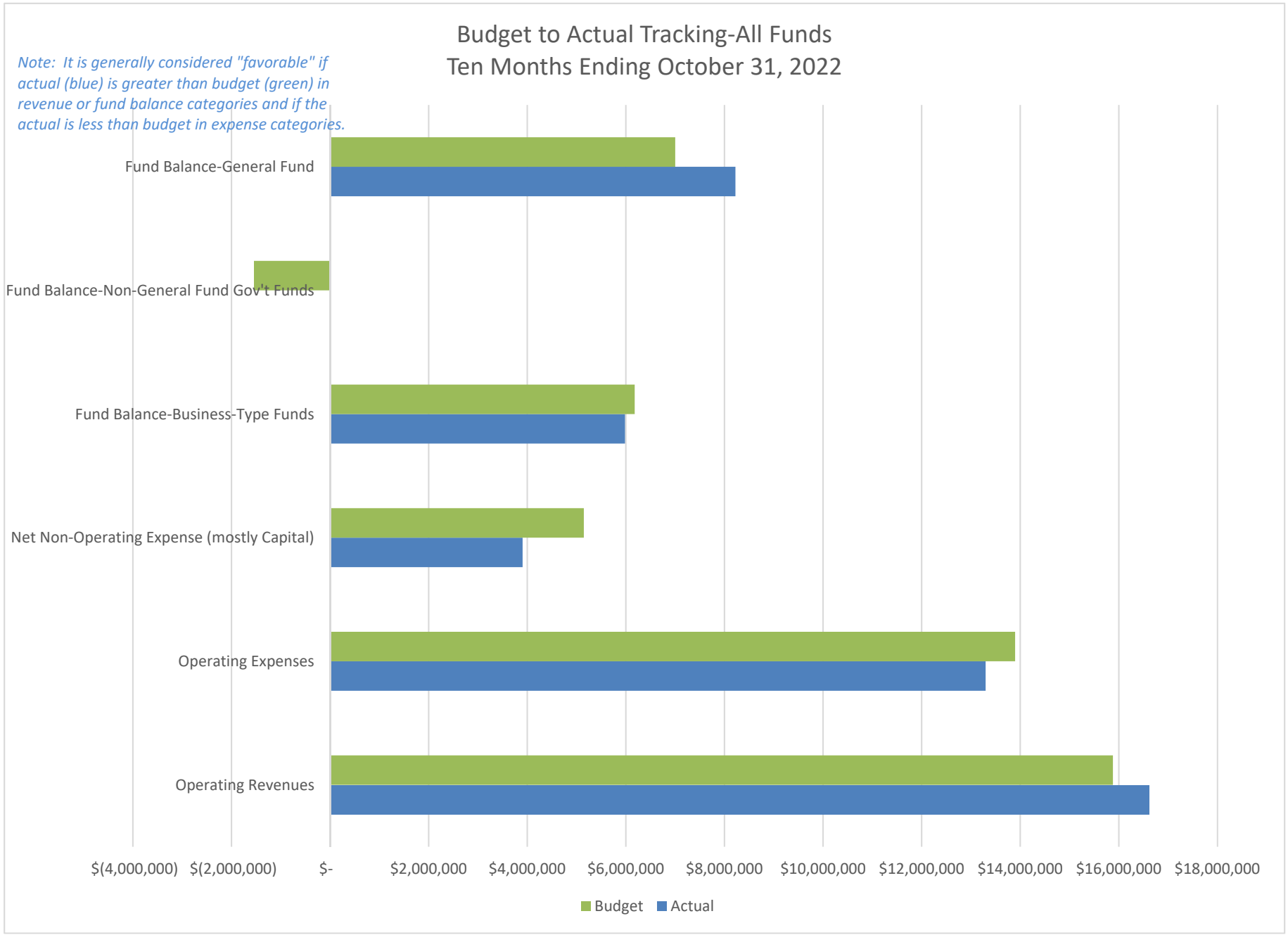
_____

Mayor Dan Shore

ATTEST:

_____

City Clerk/Deputy City Clerk


Budget to Actual Tracking-All Funds
Ten Months Ending October 31, 2022
Note: It is generally considered "favorable" if actual (blue) is greater than budget (green) in revenue or fund balance categories and if the actual is less than budget in expense categories.
Fund Balance-General Fund
Fund Balance-Non-General Fund Gov't Funds
Fund Balance-Business-Type Funds
Net Non-Operating Expense (mostly Capital)
Operating Expenses
Operating Revenues
$(4,000,000)
$(2,000,000)
$-
$2,000,000
$4,000,000
$6,000,000
$8,000,000
$10,000,000
$12,000,000
$14,000,000
$16,000,000
$18,000,000
Budget
Actual

City of Salida
Budget Tracking Analysis
Combined Funds: General and Lodging Tax Funds
Ten Months Ending October 31, 2022

Percentage of year passed: *83%*

		YTD October 2021	YTD October 2022	YTD Budget *		YTD Budget Variance Favorable (Unfavorable)	Anual Budget	% Spent
1	Operating Revenues							
2	Tax Revenue (Sales, Lodging, Franchise fees)	$ 5,099,603	$ 5,208,339	$ 5,348,356	(1)	$ (140,017)	$ 6,420,596	81.1%
3	Fees for General Services	191,977	154,052	188,883		(34,831)	226,750	67.9%
4	Fines & Forfeitures	41,193	31,331	53,312		(21,981)	64,000	49.0%
5	Licenses and Permits	81,026	99,276	31,654		67,622	38,000	261.3%
6	County sales tax and other intergovernmental revenue	2,863,125	3,104,407	2,901,777		202,630	3,483,526	89.1%
7	Fees for Recreation & Event Services	395,684	848,806	795,334		53,472	954,783	88.9%
8	Miscellaneous Revenue	190,863	179,056	133,697		45,359	160,500	111.6%
9	**Total Operating Revenues**	8,863,471	9,625,267	9,453,013		172,254	11,348,155	84.8%
10	Operating Expenses							
11	Cost of Sales	79,375	126,197	127,033		836	152,501	82.8%
12	Personnel	4,884,119	5,789,509	5,997,848		208,339	7,476,996	77.4%
13	Contracted Services	723,428	749,733	972,754		223,021	1,167,750	64.2%
14	Supplies & Materials	266,836	358,626	327,910		(30,716)	393,650	91.1%
15	Utilities	358,127	327,492	381,764		54,272	458,300	71.5%
16	Other Operating Costs ^	1,065,474	1,158,012	1,368,173		210,161	1,642,788	70.5%
17	Financing Obligations	220,535	213,106	213,106	(2)	-	253,567	84.0%
18	**Total Operating Expenses**	7,597,894	8,722,675	9,388,588		665,913	11,545,552	75.6%
19	**Revenues over (under) expenses-operating only**	$ 1,265,577	$ 902,592	$ 64,425		$ 838,167	$ (197,397)	-457.2%
20	Non Operating Revenue and Expense ~							
21	Capital Revenue	185,608	21,159	8,330		12,829	10,000	211.6%
22	Grant Revenue	876,402	815,807	674,192		141,615	809,354	100.8%
23	Net Transfers out (transfer made at year end)					-	(2,757,000)	0.0%
24	Capital Expenditures ($500 - $4,999)	(76,770)	(264,526)	(244,402)		(20,124)	(293,400)	90.2%
25	Capital Purchases & Improvements ($5,000 +)	(139,723)	(175,506)	(424,625)		249,119	(509,750)	34.4%
26	**Total (net) Non Operating Revenues & Expenses**	$ 845,517	$ 396,934	$ 13,495		$ 383,439	$ (2,740,796)	-14.5%
27	**Revenues over (under) expenses**	2,111,094	1,299,526	77,920		1,221,606	(2,938,193)	
28	Fund Balance at 1/1/21 (Unrestricted)		6,924,055	6,924,055			6,924,055	
29	**Fund Balance at period end**		**$ 8,223,581**	**$ 7,001,975**		**1,221,606**	**$ 3,985,862**	

* YTD budget spread evenly throughout year except as noted in (1) and (2) below

(1) Tax revenue budget spread in the same (seasonal) proportion as actual collections in previous year.

(2) Financing Obligations budget spread based on when debt payments are due.

~ Non operating revenues and expenses are related to capital equipment or projects and interfund transfers; expenses can fluctuate greatly from month to month and are difficult to predict timing of.

^ Operating Costs includes all costs of running government not broken out in other line items to include Airport contribution, community support, staff training, subscriptions, travel costs, Repairs & Maintenance, lease expense, bank fees, advertising, publications, subcriptions, etc.

City of Salida
Budget Tracking Analysis
Combined Funds: Streets, Capital Improvement, CTF, Economic Development & Housing
Ten Months Ending October 31, 2022

Percentage of year passed: *83%*

		YTD October 2021	YTD October 2022	YTD Budget *	YTD Budget Variance Favorable (Unfavorable)	Anual Budget	% Spent
1	Operating Revenues						
2	Tax Revenue	$ 3,258,544	$ 3,350,491	$ 3,350,539 (1)	$ (48)	$ 4,022,256	83.3%
3	Fees Services	46,870	54,867	24,990	29,877	30,000	182.9%
4	Highway Users Tax & other intergovernmental revenues	248,227	235,653	274,890	(39,237)	330,000	71.4%
5	Miscellaneous Revenue	(76)	3,648	3,332	316	4,000	91.2%
6	**Total Operating Revenues**	3,553,565	3,644,659	3,653,751	(9,092)	4,386,256	83.1%
7	Operating Expenses						
8	Personnel	334,569	363,377	335,454	(27,923)	412,096	88.2%
9	Contracted Services	167,997	562,342	459,816	(102,526)	552,000	101.9%
10	Supplies & Materials	49,044	47,349	33,570	(13,779)	40,300	117.5%
11	Other Operating Costs ^	487,459	413,199	628,206	215,007	754,000	54.8%
12	**Total Operating Expenses**	1,039,069	1,386,267	1,457,046	70,779	1,758,396	78.8%
13	**Revenues over (under) expenses-operating only**	$ 2,514,496	$ 2,258,392	$ 2,196,705	$ 61,687	$ 2,627,860	85.9%
14	Non Operating Revenue and Expense ~						
15	Grant Revenue	699,985	52,432	957,967	(905,535)	1,150,000	4.6%
16	Capital Revenue	36,070	26,000		26,000		
17	Net Transfers In (transfer made at year end)				-	2,757,000	
18	Capital Purchases & Improvements ($5,000 +)	(3,764,017)	(3,684,552)	(6,055,872)	2,371,320	(7,269,000)	50.7%
19	**Total (net) Non Operating Revenues & Expenses**	$ (3,027,962)	$ (3,606,120)	$ (5,097,905)	$ 1,491,785	$ (3,362,000)	107.3%
20	**Revenues over (under) expenses**	(513,466)	(1,347,728)	(2,901,200)	1,553,472	(734,140)	
21	Fund Balance at 1/1/21 (Unrestricted)		1,358,079	1,358,079		1,358,079	
22	**Fund Balance at period end**		**$ 10,351**	**$ (1,543,121)**	**1,553,472**	**$ 623,939**	

* YTD budget spread evenly throughout year except as noted in (1)

(1) Tax revenue budget spread in the same (seasonal) proportion as actual collections in previous year.

~ Non operating revenues and expenses are related to capital equipment or projects including interfund transfers; expenses can fluctuate greatly from month to month and are difficult to predict timing of.

^ Operating Costs includes all costs of running government not broken out in other line items to include Repairs & Maintenance, lease expense, training, subscriptions, etc.

City of Salida
Budget Tracking Analysis - Business-Like Fund Types
Combined Funds: Water and Wastewater
Ten Months Ending October 31, 2022

Percentage of year passed: *83%*

		YTD October 2021	YTD October 2022	YTD Budget *		YTD Budget Variance Favorable (Unfavorable)	Anual Budget	% Spent
1	Operating Revenues							
2	Fees for General Services	2,982,769	3,153,987	2,646,524		507,463	3,177,100	99.3%
3	Miscellaneous Revenue	64,270	190,077	126,200		63,877	151,500	125.5%
4	**Total Operating Revenues**	3,047,039	3,344,064	2,772,724		571,340	3,328,600	100.5%
5	Operating Expenses							
6	Personnel	1,074,681	1,280,598	1,166,555		(114,043)	1,433,367	89.3%
7	Contracted Services	264,448	327,531	348,611		21,080	418,500	78.3%
8	Supplies & Materials	98,407	131,649	113,121		(18,528)	135,800	96.9%
9	Utilities	191,395	198,512	188,341		(10,171)	226,100	87.8%
10	Other Operating Costs	303,706	327,509	311,292	(1)	(16,217)	373,700	87.6%
11	Financing Obligations	806,513	922,887	922,887	(2)	-	1,010,187	91.4%
12	**Total Operating Expenses**	2,739,150	3,188,686	3,050,807		(137,879)	3,597,654	88.6%
13	**Revenues over (under) expenses-operating only**	$ 307,889	$ 155,378	$ (278,083)		$ 433,461	$ (269,054)	-57.7%
14	Non Operating Revenue and Expense ~							
15	Capital Revenue (dev't fees, financing proceeds)	1,941,300	1,177,673	4,328,268		(3,150,595)	5,196,000	22.7%
16	Capital Expenditures ($500 - $4,999)	(5,068)	(1,395)			(1,395)		
17	Capital Purchases & Improvements ($5,000 +)	(1,441,137)	(1,872,315)	(4,392,826)		2,520,511	(5,273,500)	35.5%
18	**Total (net) Non Operating Revenues & Expenses**	$ 495,095	$ (696,037)	$ (64,558)		$ (631,479)	$ (77,500)	898.1%
19	**Revenues over (under) expenses**	802,984	(540,659)	(342,641)		(198,018)	(346,554)	
20	Fund Balance at 1/1/21 (Unrestricted)		6,523,503	6,523,503			6,523,503	
21	**Fund Balance at period end**		**$ 5,982,844**	**$ 6,180,862**		**(198,018)**	**$ 6,176,949**	

* YTD budget spread evenly throughout year except as noted in (1) and (2)
(1) Within this expense group is the Property and Liability Insurance which is paid at the beginning of year, budget for that distributed to beginning of year as well.
(2) Financing Obligations budget spread based on when debt payments are due.
~ Non operating revenues and expenses are related to capital equipment or projects, expenses can fluctuate greatly from month to month and are difficult to predict timing of.
^ Operating Costs includes all costs of running government not broken out in other line items to include insurance, repairs & maintenance, lease expense, training, etc.

CITY OF SALIDA, COLORADO
CITY SALES TAX AND COUNTY SALES TAX SHARED WITH CITY
OCTOBER 2022

The City of Salida Sales Tax and Chaffee County Sales Tax report examines tax collections for the month of October 2022, which were remitted to the City of Salida in December 2022.

Summary Results for City and Chaffee County Sales Taxes

October City sales tax collections increased by $27,825 (3.7%) as compared to October 2021. The City's portion of Chaffee County sales tax collections increased by $7,677, a 2.9% increase over October 2021. In total, sales tax receipts are 3.5% higher for October and 3.9% higher year-to-date. Actual collections are ahead of budget by 1.9% year-to-date.

Current Month

	October 2022	October 2021	2022 - 2021 $ Change	2022 - 2021 % Change	October 2022 Budget	2022 Budget $ Variance	2022 Budget % Variance
3% City Sales Tax	$ 774,845	$ 747,020	$ 27,825	3.7%	$ 807,940	$ (33,095)	-4.1%
Shared County Tax	$ 274,891	$ 267,214	$ 7,677	2.9%	$ 270,925	$ 3,966	1.5%
Total	$ 1,049,736	$ 1,014,234	$ 35,502	3.5%	$ 1,078,865	$ (29,128)	-2.7%

Year to Date

	YTD 2022	YTD 2021	2022 - 2021 $ Change	2022 - 2021 % Change	YTD 2022 Budget	2022 Budget $ Variance	2022 Budget % Variance
3% Sales Tax	$ 7,977,359	$ 7,758,438	$ 218,921	2.8%	$ 7,994,531	$ (17,172)	-0.2%
Shared County Tax	$ 2,895,630	$ 2,705,556	$ 190,074	7.0%	$ 2,672,374	$ 223,256	8.4%
Total	$ 10,872,989	$ 10,463,994	$ 408,995	3.9%	$ 10,666,905	$ 206,084	1.9%

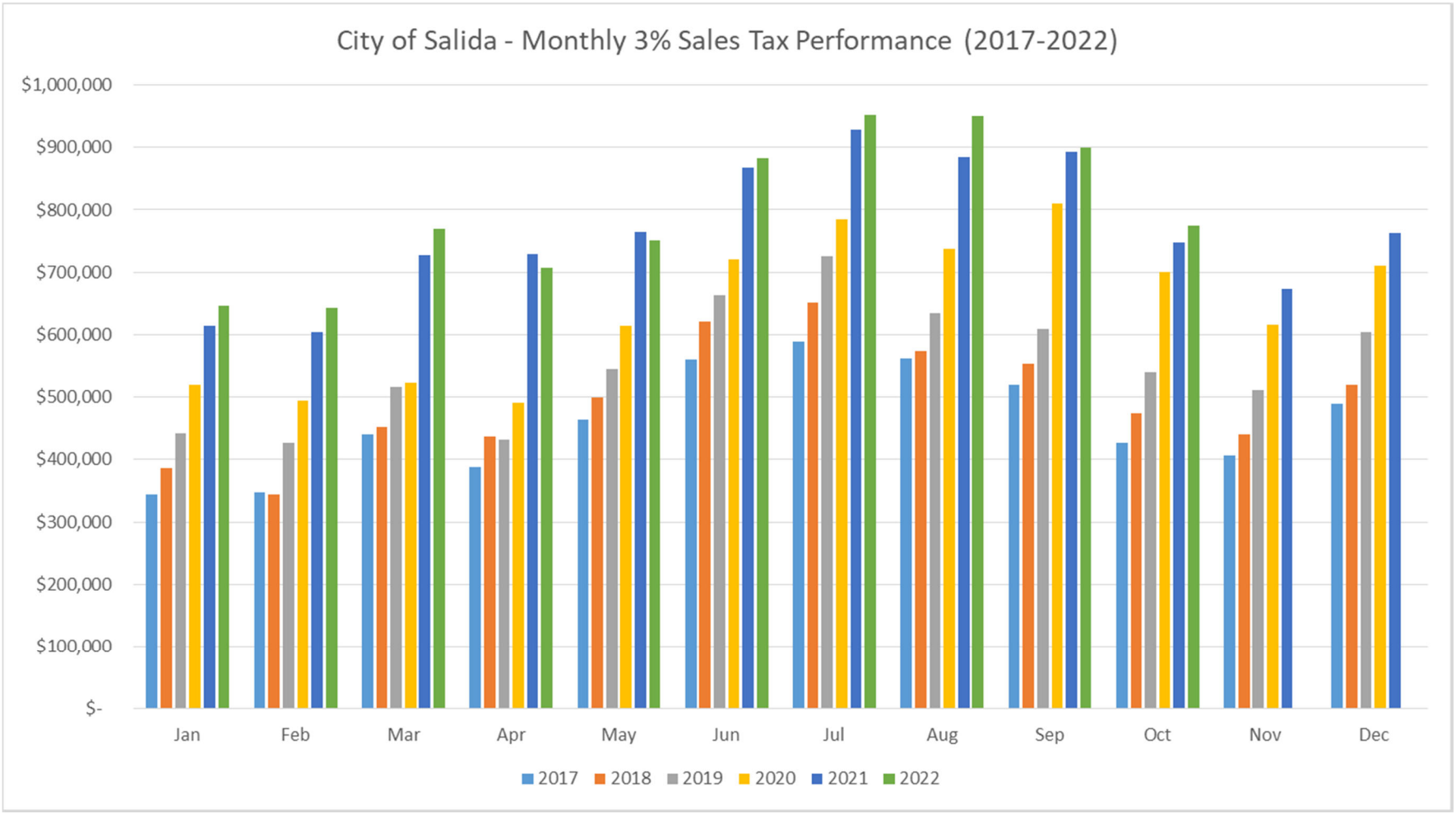
CITY OF SALIDA, COLORADO
CITY SALES TAX AND COUNTY SALES TAX SHARED WITH CITY
OCTOBER 2022

Below is the tracking by NAICS industry sector report for the 3% City sales tax collections.

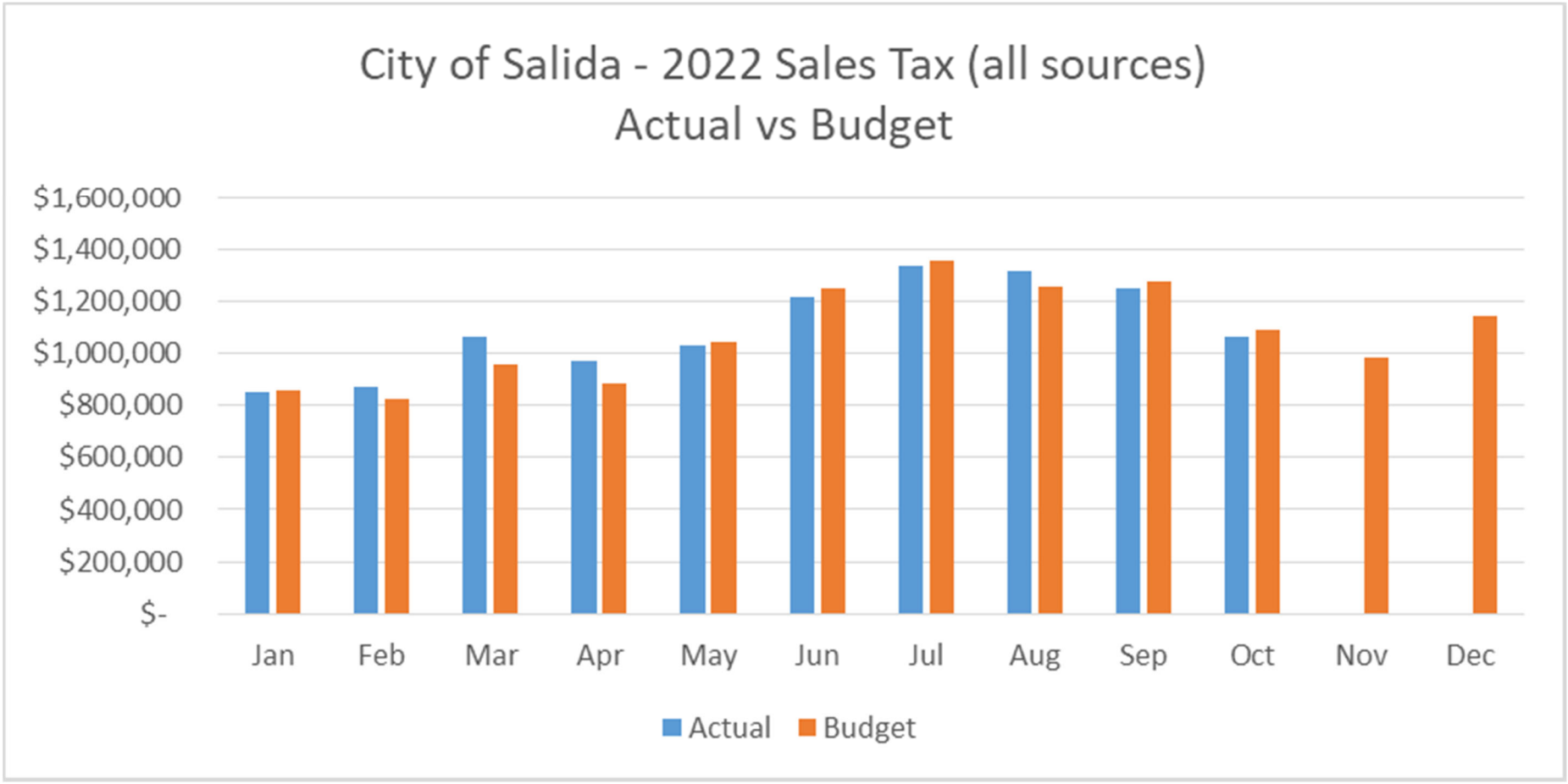
3% City Sales Tax by Industry Sector

	Current Month				Year to Date			
NAICS Sector	October 2022	October 2021	2022-2021 $ Change	2022-2021 % Change	YTD 2022	YTD 2021	2022-2021 $ Change	2022-2021 % Change
Retail Trade	$528,335	$485,670	$ 42,665	8.8%	$5,236,704	$5,209,799	$ 26,905	0.5%
Accommodation and Food Services	$126,786	$140,834	$ (14,048)	-10.0%	$1,497,187	$1,471,877	$ 25,310	1.7%
Manufacturing	$ 22,027	$ 22,055	$ (28)	-0.1%	$ 257,870	$ 227,860	$ 30,010	13.2%
Wholesale Trade	$ 25,404	$ 27,250	$ (1,846)	-6.8%	$ 264,561	$ 230,845	$ 33,716	14.6%
Construction	$ 15,525	$ 16,067	$ (542)	-3.4%	$ 125,318	$ 119,838	$ 5,480	4.6%
Information	$ 10,375	$ 9,431	$ 944	10.0%	$ 100,243	$ 72,983	$ 27,260	37.4%
Real Estate, Rental & Leasing	$ 7,522	$ 6,919	$ 603	8.7%	$ 89,035	$ 54,558	$ 34,477	63.2%
All Other	$ 38,871	$ 38,794	$ 77	0.2%	$ 406,441	$ 370,678	$ 35,763	9.6%
Total	**$774,845**	**$747,020**	**$ 27,825**	**3.7%**	**$7,977,359**	**$7,758,438**	**$ 218,921**	**2.8%**

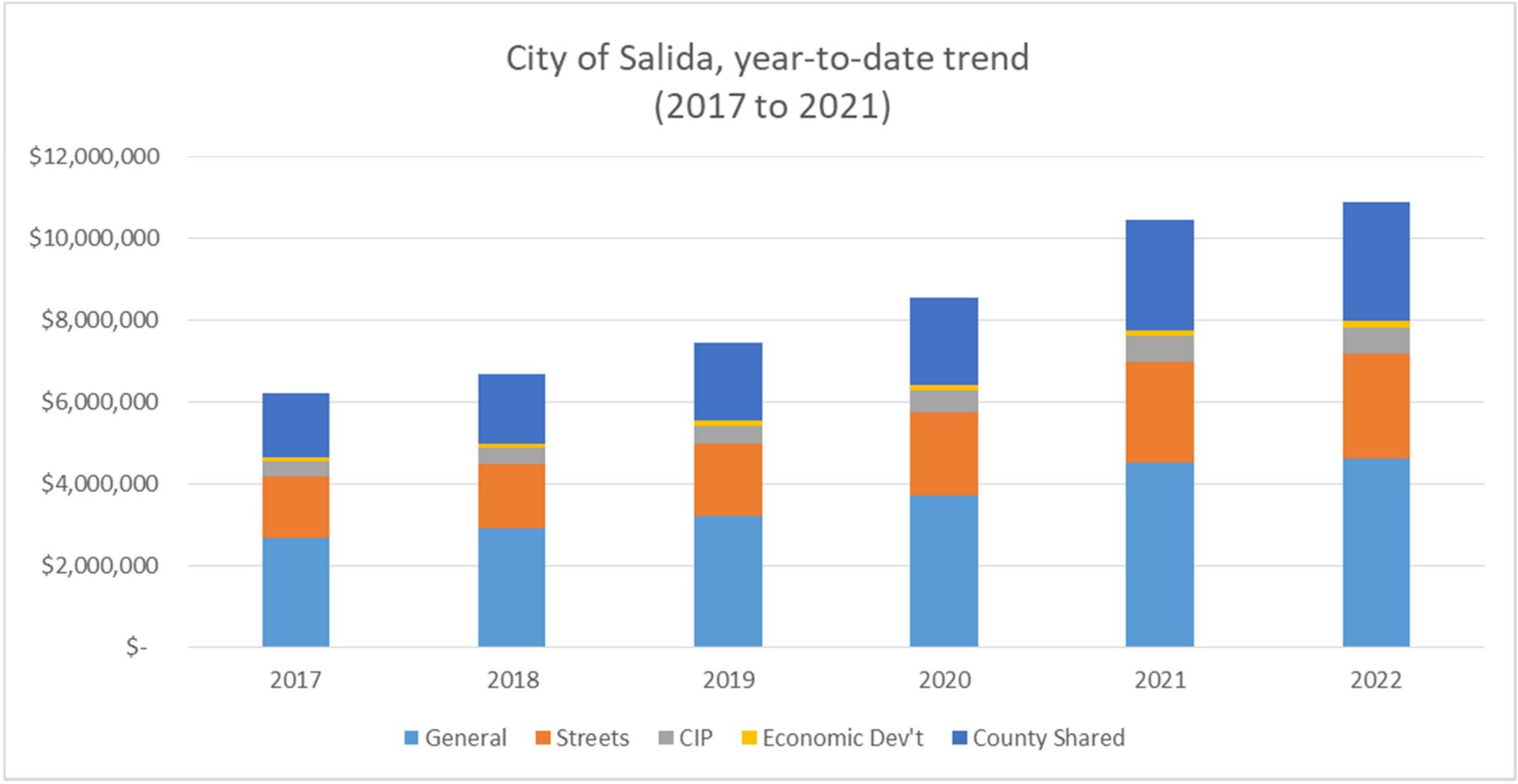
CITY OF SALIDA, COLORADO
CITY SALES TAX AND COUNTY SALES TAX SHARED WITH CITY
OCTOBER 2022



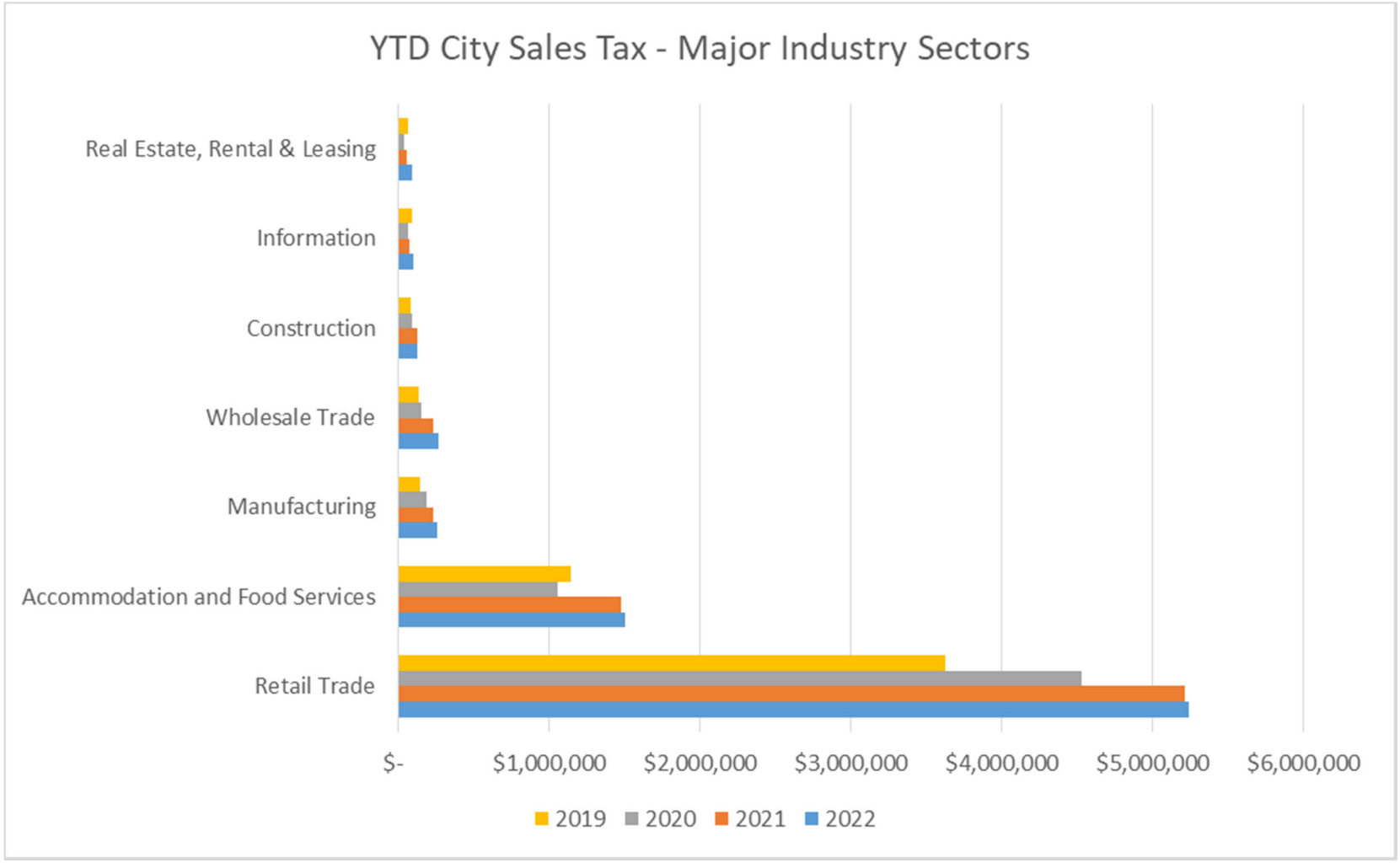
CITY OF SALIDA, COLORADO
CITY SALES TAX AND COUNTY SALES TAX SHARED WITH CITY
OCTOBER 2022



CITY OF SALIDA, COLORADO
CITY SALES TAX AND COUNTY SALES TAX SHARED WITH CITY
OCTOBER 2022



CITY OF SALIDA, COLORADO
CITY SALES TAX AND COUNTY SALES TAX SHARED WITH CITY
OCTOBER 2022



DECEMBER 2022 STAFF REPORTS

Police Department –

- We had 759 calls for service in November.
- We applied for a grant and were awarded just shy of $40,000 to replace all our aging police computers. We finally received all the new computers this month. They are all set up and working well. Officer Meseke was in charge of the process and did a wonderful job.
- We cleaned up the property at 610 Walnut. Avalanche Excavating and KW Restoration were contracted to complete the work and did an amazing job. We continue to work on multiple properties in the community that are all at various stages of the process.
- The case involving the principal went before the courts and in now completed. We are glad to put that case behind us and move forward. Relations with the district are strong and Officer Tucker is doing a great job as the SRO.

Finance Department –

- Now that the 2022 budget has been adopted, a comprehensive budget document is being put together to explain the spending plan to our citizens.
- A 2nd amendment to the 2022 budget will be considered by Council at the December 20 meeting for the Wastewater Fund. All other funds are tracking within original budget goals.
- Year end is a busy time for payroll as open enrollment for insurance benefits come at the same time as planning for other year-end close outs (issuing w-2's, adjusting for COLAs, etc.)
- Utility rate schedules have been updated and will be programmed into the billing system as soon as council approves the 2023 fee schedule.
- Staff are all very busy doing the normal daily work of keeping accounting work up to date, there are no special projects to report this month.

Community Development Department –

- As of December 14th, we've seen 167 total building permits, inc. a total of 114 new residential units. At the same time last year, we had reviewed 250 permits with 176 total new residential units. In 2020, we had reviewed 163 permits with 80 total new residential units.
- The three of the City-owned RVs out at the Salida RV Resort have been skirted and fully prepped for winter-living for the three families occupying them, just in time for the next cold snap.
- Clarion & Associates is accepting survey responses regarding the Future Land Use Map (FLUM) process through December 19th, which can be accessed via the City's Community Development webpage. The FLUM will serve as an addendum to the Comprehensive Plan and will help direct

future policy decisions on zoning. This is a follow up to the public open house that happened in November.

- The South Ark Neighborhood Plan (a.k.a. the City-owned Vandaveer property) kicked off on December 13th. Staff and consultants (Studio Seed, LLC) did an on-site tour in some very cold and blustery weather and followed-up with a meeting discussing a ton of background information and the plan for public engagement moving forward. The first public meeting (a mix of presentation and open house format) is currently schedule for 5:30-7:30PM at the SteamPlant Ballroom.
- Community Development staff has remained very busy with both long-range planning processes, as well as several large land use application projects that have been working their way through the entitlements process [e.g. 505 Oak Street (44 units, inc. 34 long-term rentals), Salida Crossings PD modification/subdivision (92 units, including 24 deed-restricted affordable units), and a handful of annexations, among other projects/requests]
- Happy Holidays to all!

Parks and Recreation Department –

- See attached.

Public Works Department –

- See attached.

Arts and Culture Department –

- The exhibit from local photographer Lars Leber debuted in the Paquette Gallery with a reception held during the monthly Creative Mixer, which was attended by (52) people.
- Three concert events took center stage featuring musician Kyshona, Alpine Orchestra and the Walden Chamber Music Society. Additionally, two films screened at the Theater as part of the monthly Songs OnScreen and Art on Film series respectively. The events garnered an attendance of a total of (191) people.
- The annual Holiday Open House took place in the Ballroom after the holiday parade and prior to and during the lighting of “Christmas Mountain” with complimentary hot cocoa, hot cider and cookies distributed to attendees, who were also entertained by member of the Salida High School choir. An estimated attendance of (350) people was noted.
- The Fall Makers’ Market and indoor Farmers’ Markets events put the talents of the creative and agriculture communities on display during the month. The event attendance for all events was (300).
- The official start to the winter recreation season started with the Kickoff to Winter followed by the newest Warren Miller film. The combined event attendance was (350) people.
- TOTAL GUESTS Attending (51) Events/Meetings for September = 2,692
  - Number of free arts and culture events/no admission = 11
  - Number of attendees at free events = 1,009
  - Number of events paying rental fees = 31
  - Number of entities using the facilities = 35

Fire Department –

- With the year-end approaching, several of the staff are renewing Fire and EMS certifications for the next 3 years.
- Supervisors are completing staff evaluations.
- Call volume is equal to this time last year.
- Design of the new firehouse is getting into the fine details.

Clerk's Office –

- Municipal Court
    - Sara applied and was accepted to the Membership Committee for the Colorado Association of Municipal Courts.
    - Created the 2023 Court calendar and updated the appropriate forms
    - Updating forms to ensure state and federal compliance (such as sealing records form and advisement forms)
- Special Events
    - Worked with the Steamplant to streamline the MultiVendor Permit process for the ScoutHut and Steamplant Ballroom.
- Short Term Rentals
    - Updating our Software to be in compliance with the recent tax changes
    - Communicating with license holders on the new changes and how to best utilize their online dashboard.
- Liquor
    - Continue to process annual renewals
    - Have finalized all Liquor License Transfers except for Puruvian Restaurant.
- 2022 General Election
    - Erin was a Canvas Board Member, reviewed the Risk Limiting Audit, all ballot forms and ballot logs, compared the number of ballots counted to the number of ballots cast, and Certified the Election Results in the Official Abstract of Votes Cast.
- Miscellaneous
    - Sara applied and was accepted to the Legislative Committee for the Colorado Municipal Clerks Association. This will involve reviewing pending legislation and potentially giving testimony at the Capitol.
    - Working with the Finance Department to create a plan for the Plastic Bag Fee implementation
    - Creating a "How do I" section on the main page that directs the user to the specifics and explains the way to make payment.
    - Supporting the Planning Department on their recent annexations to put out proper public notices, annexation paperwork with the County and state etc.

Miscellaneous –

- The City has made the determination to opt in to the Family and Medical Leave Insurance (FAMLI) Program offered by the State. Beginning January 1, 2023, the City will remit to the state a premium

of 0.9% of employee wages. Benefits will be available to employees starting January 1, 2024. During the 2023 calendar year, the City will maintain its private short term plan through Mutual of Omaha, which will ensure no gaps for employees' short term disability. Participation in the FAMLI program will allow more staff to take time off to care for themselves or a family member, increases the paid time off available to them to 12 weeks and works in tandem with our short term and long term benefits. Staff believes participating in this program will help us recruit and retain quality employees and shows a commitment to the employees who have chosen to work for the City.

Parks and Recreation Department report **Date: 12/20/22**

Aquatics

- Cyclone swim team ended their season on Monday December 12. They will start up again in April.
- Salida High School Girls' Swim Team had a swim meet on Dec 7, 2022 and they placed 1st. 7 of our lifeguards swim on the swim team.
- We will be closing at 3 pm on December 24 and 31. We are closed all day on December 25. We will open at 8 am on December 26. Extended hours 12/26-29 closing at 8pm instead of 6pm.
- We will have another set of swim lessons starting in January. Lessons have been super popular since the pandemic.
- Kayak roll sessions will start on Wednesday, Jan 11 and run through May.

Salida Hot Springs Aquatics Center

- Staff training for lifeguards and front desk on a reduced services facility cleaning.
- Plan review with Crabtree Group on redlines/questions of the Hot Spring Pipeline replacement project.
- Colorado Mechanical Supply has ran into some supply chain issues; however, are still making progress. Pipe runs are complete and ready for inspection. Once inspection happens they can insulate the pipe runs. They are waiting for some answers from SetPoint Systems on the new control systems. Electrical work is moving along, currently waiting on motor starters.
- Received rebuilt lap pool motor for stock
- New controllers have been instilled and are working well with alarm call outs ect… Aquatic Resources is currently waiting on stainless steel extension arms for the temperature control feature of the new controllers.
- Onboarding Bart Smith for part time facility position.
- Increasing hours and workload for Corey Carey for part-time facility work
- Cleaning westwing office/storage room and turning it into a shop and organized parts warehouse. Built shelves and a workbench.
- Looking for custodial help to fill vacancy of Monday and Tuesday nights.
- Training facility staff on how to update electronic water records just in case the pools alarm out the operator can look at water records remotely and make any necessary adjustments.
- Having custodial staff check the pumproom Chrome Book for any operation schedule changes that will affect their work schedules.
- Talked with a contractor about replacing lifeguard changing room ceiling
- Staying in contact with United roofing on when they can get the west wing roof overlay scheduled.

Recreation

- Hiring needs: Basketball referees and a ski bus driver
- Ski Bus will start running as soon as we have a driver
- Winter/Spring Resource Guide now available
- FIBArk Youth Paddling Program to return in Q1 2023
- Youth Basketball: starts January. New this year as Salida P&R offering.
- New Year's Day 5k
- Adult Drop-in Basketball to return in January
- Adult Coed Dodgeball to return in February
- Women's Adult Volleyball League starts January 19
- BVMA AIARE 1 Decision Making in Avalanche Terrain: partnering with BVMA (Buena Vista Mountain Adventures) to offer an AIARE 1 Avalanche course from January 20 -22
- Salida Youth Wrestling begins early February
- Intro To Mahjong: new program beginning in February

Parks and Facilities

- Draft Memorial Policy presented at PROST board meeting, expecting feedback during January's meeting.
- Staff is working with the Tree Board and State Forest to apply for a Tree Coalition Grant.
- Staff planted 12 trees along with some additional landscaping work adjacent to the new and improved Scout Wave.
- Staff completed a 15 step timber staircase with rock retaining wall leading to the Scout Wave
- Staff distributed 145 Cubic Yards of Engineered Wood Fiber to the existing playground surfacing.
- Staff has been working closely across the Parks and Recreation Department to maintain custodial cleaning at the Aquatic Center.
- Colorado Mechanical Systems has run into some supply chain issues, but is diligently working to complete our new boiler project at the Aquatic Center.
- Staff is actively working with the Heart of the Rockies Disc Golf Course to maintain site safety and manage the increased use of the site.
- Staff has met with the Chaffee County Ameture Hockey Association to explore funding sources and potential layout of an ice rink.
- Staff did a plan review with the Crabtree Group on the plan set for replacing portions of the hot water service line to the Aquatic Center.
- Worked with the Chamber of Commerce on getting their new digital sign outside the Aquatic Center installed. Programming of announcements and information will be shared.

General

- New membership with Employers Council: exploring training opportunities for staff (Ex: Leadership, Communication, Customer Service)
- Aquatic Center Membership/fee changes: memberships and access passes pending 10% increase in 2023 and 2024 to get to 30% increase overall (align with 30% daily admission increase in 2022)
    - New inclusions with memberships and access passes: Family Fun Night, Jive and Dive, Adult Soak, Fitness Classes. Kids 2 and under free.
- Wage adjustments being evaluated due to inaccuracies from Lee & Burgess survey (Ex: many hourly minimums were below our starting wages of $15.75)
- Current staff cross training and assuming additional responsibilities to fill gaps (Rec Coordinator-Chris Graves, Facilities-Bart Smith)
- New position: ski bus driver. SSD contracted last year.

Public Works Department Report
December 2022

Planning/Engineering/Construction

- Planning and Construction

  Streets
  - Oak Street Reconstruction and US-50 SRTS plans in the process of revisions following CDOT FIR comments
  - Worked internally on grant application for 291 West Gateway Improvements
  - Poncha Blvd design reviews
  - 2022 Street Reconstruction:
    - Complete with exception of 4 blocks of 10th. Project to re-start in spring

  Utilities
  - Pasquale WTP Project: Construction of concrete clear well underway (see pic)
  - Harrington ditch piping: Survey and due diligence underway; funding meeting w/SRF
  - Poncha Trunk line: Design near complete

- Other CIP Items:
  - Caboose restoration in progress
  - Multi-use office space addition underway.

Operations

- Streets
  - Thermoplastic markings for ADA/bike sharrows/crosswalks
  - Storm sewer maintenance and jetting to remove sediment
  - Sign inspections and tree pruning for sign clearance
  - Attended several trainings

- Utilities

  Field Utilities
  - Multiple water service repairs due to leaks
  - Smart meter upgrades (dealing with some supply chain issues)
  - Inspection and new development assistance

  Water Treatment
  - Routine items
  - Involvement with WTP Pasquale Improvement Project
  - Lead and Copper testing

  Wastewater Treatment
  - Work with consultant and director on process control data collection
  - Additional testing for compliance and plant operational trending



Figure 1 - Pasquale Springs WTP Reconstruction